

The East Lake Community was once a neighborhood of fashionable residences centered on the East Lake Country Club. However, by the 1990's, the neighborhood had fallen on hard times. The East Lake Country Club, home course of the famed amateur golfer Bobby Jones, had declined over the years. The neighboring East Lake Meadows public housing project, built in the 1950's on the site of a popular public golf course, had also deteriorated.

The CF Foundation, a charitable foundation established in 1987, began the redevelopment process by restoring the golf club to its 1913 style as a memorial to Bobby Jones and utilizing it as a catalyst to spark the revitalization of the surrounding neighborhood. Pharr's role in the design and construction team was to improve the course drainage, to design remedial improvements required on a Category I high hazard dam, and to provide site engineering for the clubhouse and ancillary facilities.

After the golf club was completed in 1995, the CF Foundation partnered with the Atlanta Housing Authority and residents of East Lake Meadows to develop a plan to fundamentally change the public housing community. This plan included the demolition of the existing housing project and construction of a 500-unit mixed-income community, an 18-hole public golf course, a new YMCA, parks, nature trails and an elementary school. Phase I of this plan began in 1996 and was completed in 1998. Phase II began as soon as Phase I was complete.

Pharr is responsible for designing the infrastructure to support this new community. The sanitary sewer improvements include the design of a new trunk line to replace the existing 1913 trunk line and its 1970 relief line. The new trunk line was constructed and made operational without any disruption of service. A comprehensive stormwater management plan is a major part of the infrastructure. Also included is a drainage network for the course, an access street to serve the residential section, and utility extensions to serve the various portions of the development. In addition to the typical local permitting, a program of Federal permitting was required. A FEMA map revision was obtained as well as a COE Nationwide Permit for filling wetlands. An onsite mitigation plan was developed for the permit.

Among the items constructed for the Golf Club and Phase I of the community redevelopment are as follows:

- Relocation of 6,000 linear feet of sanitary sewer
- Course drainage for 18-hole course and the first 9 holes of the second course
- Remedial construction for Category I High Hazard Dam
- Three lakes with appurtenant structures
- Wetlands mitigation (3.2 acres of impact)

Phase II of the redevelopment will include the following:

- One or two additional lakes
- Golf cart underpass for East Lake Blvd.
- Course drainage for the remaining 9 holes
- Utility extensions and access drives

