



City of Dawsonville

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# DAWSONVILLE TOWN CENTER MASTER PLAN





# ACKNOWLEDGMENTS

## THE CITY OF DAWSONVILLE

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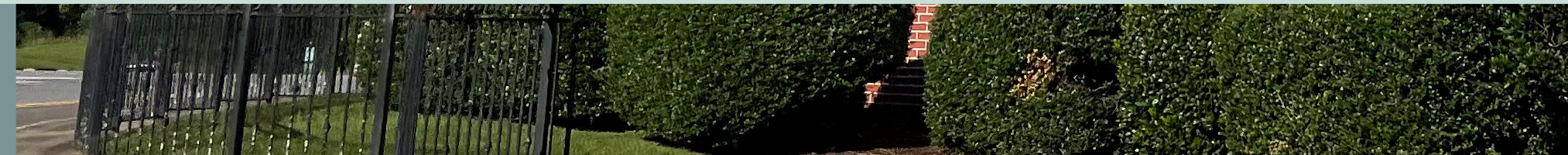
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**FEBRUARY 2024**





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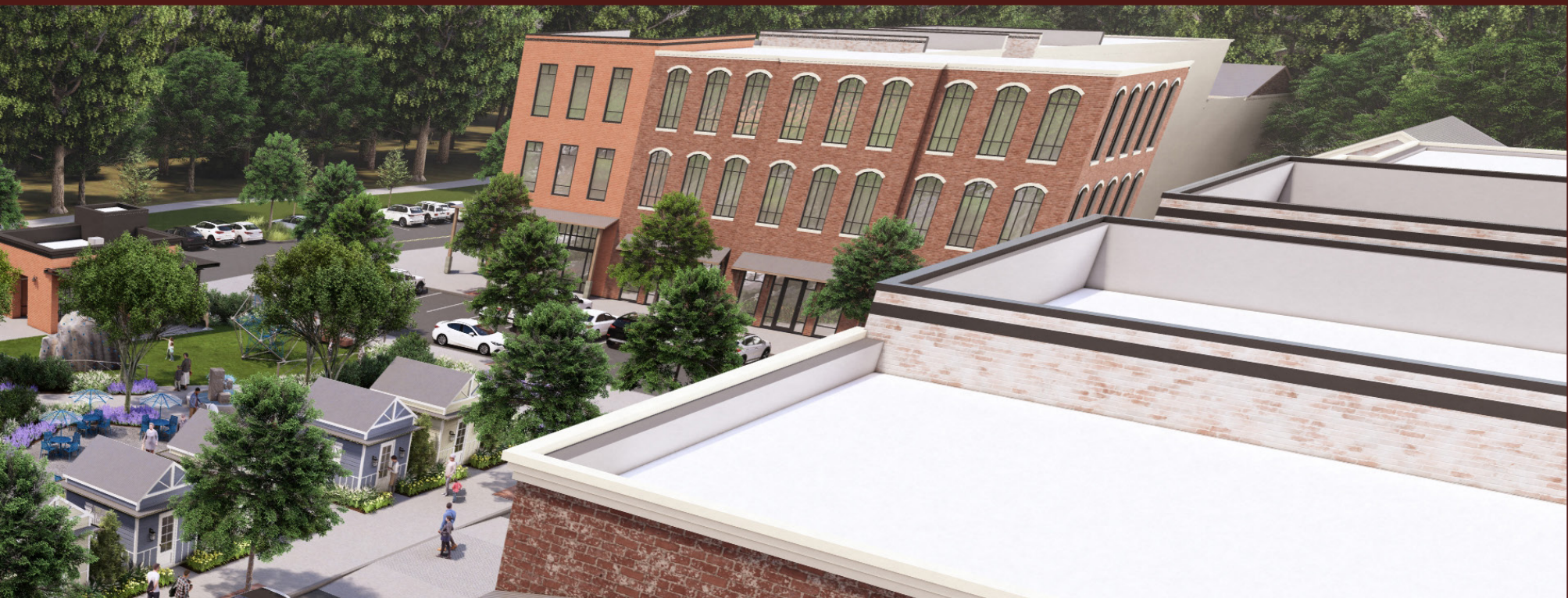
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# 01 INTRODUCTION





