The Athens Artistic Alliance
Community

A detailed proposal of a bold and exciting design for an urban community integrating artists with all ages of the Athens-Clarke County Community
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Program Development- The Athens Artistic Alliance Community

After taking inventory and analysis of the Lexington Road Corridor, I considered all of the possibilities to enhance this gateway into Athens, Georgia. One specific theme that I aim to follow is making transitions from the rural countryside, to the urban and creative historic downtown while also incorporating and growing the existing community.

To accomplish this goal my key programming idea is to create a small urban development primarily for artists. This project would provide a living and studio space for multidisciplinary artists (writing, visual arts, composers, film makers, etc) who provide ideas and work for the community. These artists would also be responsible for working with the community and inspiring a younger generation through workshops, activities, and festivals. Ideally, the amount of time spent with, and for the community would pay the majority of rent. I would also design a green space for outdoor recreation and an area for shops.

The design details would include revitalizing the existing, abandoned Piggly Wiggly building to be partially studio and work space and partially a Hostile, having about 15-20 beds, for visitors, lining about 4 smaller store fronts close to the street, and adding town homes, to be 1-4 bedrooms, down the side of the spaces would be necessary, but clear some of the wooded area design details of this artistic feel. I would Use making them look and feel driving by, a person would rest of the Classic City. Each yard space for pets and

Across the existing goodwill is, I am proposing to redesign the more inviting and appealing. I would add more seating. The goodwill and Ollie’s are both in good improving the store fronts of the rest of the strip need or sports store, and a pet store would be good additions to the area. The amount of space in this lot is also not necessary, so I am proposing to remove the Title Pawn and build a tasteful community center and gym. This could be a place for activities and events for the artist community and for the rest of the community. It would be used as a gathering place for the general public and organized events such as art shows, movie nights, or recreational indoor sports. The gymnasium would be about 110 x 60 feet and include an outdoor pavilion and courtyard area of about 40x60. The pavilion and gymnasium would also have similar architecture to match the townhomes and store fronts.

Improving store fronts, adding vegetation, and creating a cohesive architectural design on both sides of this gateway is sure to slow the traffic and grab attention of the people entering Athens Clarke County.

Lastly, the connectivity of these two places is very important to the design and the community. Adding a median and improving the existing crosswalk would be essential. This would encourage the residents of the community to walk to the grocery store and encourage people in the shopping center to visit the new community. The crosswalks would be a creative and distinct pattern to stand out more and also match the rest of the community.

I believe my ideas and program development would be a great way to improve this corridor and bring more art and creativity to the existing community and Athens Clark County as a whole. The transition from rural to urban would be highlighted in the details of the architecture, paving designs, and plant choices. Bringing art and passion into the lives of others improves their life and health. To be able to support local artists, benefit and add to community projects, events, and well being, and also to inspire others to have a passion and appreciation for art would be an incredible thing to accomplish, and I believe it could be done with my design for this Gateway into Athens.
Analysis and Conclusion

This Eastern corridor into Athens Clarke County is full of Cultural Assets including grocery stores, lakes, ponds, and quarries, parks, and many major activities, and a few areas of opportunity for new design and revitalization. This is not only a corridor for visitors, but a major area for residents of Athens, Georgia.

By taking inventory on all of the activities such as skate parks, movie theaters, recreation fields, parks, and major grocery stores, in comparison with my inventory of major versus minor roads, I have determined the major intersections. These major intersections are the prime locations for signage and improvement. While intersection A is a huge node for current activity, the state of the land is in major need of revitalization or even redesign. This intersection has potential to welcome all visitors into the Athens Clarke County Area, while also inviting locals back for activity and permanent residency.

Transition Zones Analysis

Intersection A and C are both of equal importance and have potential to serve as major corridors. Intersection C is a huge Corridor area, not only because of the Major Activities, but because this is the main transitional enterance from rural to urban Landscape. Intersection A is the Junction including Lexington Road and the Inner and Outer Loop that Navigates around all of Athens. This is also the last major intersection before entering the Historic Downtown and could be a great place to help the transition from commercial to Historical.

The three intersections/Gateways all have potential and are all necessary to the other for success. There are many ways to improve and enhance these areas to create a fluid transition from rural to urban at Historic Athens. Signage is a tremendous way to make people feel welcome, but should well designed and particularly placed. Creating a median and more pedestrian friendly road is also important to any corridor. This can be done with landscape and lighting. Lastly, there are many ways to improve the area around intersection B, and there are many design ideas to be considered and explored.
Residential
Government/ Parks
Commercial

Broad Zoning Map

This Broad zoning map highlights residential, commercial, and government zones. By broadly highlighting the different zones, it gives shows the incredible amount of existing residency surrounding this vital corridor. The type of residency, may be something to keep in mind, but, in my opinion, did not take importance. When revitalizing an area, i believe it has the ability to relieve itself from crime and theft. Improving a commercial area brings crowds and activities which, in turn, beautify and highlight the zone. These areas of focus are generally not areas of crime.

