



# **BETHEL HOMES**

## **NORTH DOWNTOWN ATHENS**

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**PLANNING STUDY**

# **VIRTUAL WORKSHOP**

**FRIDAY  
AUGUST 14, 2020**

**8:30 – 9:30 AM EST**

**SESSION 3:  
EXPLORING THE  
CIVIC PARCELS**

# INTRODUCTIONS

## Presenters

- Christina Davis – Columbia Residential
- Brian Keith – JHP
- Buck Bacon – W&A

## Moderator

- Zoe Zhou – JHP

## Special Guests

- Brad Griffin – ACC Planning Director
- David Lynn – ACC Athens Downtown Development Authority
- Blaine Williams – ACC Manager
- Mark Melvin – ACC Fire & Emergency Services



# WELCOME!



SIGN-IN THROUGH  
THE CHAT WITH  
YOUR NAME AND  
EMAIL



SESSION IS  
BEING RECORDED,  
AND WILL BE  
AVAILABLE LATER  
ON THE WEBSITE



FOR QUESTIONS,  
"RAISE YOUR  
HAND" OR LEAVE A  
COMMENT

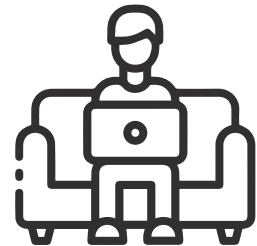


SESSIONS ARE  
45 - 60 MINUTES

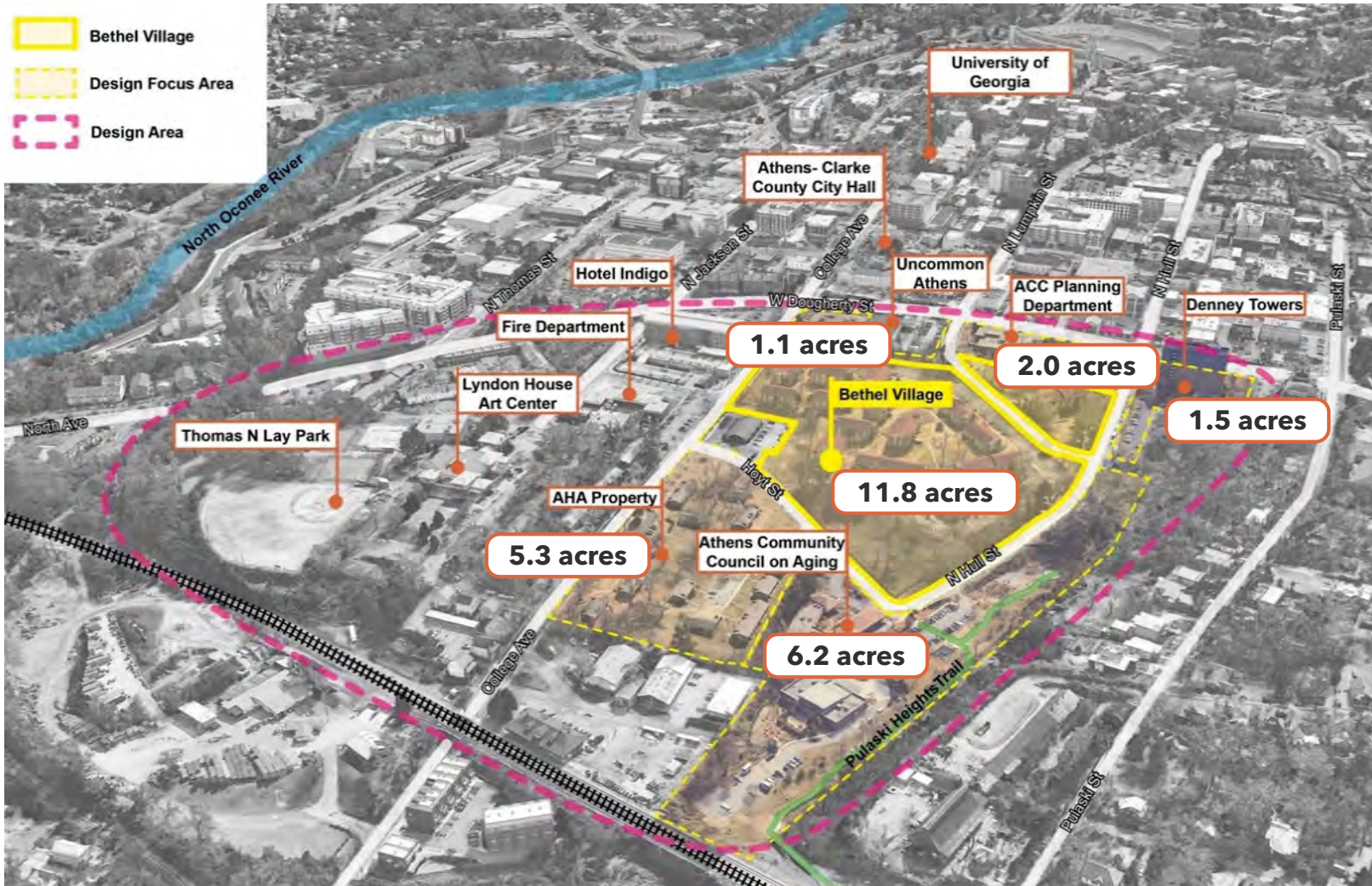


# WHAT-IF'S

- Please Note: these are Conceptual Studies at this point to think and rethink about **"possibilities"** and explore various ideas
- Nothing is set or decided – we are **"listening"** to all comments and thoughts
- These sessions and ideas represent some of the main themes which have arisen so far in our Planning Workshops and Interviews



# REDEVELOPMENT MASTER PLANNING



- Will include mixture of housing types, land uses, and density
- Mixed-use/mixed-income
- Funded from 2020 SPLOST funding through ACCUG
- Will be done in phases
- Master Plan is the first step
- The Master Plan will go before ACCUG for formal adoption when complete