# THE COMPREHENSIVE DOWNTOWN STRATEGIC PLAN

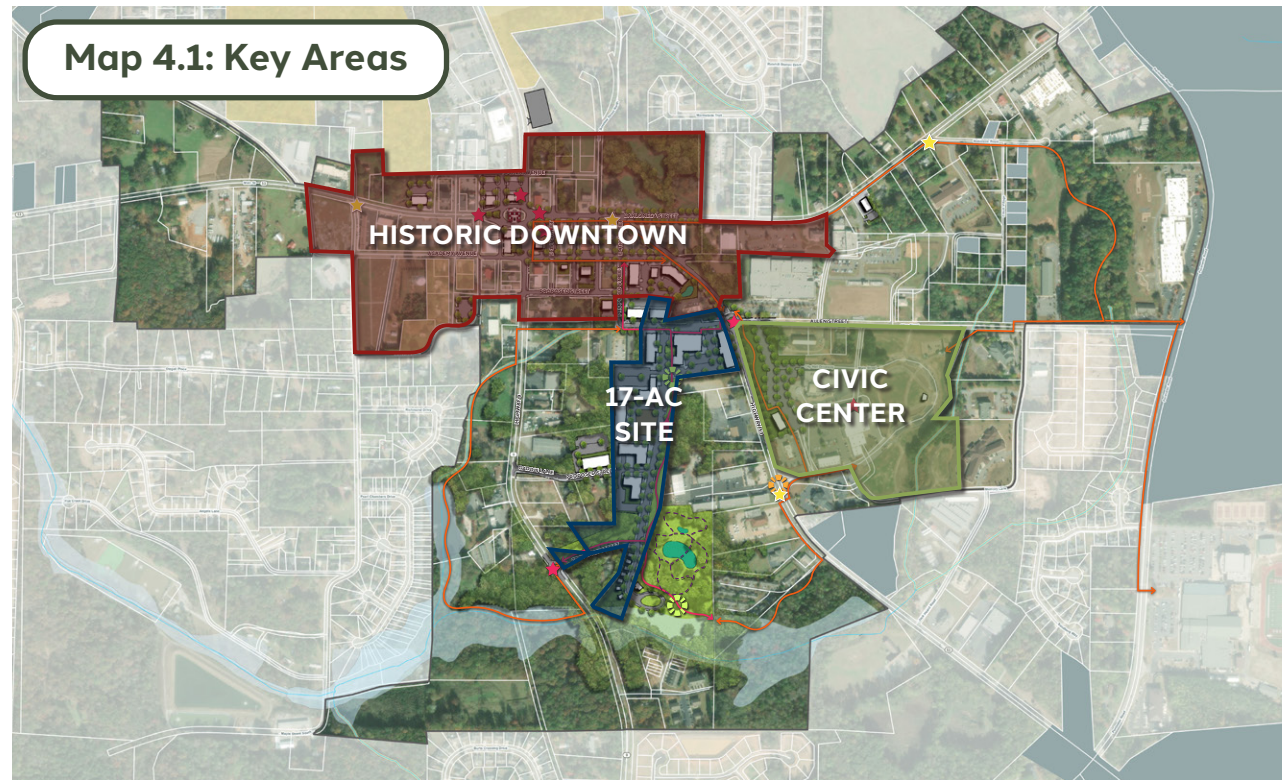


# THE COMPREHENSIVE DOWNTOWN STRATEGIC PLAN

## PURPOSE

The downtown strategic plan depicts a comprehensive vision for the future of downtown Dawsonville. The recommendations encompass historic downtown, the City-owned 17-acre site, and the civic center. The plan provides a framework for the following site elements:

- Land use and future development
- Historic renovation opportunities
- New street connections
- Intersection improvements
- Trails and trailheads
- Placemaking opportunities
- Wayfinding
- Parks
- Parking



## THE BIG PICTURE

### HISTORIC DOWNTOWN

- Preserve and restore historic buildings.
- Opportunities for infill and future development in underutilized spaces.
- Enhance sense of place with short-term projects like landscaping, public art, and public spaces.

### 17-ACRE SITE

- Create a destination that provides a unique experience for residents and visitors including dining, shopping, recreation, and living.
- Link the 17-acre site to the historic downtown and civic center with a multi-modal network of new streets and trails.

### CIVIC CENTER

- Create trail connections that link the civic buildings and Main Street Park to a larger trail system and future development.
- Create a safe pedestrian connection across Highway 53 with a bridge or tunnel.



## TOWN CENTER STUDY AREA

The 17-acre site identified in the Comprehensive Strategic Plan is the main study area of the Dawsonville Town Center Master Plan. This future town center area will create a centralized hub for residents and visitors to experience dining, shopping, recreation, and housing. The design guidelines in the following pages are applicable to this site.

## LAND USE SUMMARY

- Town Center Study Area
- Multi-Use Trail (Short-Term)
- Multi-Use Trail (Long-Term)
- Trailhead
- Gateway Signage
- Creative Placemaking Opportunity
- Green Space
- Plaza
- Future Development
- Stormwater Park
- Parking
- Commercial Building A
  - 1 story commercial
  - 7,200 sf
- City Hall
  - 26,500 sf
- Conference & Cultural Arts Center
  - 25,000 sf
- Hotel
  - 4-story, 100 rooms
  - 57,400 total sf
  - 550 sf average total gross per room
- Multi-Use Building A
  - 2-3 story mixed-use building
  - 21,500 sf commercial 1st floor
  - 18 residential units 2nd floor
  - 12 residential units 3rd floor
  - (1200 sf average total gross per unit)
- Multi-Use Building B
  - 2-3 story mixed-use building
  - 15,400 sf commercial 1st floor
  - 12 residential units 2nd floor
  - 8 residential units 3rd floor with 2,400 sf commercial restaurant/rooftop dining (1200 sf average total gross per unit)
- Multi-Use Building C
  - 2-3 story mixed-use building
  - 18,400 sf commercial 1st floor
  - 14 residential units 2nd floor
  - 10 residential units 3rd floor (1200 sf average total gross per unit)
- Cannery
  - 12,000 sf

# Town Center Perspectives



Aerial view facing northeast





Aerial view facing west



Gathering Space



Play Area



Rooftop Balcony and Plaza



View from Rooftop Balcony



Pocket Market



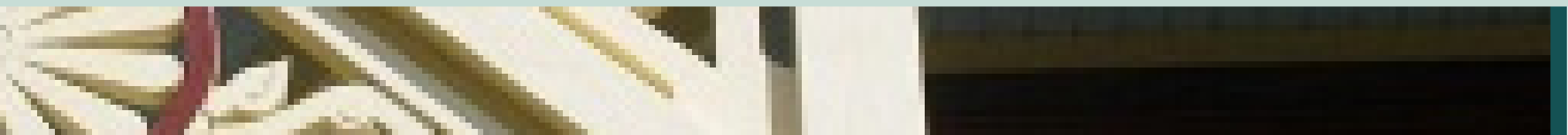
Linear Park and Trail Connection



# 02 DESIGN GUIDELINES



**INTRODUCTION**  
**ARCHITECTURE STYLES**  
**COMMERCIAL DESIGN PRINCIPLES**  
**LANDSCAPE PATTERNS**  
**GREEN INFRASTRUCTURE**



# INTRODUCTION

To maintain consistency and Downtown Dawsonville's character, buildings and streetscapes should follow the design guidelines outlined in the following pages. The purpose of the guidelines is to ensure the overall makeup of this unique environment.

## ARCHITECTURAL PATTERNS

Architectural styles are critical to establishing a strong sense of place in Downtown Dawsonville. "Architectural style" refers to the way that doors, windows, and building details are designed and organized on a facade. It is different from "building type" and can be applied to almost any building.

The following styles are appropriate for use in Dawsonville's existing commercial and residential buildings: Craftsman, Folk Victorian, Italianate, and Colonial Revival. These styles were identified during the public engagement process as the most desired styles from the community. A summary of each style is provided on the following pages; photos are also included for reference only. These styles have been defined using Georgia's Living Places: Historic Housing in their Landscape by

the Georgia Department of Natural Resources and A Field Guide to American Houses by Virginia Savage McAlester.

## LANDSCAPE PATTERNS

This applies to all public and private streetscape, public open space, and publicly accessible private open spaces. They do not apply to private open spaces intended for the exclusive use of development occupants (amenities, yards, etc). These guidelines describe the required plant materials, hardscape materials, and streetscape furnishings for streets and public spaces.

## GREEN INFRASTRUCTURE

Green Infrastructure patterns are intended to provide City staff, property owners, and tenants strategies to implement in the event they want to promote environmental sustainability in their site designs. It includes guidelines for managing stormwater runoff which also provide multiple community benefits.

## HOW TO USE THESE GUIDELINES:

The scenarios in which these guidelines may be used include, but are not limited to, the following:

- In the event that the 17-acre site is rezoned, the design guidelines will be applicable.
- Additionally, the guidelines can be used for an overlay district for 17-acre site and any additional parcels that may be acquired in the future.
- The City of Dawsonville may ask developers or owners to use these guidelines as a condition to approve a project.
- Property owners and tenants may use this document to guide their own exterior projects.

