Lexington corridor is located at the east side of Athens-Clarke County with public service buildings, neighborhood parks, commercial buildings, an airport and mostly, residential buildings. The Lexington Road passing through the corridor serves the community with the commercial buildings along its sides.

Traffic Volumes of Corridor’s Main Roads

This site locates at the intersection of Lexington Road and Cherokee/Gaines School Road. It is a major entrance to Athens/UGA from the southeast direction. The traffic is mainly passing by with a few going to the business inside of the site.
INVENTORY AND ANALYSIS

LAND USE OF THE CORRIDOR

Surrounded by the single family residential lots, the site has great potential to be a vibrant commercial center of the corridor, making the community to be more dynamic and attractive.

PARCEL'S SURVEILLANCE DURATION MAP

At the south side of the site, it’s the higher crime area in this corridor. Many studies have shown that surveillance could reduce the crime rate. In this map, it shows the different surveillance levels (in term of duration) of the parcels.
INVENTORY AND ANALYSIS

TRANSPORTATION AND CIRCULATION

This map shows the layout of bus stops, sidewalks, and crosswalks. Although the sidewalks are along the main roads, lacking of crosswalks is a barrier for pedestrian moving inside of the site.

HYDROLOGY AND SITE VIEWS

This map shows the direction of stormwater runoff. More than 40% of this site is covered by pervious pavement, so how to reduce the stormwater effect in the site is a problem to solve in the future design.
INVENTORY AND ANALYSIS

SITE PHOTOS

PHOTO A: The vacant parcels next to the LOWE’S.

PHOTO B: The sidewalks along the Gaines School Road.

PHOTO C: Inside of the Willowood Plaza Shopping Center, looking to the Lexington Road
Well organized design of different levels of road:
The site contains different levels of road: Arterial (the Lexington Rd), Major Collector (the Gaines School Rd, the College station Rd), Minor Collector (the Barnett Shoals Rd), and the roads goes to the properties. Some of the road is well-organized with thoughtful design applied. However, some of the road is old-fashioned and lack of maintenance. For those “outdated design” road, there are several module to apply, to make an easy design decision.

1. Residential street:
   - Sidewalks on one side: 5’ minimum, with shoulder and ditch to the road
   - Off street parking: optional, depends on the road size
   - Intersection with minor collectors: could use bulb-outs to reduce the street width opening, attractive, and will slow the car
   - Crosswalks: recommended at least one on each road.
   - Speed bump: recommended in neighborhood intersection, turning or before crosswalks
   - Lighting: recommended on the intersection
   - Bike lane: optional, depends on the road size
   - Stormwater management: could plant the ditch to a bio-retention area

2. Minor collectors:
   - Sidewalks on one side: 5’ minimum with lawn panel to the street
   - Crosswalks on the intersection, or between the major business Speed bump
   - Bike lane: optional, depends on the road size
   - Stormwater management: use swales next to the sidewalks to collect and treat stormwaters
3. Major collectors:
- Sidewalks on one side: 9’ on both sides, with planting strip to road
- Crosswalks: on the intersection, or between the major business, style like in Figure E;
- Speed bump: before school section, could associate with crosswalks
- Lighting: pedestrian scale lights next to the commercial building
- Bike Lane: recommended
- Median: 4’ to 12’ where appropriate, planted
- Stormwater management: could make planting area that in curb extension / mid block crosswalk into bio-retention

4. Arterial
- Sidewalks: 9’ on both sides, with planting strip to the road
- Crosswalk: on the intersection, or between the major business, style like in Figure E;
- Median: 4’ to 12’ where appropriate, planted
- Speed bump: before crosswalks or associated with crosswalks
- Lighting: pedestrian scale lights on the road next to the main commercial area
- Bike lane: recommended
- Stormwater management: turn the planting strip into bio-retention where appropriate

Renovation of the existing structures:
Aiming to be a commercial community center, the site needs to be modified to an updated, ecological, and pedestrian-friendly zone.

