Mission:
From the economic and social imbalance between town and gown, to Athens-Clarke County’s current standing as the 3rd poorest municipality in Georgia, an innovation community will help address the problems which Athens’s currently faces, and realign the town’s resources with its needs. By designing and implementing a research and technology production center, outfitted with mixed use residential, retail, and light industrial developments, the movement of resources and people can be re-imagined in a way that greatly improves the economic and socio-ecological situation. The aforementioned innovation community will be developed on the Armstrong and Dobbs/Landmark Development Site, and surrounding areas including Dudley Park, sections of Trail Creek, the Athens Transportation Center, and the Spring St. Parking lot on UGA Campus. Some of these areas are currently owned by the University of Georgia. Those areas which are not will require a joint effort between the University and the local government or residents which own those lands. Funding will be made available both by the University of Georgia, Athens-Clarke County, and the State of Georgia in the form of SPLOST and other grants.

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Goals
- Identify Athens’ economic strengths and weaknesses within context of town vs gown
- Diagram relationships and mutual-isms between social economic and environmental systems in Athens GA
- Diagram resource and capital flows in local industry and University Research and find mutual-isms
- Reorganize these systems into a College of Urban Agriculture – a nested system which shares inputs and outputs depending on strengths, weaknesses, and needs of individual industries
- Reestablish connection between Thomas St. and North campus
- Connect Athens Town Spring With Dudley Park and Proposed Rail to Trail line.
- Connect Chicopee Center with Jackson Cemetery
- Establish Innovation District as focal point for all greenways in Athens
- Create greenway from transportation center to Dudley Park and on to Lexington HWY eventually terminating in Union Point.
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University of Georgia College of Urban Agriculture
Athens-Clarke County, Georgia 315 Oconee St.

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Initial Study of University of Georgia Research and Financial Resource Flows

UGA moving its research into the marketplace

Red and Black Online
January 4, 2015

In 2013, some 400 TCO-granted licenses contributed $8.3 million in royalty revenue to the university, most of which was reinvested in the research enterprise. The money helps cover the costs of outfitting new labs, purchasing new equipment and providing seed grants to help fund early-stage research, among other uses. While plants bred in the COLLEGE OF Agricultural and Environmental Sciences currently account for the majority of UGA license revenue, other emerging technologies, such as a patented platform to manufacture therapeutic proteins in eggs for use in treating rare diseases, hold great promise, says Derek Eberhart, director of TCO and the Georgia BioBusiness Center. Combining the two offices has “put everything under one umbrella to facilitate moving discoveries from labs and fields into the marketplace,” says Eberhart. “This arrangement will be more efficient and leverage the expertise of our team and network of partners.”

Initial findings showed the main research powerhouses of the University of Georgia are The College of Agriculture and Environmental Sciences, College of Veterinary Medicine, College of Arts and Sciences - specifically in the areas of genomics, crop and soil sciences, animal health sciences, and phytoremediation and poultry sciences. The UGA Technology Commercialization Office gave $8.3 million in grants to the College of Agriculture and Environmental Sciences in 2013 for research and lab space.
Conclusion: Given the current research and funding present in the University of Georgia, and in light of the current ecological and climatological state of the earth and rapid decline of human health for myriad reasons, I have proposed a College of Urban Agriculture in order to tie the resources of the above existing University entities together in a new proposed innovation district on the east side of downtown Athens, GA.
Abstract Master Plan

Satellites branch off from main College of Urban Agriculture Research Campus. The central campus will act as a hub for the greenway network in Athens, as well as for the innovation district which will pool financial and intellectual resources from the various University entities discussed in the previous pages. The original Cook and Brother Armory - now Chicopee Center, and original Athens Cotton and Wool Factory will be incorporated as the furthest satellites.