Therefore...

- Nothing listed in this document is automatically required of property owners, of tenants of existing buildings.
- These guidelines apply to exterior improvements, not interior improvements.

# ARCHITECTURE STYLES

## CRAFTSMAN



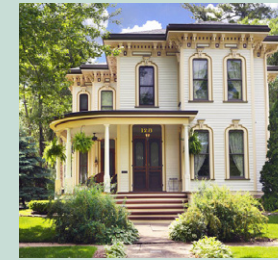
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## ITALIANATE



## FOLK VICTORIAN



## COLONIAL REVIVAL



# ARCHITECTURE STYLES: CRAFTSMAN

## OVERVIEW

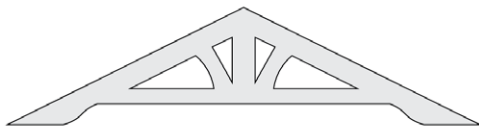
Craftsman style emerged as the dominant architecture style for smaller houses from 1905 until the early 1920's. This style was influenced by the Arts and Crafts movement and emphasizes attention to detail and wooden craftsmanship.

Defining elements of Craftsman-style buildings include:

- Low-pitched, gabled roofs with wide, unenclosed eave overhangs
- Exposed roof rafters
- Decorative beams or bracing under gables
- Full- or partial-width porches with tapered square columns
- Columns and pedestals that extend to ground level
- Use of natural materials like wood, stone, and brick
- Dormer variations
- Trim details on eaves or gables



Eave bracket detail

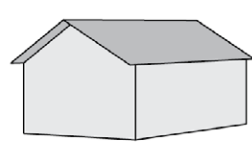


Gable bracket detail

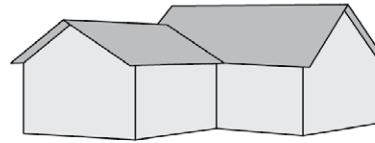
## ARCHITECTURAL ELEMENTS

### MASSING, COMPOSITION, & ROOFS

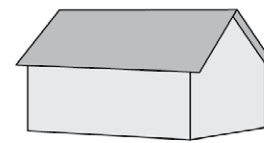
Composition shall be symmetrical, unless a cross-gabled roof is used. Craftsman buildings typically emphasize horizontal orientation, but vertical architectural elements are often added.



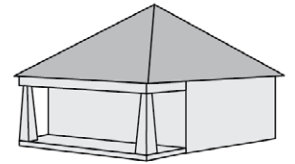
Front-gabled roof



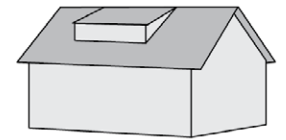
Cross-gabled roof



Side-gabled roof



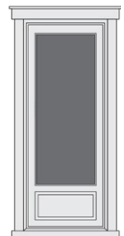
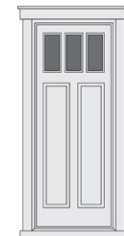
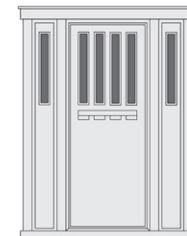
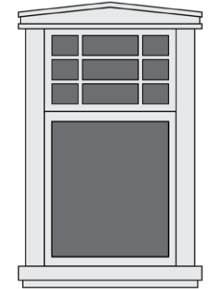
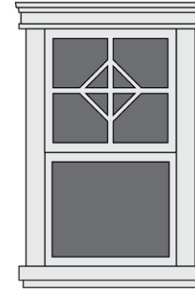
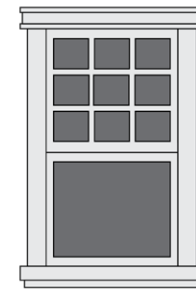
Hipped roof



Side-gabled roof with shed dormer

### WINDOWS

The typical windows for this style are single-hung or double-hung. Often in residential buildings, the bottom pane of the window is single pane while the top pane is divided into vertical grilles. Horizontal grilles are not typical and not recommended. Valance grids are sometimes used. Windows can stand alone or be grouped in pairs or triples.



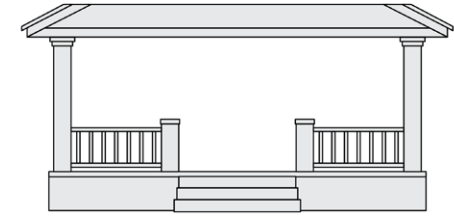
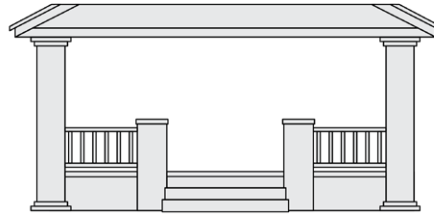
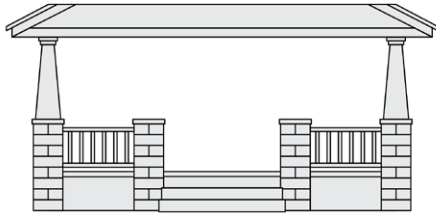
### DOORS

Residential entry doors typically have glass panes in the upper third of the door. The lower part of the doors are often paneled. Commercial entry doors can be full glass panes with simple details.



## PORCHES

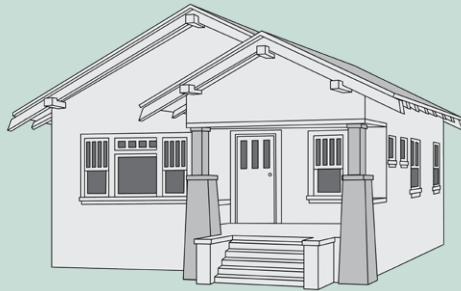
Covered porches are typical for residential structures. Porches are defined by their railings and supports. Typically, railings are low walls comprised of the same materials as the building facade or are wood balusters. Columns for supporting the porch roofs are distinctive. Typically, they are short, square upper columns resting upon larger piers. Columns, piers, or balustrades begin at ground level and may or may not extend without break to a level above the porch floor. Commonly, these piers or columns have sloping sides. Materials used vary, and include stone, clapboard, shingle, brick, concrete, or stucco.



## RESIDENTIAL CRAFTSMAN HOMES

Key Differences:

- Front entry porches of partial or full-width
- Low-pitched, front- or cross-gable roofs, sometimes side-gable
- May have decorative muntin patterns



## COMMERCIAL CRAFTSMAN BUILDINGS

Key Differences:

- Front porches or awning supported by columns
- Windows with muntins
- Decorative gable vents



# ARCHITECTURE STYLES: ITALIANATE

## OVERVIEW

The Italianate style became popular during the mid- to late- nineteenth century. Its features include segmentally arched window openings, decorative window hoods, a cornice with brackets, and corbeled brickwork.