My focus will be on improving the commercial zones to alleviate the stress from the residential and park zones, creating a safe and fun community.

Slope Aspect And Water Runoff

Analysis and Conclusion

There is not much ecological activity happening in my main focus of intersection B. I was able to focus on existing detention ponds, and areas of extreme runoff.
Brainstorming Ideas:
- Farm to Table
  - Community garden, restaurant, farmers market
  - Reuse stormwater runoff
- Community Mix - Use Center
  - Event Center
  - Main hub - provides transportation to surrounding activity nodes
- Urban Community
  - Apartments, Townhomes, shops
  - Pedestrian and visitor friendly
- Transforming Grey Feilds to Public friendly places
  - Case Studies
  - Revitalization
- Dog Park
- Fitness Park
- Community Contest for Public Art Pieces
  - Organized Vandalism wall
  - Monitored and repainted white once a month
- BMX trails
- Greenway or Rails to Trails
- Appropriate signage and wayfinding
- Transition Corridors and Gateways
  - Possibly my main theme
- Bike Rental Stations
  - Rent for 24 hours at a time - using credit card
  - No Employment nessesary
- Boys and Girls Club, Girl Scouts, etc Hub
- Nodes

General Restrictions, Opportunities and Thoughts to Keep in Mind:
- Building height restrictions; Must be under one story
- No “Wet” Detention Ponds in an Airport overlay zone
- Any Public Art to be outside of Right of way
- Use native plant species
- Lighting to highlight gateway elements ONLY
  - Cannot interfere in Airport overlay Zone
- Signage to be in ordinance with surrounding signs
- Intersection B is Zoned Commercial-General
- Think of Transitions
- Additional Park Land improves life
- Pedestrian connections
- 2 to 3 Gateways
- Shared parking is desired behind buildings
  - Store fronts closer to road
- Multiple ways to slow traffic
  - Trees, storefronts, smaller roads
- Cheaper storm water retention ideas
- Appeal to all ages
- In need of signifigant Character
- Rules of Greenway?
- Need for additional restaurants
  - Not fastfood
- Think of resident satisfaction
- Crosswalk and Pedestrian Connections are VERY important
- Incorporate private property to promote these elements
- How much can government zoning and property be manipulated

Words To Remember:
COMMUNITY, nodes, TRANSITIONS, zones, corridors, WALKABILITY, gateways, signage, “AgriHood”, Public Art, WELLNESS, Stormwater Retention, need, RESIDENCE, intersections, urban, BEAUTIFY, connections, transportation, zoning, IMPROVEMENTS
Concept One

Going Green: this concept was an attempt to incorporate as much green space as possible, while maintaining my original design ideas.

Description
While this concept incorporates a tremendous amount of Green Space, I was also about to maintain and even add more housing. The urban community on the north side of Lexington Road has an incredible green space for a courtyard, gathering, or lawn events for residents and visitors. On the South side, the gymnasium, community Center, and pavillion are directed to grab the attention of traffic and the shopping center. These green spaces make both sides of the street more appealing and usable.

Pros
- More passive activity space
- can have multiple activities
- more views from south side
- more housing for community
- more shops

Cons
- large demolition of existing features
- less parking
- possibly too much housing
- northern corner is not pedestrian friendly
- blocked views on north side

Concept Two

Walk Through: this concept is intentionally the most pedestrian friendly to the shopping and community center, through the community, and to the existing residential neighborhood.

Description

The building layout in this concept is more broken up to create more private entries to the community center, urban community, and the shopping center. The buildings to the north are also moved in closer to create more intimate spaces and conserve more existing conditions. The layout of the buildings also creates more space for public art opportunities. The building fronts located so close to the road create interest for drivers and slows the pace of traffic, making it easier for pedestrians to cross and navigate.

Pros

- Good views across site
- More inviting and open plan
- Large green space
- More stores
- Less existing demolition
- More opportunities for public art

Cons

- Less parking in north lot
- Less housing
- Less green space to the north
**Concept Three**

Creating Spaces: this concept is about using buildings and vegetation to create different types of spaces for the community.

