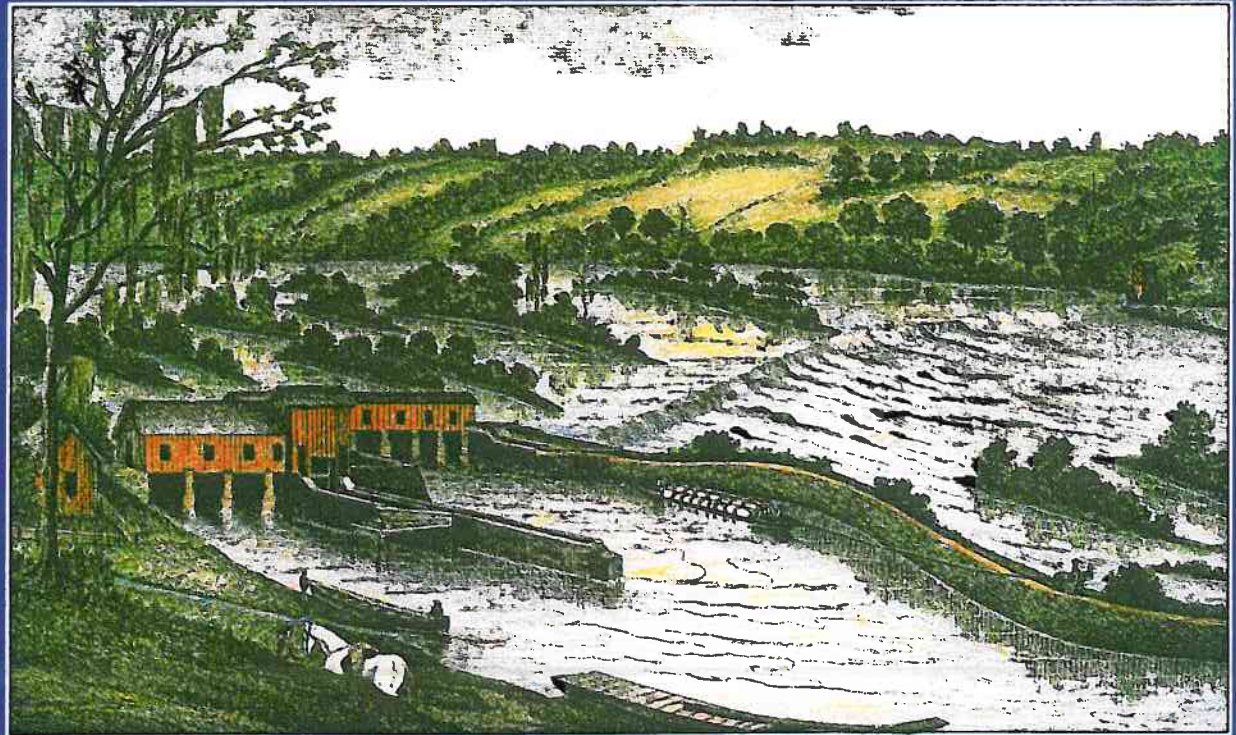


The Augusta Canal Master Plan

Part 1: Summary Plan



**Prepared for
The Augusta Canal Authority
by The Joint Venture of
CityDesign Collaborative and Lane, Frenchman and Associates**

December 1993

The Augusta Canal Master Plan

Part 1: Summary Plan

(Part 2: Technical Plan is published in a second volume)

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The Augusta Canal Authority

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Thomas Heard Robertson, Chairman
Jeanie Cross Allen
D. Hugh Connolly
Richard S. Fox
Robert S. Woodhurst III
Dayton L. Sherrouse, Executive Director
Marsha Downing, Assistant

The Advisory Task Force

An Advisory Task Force was convened by the Authority to comment upon the work in progress. Members included the following:

Tom Beck
James W. Bennett
Thomas M. Blanchard, Jr.
Edward J. Cashin, PhD
Charles Dillard
Carl Drennon
Helen Fincher
Whit Gibbons, PhD
George Harrison
Albert M. Hodge, Jr.
James Hudson, M.D.
Wyck A. Knox
James L. Lester
Charles Martin
Leighton C. McLendon, Jr.

Erick Montgomery
George Patty
Addie Scott Powell
Roy Simkins
Dennis Skelley
Lee Smith
Gordon Stanley
T. J. Stone
John P. Strelec, Ed.D.
Steve Szablewski
Francis J. Tedesco, M.D.
Ike Washington, Litt.D.
Gerald W. Woods

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The opinions, findings, and conclusions in this publication are those of the authors and not necessarily those of the Department of Transportation, State of Georgia, the Federal Highway Administration, the Department of the Interior, or the National Park Service,

Preface

This Master Plan has been prepared by the Augusta Canal Authority in response to the mission which was defined in its legislative mandate. The Plan identifies actions to preserve and interpret the Canal and related resources, while also proposing strategies to extend the influence of the Canal and its setting to enhance the natural and urban environment of Augusta. It is recognized that the scope of many of these proposals is large and, in many cases reaches beyond the boundaries of the Canal proper. Further, it is acknowledged that significant time may be required to bring the entire Plan to fruition. However, this larger, long term vision is offered in the interests of making the most of the Canal and its potential for the community.

The Augusta Canal Master Plan is intended to be used as a long term guide to the preservation and development of the Augusta Canal in order to maximize its benefits to the community. The Master Plan can, and in all likelihood will, be modified and amended from time to time in the future to meet changing needs of the community or changing factors affecting the Canal. The Augusta Canal Authority has no powers of zoning or land use restriction, and therefore cannot adopt any legislation of this nature to implement or further the Master Plan. The Master Plan will be available to the local governments having jurisdiction for their use in updating their growth management plans and in the event that they desire to amend current land use legislation as they may deem appropriate and in accordance with their legal authority.

Neither the owners of land bordering on the area covered by the Master Plan nor any other third parties should take actions in regard to their land or interests in reliance upon the Master Plan and the uses shown thereon. Not only is the Master Plan subject to change, but development in accordance with the Master Plan is subject to various factors including, but not limited to, the availability of funds, the ability to acquire additional tracts of land or easements necessary to carry out the projects, the preparation of detailed plans and specifications for the various projects, and the ability to acquire all necessary permits and approvals for the construction of improvements.

Part 1:

Summary Plan

The Augusta Canal Master Plan includes two documents, which are available, on request, from the Augusta Canal Authority:

- o **Part 1: Summary Plan** -- provides an overview of the Master Plan, highlighting major resources, the context for the project, and the scope and impact of the proposals;
- o **Part 2: Technical Plan** -- provides details of the Plan, including a full description of resources, themes, existing context, planning proposals, and implementation recommendations.

In addition to these documents, selected supplementary details regarding costs and resources are available for review at the Augusta Canal Authority.



Above: At the Headgates area, the 1845 lock and Canal can be seen against the backdrop of the hill which marks the Fall Line. In the background are the WPA-era dance pavilion and barbecue pit. (AC)

The Augusta Canal Master Plan deals with significant resources of great value to the nation, state, and community.

The Summary Plan sections include:

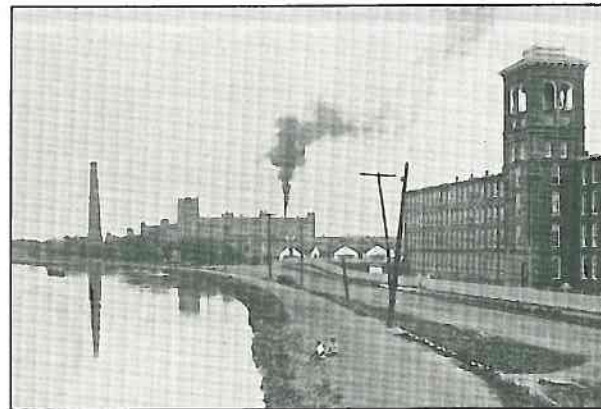
The Opportunity	page 2
The Augusta Canal	page 4
Scope of the Plan	page 8
Implementation	page 20
Costs and Benefits	page 22
Action Agenda	page 24

The Opportunity



Above: Citizens raised over \$100,000 for materials and labor to design and build a Petersburg boat, launched in 1993. The Sibley Mill is in the background. (AC)

Right: Turn of the century view of the King and Sibley Mills along the Augusta Canal. (HAI)



It is hard for us, who live at the cusp of the 21st century, to appreciate the scope and significance of a project like the Augusta Canal for the people whose lives were changed by it:

- For **Henry Cumming, who originated the concept in the 1840's**, the Canal was a way of insuring the competitiveness of the City of Augusta and creating public and private prosperity, using technologies which had been pioneered in the North, close to the source of raw materials, such as cotton.
- For **those who built the Canal**, including slaves, convicts, and immigrants, the work involved back-breaking digging with primitive tools.
- For **the entrepreneurs, who took large risks to build and manage factories**, the payoff was profit. The initial 1845 Canal facilitated transportation of cotton to downtown and enabled construction of the initial mills. The 1875 expansion allowed the City to rebound from the decline which followed the War, reaching preeminence in the South for cotton manufacturing and resulting in a transformation of the social, economic, and physical setting of the community.
- For **the city fathers of Augusta**, the Canal was a reliable source of water and a way to insure continued civic economic growth and well-being.
- For **citizens of Augusta**, the economic activity which the Canal prompted was an effective antidote to economic decline of the Reconstruction era, bringing job opportunities, new housing, and a new vitality to the city.

Even textile manufacturers in the North were affected, as the economic efficiencies which the Canal enabled hastened their economic decline. Few current projects have the potential to have such profound community and social impacts. Indeed those which might are often stymied by public protest, environmental dissent, or inappropriate private development.