Abstract Conceptualizations

- Radiation from confluence, perpendicular to train tracks.
- Smaller radiations from connected nodes, directional perpendicular-ism
- Radiate from confluence to satellites, transitional corridors to UGA
- Large radiations plan with some direction present in corridors.
- Smaller radiating hubs connected at center, continue south west to SLC.
- Wheel and spokes, provide more connections to greenways and campus.
Abstract Land Use Diagrams

- 50% Light Industry, 40% Park Space, 10% Retail/Residential

- 40% Light Industry, 40% Park Space, 20% Retail/Residential

- 20% Light Industry, 60% Park Space, 20% Retail/Residential

Abstract Trail Network Scenarios

- **Scenario 1**: Athens Town Spring to Oak St, Athens Transport Center to Lower Oconee River, Chicopee Center to North Campus.
- **Scenario 2**: Armstrong and Dobbs as a hub for existing and proposed networks.
- **Scenario 3**: Athens Town Spring to Chicopee Center, Athens Transport Center to Lower Oconee River, North Campus to Oak St.
- **Scenario 4**: Armstrong and Dobbs Site as a Hub, minor collectors form sub network radiating from central hub.
Chicopee Center Proposed as New Center For Sustainable Energy.

Athens Transport Center and Sustainable Transportation Park

Proposed Light Rail and Greenway

Dudley Entertainment Park
Sports, Live Music, Arts

Water Research Downstream Study

This conceptualization follows a pattern of perpendicular directionality, with lot lines branching perpendicularly off from major local roads and train tracks. This will allow the land to drain not only water but also both pedestrian and vehicular traffic to these arteries which already exist within Athens’ urban fabric. The proposed light rail and pedestrian greenway act as a transitional space between UGA’s North Campus and the proposed Urban Agriculture innovation district.

The yellow circle represents the area of the site which will act as a hub connecting all of the greenways in this Area of Athens. Security measures will be necessary to prevent crime and other negative connotations which come with ultimate connectivity within the community. An additional concern lies in the fact that the topography on North Ave is so extreme, draining water as well as human movement in the same way here could cause erosion and flooding.
This Concept assumes a smaller percentage of residential housing and retail, and a focus on research and laboratory facilities, as well as high tech office space and retail aimed at both the new development area and the north campus area of UGA. The Chicopee Center is re-imagined as part of the new research district which is centered on the confluence of trail creek and the Oconee River. In addition to the acquired Chicopee Center, the buildings which currently house the University Police, and Ceramics, and Metal Working programs are remained as incorporated into the new College of Urban Agriculture and serving as part of an “infrastructural bridge” between the developing town and existing “gown,” or University. The center of the research district is proposed as a residential node with public space which serves a social hub for the entire district, as well as a hub for all the major greenways in Athens. The proposed light rail and greenway running parallel to Thomas St. on the west side of the site will serve as a transitional corridor and terminate in the Athens transportation Center which will incorporate an imagined “Sustainable Transportation Park” which will both facilitate research and educate the public about sustainable methods of transportation.

The radial pattern not only creates a sub-network for pedestrian and vehicular connectivity, but also places Dudley Park as the focal point of the site. Dudley Park is re-imagined with infrastructure to support sports, live
This Concept assumes the smallest amount of residential housing, and a larger percentage of research and laboratory facilities and well as high tech office space. On the west side of the site, retail is aimed at both the new development area as well as the north campus area of UGA, where mixed use restaurants and research laboratories will serve as the main entrance from the proposed Light Rail into UGA’s innovation district. The radial pattern allows for easy connectivity between the various research hubs, with a main corridor running from the western proposed Greenway into the heart of the site before it crosses over the Oconee River and Terminates in a proposed amphitheater where Athenians will enjoy live music, sporting events, and art festivals. The Chicopee Center is re-imagined as the trial greenhouses for the College of Urban Agriculture which is proposed as the anchor for the development. While the Focal point of the Armstrong and Dobbs conceptual site plan acts primarily as a social hub for the innovation district, with a library or perhaps museum being the gestalt of the design; it also acts as a hub for all major greenways in Athens linking schools, neighborhoods, and river corridors.