1. The Willowood Plaza
- Parking lot:
  - reduce the parking lot size to the requirement: Building size 125,824 square feet, require 420 parking spaces
  - matching the style with LOWE’s: planting curb extension
- Stormwater management: control the runoff and reduce the effect by using porous pavement
- Revise the pedestrian circulation inside the plaza: provide a safe and pleased walking environment for customer by appropriate using crosswalks, stop signs, and yield signs
- Visual guiding design for the business inside of the plaza
- Green space design: the space next to the Citgo is a great opportunity for a pocket garden
2. The “Lowe’s” Plaza
• Vacant space: Flash Food bought the space, recommend them have outdoor seatings
• Stormwater management: control the runoff and reduce the effect by using porous pavement

3. The “Krystal” Plaza
• Suggest business for the vacant space: restaurant, grocery store, and etc; better be the well known chained brand to bring visitors into the site
• Parking lot:
  • reduce the parking lot size to the requirement: Building size 44992 square feet, require 150 parking spaces
  • matching the style with LOWE’s: planting curb extension
• Stormwater management: control the runoff and reduce the effect by using porous pavement

4. Bus Stops
• Major Stop: bus shelters should be provided for stops on routes with high boarding numbers.
• Minor Stop: providing shades by planting trees

5. Building style
• Matching the business around it
• Keep the existing business with its original look, using the flat roof to build up roof gardens.

Reduce the crime rate by design:
The space next to the Willowood Plaza is a higher crime rate in the corridor, with lots of thefts and burglaries happened. As I read in some papers, one good way to reduce the crime rate is to enhance the “surveillance” of the site.

1. Neighborhood:
• Change some road into dead-end road
• Street tree suggestion: do not fully block the view of the house; could use some “thorny” shrub under the window

2. Community:
• Cleanliness: make the community neat and clean: add trash can on the main intersection
• Energy: a pedestrian-friendly community may increase the people running on the street
• Connection:
  • using the open space properly as a community park, increase connection between the people in the community
  • farmer’s market, flea market could happen in the large parking lot during weekend

Photo Credits:
As a corridor commercial center, this site contains lots of business. However, lacking connection between business makes it lost some potential customers. These three conceptual plan are focusing on using green space, or hardscape, to resolve the huge parking lot, and connect the businesses together.
This concept is using a grid pattern to redesign the site. It focuses on breaking down the existing parking lots, and filling them with green spaces. Also, changing the car circulation inside of the parking lot could provide a safer pedestrian walking experience.

Pros: clear car circulation inside the parking lot; focal points on the Lowe's plaza; grid layout of green space and parking lot
Cons: No change on the southwestern side of the site; lacking connections between green spaces
This concept is inspired by the pocket garden. Since the sidewalk plays an important role in pedestrian circulation, adding pocket gardens along it could make people have more fun to walk through different parts of the site. Also, adding hardscape means more program opportunity, and more gathering space for the community.

Pros: Clear car circulation; focal points; pocket garden along the sidewalk; gathering space
Cons: Parking lots are huge; green spaces are loose and lacking connections
This concept is revised concept 1 by putting green space between business and parking space. Turning the huge parking lot into a patio/park/fountain with parking space around it could attract people to stay on the site and walk around, which gives other business opportunity.

Pros: Green space as screening to cover the parking lot; focal points laying around the site; enough parking space
Cons: Green space may block the business facade; more car circulation inside of the parking lot
MASTER PLAN
CORRIDOR MASTER PLAN

For the corridor, this design focuses on two parts: connection and communication.
Adding neighborhood park to the vacant place provides the community more activity areas, which could gives people chance to gather together.
By the analysis of the current traffic volume of the corridor, the roads divided into four types by their sizes from small to large: residential road, minor collector, major collector, and arterial road. Reducing the road size and adding sidewalks along the corridor, could increase the safety of people who walking and running on the site and make people live greener.
The Lexington Corridor is located at the east part of Athens, serving as a gateway to UGA. The node between Lexington road and Gaines school road is the geographic center of the corridor; however, the current business and land uses did not attract as many people as it could be.

This design focuses on two concepts: Ecological, and Energetic.

**Energetic:**
- Bring more restaurant businesses into the node could attract both local people and passengers in, and give them a destination to the site.

**Ecological:**
- Adding more crosswalks and street trees give a safer and greener walking experience of the site.
- Roof gardens could reduce stormwater runoff, energy use, and the heat island effect.
Connecting the roofs could not only give the existing building a new look, but also give the people a new layer of space to stay, walk and explore.
This is the zoom in of the south-eastern part of the site, which includes a small community garden and a corner of the roof garden. The special part of this design is the roof bridge, which is based on the natural 19 feet elevation change between the road and the building. The deck on the bridge is a great space to look toward the garden and the site. The three patios provide enough sitting opportunities for people, moreover, the wood pavilion and the shaded patio could create a cooling experience during summer. The big lawn area in the center is a place for recreation sports. While the children playing on the lawn, the parents could sit on the seat walls to watch them. The garden is also a good place for elder people with the ramp, at the same time the plants along the sidewalk adds joys to the walk.
SITE PLAN