Defining elements of the Italianate style are:

- Decorative window trim
- Tall, narrow, paired windows
- Porches with decorative woodwork (for residential)
- Mass-produced cast iron or pressed metal decorative elements, such as scrollwork, on balconies, porches, and fences
- Roman or segmented arches above windows and doors
- Quoins on corners of buildings either for structural support or aesthetic detail

## ARCHITECTURAL ELEMENTS

### ROOFING

Italianate roofs often are low-pitched with widely overhanging eaves and decorative brackets beneath. This style

often features a square cupola or tower on top. Low-pitched and flat roof lines are most appropriate for commercial buildings.

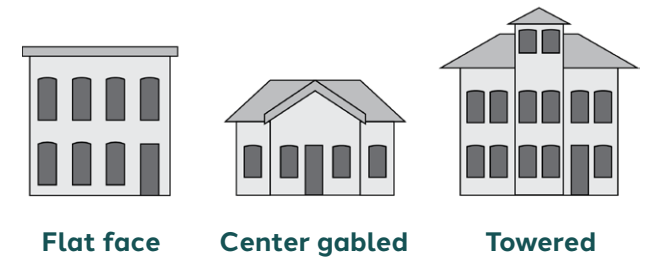
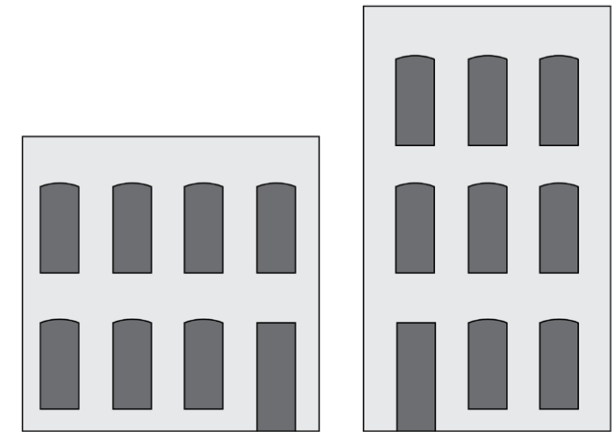
### MASSING & COMPOSITION

The building composition should be asymmetrical. For residential, symmetrical compositions are acceptable when center gabled roofs are used. The most common shape for this style is dominated by square or rectangular box-shaped buildings. Italianate is most appropriate for two- or three-story structures. One-story is not common, but other styles would likely be a better fit in those situations.

### WALLS & FACADES

The most common facade for buildings of this style features a flat face, however, other facades are acceptable. Other facade options for this style are

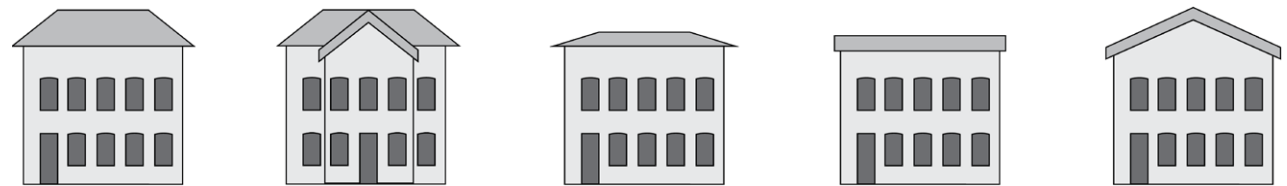
centered gabled and towered, but flat face is preferred for commercial.



Flat face

Center gabled

Towered



Simple hipped

Center gabled

Low pitched

Flat

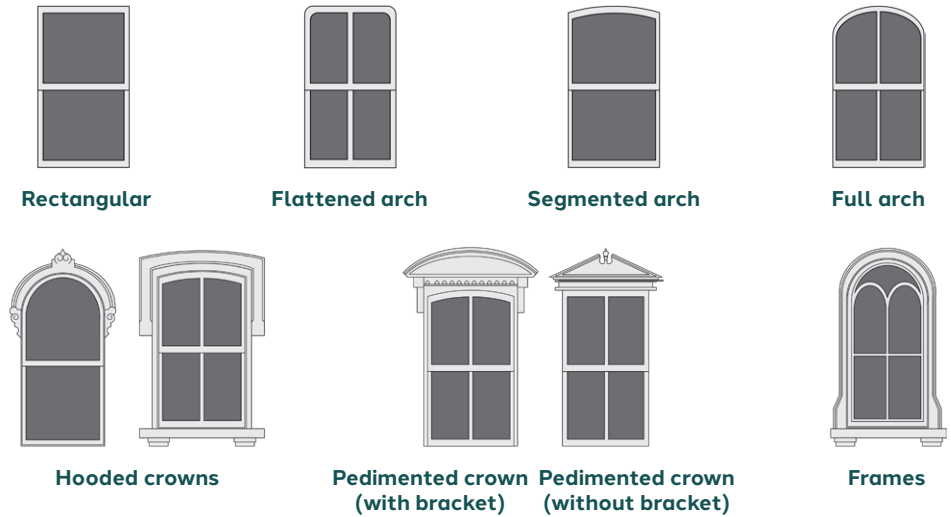
Front gabled

## WINDOWS

The window top shapes to the right are recommended.

Window sashes commonly have one or two pane glazing. Windows with surrounds are recommended with these styles:

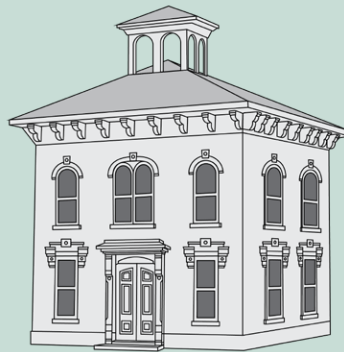
- Hooded crowns (typical for full-arch and segmented arch shapes)
- Bracketed and/or pedimented crowns (typical for rectangular shapes)
- Framed crowns



## RESIDENTIAL ITALIANATE HOMES

Key Differences:

- Simple hipped, center gabled, low pitched, flat, or front gabled roof
- Wood siding or stone masonry facade



## COMMERCIAL ITALIANATE BUILDINGS

Key Differences:

- Low-pitched or flat roof with moderate to widely overhanging eaves
- Stone masonry facade



# ARCHITECTURE STYLES: FOLK VICTORIAN

## OVERVIEW

The Folk Victorian style was popular between 1880 and 1910 with the growth of mass production of woodworking machinery. Pre-fabricated millwork became widely accessible. Many buildings classified as Folk Victorian started out as simple structures, but owners updated them with the new Victorian style trim that became widely popular.