The density and average size of building footprints reflects a desire to stay in line with the current aesthetic in downtown Athens, and also meet the needs of large research and innovation entities while creating pocket parks and courtyards in which students and professionals may intermingle between work.
Topography

Zoning

The central business district of Athens is a vibrant area of retail, office, restaurants, and nightlife with the catalyst being the University of Georgia. The unique property sits on 8.3 acres of land and is zoned Commercial-Downtown (C-D) which allows for the most dense development in Athens-Clarke County. This property is unique due to the size of the property and location proximity to downtown Athens and the UGA campus. - boswellgroupathens.com
History

The above photo shows the automotive and train connections which historically linked downtown Athens and East Athens. These historic corridors could serve as new points of connection, serving to close the rift between downtown and East Athens, and identify Dudley Park as a new public gateway.
Traffic Intensity, Low/High Areas, Train Tracks, Existing and Proposed Trails
Large Scale Corridors and Conectios
The Emerging Network: Parks Rails and Trails
The network which emerges from the ecological corridors, abandoned train tracks, and existing and proposed trails has the potential to connect all of the public schools and public parks in Athens with the Armstrong and Dobbs site acting as a connection hub for all major trails in Athens.

Large Scale Corridors and Connections
The Emerging Network: Parks Rails and Trails
Case Studies: Raleigh-Durham North Carolina Research Triangle

Research Triangle

How much space do you really need for a new idea? 400 acres for an IBM laboratory? Or 25 square feet in the Smoffitt? The Research Triangle reinvented itself 50 years ago as one of the world's leading hubs for innovation. Now, its leaders are cultivating a new generation of collaborative workplaces that break the boundaries of the suburban office park.

Yesterday's future

Glimpsed from the interstate, the stacked hexagons in the Ellen-Hitchings Building, designed by Paul Rudolph, FAIA, look eerily like a spaceship had landed amidst a grove of scrubby pines. It was here that Christopher Walken played a mad scientist in the 1983 movie Brainstorm, and where in the next few years real scientists developed AZT, the first drug able to treat HIV/AIDS. Laboratories around the corner have borne other path-breaking inventions including UPC bar code scanners and the Ctrl-Alt-Delete computer function. Here at Research Triangle Park (RTP) nearly 50,000 employees and contractors work at 170 firms. At least 82 percent of them are in science and engineering, with one of the world's largest bioscience clusters using $2 billion in annual research funding to bring the future to life.6

**

The emergence of RTP in 1959 propelled the surrounding Raleigh-Durham metropolitan area into the realm of economic development legend. Recruiting industry and government laboratories, then flowering in other locations like California and New Jersey, to locate in the midst of the area's numerous universities stanch the state's brain drain. Doing so transformed the facing Tobacco Road, capital of the second-poorest state, into the best-educated and highest-earning metro in the South. RTP became the fastest-growing metro in the East and the crown atop Site Selection's best-cities list for nine of the past ten years.
Internship Opportunities Create Campus / Community Connection

Rewriting local codes can help preserve closed funding loop

** Internship Opportunities Create Campus / Community Connection

** N.C. State’s Centennial Campus

"Knowledge transfer is a contact sport," says Claude McKinney, Hon. Assoc. AIA, former dean of the School of Design at North Carolina State University and later the director of its Centennial Campus. McKinney got to design a perfect playing field for that sport.** In 1984, the state transferred hundreds of acres of "wide open kudzu and red dirt" just south of N.C. State's campus in Raleigh for use not only for its growing facilities but for the nation's largest university research park. The new park wouldn't just duplicate the Research Triangle Park '6 miles down the road, it would be "an environment in which scientists from university, industry, and government can work together in close proximity." Instead of wooded estates, the new campus would have structured parking: research by university architect Edwin Harris, FAIA, determined that keeping buildings close enough to permit people walking through its quad to recognize one another would facilitate casual conversations. Those conversations could then continue in Centennial's libraries (see pg 52), courtyards, a broad academic green, an "Entrepreneurial Village" dormitory, a lakeside conference center, on trails, on a golf course, and in the distant future, aboard a monorail. Countless architecture students examined parts of the future campus in their studio classes, ultimately envisioning a nine million square foot campus for 30,000 occupants.

A different kind of campus requires different rules. One early decision was to retain control of land by leasing, rather than selling, to provide greater adaptability as needs and tastes change and to ensure that value gains will accrue to the university. An exemption in state law allows revenues from Centennial Campus to be reinvested in campus development rather than the state treasury; another exemption permits the university to build profitable facilities like apartments, offices, or a hotel. A slow start convinced university officials not to do everything themselves, instead working with developers to deliver buildings through leases and land swaps with non-profit affiliates like the university endowment. Industry, in turn, is usually more comfortable leasing from a developer than from the public sector, says Michael Harwood, AIA, current Associate Vice Chancellor for Centennial Campus Development.