SITE DESIGN SUPPORT GRAPHICS

GARDEN VIEW OF THE WOOD DECK AND THE BRIDGE

ROOF CAFE AND OUTDOOR SEATINGS

SECTION ELEVATION FROM THE ROOF BRIDGE TO THE ROOF CAFE
# PLANT PALETTE

## Tree species

<table>
<thead>
<tr>
<th>Code</th>
<th>Common Name</th>
<th>Latin Name</th>
<th>Color</th>
<th>Height</th>
<th>Flower Color</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Magnolia</td>
<td>Magnolia</td>
<td>Red</td>
<td>5-15m</td>
<td>Yellow</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Ginkgo</td>
<td>Ginkgo</td>
<td>Green</td>
<td>20m</td>
<td>Yellow</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Dogwood</td>
<td>Cornus</td>
<td>Yellow</td>
<td>6m</td>
<td>White</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Zelkova</td>
<td>Zelkova</td>
<td>Red</td>
<td>15m</td>
<td>Red</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Crataegus</td>
<td>Crataegus</td>
<td>Red</td>
<td>8m</td>
<td>Red</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Prunus</td>
<td>Prunus</td>
<td>Pink</td>
<td>4m</td>
<td>Pink</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Acer</td>
<td>Acer</td>
<td>Green</td>
<td>10m</td>
<td>Green</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Quercus</td>
<td>Quercus</td>
<td>Brown</td>
<td>20m</td>
<td>Brown</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Ulmus</td>
<td>Ulmus</td>
<td>Green</td>
<td>15m</td>
<td>Green</td>
<td></td>
</tr>
</tbody>
</table>

## Shrub species

<table>
<thead>
<tr>
<th>Code</th>
<th>Common Name</th>
<th>Latin Name</th>
<th>Color</th>
<th>Height</th>
<th>Flower Color</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Rose</td>
<td>Rosa</td>
<td>Red</td>
<td>5-7m</td>
<td>Red</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Hydrangea</td>
<td>Hydrangea</td>
<td>Purple</td>
<td>3-5m</td>
<td>Purple</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Honeysuckle</td>
<td>Lonicera</td>
<td>Yellow</td>
<td>3m</td>
<td>Yellow</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Viburnum</td>
<td>Viburnum</td>
<td>White</td>
<td>4m</td>
<td>White</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Alchemilla</td>
<td>Alchemilla</td>
<td>Yellow</td>
<td>1m</td>
<td>Yellow</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Berberis</td>
<td>Berberis</td>
<td>Red</td>
<td>2m</td>
<td>Red</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Cotoneaster</td>
<td>Cotoneaster</td>
<td>Red</td>
<td>3m</td>
<td>Red</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Euonymus</td>
<td>Euonymus</td>
<td>Green</td>
<td>1m</td>
<td>Green</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Berberis</td>
<td>Berberis</td>
<td>Red</td>
<td>2m</td>
<td>Red</td>
<td></td>
</tr>
</tbody>
</table>

## Groundcover species

<table>
<thead>
<tr>
<th>Code</th>
<th>Common Name</th>
<th>Latin Name</th>
<th>Color</th>
<th>Height</th>
<th>Flower Color</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>Vinca</td>
<td>Vinca</td>
<td>Blue</td>
<td>15cm</td>
<td>Blue</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Viola</td>
<td>Viola</td>
<td>Purple</td>
<td>10cm</td>
<td>Purple</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>Ajuga</td>
<td>Ajuga</td>
<td>Red</td>
<td>5cm</td>
<td>Red</td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>Bergenia</td>
<td>Bergenia</td>
<td>Pink</td>
<td>15cm</td>
<td>Pink</td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>Lamium</td>
<td>Lamium</td>
<td>Yellow</td>
<td>10cm</td>
<td>Yellow</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Phlox</td>
<td>Phlox</td>
<td>Blue</td>
<td>15cm</td>
<td>Blue</td>
<td></td>
</tr>
</tbody>
</table>

## Other species

<table>
<thead>
<tr>
<th>Code</th>
<th>Common Name</th>
<th>Latin Name</th>
<th>Color</th>
<th>Height</th>
<th>Flower Color</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>Nepeta</td>
<td>Nepeta</td>
<td>Red</td>
<td>30cm</td>
<td>Red</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td>Achillea</td>
<td>Achillea</td>
<td>Yellow</td>
<td>10cm</td>
<td>Yellow</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>Penstemon</td>
<td>Penstemon</td>
<td>Pink</td>
<td>50cm</td>
<td>Pink</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td>Lysimachia</td>
<td>Lysimachia</td>
<td>Yellow</td>
<td>15cm</td>
<td>Yellow</td>
<td></td>
</tr>
</tbody>
</table>