Elements of the Folk Victorian style include:

- Front façades are symmetrical, except when front gable or wing is provided.
- Structure is simple in massing.
- Roofs that are usually gabled, but may be pyramidal or hipped.
- Elements such as brackets under roof eaves, repetitive windows, and sparse ornamentation are common.

## ARCHITECTURAL ELEMENTS

### ROOFING

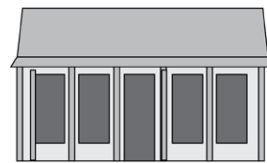
Simple gable roofs are typical of the Folk Victorian Style, but they may also be pyramidal. Flat roofs are preferred for shopfront and mixed-use buildings.

## MASSING & COMPOSITION

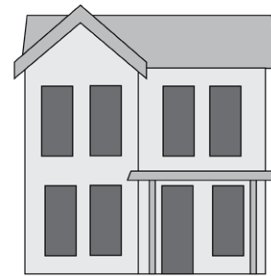
The building composition shall be symmetrical, unless there is a front gable and wings are present. Front gables and wings are not recommended for commercial buildings, unless it is a commercial house building type. Casual rambling forms are atypical in this style. Folk Victorian is appropriate for one or two-story structures, but one-story is more common for residential.

## PORCHES & STOOPS

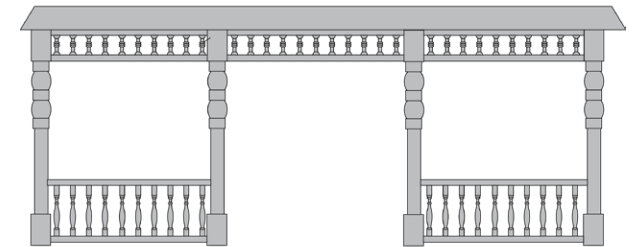
Porches are typical for residential structures, and only recommended for commercial houses. They shall include an even number of columns (paired columns are not typical) that are squared or turned. Front porches should include decorative detailing, including spindle work and/or jig-saw cut detailing. Stoops are not recommended on the principal façade.



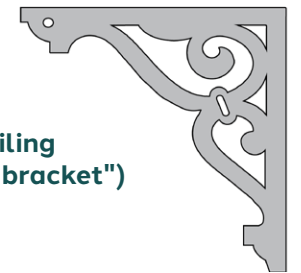
**Symmetrical composition**



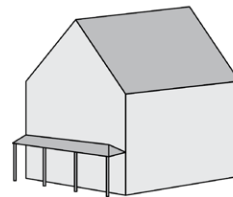
**Asymmetrical composition with front gable and wing**



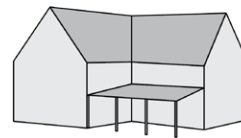
**Porch with spindle work**



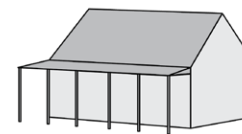
**Cut detailing ("gingerbread bracket")**



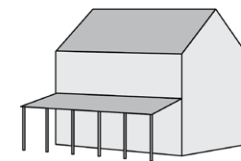
**Front-gabled**



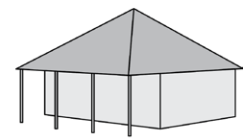
**Gable front and wing**



**Side-gabled roof, one-story**



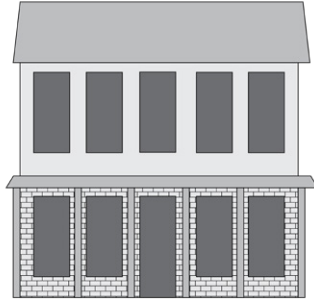
**Side-gabled roof, two-story**



**Pyramidal**

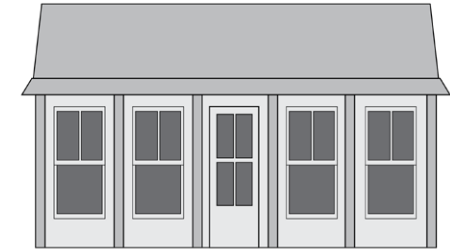
## WALLS & FACADES

When present, changes in materials shall occur vertically on the structure, not horizontally. The foundation wall material should be natural stone, brick, or painted brick. Elements such as brackets under roof eaves and sparse ornamentation are allowed.



## WINDOWS

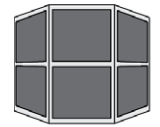
If columns are present, windows and doors should be aligned with openings between columns so that they are visible from the street. Folk Victorian windows are typically single units, and pairing them is discouraged. Windows with arched tops are not recommended. Window surrounds, if used, are generally very simple or may use a simple pediment. Occasionally, residential buildings may feature bay windows.



Framed window



Window with pediment

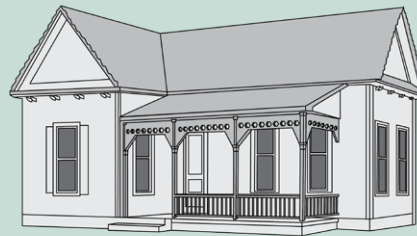


Bay window

## RESIDENTIAL FOLK VICTORIAN HOMES

Key Differences:

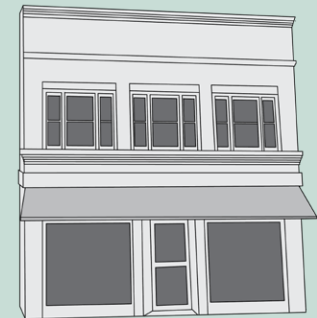
- Symmetrical massing, unless there is a front gable and wings are present
- May include a porch
- Can feature bayed windows



## COMMERCIAL FOLK VICTORIAN BUILDINGS

Key Differences:

- Symmetrical massing
- Simple gable roof or flat roof, which are preferred



# ARCHITECTURE STYLES: COLONIAL REVIVAL

## OVERVIEW

The term “Colonial Revival” refers to the rebirth of early English and Dutch architecture commonly found along the Eastern Seaboard between the years 1880 and 1940. Colonial Revival is a mixture of classical American architecture styles.