Close coordination doesn't happen between just any research partners, of course. Outside tenants are vetted by the university's Partnership Office to ensure active engagement with the campus community. Once they arrive, partnerships keep tenants engaged with full campus membership, including free or discounted access to university facilities. Harwood notes the campus was fully occupied throughout the downturn "because we've embraced collaboration and fostered a community. Even though tenants can get cheaper rent somewhere else, there are lots of other reasons to stay." For example, Peltair Aquatic Systems arrived on campus to test swimming pool cleaning robots, but found on-campus expertise in non-woven textile water filters and in business management. Rounding out its innovation portfolio, the university even has a manufacturing incubator where small firms can use its advanced equipment for non-woven production.
Campus Facilities in close proximity to the Armstrong and Dobbs imagined Innovation District could interact with new local industries within internship positions or research positions.
The UGA College of Urban Agriculture around which Athens’ new Downtown Innovation District is centered, will not only pave the way for research in areas of Urban Farming, Poultry Science, and Sustainable Cattle Farming Practices, but it will also generate millions in revenue from cash crops such as, specialty turf grass, blueberries, and watermelons to name a few. By bringing together the multi-million dollar industries which are currently at the forefront of innovation and research at UGA, as well as the most heavily funded, a community can begin to grow up around the Historic Armstrong and Dobbs Site which is rooted in the progression of knowledge and the improvement of human health and wellbeing.
Initial Concept
Final Concept
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Notes: Slope on Plaza Spaces 3% Max
Slope on Walkways 3% Max
Slope on Unpaved Building Entrances 4% Max
All Paved Surfaces ADA
Building Finished Floor Elevations 1’ Above Grade
TW - Top of Wall
BW - Bottom of Wall

Plunge Pools Collect Excess Storm Water Runoff From Downtown and Broad St.

Animal Research Labs Accessible from Greenspace as well as Plaza

Cattle and Poultry Research Hub
The Main Agricultural Research Hub, located in the heart of the UGA College of Urban Agriculture, will serve as a terraced trial garden for experimentation and testing of newly patented crops such as the Titan™ Blue Berry, or G06 - M Peanut - crops which now contribute to a multi-million dollar research effort within the University of Georgia.
<table>
<thead>
<tr>
<th>QTY</th>
<th>SIZE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SPACING</th>
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<tr>
<td>45</td>
<td>2 Gal.</td>
<td><em>Vaccinium ashei</em> 'Alapaha'</td>
<td>Alapaha Rabbiteye Blueberry</td>
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</tr>
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<td>75</td>
<td>2 Gal.</td>
<td><em>Vaccinium ashei</em> 'Ochlockonee'</td>
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<tr>
<td>69</td>
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<tr>
<td>51</td>
<td>2 Gal.</td>
<td><em>Vaccinium ashei</em> 'Vernon'</td>
<td>Vernon Rabbiteye Blueberry</td>
<td>4 ft. O.C.</td>
</tr>
<tr>
<td>45</td>
<td>2 Gal.</td>
<td><em>Vaccinium corymbosum</em></td>
<td>Camellia Southern Highbush Blueberry</td>
<td>4 ft. O.C.</td>
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<tr>
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<td>2 Gal.</td>
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<td>47</td>
<td>2 Gal.</td>
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<td>2 Gal.</td>
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<td>Summer SunsetTM Rabbiteye Blueberry</td>
<td>4 ft. O.C.</td>
</tr>
<tr>
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<td>2 Gal.</td>
<td><em>Vaccinium ashei</em> 'TitanTM'</td>
<td>TitanTM Rabbiteye Blueberry</td>
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<td>Georgia-13M Peanut</td>
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<td><em>Prunus persica</em> 'Surecrop'</td>
<td>Surecrop Peach</td>
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<tr>
<td>11</td>
<td>5 Gal.</td>
<td><em>Prunus persica</em> 'Gala'</td>
<td>Gala Peach</td>
<td>18 B.O.</td>
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<td>34</td>
<td>5 Gal.</td>
<td><em>Mahu x domestica</em> 'Stayman'</td>
<td>Stayman Winesap Apple</td>
<td>18 B.O.</td>
</tr>
<tr>
<td>47</td>
<td>5 Gal.</td>
<td><em>Mahu x domestica</em> 'Lodi'</td>
<td>Lodi Apple</td>
<td>18 B.O.</td>
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<td><em>Prunus armeniac</em> 'Golden'</td>
<td>Early Golden Apricot</td>
<td>18 B.O.</td>
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<td>5 Gal.</td>
<td><em>Prunus armeniac</em> 'Moorepark'</td>
<td>Moorepark Apricot</td>
<td>18 B.O.</td>
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<td><em>Prunus americana</em> 'Harcot'</td>
<td>Harcot Apricot</td>
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<td>'Monarch'</td>
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<td>Seed</td>
<td><em>Trifolium incarnatum</em></td>
<td>Crimson Clover</td>
<td>1.5 B.O.</td>
</tr>
</tbody>
</table>