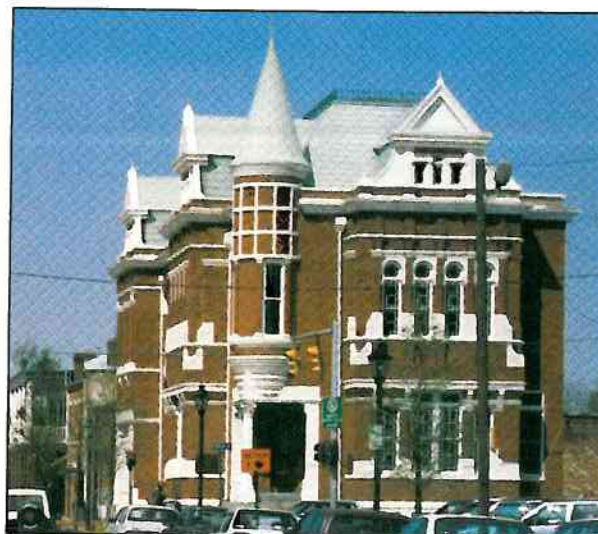
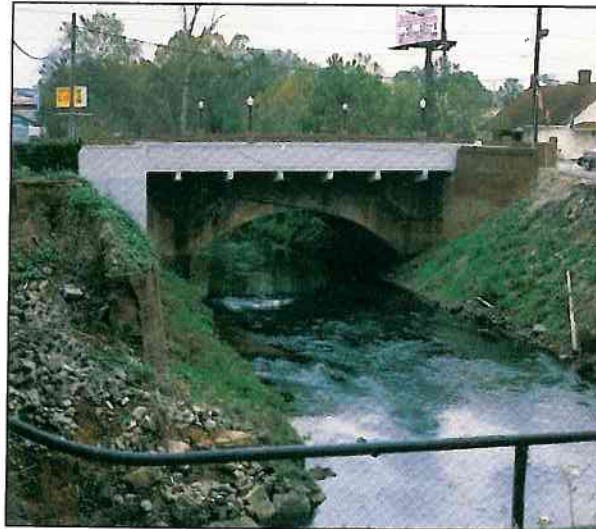
The Canal remains intact today, along with much of its associated setting, and offers not only a resource which should be preserved for posterity, but also an opportunity to use this resource as a catalyst for a contemporary transformation of the man-made and natural environment.

This Plan proposes that the Canal, crossing natural and man-made areas and adjoining the Savannah River, should be a point of focus to reinvest in historic settings, to attract contemporary development, and to use its spectacular setting for recreation and environmental learning. In many ways, this type of transformation, if pursued with creativity and diligence, could have a comparably dramatic effect on the character and form of Augusta to that which occurred in the 19th century when it was built and enlarged.

The theme and purpose of the Plan which follows is to encourage today's Augustans, assembling a public-private partnership, to recapture the entrepreneurial spirit of Cumming and also leave their imprint on the future, using the Canal as the rallying point.

Upper Right: Many features of the Canal, such as this distinctive arched bridge near Hawk's Gully, are within the City but forgotten and underutilized. These Canal banks, cleaned up and improved, could be an important amenity within urban Augusta. (JV)

Lower Right: The historic Cotton Exchange, located downtown near the Savannah River, is a reminder of the prosperity that the Canal brought to Augusta. (JV)



Below: The Laney-Walker neighborhood, located at the far eastern end of the Canal along its third level, contains historic structures and churches, closely linked to the evolution of African-American culture. (JV)

Bottom of Page: Downtown Augusta's Riverwalk brings activity and life to the Savannah Riverfront. The Augusta Canal Master Plan offers an opportunity to link the Canal to this important resource. (JV)

The Augusta Canal

The Augusta Canal is a resource of state and national significance, crossing important natural and urban areas which have been pivotal to the evolution of the city, state, and country. A crossing point for Native Americans and on the trail of Hernando De Soto, Augusta's site was the economic focus for the Georgia Colony, an early capital of Georgia, the locus for Revolutionary War battles, the home of three signers of the Declaration of Independence, and a destination for George Washington and the Marquis de Lafayette.

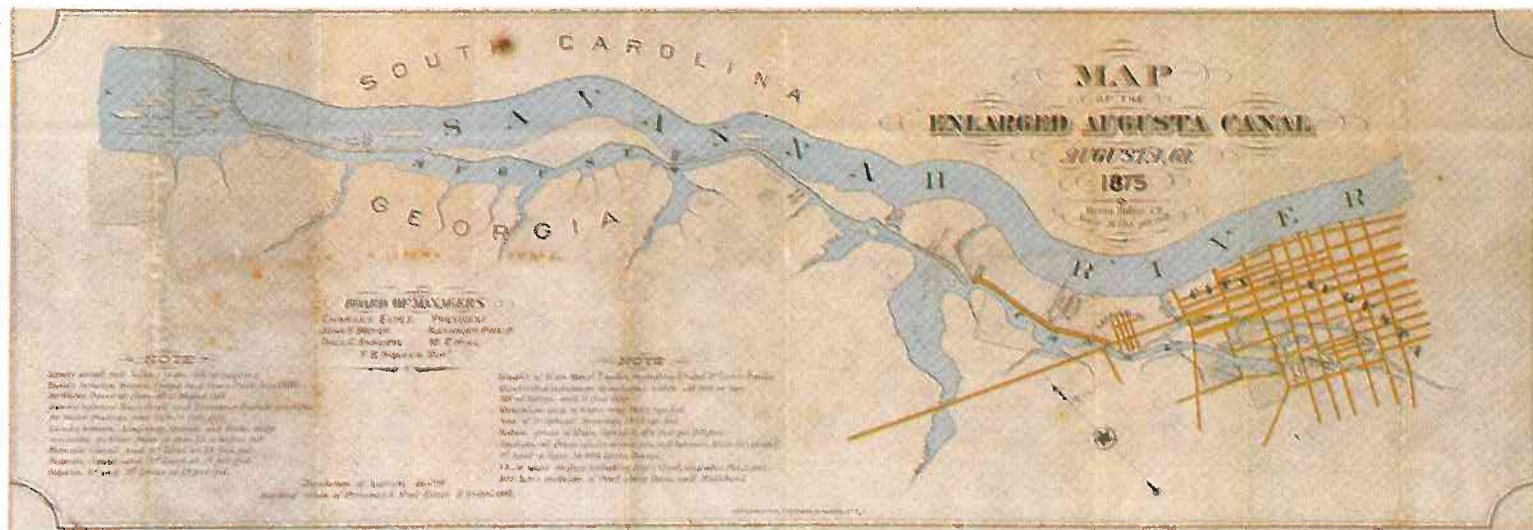
The development and use of the Canal are intertwined with the growth and evolution of Augusta. The Canal, along with its natural and man-made settings, illustrates dramatically how the city's location, at the junction of the Piedmont

Plateau and the Coastal Plain, enabled it to evolve from its 1736 beginnings as a strategic frontier outpost into a major economic center of the South in the latter part of the 19th Century. The Canal crosses a variety of settings, starting at the rapids of Bull Sluice, where the topographic shift of the Fall Line is visually evident, continuing through unspoiled natural areas, and ending at the edges of downtown Augusta and its neighborhoods.

The Augusta Canal System is one of the most intact canal systems in the United States. Its original multipurpose mission — **Transportation, Water Supply, and Hydro-power** — makes it especially unique as one of the best national examples of an efficient and fully integrated industrial canal system. The transportation aspects of this resource are particularly significant. The Canal

was a major route for people, materials and, most importantly, cotton being transported to the city from up-river. Drawings and paintings of the day depict wooden barges drawn effortlessly down the Canal by mules plodding along the raised towpath. The Canal is, to this day, the source of Augusta's municipal water supply and a provider of power for industry.

When not filled with commercial traffic, the canal was used evenings, weekends and holidays as a recreational waterway, with residents of the town making the Lock and Dam area their destination for picnics and outings. In recent years the recreational value of the Canal has been rediscovered by Augustans for biking, hiking, boating, and fishing.



The Natural Environment

The Canal's natural setting is the Savannah River watershed, recognized as a unique and important ecological setting. Hundreds of acres between the Canal and the River are undeveloped, in public ownership, and have the potential to be used for public benefit, interpretation, and enjoyment.

The Savannah River rapids cross the granite ledges which separate the Piedmont from the Coastal Plain. The shallows have been used since the dawn of time as a major river crossing point for both man and beast, evidenced by the earliest known site of native American pottery on Stallings Island, a National Historic Landmark immediately upstream of the Canal. The rapids, pools, and the agitation of water over rocks provide indispensable feeding and spawning grounds for a wide variety of fish and other aquatic life. In turn, this ready food source drew other animals and man to the area. The Canal setting is representative of this Fall Line environment, particularly the undeveloped land which lies between the towpath and the river, upstream from the Sibley Mill. The most unspoiled natural area is the "island", formed by the Canal and river, which lies between the Water Works and the Lock and Dam area. This setting provides habitat and ranging areas for a wide variety of wildlife. The Phinizy Swamp and adjacent Merry Brick ponds, just to the southeast of Augusta and connected to the Canal system by Beaver Dam Ditch, make up a nationally recognized bird refuge.

Left: When the Canal was enlarged, in 1875, it attracted industrial development near Augusta's center. The area to the west of Hawk's Gully remained relatively lightly developed until the construction of the major mill complexes (Sibley and King) and related neighborhoods. (THR)



Above: The shoals of the Savannah River are a unique setting; providing a varied habitat for flora and fauna, including the Rocky Shoals Spider Lily, listed by the State of Georgia as an Endangered Species and identified as a Candidate Endangered Species by the Federal Government. (EMH)



Left: The view from the top of the bluff above the rapids of Bull Sluice, showing the headgates and dam. (JV)

The Man-Made Environment

Many of the industrial and related worker housing areas which developed after the Canal was completed are substantially intact, have high physical integrity, and are closely related to the Canal's development and use.