Elements of the Colonial Revival style are:

- Accentuated front door with a decorative pediment supported by pillars
- Symmetrical and balanced
- Double-hung window sashes, usually with multi-pane glazing
- Paired windows
- Columns or pilasters on front façade
- Cornice with dentils or modillions



## ARCHITECTURAL ELEMENTS

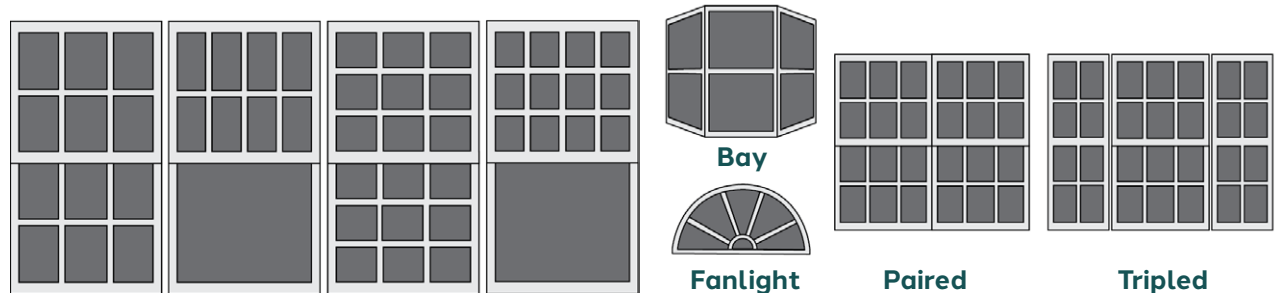
### DOORS & ENTRANCES

Door surrounds often have rectangular, arched, or triangular tops. They usually include some form of fan lighting above the door and sidelights. Pediments are commonly used, particularly broken pediments. It is not unusual to see pediments “extended” and supported by pillars (“porticos”). Surround details are minimal and have shallow depth.



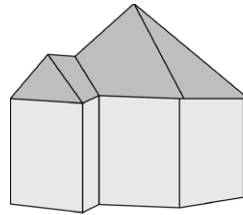
### WINDOWS

Windows are rectangular with double-hung sashes. Examples following early precedent have six to twelve panes to each sash, but others have a multi-pane or single-pane upper sash and a single-pane lower sash. Window configurations are typically single, paired, tripled, or bay. Fanlight windows can be added as accents.

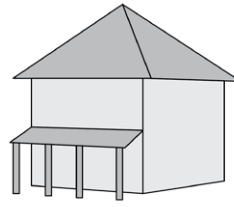


## MASSING, COMPOSITION & ROOFS

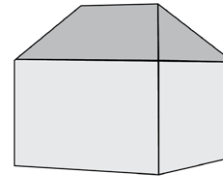
This style is appropriate for up to three-story structures. One-story is less common, but acceptable. There are nine common massing types. The type of massing should coincide with the years they were most commonly built. Side gable and hipped roofs with dormers are typical for commercial buildings.



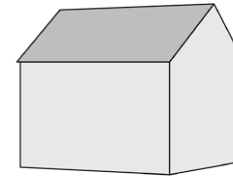
Asymmetrical  
(1880-1910)



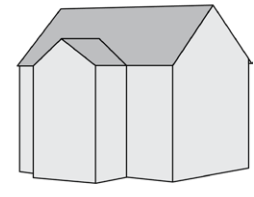
Hipped roof with full-width porch  
(1890-1915)



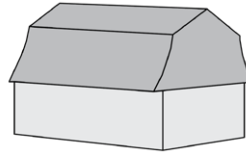
Hipped roof without full-width porch  
(1880-1940)



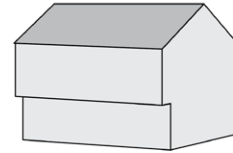
Side-gabled roof  
(1880-1940)



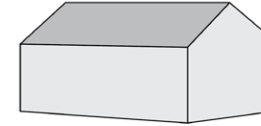
Centered gable  
(1900-1940)



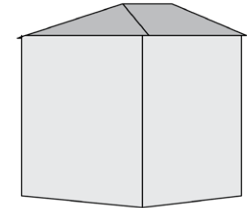
Gambrel roof  
(1900-1940)



Second-story overhang  
(1925-1940)



One-story  
(1915-1940)



Three-story  
(1880-1940)

## RESIDENTIAL COLONIAL REVIVAL HOMES

Key Differences:

- Wood windows with or without shutters



## COMMERCIAL COLONIAL REVIVAL BUILDINGS

Key Differences:

- Wood or steel windows with or without shutters



# COMMERCIAL DESIGN PRINCIPLES



## BUILDING LOCATION & ORIENTATION

- Mixed-use and shopfront buildings should be built to, or close to, the back of the sidewalk and establish a well-defined street edge that contributes to a greater sense of enclosure and clearly defined path.
- Mixed-use and shopfront buildings are placed close to the sidewalk to increase visibility into ground floor commercial uses.
- Street-level uses and building entries are oriented towards the street.



## BUILDING MASSING

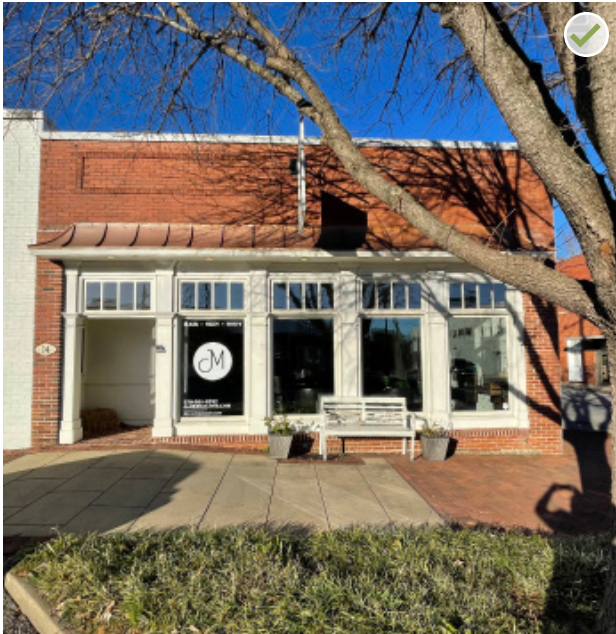
- Larger buildings that occupy a greater percentage of the block utilize massing changes and fenestration rhythms to break down their length and relate them to smaller buildings.
- Variation in the roofline of buildings and offsets in pitched roofs and gables are required. Parapets in individual building street-facing façades exceeding 80 continuous linear feet, as measured along the base of the façade, must vary in height and projection and must use decorative elements such as crown moldings, dentals, brick soldier courses, or similar details.



## VARIATION OF STYLES

- The inclusion of a variety of styles is typical of many downtowns and brings both authenticity and a sense that a place has evolved over time.
- Variation in style can be expressed either as an element within a facade or as a facade within a block. In the above, the ground floor storefront and upper floor windows vary in style from the rest of the traditional facade.
- Variation in architectural styles is encouraged for individual building facades exceeding 80 continuous linear feet.