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**Description**

The larger buildings and their layout create larger spaces that are easy to navigate. The simplicity of the spaces make the flow of pedestrian and car traffic easier and more efficient. The large parking island helps break up the mass of asphalt and helps control the flow of traffic.

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**Pros**

- controlled traffic flow
- more parking
- more housing
- larger spaces

**Cons**

- very few views
- very little green space
- not as many store fronts
- not pedestrian friendly
- the two sides of the street do not communicate with one another.
Final Thoughts

While drawing these concepts, each seemed unique and functional. After having to analyze my designs and pick out the pros and cons of each, I found flaws in all three of the concepts. This portion of the design process is crucial and will shape my final design. Concept one and two are very similar and are the most functional, whereas concept three seems to be the least functional. If I were to create a fourth concept, I would utilize the north eastern lot as in concept one to incorporate more housing while saving existing properties. I would stick with breaking the buildings into smaller and more functional sizes to accommodate pedestrians, views, and larger green spaces. For all of the designs, I restored and revitalized the existing abandoned Piggly Wiggly into more living and studio space. I believe this is the most sustainable and cost effective idea in my concepts. Overall, I now have a good idea of the direction my master plan is going, and have the tools to make a more detailed plan.

Corridor Concepts

As mentioned in my Inventory and Analysis, there are three specific gateways that I intend on having a broader focus on. Each gateway contributes to the experience of entering Athens Clarke County, and helps to create a transitional experience from rural to commercial to Historic Downtown. Each of these gateways are appropriately located at the three major intersections. The Intersection of focus is not only a gateway, but an introduction to the creative community of Athens. Located in the heart of commercial activity, the urban space emulates the urban feel of downtown while maintaining a commercial activity. The other two intersections would not have such an extensive design, but a marker such as a sculpture or planting design that is appropriate to either, rural or historic. The location of the transitional gateways are indicated below.
For each major intersection into the City of Athens, there is a type of transition, from Rural to Urban/Commercial, and then to Historic. I believe this creates a grand opportunity to use each intersection as a gateway including public spaces and art that relate to the specific transition. The retention pond to the left (along with the entire community) would be the focal point at the 2nd intersection. I have provided examples to provide similar ideas for the other two.

Supporting Graphics

Teaming up with Alliance of Artists Communities, my dream is to invest in creativity and provide a community for multidisciplinary artists to thrive and produce for themselves and for their community. While designing this dream, my goal is to revitalize and enhance the Eastern Corridor into Athens Clarke County. Creating cohesive transitions from Rural to Urban to Historic Landscapes, I plan to design an exciting and interactive entrance into the grand Athens, Georgia.
To highlight the most interesting and interactive pieces of my site plan, I have provided supporting graphics of the trellis in the center of the plan, the courtyard to the southeast of the gymnasium, and the garden walk from the parking to the green space. These graphics illustrate the natural and loose planting designs to contrast the formal green space that is the center of the plan.
## PLANT SCHEDULE

<table>
<thead>
<tr>
<th>QTY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>SPACING</th>
<th>COMMENTS</th>
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<tr>
<td>12</td>
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<td>Caliper</td>
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<td>2&quot;</td>
<td>Caliper</td>
<td>Female Species</td>
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<tr>
<td>39</td>
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<td>107</td>
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<td>Fothergilla</td>
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<tr>
<td>15</td>
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<td>Red Chinese Witch Hazel</td>
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<td></td>
<td><strong>GROUNDCOVER, VINES, &amp; PERENNIALS:</strong></td>
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<td>Purple Coneflower</td>
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<tr>
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## TURFGRASS:

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<tr>
<th>SPECIES</th>
<th>CONDITION AT PLANTING</th>
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<tbody>
<tr>
<td>Bermuda Grass</td>
<td>Seed</td>
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**Planting Plan**  
Grace Wooten

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[Image of plants and diagrams]
**Construction Details**

- Event Pavilion
  - 4"x4"x10" Mass Plantings
  - 24" of Poured Concrete
  - Compacted Subgrade
  - 6" of Aggregate
  - 2" of Poured Concrete

- Arbor Walk
  - 4' Wide path of Flagstone
  - Specified sizes between 2 sqft to 6 sqft

- Decorative Pond
  - Water Plants
  - 2" Liner
  - Flexible Pipe

- Garden Walk
  - Mass Plantings
  - 4' wide path of Flagstone
  - Specified sizes between 2 sqft to 6 sqft

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**Location Maps**

- Event Pavillion
- Arbor Walk
- Decorative Pond
- Garden Walk

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Grace Wooten, Professor Cannady, Land4900