The King, Sibley and Enterprise Mills, in particular, are living examples of the industrial movement which brought the textile industry out of New England and into the reconstructed South after the War Between the States; ironically, much of it with "Yankee Ingenuity" and northern capital. Taken alone, the Sibley Mill, patterned after the Confederate Powder Works with its castle-like parapets and intricate ironwork, is one of the outstanding mills in the country in terms of architectural detail and ornamentation.

Both King and Sibley remain in full operation, taking advantage in good American pragmatic fashion, and each in its own way, of the most contemporary means and methods available to remain competitive in a fierce international marketplace for cotton textiles.

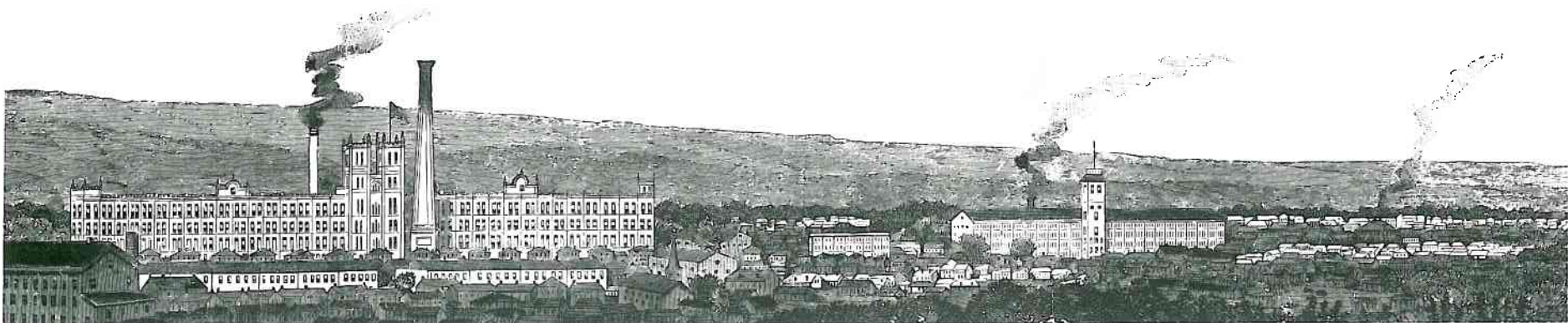
The imposing chimney preserved at the entry to the Sibley Mill marks the site of the Confederate Powder Works, significant not only as the last known remaining built remnant of the Confederacy, but also as a site of a tremendous engineering effort requiring uncommon industrial and practical ingenuity.

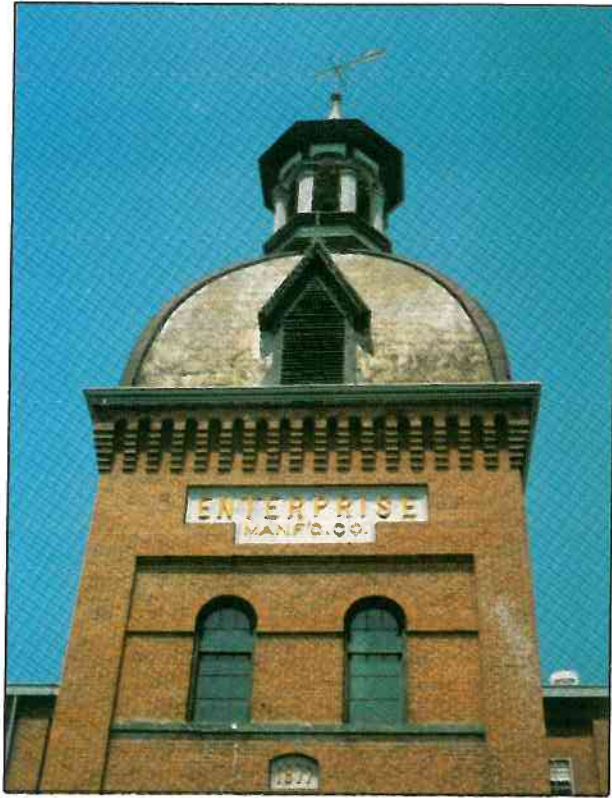
The neighborhoods of Harrisburg, West End, and Laney-Walker are each closely related to the Canal's growth and development, containing associated worker housing, historic churches, and other community institutions which retain the scale and associations of their original development. Meadow Garden, the house of signer of the Declaration of Independence George Walton, sits adjacent to the Canal, managed by the Daughters of the American Revolution.



Above: The Augusta Water Works, at mid-canal, is an outstanding example of 19th century municipal architecture whose function has been continuously linked to the Canal. (JV)

Below: Late 19th Century view of the Sibley and King Mills and related neighborhood. (HAI)

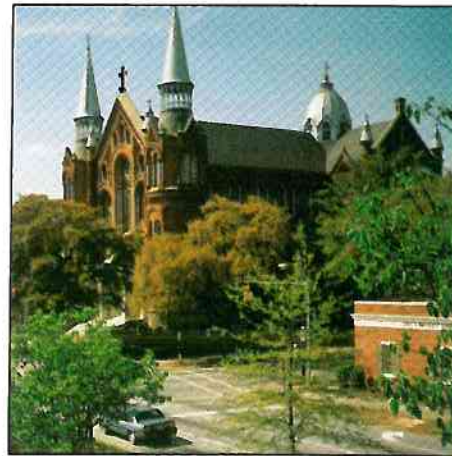




Above: The Second Empire style tower of the Enterprise Mill. (JV)



Right, above: Worker housing between the King and Sibley Mills. (AS)



Right: Sacred Heart Cultural Center, between Canal and downtown Augusta. (JV)



Far right: Historic housing and church along 9th Street in the Laney Walker neighborhood. (JV)

Scope of the Plan

The recommended Plan will make dramatic changes in Augusta, creating a major destination which will be significant not only for its resources but also for the programs and experiences which are offered to visitors and residents. The Plan is illustrated on Figure 2, on pages 12 and 13.

The Plan evolved from a participatory process which incorporated views and comments from Augustans from all walks of life. The Plan responds to the major goals which were articulated in this process, incorporating several concurrent initiatives:

- **Define and Designate an Augusta Canal National Heritage Park** — this initiative responds to the goal of **preservation**, providing a structure and mechanisms which can protect these resources and make them understandable to visitors.
- **Create a Multi-Use, Riverfront Park of Regional and State-wide Importance** — the park includes a range of environments ranging from natural settings on the western end of the Canal and riverfront to urban parks and recreation areas in proximity to city neighborhoods.
- **Develop the potential of the corridor as a highly accessible Educational Resource** — the proposals include a major environmental learning center, taking advantage of the magnificent natural setting along the Canal and riverfront, as well as a range of historic interpretation efforts along the length of the Canal.
- **Facilitate Economic Development at the Edge of Augusta's Downtown** — the plan includes initiatives intended to attract investment to underutilized sites and historic structures along the urban reaches of the Canal, using the attractive setting of the Canal as an amenity, and linking the Canal corridor to related development in Augusta's downtown, neighborhoods, and the Medical Campus.

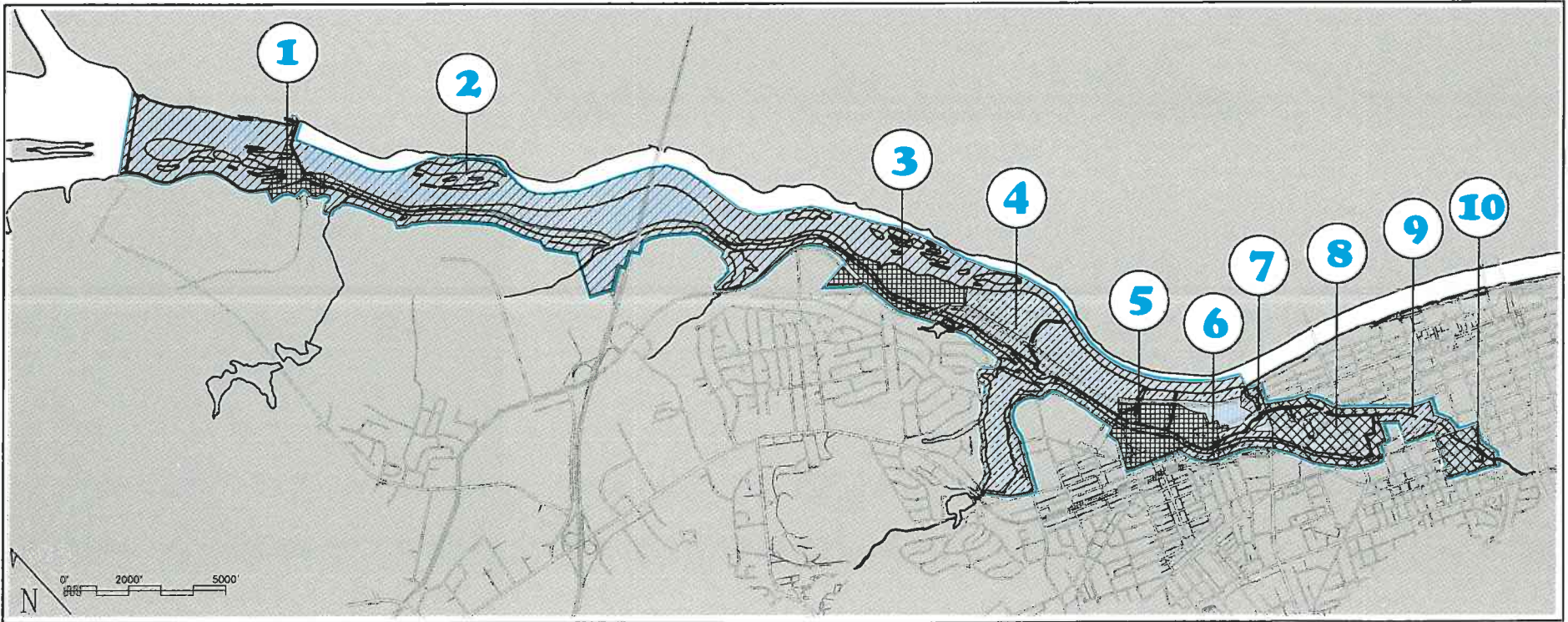
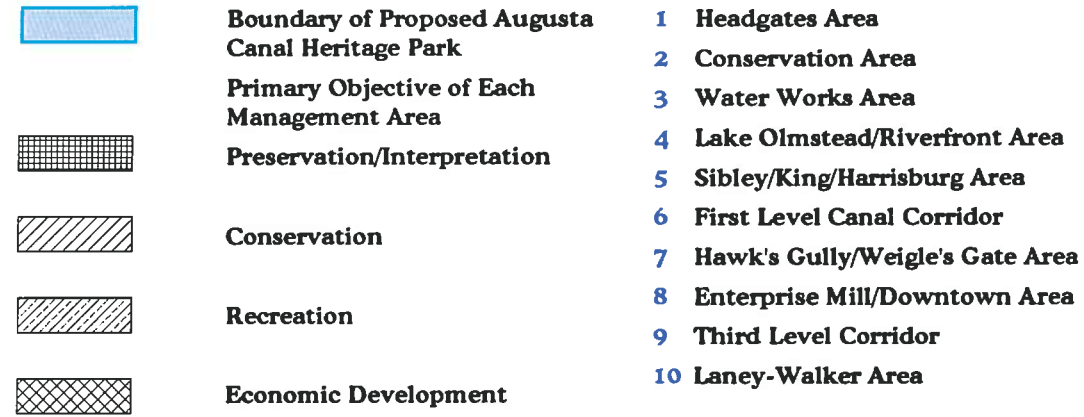