## FACADE DESIGN

- Ground floors should consist of a high percentage of glass in order to provide a high level of visibility into and out of the commercial establishment.
- Traditional Main Street facades are characterized by distinct base, middle, and top (parapet) zones that create an attractive and comfortable human scale to buildings and blocks.
- At least 10% of accent materials is encouraged per façade.



## FRONT ENTRANCES

- Building entrances for ground level uses and pedestrian pass-throughs should be identified via a change in massing and architectural elements that distinguish them from storefronts.



## AWNINGS

- Awnings placed over entryways and display windows are encouraged.
- Awnings are required to be a metal standing seam. The support structure's style can vary to complement the architecture of the building and can consist of columns or brackets.
- The design for a new awning should consider and complement the color, shape, and height of surrounding awnings.

# COMMERCIAL DESIGN PRINCIPLES

## SIGNAGE

- Signage's prime role is to provide commercial identity and branding. Done properly, it adds a level of detail and visual interest to the building and the streetscape.
- Signs should relate to the building and the community's identity in order to help establish a sense of place. Signage must serve the needs of businesses, but should contribute to rather than detracting from the character of the Town Center.



Wall Sign

## GENERAL STANDARDS

- Signage should complement the architectural features of the building and be consistent with respect to building size, scale, materials, and design.
- All signs except window signs should be at least eight feet above the sidewalk.
- Signs should be made of wood, metal, or matte plastic. Extruded plastic signs are inappropriate.
- The following sign types are appropriate: awning signs, wall signs, projecting signs, directional signs, entrance signs, and window signs.
- The following sign types are inappropriate: roof signs, internally lit signs, freestanding signs, message signs, electronic signs, and other moving signs.
- Projecting business signs should not have more than eight square feet of area per side. They should also not be wider than three feet.
- Side walls of buildings may be painted with murals advertising a business contained in that building.
- Window signs on all stories may be

- painted on or etched into glass, but should not obscure visibility into commercial establishments.
- Parking and directional signage should be unobtrusively located.
- Neon window signs should be limited to the first floor.
- Billboards should not be allowed.



Awning Sign



Painted Wall Sign



Projecting Signs



Wall Sign



Mural Sidewall Sign



Projecting Signs



Window Sign

# LANDSCAPE PATTERNS: SITE FURNISHING

The following materials are recommended for streetscape furniture, hardscape, site walls in public space, and signage.

## SITE WALLS

## SIDEWALKS / WALKWAYS

## PLAZAS, PATIOS & PARKS

## OTHER LOCATIONS

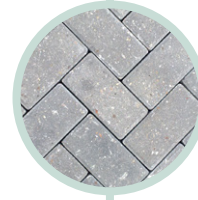
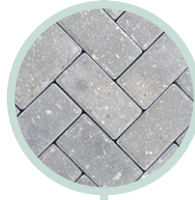
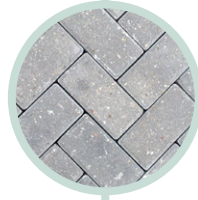
## FURNITURE FAMILY:



Wood



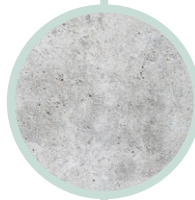
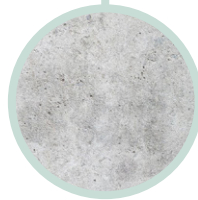
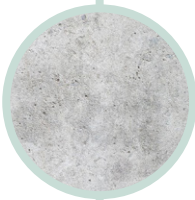
Concrete Pavers



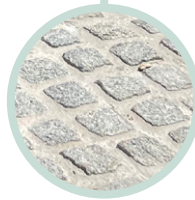
Brick / Brick Pavers



Gray Concrete



Granite



## STREET LIGHTS

Brand: Georgia Power  
Model: Omega Classic  
Color/finish: Black powdercoat  
Website: <https://www.georgiapower.com/business/products-programs/lighting-and-smart-services/outdoor-lighting/light-fixture-gallery.html>

## BIKE RACKS

Brand: Victor Stanley  
Model: BRCS-101 with single loop bike rack constructed of tubular steel pipe.  
Color/finish: Black powdercoat  
Website: [www.victorstanley.com](http://www.victorstanley.com)

## BENCHES

Brand: Victor Stanley  
Model: FMBF-324  
Color/finish: Black powder coated  
Website: [www.victorstanley.com](http://www.victorstanley.com)



## TRASH RECEPTACLES

Brand: Victor Stanley  
Model: ES-342 with tapered formed lid, 36-gallon capacity, recycle lids available  
Color/finish: Black powdercoat  
Website: [www.victorstanley.com](http://www.victorstanley.com)

## PLANTERS

Brand: Victor Stanley  
Model: S-24, 18-gallon capacity  
Color/finish: Black powdercoat  
Website: [www.victorstanley.com](http://www.victorstanley.com)

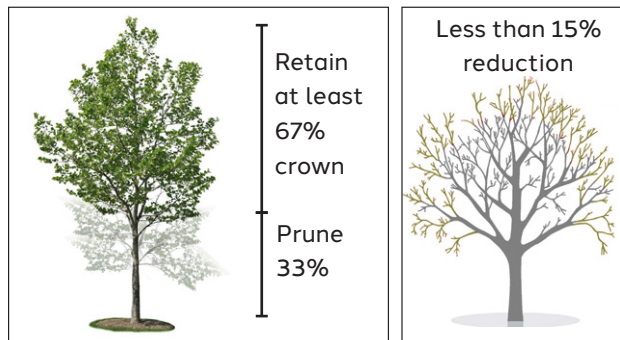
## FENCING

Brand: Omega Fence  
Model: Omega Classic  
Color/finish: Black powdercoat  
Website: <https://www.omegatwo.com/omega-classic/>

# LANDSCAPE PATTERNS: PLANT PALETTE

It is recommended that plant selections be made with consideration of local conditions, micro-conditions, seasonal variety, hardiness, and environmental benefits.

For street trees, crown raising is restricted to less than 15% of the live crown height. Leave the crown at least two thirds of the total height of every tree.



Shrubs located along the street, within the public right-of-way, shall not exceed 36" in height. Sight triangles at intersections and mid-block crossings shall be integrally coordinated with planting plan layout.