**Master Planning Area**



# PLANNING STUDY TIMELINE



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# FEBRUARY 2020 WORKSHOP SESSIONS

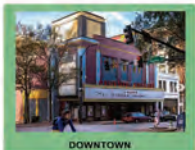
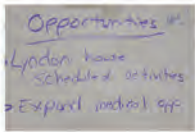


- Several workshop sessions in early February 2020
- Bethel Village resident focused, and overall Athens community focused
- All Prior Studies and Work is on the website





# FEBRUARY 2020 WORKSHOP SESSIONS



## Feb. 18th, 2020

(Resident Focused Meeting)



## Feb. 19th, 2020

(General Public Meeting)



■ **Healthy Community:**

- a) Friendly multi generational neighborhood with more diversity / senior friendly / Mixed-use neighborhood / affordable.
- b) Healthcare center.
- c) Respect site history/restore the urban grid.
- d) Community center (computer room,gym, basketball, commercial kitchen...).
- e) Public open space / kids playground / trail connection / outdoor landscape / Green-way connection.
- f) Connectivity to art walk along Jackson Street.
- g) Some demands for Live/Work or small business space.
- h) Make the fire department multi-function.
- i) Convenient bus and school bus stops.

■ **Public Safety:**

- a) Needs a gated community/outside people bring problems.
- b) Guaranteed ownership after return.



# Listening - Learning - Designing



## Prior Workshops/Interviews



# ONLINE ENGAGEMENT SHIFT



- COVID-19 shift
- Online Resident and Community surveys
- Website as Planning “Hub” for workshops and Urban Planning Efforts
- All Sessions, Work, and Presentations will be posted on the Website