***Above:** Within the City, the Plan proposes rewatering the Third Level Canal, creating a seam which will bind the historic Laney-Walker area with downtown Augusta and the remainder of the Park. This area's housing resources and active community organization can be catalysts for neighborhood revitalization. (JV)*

On the following pages, each of the above initiatives is briefly described and illustrated.

As an integral part of the Plan, a detailed management and implementation strategy has been developed. As shown on Figure 1, a boundary is recommended for the Heritage Park, within which ten Management Areas are defined. Specific policies are presented in detail within Part 2 (The Technical Plan) for each of these areas to insure that its resources are protected and that the Plan can assist in achieving its maximum potential.

**Figure 1:
Heritage Park Boundary and Management Areas**



Preservation

The core of the Plan is an historic corridor of national importance extending from the headgates to 13th Street, including the first, second, and third level Canals, related control structures, and key adjacent historic structures and settings. This corridor should be recognized as a National Heritage Corridor, a Heritage Partnership, or a National Historic Site or Park, subject to further discussions with the local Congressional delegation and the National Park Service.

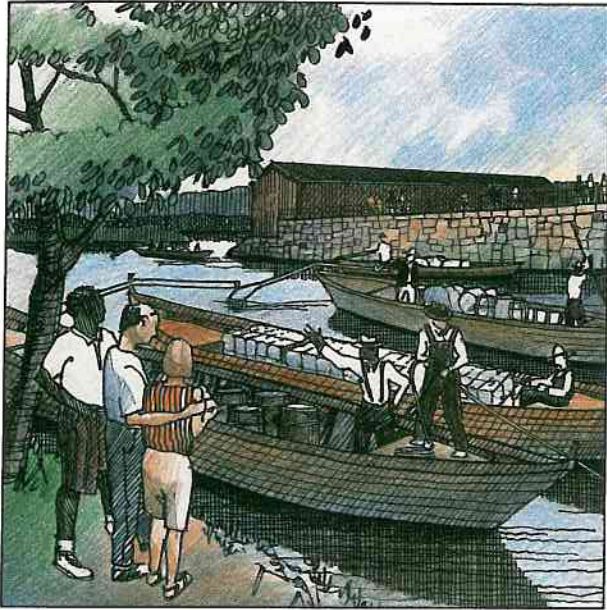
The preservation initiatives should include incentives to encourage reuse of historic structures by the private sector. Additionally, the Plan encourages continuation of the economically viable industries in the Sibley and King Mills which continue the textile traditions which have been so important to Augusta's development.



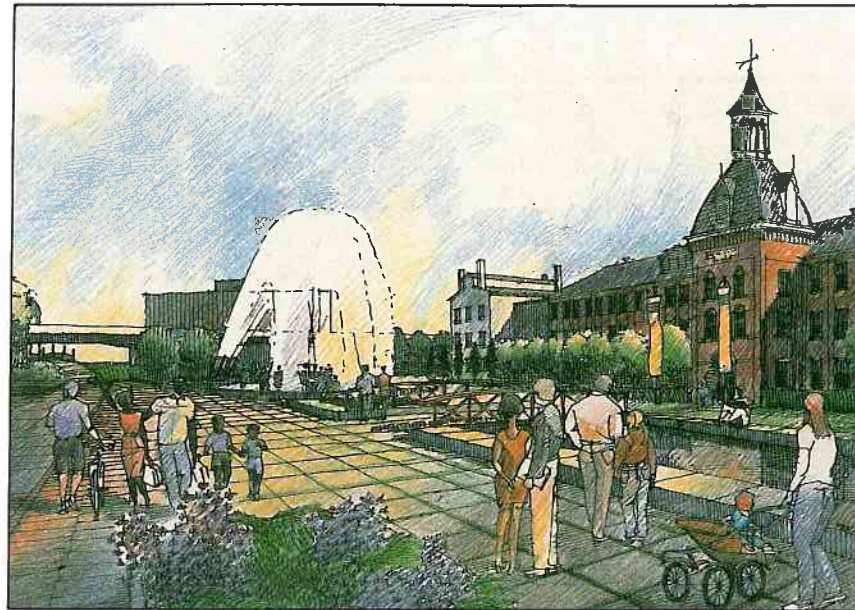
Above: The layers of history along the Canal corridor are evident in the architecture of the mills, the related housing, and the Powder Works chimney. The Plan proposes enhancing the setting of the mills and canal, as well as encouraging neighborhood reinvestments and improvements. (JV)

Right: Worker housing in the Harrisburg neighborhood directly abuts the Canal, which is to the rear of the houses at the end of the street. (JV)





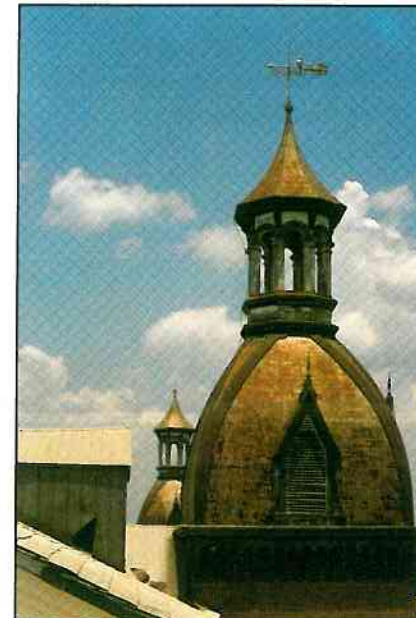
Above: Preservation at the Headgates and restoration of the 1845 lock would provide an ideal venue for a Petersburg boat fleet, as means for visitors to learn about the life and times of 19th century boatmen and their trade. (JV)



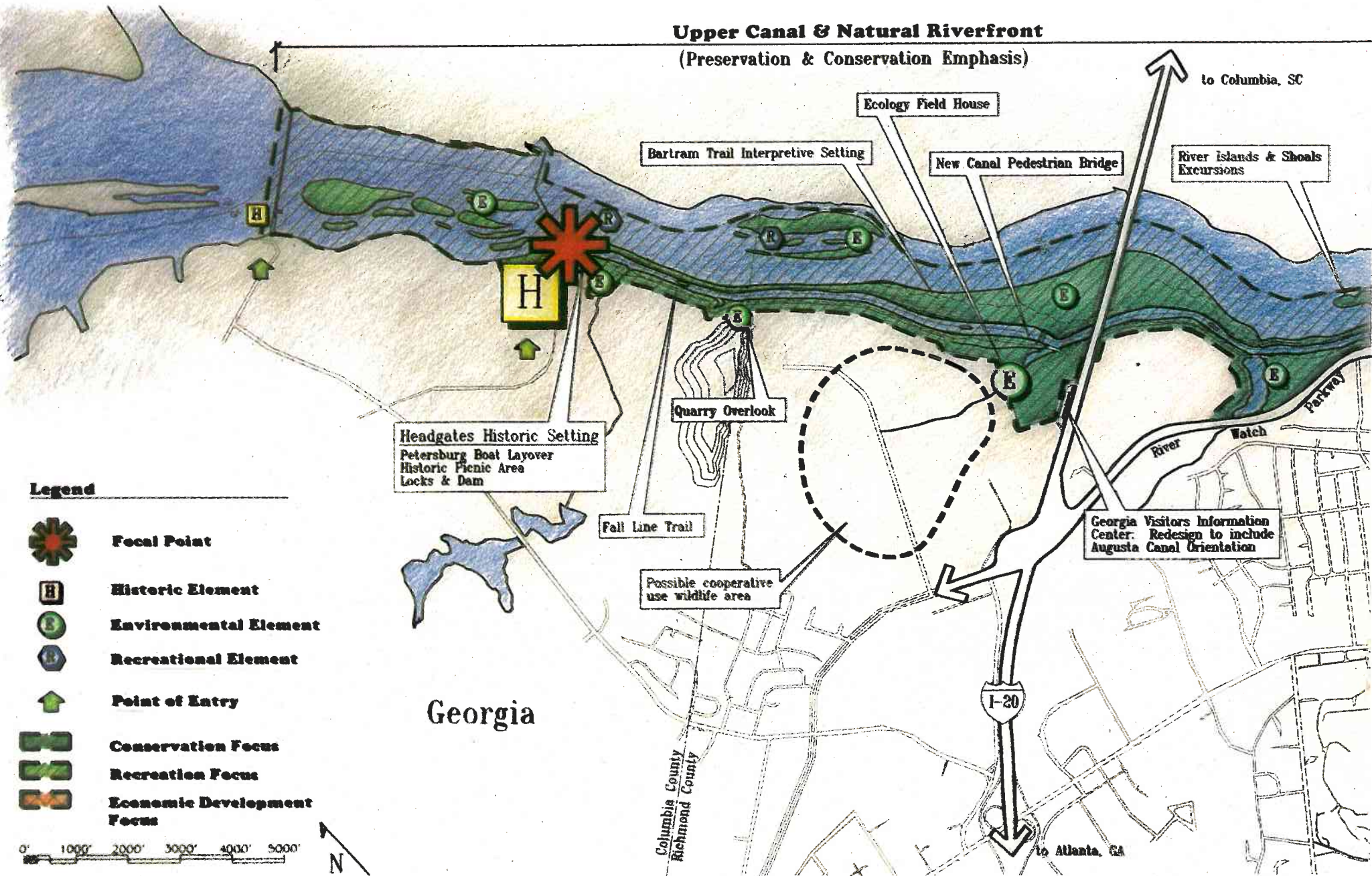
Above Right: The Enterprise Mill is proposed as the main visitor center for the Heritage Park, adjoining a plaza that would interpret hydropower. (JV)