## STREET TREES



- **American elm**, *Ulmus americana*, 'Jefferson', 'Princeton', or other Dutch resistant varieties
- **Oak**, *Quercus spp.*, all varieties except for *Quercus nigra* (water oak)
- **Trident Maple**, *Acer buergerianum*
- **Red Maple**, *Acer rubrum*

## SHRUBS



- **Buckeye**, *Aesculus, spp.*
- **Dwarf Yaupon Holly**, *Ilex vomitoria* 'Nana'
- **Inkberry**, *Ilex glabra*
- **Fothergilla**, *Fothergilla, spp.*
- **Limelight Hydrangea**, *Hydrangea paniculata*, 'Little Lime'
- **Oakleaf Hydrangea**, *Hydrangea quercifolia*
- **Mountain Laurel**, *Kalmia latifolia*
- **Azalea**, *Rhododendron, spp.*
- **Cherry Laurel**, *Prunus laurocerasus* 'Otto Luyken'
- **Tea Olive**, *Osmanthus fragrans*
- **Virginia Sweetspire**, *Itea virginica*
- **Winter Berry**, *Ilex verticillata* 'Red Sprite'

## GRASSES & VINES



Pink Muhly Grass,  
*Muhlenbergia capillaris*

Yellow Jessamine,  
*Jessamine sempervirens*

- **Climbing Hydrangea**, *Hydrangea petiolaris*
- **Creeping Fig**, *Ficus pumilia*
- **Little Bluestem**, *Schizachyrium scoparium*
- **Pennsylvania sedge**, *Carex pennsylvanica*
- **Pink Muhly Grass**, *Muhlenbergia capillaris*
- **River Oats**, *Chasmanthium latifolium*
- **Switchgrass**, *Panicum virgatum*
- **Yellow Jessamine**, *Jessamine sempervirens*

## PERENNIALS



Christmas Fern,  
*Polystichum acrostichoides*

Black-Eyed Susan,  
*Rudbeckia hirta*

Virginia Bluebells,  
*Mertensia virginica*

Heartleaf  
Foamflower,  
*Tiarella cordifolia*

- **Butterfly Weed**, *Asclepias tuberosa*
- **Black-Eyed Susan**, *Rudbeckia hirta*
- **Blazing Star**, *Liatris spicata*
- **Columbine**, *Aquilegia canadensis*
- **Coneflower**, *Echinacea purpurea*
- **Creeping Phlox**, *Phlox subulata*
- **Crested Iris**, *Iris crestata*
- **False spirea**, *Astilbe spp.*
- **Ferns**, *various species*
- **Foamflower**, *Tiarella spp.*
- **Joe Pye Weed**, *Eupatorium fistulosum*
- **Michaelmas Daisies**, *Aster Shasta Daisy*, *Leucanthemum x superbum*
- **Virginia Bluebells**, *Mertensia virginica*
- **Yarrow**, *Achillea millefolium*

# GREEN INFRASTRUCTURE

## WHAT IS GREEN INFRASTRUCTURE?

Green infrastructure is an approach to managing stormwater runoff that emphasizes filtration, evapotranspiration, and reuse, thereby reducing the volume of polluted runoff from entering our streams and pipe systems. Green infrastructure systems, such as bio-retention areas, green roofs, permeable pavers, and cisterns are designed to capture the first one inch of rainfall. In addition to stormwater management and cleaning water for downstream neighbors, certain green infrastructure best management practices (BMPs) provide ancillary benefits, including wildlife habitat creation and biodiversity, urban heat

island mitigation, and the creation of greenspaces. The following are examples of green infrastructure that can be incorporated into Dawsonville's buildings, streets, and public spaces.

## BIO-RETENTION SYSTEMS

Bio-retention systems (sometimes referred to as "rain gardens") are depressed areas that use soil, rocks, plants, and microorganisms to treat stormwater before it is discharged back into the water supply. They can be created in a variety of ways, such as traditional rain gardens, ponds, basins, or bioswales that are located along street corridors and pathways. The design of the bio-retention system is often dependent on how

much stormwater runoff needs to be filtered, where it will be located, and the aesthetics. There are some common issues that can arise with a bio-retention system, such as sediment build-up, mosquitoes and other pests, maintaining proper pH, and weeding to maintain aesthetics.

## GREEN ROOFS

Green roofs are a solution to a wide variety of sustainability issues. Urban heat island, stormwater quality, wildlife habitat, and food access are examples of issues that can be addressed with green roofs, especially in commercial areas. However, green roofs can prove difficult to incentivize due to their high cost and maintenance regime. As a stormwater solution they are often the only option to address water quality on high density buildings and are often incorporated as open space features of a building, therefore one of the best incentives is to ensure they are given credit as open space, regardless of their public access. If green roofs are to be part of a building rehabilitation or renovation's design, care must be taken to ensure they meet the requirements of the City's zoning ordinance and building codes.







## **WATER HARVESTING AND REUSE**

Outdoor and process water needs can be met through on-site rainwater harvesting, such as cisterns and barrels, and air conditioner condensate recovery. Recovering the condensate would alleviate the capacity and treatment required by the sewer system while also reducing the consumption of the building in supplying their irrigation needs. Collected rainwater can also be used for cooling towers.

## **PERVIOUS PAVEMENT**

When rainwater can't be absorbed, it will sit on an impervious surface and eventually run off, collecting with it pollutants. The amount of impervious surfaces associated with road projects and surface parking lots makes them a significant source of stormwater runoff



and pollutants. Pervious pavement is designed to allow the percolation of stormwater through the surface and into the soil below, where the water can be naturally filtered and the pollutants can be removed. Pervious pavements may be recommended as an option for sidewalks and walkways, and porous asphalt as an alternative to traditional asphalt.

## **LED LIGHTING**

LED lighting is an energy-efficient, powerful, and eco-friendly sustainable solution to traditional lighting. As the prices of LED lighting fixtures continue to drop, and the efficiency of LEDs rise, they're becoming a more accessible choice. Because of their versatility, LED lights present a green alternative with a wide range of applications. Their ability to perform specific lighting tasks

has also made them a reliable go-to lighting solution for spotlights, accent lamps, security signals, and lighting signs. It is recommended that non-LED lighting be replaced with LED lights to the extent possible and in such a way that it doesn't interfere with the design of a building's exterior rehabilitation or renovation.

## **ENERGY AND MATERIAL RESOURCING**

Harnessing energy and material through on-site reusable sources provides an opportunity to reduce waste and capitalize on renewable energy resources. Integrating solar panels on the shade structures and restroom building in the plaza can help provide power for lighting and other energy needs. Additionally, a site-wide shared composting program that is led by the cannery project will convert organic materials such as waste produce from the canning process, leftover food from restaurants and the prep kitchen, and landscape trimmings into a nutrient-dense soil amendment or mulch that can be re-used in landscape beds and gardening beds throughout the site. These measures will reduce cost of energy and outside materials and provide an educational opportunity on sustainable practices.



EAT - SHOP - PLAY



**DOWNTOWN  
DAWSONVILLE**

WHERE THE MOUNTAINS MEET THE ROAD