## Native plants

- *Magnolia virginiana - Magnolia*
- *Ginkgo biloba - Ginkgo*
- *Zelkova serrata - Zelkova*
- *Crataegus spp. - Crataegus*
- *Prunus spp. - Prunus*
- *Acer saccharum - Acer*
- *Quercus spp. - Quercus*
- *Ulmus pumila - Ulmus*
- *Rose spp. - Rose*
- *Hydrangea arborescens - Hydrangea*
- *Honeysuckle spp. - Honeysuckle*
- *Viburnum plicatum - Viburnum*
- *Alchemilla mollis - Alchemilla*
- *Berberis spp. - Berberis*
- *Cotoneaster dammeri - Cotoneaster*
- *Euonymus fortunei - Euonymus*
- *Vinca major - Vinca*
- *Viola tricolor - Viola*
- *Ajuga reptans - Ajuga*
- *Bergenia ciliata - Bergenia*
- *Lamium maculatum - Lamium*
- *Phlox paniculata - Phlox*
- *Nepeta cataria - Nepeta*
- *Achillea millefolium - Achillea*
- *Penstemon virginicus - Penstemon*
- *Lysimachia nummularia - Lysimachia*
- *Nepeta cataria - Nepeta*
- *Achillea millefolium - Achillea*
- *Penstemon virginicus - Penstemon*
- *Lysimachia nummularia - Lysimachia*
PLANTING SCHEDULE AND PLANTING DETAILS

PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>CODE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QTY</th>
<th>UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>07</td>
<td>Acer / 3.5&quot; grafted</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>08</td>
<td>Abutilon / 3.5&quot; grafted</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>09</td>
<td>Magnolia / 3.5&quot; grafted</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Pinus strobus / 3.5&quot; grafted</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Quercus / 3.5&quot; grafted</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Fraxinus / 3.5&quot; grafted</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PLANTING DETAILS

CONIFEROUS TREE PLANTING DETAIL

PERENNIAL/GROUND COVER PLANTING DETAIL

PERENNIAL/GROUND COVER SPACING DETAIL

SHRUB PLANTING DETAIL

TREE PLANTING DETAIL

GENERAL NOTES:

1. The Contractor shall locate and verify the existence of all utilities prior to starting work.
2. The plant shall be set in the ground before final grading has been finished and approved by the Project Architect or Engineer.
3. The Plant setbacks shall be in accordance to the guidelines established by the current American Standard for Nursery Stock, published by the American Association of Nurseries.
4. All plants shall be installed as per details and the plant specifications.
5. All plants shall be staked and spaced as per designated spacing on the construction drawings.
6. All plantings shall be watered thoroughly before and after planting.
7. If any plant is damaged or killed, the owner shall be required to furnish an identical plant for replacement.
8. All plants shall be watered weekly, or as necessary, during the first growing season.
9. Contractor is responsible for maintenance of plants, including pruning and weeding, until time of final acceptance by Owner.
10. The Contractor shall be responsible for the proper installation and maintenance of all plantings.
11. All plants and materials shall be left in place unless otherwise specified.
12. All plants shall be staked before the start of the next growing season after planting. All plants shall be staked weekly, or as necessary, during the first growing season.
13. Any damage to plantings, either during or after planting, shall be promptly repaired by the Contractor at no additional cost to the Owner.
14. The Contractor shall be responsible for the proper installation and maintenance of all plantings, including pruning and weeding, until time of final acceptance by Owner.
15. All plantings shall be staked and spaced as per designated spacing on the construction drawings.
16. All plantings shall be watered thoroughly before and after planting.
17. If any plant is damaged or killed, the owner shall be required to furnish an identical plant for replacement.
18. All plants shall be watered weekly, or as necessary, during the first growing season.
19. Contractor is responsible for maintenance of plants, including pruning and weeding, until time of final acceptance by Owner.
20. The Contractor shall be responsible for the proper installation and maintenance of all plantings.
21. All plants and materials shall be left in place unless otherwise specified.
22. All plants shall be staked before the start of the next growing season after planting. All plants shall be staked weekly, or as necessary, during the first growing season.
23. Any damage to plantings, either during or after planting, shall be promptly repaired by the Contractor at no additional cost to the Owner.
24. The Contractor shall be responsible for the proper installation and maintenance of all plantings, including pruning and weeding, until time of final acceptance by Owner.
CONSTRUCTION DETAILS

WOOD DECK-CONCRETE STAIR-SEATING WALL-BRICK PAVER-FOUNTAIN

CONTEXT MAP

CONSTRUCTION DETAIL OF ARTERIAL ROAD