Near Right: Ornamental lion at the Butt Memorial Bridge, where 15th Street crosses the Canal. In the background is the Enterprise Mill. (JV)

Far Right: Tower of the Enterprise Mill. (PHH)



Upper Canal & Natural Riverfront (Preservation & Conservation Emphasis)



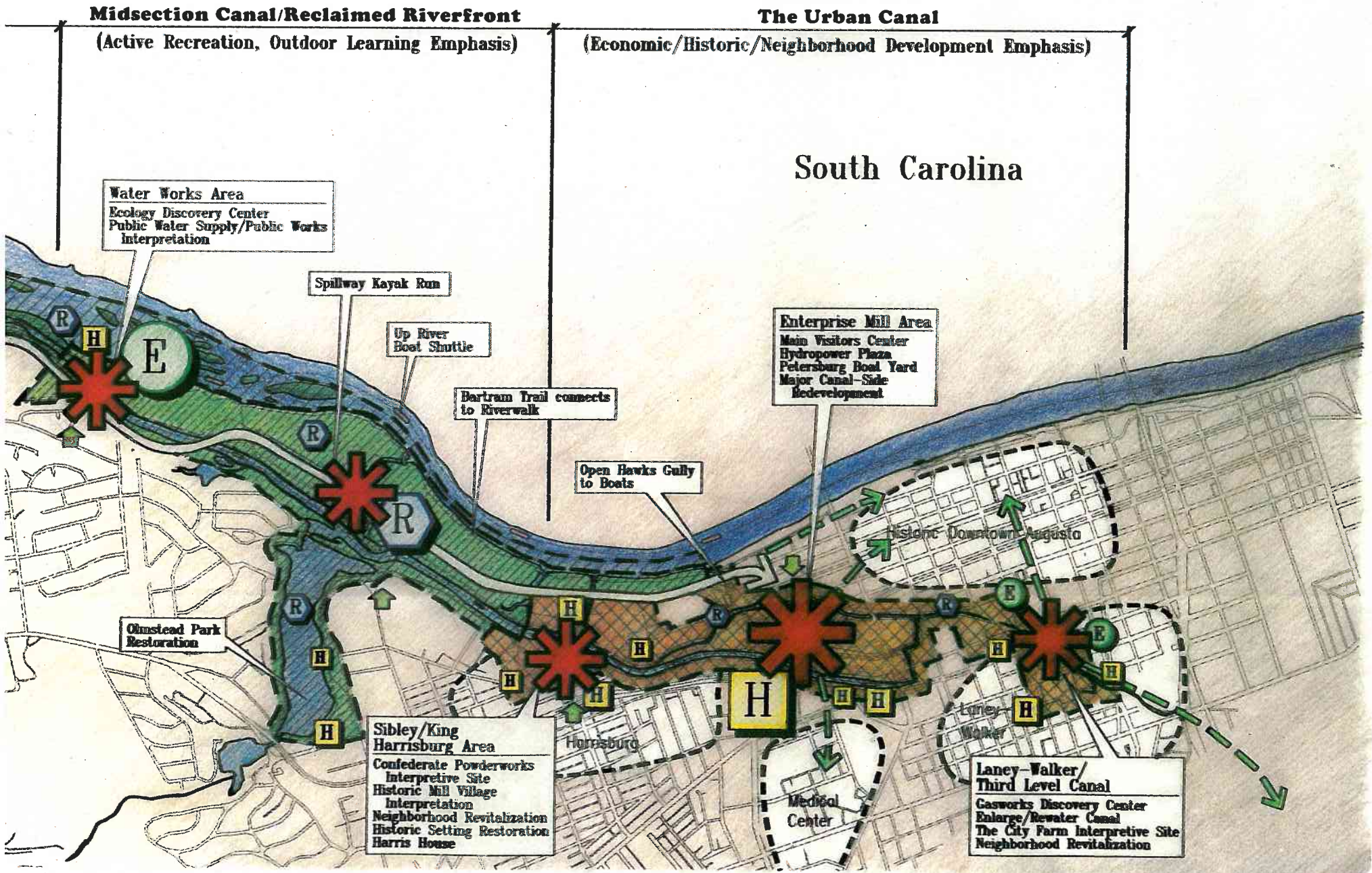
Legend

-  **Focal Point**
-  **Historic Element**
-  **Environmental Element**
-  **Recreational Element**
-  **Point of Entry**
-  **Conservation Focus**
-  **Recreation Focus**
-  **Economic Development Focus**

0' 1000' 2000' 3000' 4000' 5000'

N

**Figure 2:
The Recommended Plan**

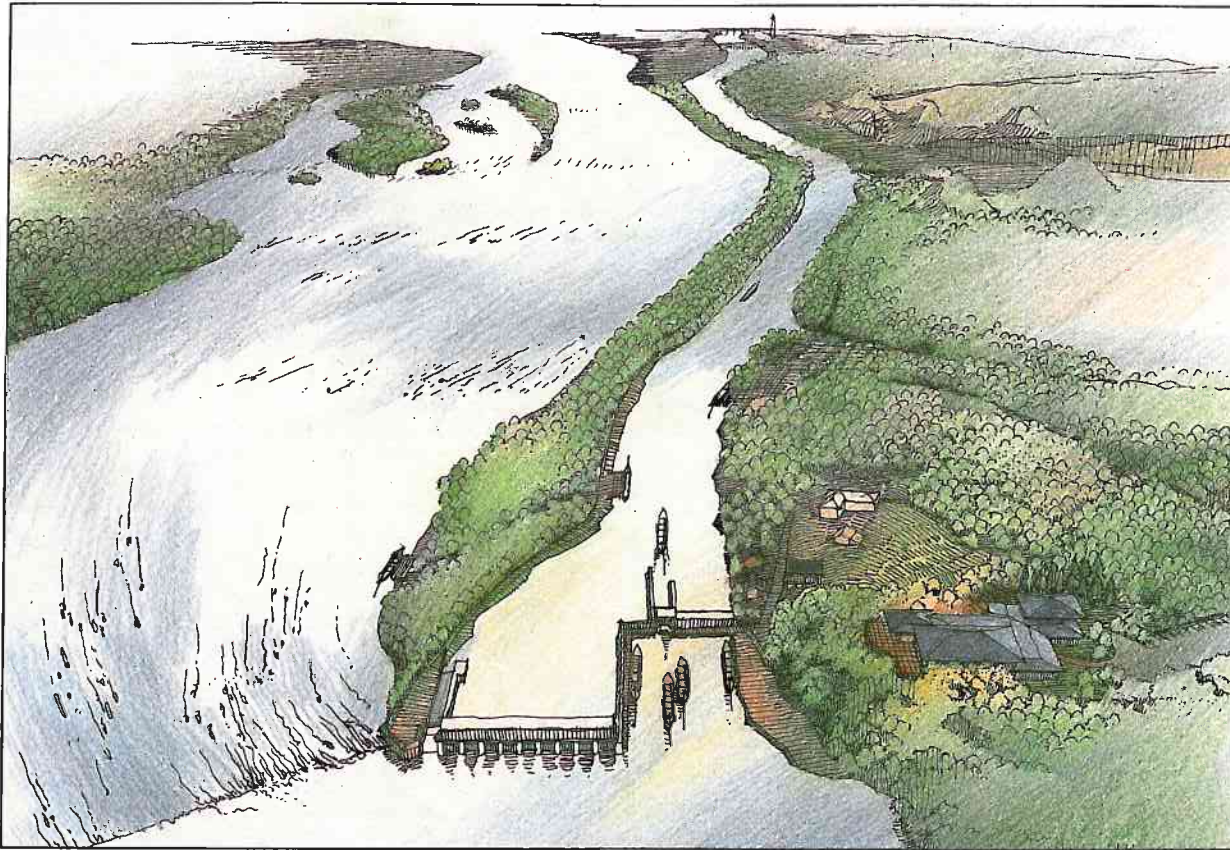


Conservation and Recreation

The area between the Canal and the Savannah River is of special importance as a unique natural and environmental resource and should be established as a park which combines natural settings and man-made recreational areas along a public, accessible greenway. The character of this river-related area varies widely:

- **West of the Water Works** is undeveloped and of importance because of its natural and unspoiled character, which renders it an environmental resource which enhances the historic Canal setting.
- **East of the Water Works**, where the Savannah Riverfront has been adversely affected by former landfill and construction activities, there is a unique opportunity to reclaim impacted lands to create an attractive and appropriate entry to Augusta, establishing a wide variety of recreation uses, linked to the riverfront.