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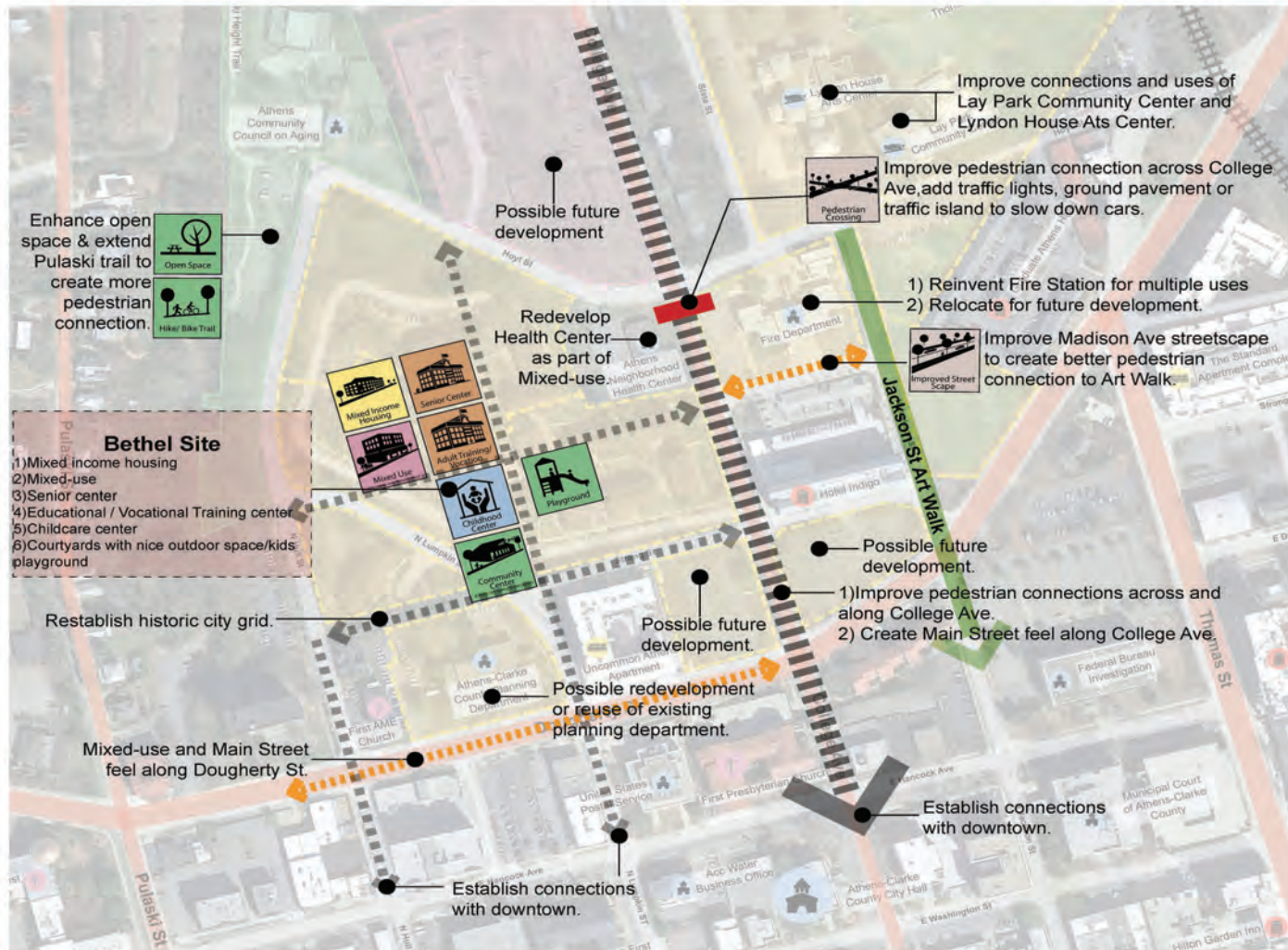


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# URBAN PLANNING FOLLOW-UP ANALYSIS