**UGA moving into the marketplace**

January 4, 2015

In 2013, some 400 TCO-granted licenses contributed $8.3 million in royalty revenue to the university, most of which was reinvested in the research enterprise. The money helps cover the costs of outfitting new labs, purchasing new equipment and providing seed grants to help fund early-stage research, among other uses.

While plants bred in the College of Agricultural and Environmental Sciences currently account for the majority of UGA license revenue, other emerging technologies, such as a patented platform to manufacture therapeutic proteins in eggs for use in treating rare diseases, hold great promise, says Derek Eberhart, director of TCO and the Georgia BioBusiness Center. Combining the two offices has “put everything under one umbrella to facilitate moving discoveries from labs and fields into the marketplace,” says Eberhart. “This arrangement will be more efficient and leverage the expertise of our team and network of partners.”

**Turning the Peach State Blue**

UGA had a blueberry-breeding program long before anyone began to tout the tiny fruit as a nutritional powerhouse. Today, UGA-developed blueberries grow on every continent in the world save Antarctica, and Georgia grows and ships more blueberries than any other U.S. state. Several years ago, the blueberry passed the peach as the state’s No. 1 fruit crop.

In 1945, UGA horticulturist Tom Brightwell began tinkering with the rabbiteye blueberry, a Georgia native, and continued until he retired in the 1970s. For the last 25 years, UGA plant breeder Scott NeSmith has been improving Brightwell’s blueberry varieties—and creating new ones—in response to the needs of industry. Farmers want blueberries that can be harvested by machine, are pest- and disease-resistant, grow to a larger size so that harvesting is easier, and boast a longer shelf life.

The 13 UGA varieties developed and patented since 2001 have helped transform the blueberry industry from a $4 million enterprise in 1990 to the $250 million business it is today. NeSmith says that in 1990 there were fewer than 3,000 acres of blueberries in Georgia; today there are some 22,000 acres.

TCO secures intellectual property protection for the blueberry varieties, including patent and trademark protection. The licensing team issues IP rights to dozens of industry partners in Georgia and around the world, allowing them to propagate and sell the UGA varieties. Royalties are then reinvested in UGA research.

**Peanuts!!!**

Since 1951, the university has had a peanut-research program in Tifton, with plant breeders developing varieties that outshine those that came before.

The peanut varieties developed in Tifton have helped make the state the biggest producer of peanuts in the country, with a 2012 crop of 3.3 billion pounds and a farm gate value of $892 million. About half of Georgia peanuts are turned into peanut butter, says Bob Kemerait, a plant pathologist on UGA’s peanut team in Tifton. The TCO team ensures that UGA varieties receive IP protection and then licenses the rights to peanut producers in Georgia and across the Southeast so they can reap the benefits from the elite varieties developed at UGA.

The various peanut varieties bring in the most revenue of any plant for the UGA Research Foundation, generating royalties of more than $3 million in 2013. And the peanuts themselves are the basis of an industry that pumps about $2 billion into the Georgia economy each year.