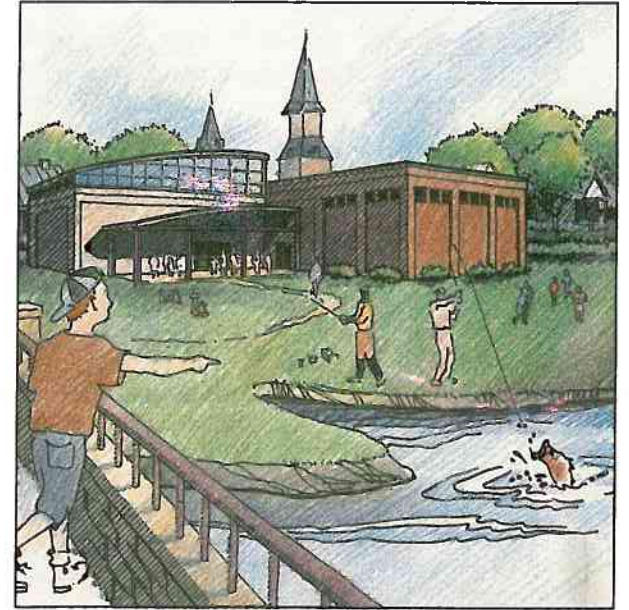
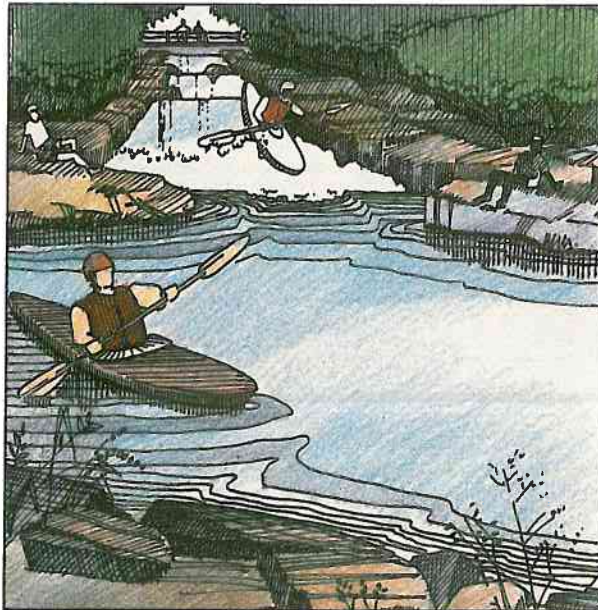
Along the entirety of the Canal corridor, there are multiple opportunities to link existing recreational areas and to create buffer zones to protect the historic character of the Canal.



Above: The rural setting of the headgates and dam would be restored, including re-opening the 1845 lock, which could be a layover point for Petersburg boats. Historic recreation structures along the Canal would also be restored. (JV)

Right (facing page): Four photographs indicate the recreational potential of the Canal and its setting. From the top down:

- (1) The towpath and Canal (JV);
- (2) Clearing between the towpath and Savannah River (JV);
- (3) Gazebo on the shores of Lake Olmstead (JV);
- (4) Recreational structures along the Canal edge near the headgates. (JV)



Top: The Lake Olmstead performance area, restored for community use. (JV)

Above: The Long Spillway, converted into a kayak run which ends in Rae's Creek. (JV)

Top: Canoe landing at the Water Works to serve paddlers on the Savannah River. (JV)

Above: The Third Level Canal as a Laney-Walker neighborhood amenity. (JV)

Right: Backwater and wetlands habitat along the Canal. (JV)

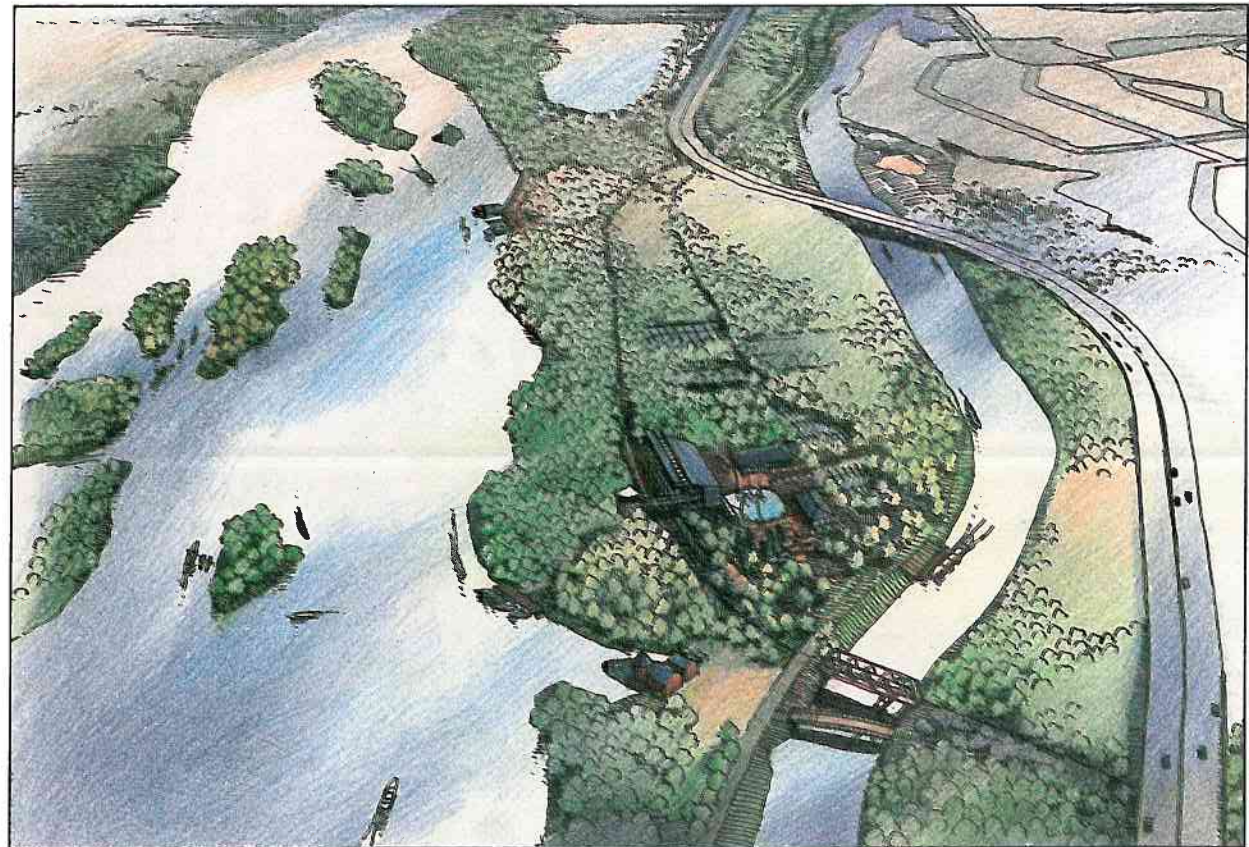
Far Right: Tall pine along the towpath. (JV)

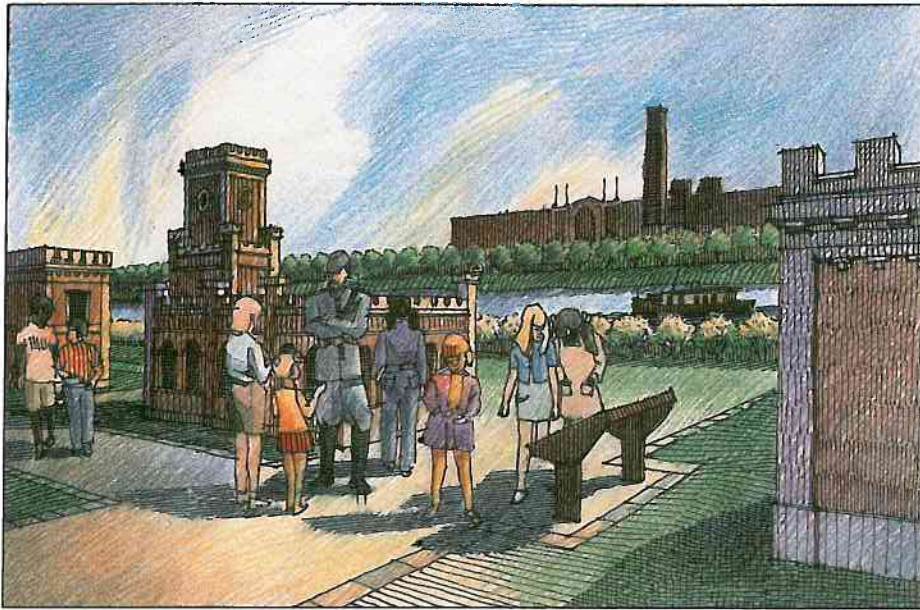
Below: Aerial view of the Ecology Discovery Center, sited between the Canal and the River. (JV)



Education

The heritage and recreational aspects of the Plan have the potential for extraordinary positive educational impact. The Heritage Park can be designed to both preserve key resources and communicate to visitors the compelling story of the Canal and the adjacent districts. The natural portions of the Park offer a setting which is ideal for the establishment of an Augusta Ecology Discovery Center which can not only place citizens in touch with the rich diversity of the adjacent eco-system but also serve as a nucleus for wide-reaching educational, cultural, and research programs dealing with the natural environment.



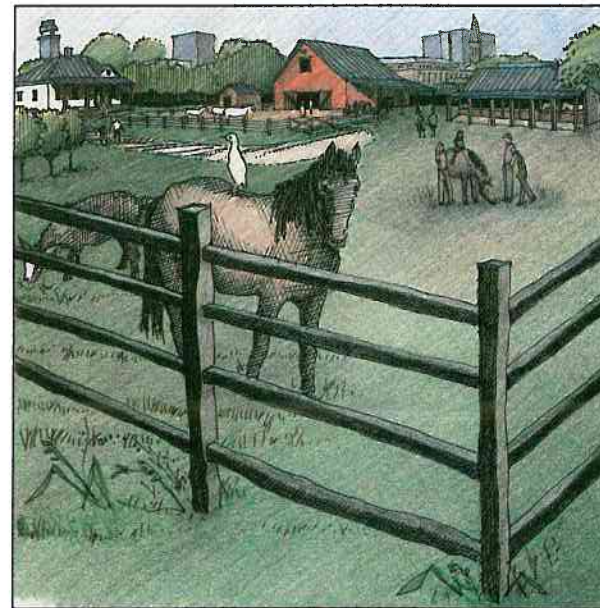


Above: Powder Works Park, opposite the Sibley Mill and in view of the chimney, will allow visitors to learn about the Powder Works and see demonstrations of period customs. The Park will also provide a setting for open air events. (JV)



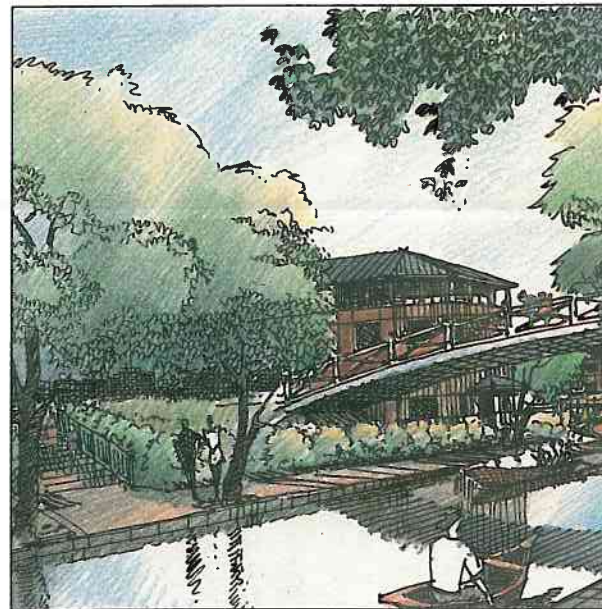
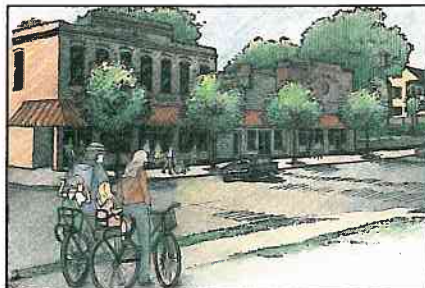
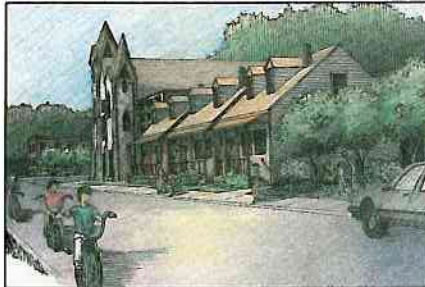
Above, Right: View of the Ecology Discovery Center from the Canal and towpath. (JV)

Right: Underutilized property could be reused for an in-town farm depicting the historic and environmental contribution of livestock to the region's heritage. (JV)



Economic Development

The Heritage Park, with its historic and natural attractions, has the potential to attract significant visitation from the surrounding region and beyond. These visitors will benefit the City's economy and positively change its development climate. The Plan capitalizes on these impacts by including a coordinated development and preservation initiative along the corridor to take advantage of its location near the Medical Campus, attracting housing and employment to transform the edge of the downtown into supportive and active development. Housing infill and neighborhood enhancement are important elements of this strategy.



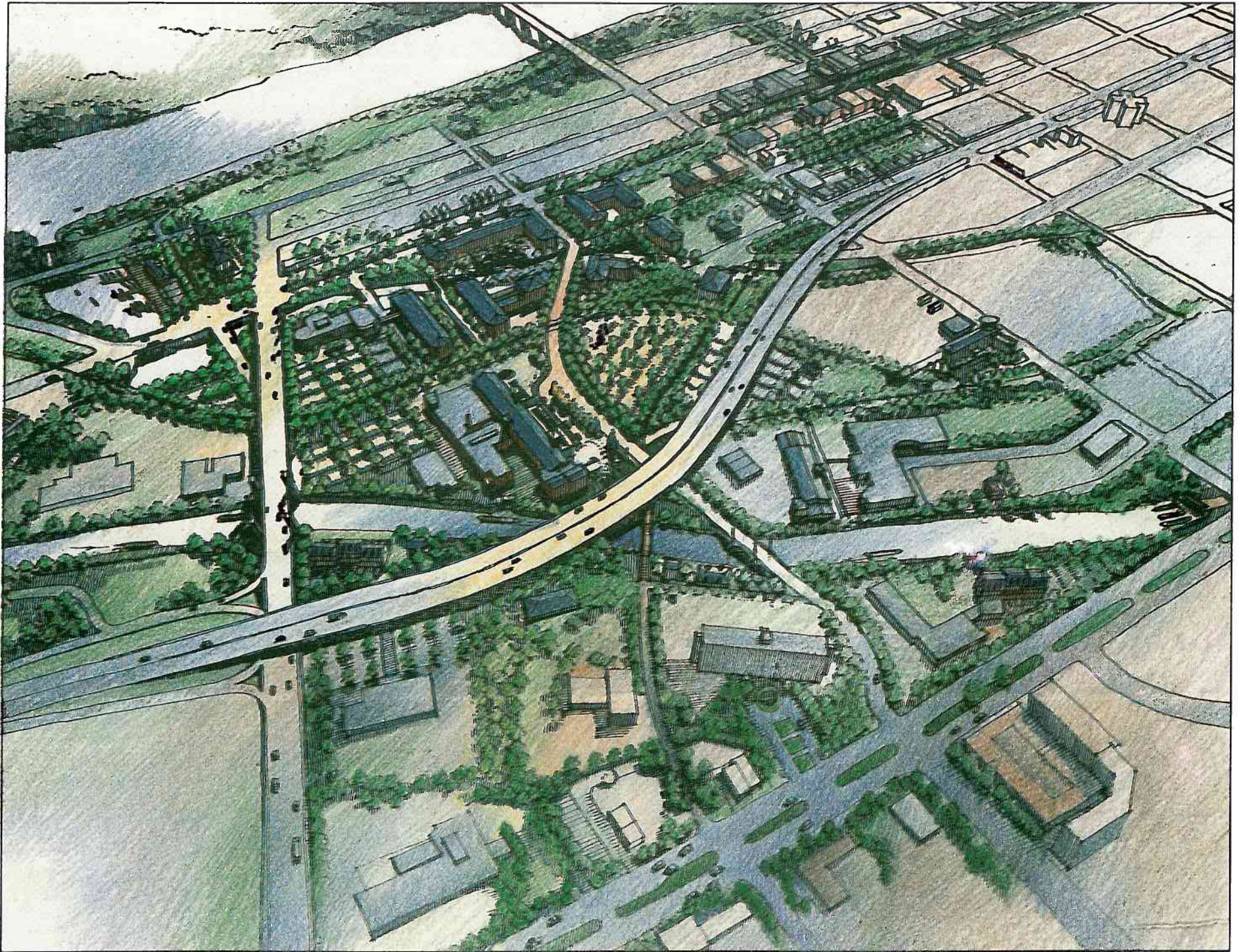
Above: Stock Certificate for Enterprise Manufacturing Company -- an example of the Canal's impact on 19th century commerce which could set an example for today. (JV)

Far Left, Top: The Plan recommends restoration of historic houses in Laney-Walker and other neighborhoods. (JV)

Far Left, Bottom: Along Broad Street, the Plan will encourage more intensive use of the Ezekiel Harris House and commercial reinvestment in the Harrisburg neighborhood. (JV)

Left: Between Broad and Greene Streets, the Third Level Canal is an amenity that can attract commercial and other reinvestment. (JV)

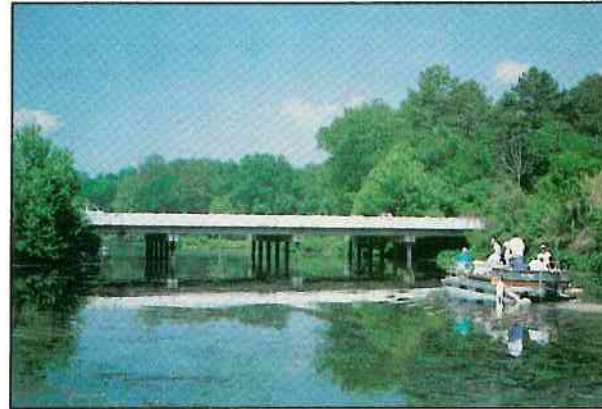
Right: Aerial of the Enterprise Mill area, showing the potential for large scale transformation of the area. (JV)



Implementation

Right: Mayor Charles DeVaney, members of City Council, City staff, and members of the Augusta Canal Authority toured the Canal in mid-1993 to experience the resource from the water and assess the preliminary proposals which had been presented at that time. (JV)

Far Right: Searle Augusta, a subsidiary of the Monsanto Corporation, presented a gift of \$35,000 to the Augusta Canal Authority towards interpretive signage along the Canal. The funds were a "Monsanto Pledge" award, recognizing environmentally innovative industrial processes. (DW)



The Plan incorporates a long term capital development and management strategy which will require a public-private partnership. Although many details of this partnership must be negotiated in detail over time, commitment to the concept will have dramatic positive effects on the development and use potentials within the city.

The Plan recommends establishment of the Augusta Canal National Heritage Park (ACNHP) to be recognized by all relevant units of government as having national, regional, state, and local importance. The proposed boundary of the ACNHP is shown in Figure 1, above. This special heritage area should be eligible for technical and financial assistance from the Department of the Interior, subject to its federal designation. The Augusta Canal has been recognized as a Regionally Important Resource (RIR) by the State of Georgia; the proposed boundary and management procedures in this Plan should also be adopted by the State. The ACNHP area, as delineated in this Plan, should be adopted as a special overlay district by

the City of Augusta, as well as by Richmond and Columbia Counties.

Within the boundary of the ACNHP, the Plan recommends a diverse range of actions, designed to accomplish the following mission:

- o **Preservation** — of the historic resources which comprise the Augusta Canal and its related urban settings;
- o **Conservation** — of the natural setting of the Canal and river frontage, protecting the Canal and River environment and establishing appropriate buffer zones, as well as recommending suitable land uses for important resource areas;
- o **Education and Interpretation** — about the history of the Canal, communicating the values of its environmental setting and social history to visitors, residents, and users as well as developing educational programs, activities, and supporting facilities which use these resources for maximum public benefit;

- o **Recreation** — through creation and enhancement of parklands, greenways, transportation linkages, and other facilities serving the public;
- o **Economic Development** — including increased tourist activities as well as productive real estate opportunities.

Achievement of this multi-purpose mission will require a public-private partnership: the public side of this partnership will involve city, county, state, and federal governments, while the private aspects of the partnership will involve existing property owners and prospective developers. Many aspects of this partnership have been started during the planning process with the cooperative involvement of the National Park Service, key state and local agencies, adjacent owners, and other entities.

The Plan recommends that the leadership for the project continue to be provided by the **Augusta Canal Authority**, a state-enabled body whose five members are appointed by the Mayor and City Council of the City of Augusta. As the implementation process progresses, the Authority, dependent on the ultimate scope of the project and the degree of involvement of other parties, may require amendment and/or expansion to its enabling legislation as well as a mechanism to insure broader representation from Federal, State, and County entities than is now possible with the Augusta Canal Authority, as presently constituted.

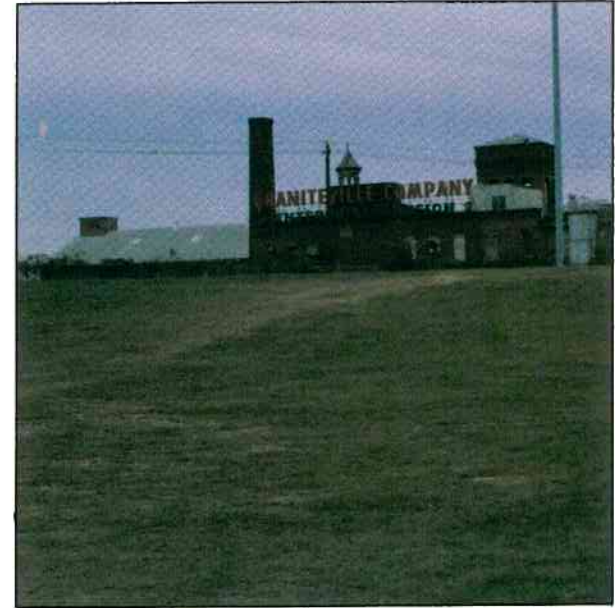


Left: The launch of the Petersburg boat represented significant citizen interest and commitment to the Canal and its heritage. (AC)

Costs and Benefits



Above: Augusta's Medical Campus, directly adjacent to the Canal, includes the Medical College of Georgia and two major hospitals. This area, the city's major employment center, can benefit from the the Plan. (JV)



Above: Large land areas adjacent to the Canal and near the Medical Campus can be made more productive by implementing the Plan. (JV)

The estimated capital costs for the total Augusta Canal Master Plan are approximately \$186.5 million for the recommended Plan. Of these costs, the Core Public Improvements represent \$43.3 million, and Additional Public and Private Investments represent \$143.2 million. The capital costs include:

- o **Historic Preservation** — The historic preservation costs include improvements to the Canal and selected buildings and sites, and are estimated at \$13.6 million.

- o **Parks and Recreation** — The parks and recreation costs include trails, boat landing areas, landscaping, and related access roads, and are estimated at \$20.3 million.
- o **Education and Interpretation** — The education and interpretation costs include exhibits, signage, interpretive shelters, visitor centers, wayside exhibits, the City Farm Proposal, and the Petersburg boat landing. The estimated costs are \$9.4 million.



Above: The distinctive historic qualities of residential Augusta, sadly lacking in contemporary canal-side development, offer one model for new in-city housing. (JV)

- o **Special Educational Attractions** — these costs include the Petersburg Living History Fleet and the Ecology Discovery Center, and are estimated at \$21.5 million.
- o **Other Related Costs** — these costs include mitigation, community facilities, facade grants, and other miscellaneous costs, and are estimated at \$13.7 million.



Above: The Canal should be part of a larger regional historic network, including South Carolina's Redcliffe State Park, whose plantation house is linked to the theme of cotton. (JV)

- o **Economic Development** — the economic development costs include private and quasi-public development initiatives that range from housing and commercial development to recreational and tourism projects. These projects represent \$108.0 million in investment which results from the implementation of the Plan.

The economic benefits of the Plan will be positive for the entire region, including tourism, job creation, recreational user benefits, regional spending, tax generation, and related investment. The major benefits resulting from the Plan include:

- o **400,000 to 500,000 new tourist visitors per year.**
- o **\$40-50 million per year of direct tourist visitor spending.**
- o **100,000 to 150,000 visitor room nights per year.**
- o **Demand for 400 to 600 hotel rooms.**
- o **1,083 person years of construction employment due to the Core Public Improvements over a ten year period.**
- o **up to 3,580 person years of construction employment created by private development induced by the Plan over a ten year period.**
- o **\$373 to \$466 million total regional spending over a ten year period.**
- o **\$4,800,000 to \$6,000,000 per year in state and local taxes.**

Action Agenda

The full implementation of the Plan will require many and complex actions of multiple parties. The initial commitments which are recommended to launch this process include the following:

- 1 **The Augusta Canal Authority should accept the Plan** and submit it to the co-sponsoring agencies.
- 2 **The Plan should be adopted by the City of Augusta and endorsed by Columbia and Richmond Counties**, including recognition of the coordinating role of the Augusta Canal Authority.
- 3 **Zoning regulations should be modified by the appropriate agencies** to comply with the recommendations of this Plan.
- 4 **Negotiations, supported by the local officials and the state Congressional delegation**, should be initiated with the National Park Service to pass federal legislation defining and authorizing the Augusta Canal National Heritage Park, based upon the scope and boundary indicated in this report.
- 5 **The Augusta delegation to the Georgia Legislature should support creation of a State Park** to include the property between the Canal and the Savannah River, to be established in partnership with the City of Augusta, the owner of the land, and the federal government.
- 6 **The City of Augusta should develop appraisals of its holdings within the proposed project** to establish the value of its contribution to the proposed partnerships to be established through (3) and (4), above. The City should also be prepared to devote revenues from hydropower generation on the Canal to support the development of the Plan.
- 7 In parallel with the foregoing steps, **detailed management and implementation plans should be developed for each key venue described by the Plan**. Existing agencies at all levels should be encouraged to take early actions to implement portions of the Plan in tandem with negotiations regarding long term management and funding responsibilities.
- 8 Once the partnership for project development and management has been established, **the partners should agree upon, and formalize through memoranda of understanding, detailed phasing, capital development, and management responsibilities**. Insofar as possible, this should be consistent with the recommendations of this Plan and should be formulated according to mutually agreed priorities.
- 9 **Active, open contacts should be established with adjacent and affected landowners to develop and foster sustained public/private communication and cooperation** which will facilitate implementation of the Plan to everyone's mutual benefit.
- 10 **Initial feasibility and detailed planning studies should be undertaken** to integrate the recommendations of the Plan with other, ongoing public actions. Such studies should include the following:



Above: Another kind of "action;" kayakers dropping into the Canal from the water main near the Augusta Water Works. (AC)

- o Access alternatives along the 15th Street corridor to accommodate future traffic from tourism and new development.
- o Economic and land development plan for the Enterprise Mill vicinity to identify public actions necessary to attract reinvestment.
- o Housing and neighborhood rehabilitation plan in the Laney-Walker/Third level Canal area to capitalize on the rewatering and rehabilitation of the Canal.
- o Design of bikeway and trail from the headgates to downtown Augusta to create a continuous trail along the length of the corridor.
- o Master Plan for Lake Olmstead to restore and rehabilitate this open space which is strongly linked to the Canal.

Credits

This report was prepared for the Augusta Canal Authority by the Joint Venture of CityDesign Collaborative, Inc. and Lane, Frenchman and Associates, Inc.

Key Consultant Team participants included:

CityDesign Collaborative, Inc.

John R. Shields AIA
Joseph M. Knight
John Ryther ASLA
Jian Zhao
Catherine Stramer

Lane, Frenchman and Associates, Inc.

Jonathan S. Lane AIA AICP
Beatrice Bemier

The Office of Thomas J. Martin

Thomas J. Martin

Peter H. Hand Associates, Inc.

Peter H. Hand FAIA
Mary Turnipseed

W. R. Toole Engineers, Inc.

William (Rick) Toole PE
Charles Hall
Ernie Sizemore

Historic Engineering Associates

Dr. Patrick J. Malone
Charles R. Parrott
Michael Raber

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AC	The Augusta Chronicle
AS	Anderson Scott
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HAI	Historic Augusta, Inc.
JV	The Joint Venture of CityDesign Collaborative and Lane, Frenchman and Associates
DW	Drake White
PHH	Peter H. Hand and Associates
THR	Thomas Heard Robertson
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This Plan was prepared in cooperation with the Rivers, Trails, and Conservation Assistance Branch of the National Park Service



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