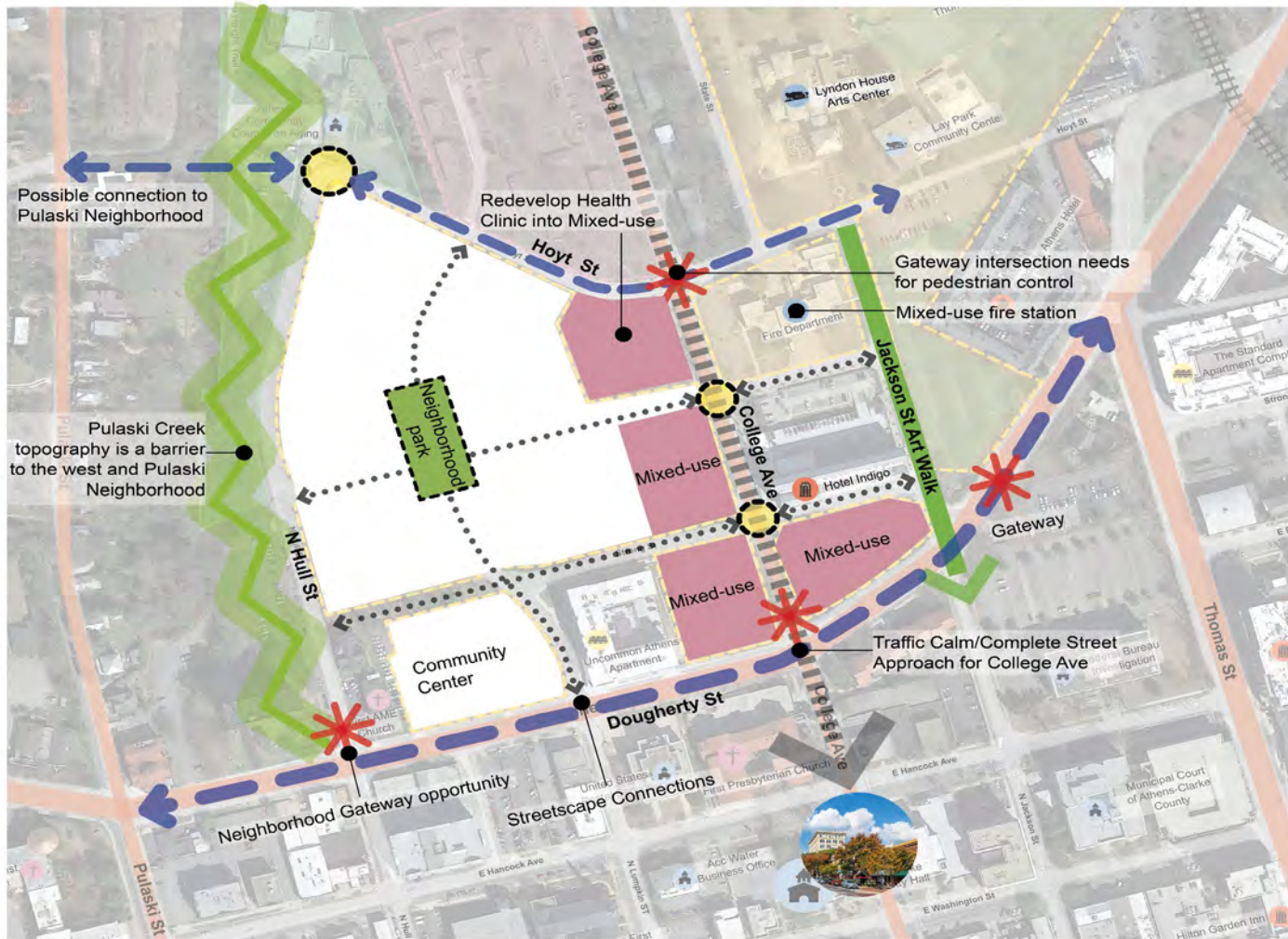
- Issues & ideas “What-Ifs” that came through in our interviews and work sessions
  - College Ave. as a complete street - safe crossing
  - Bike/pedestrian walkability
  - Main Street - mixed-use
  - What is the “Front Door/Entry” of Bethel Village
  - Variety of open space
  - Arts and cultural history incorporated into community “Places”
  - Neighborhood sustainability
  - Community civic uses and resources
  - Connections and linkages
  - Repurposing and Reuse

Planning & Urban Design Analysis





# URBAN PLANNING FOLLOW-UP



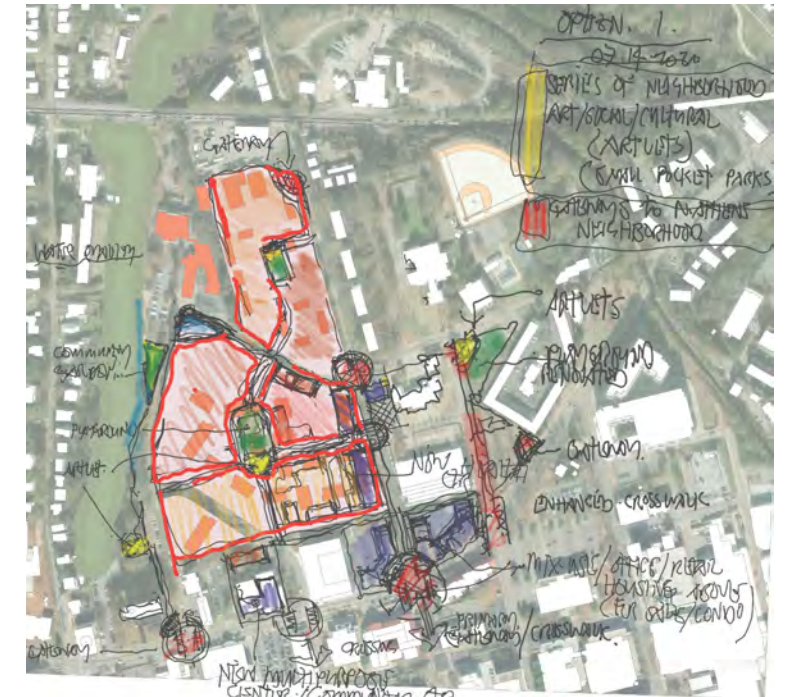
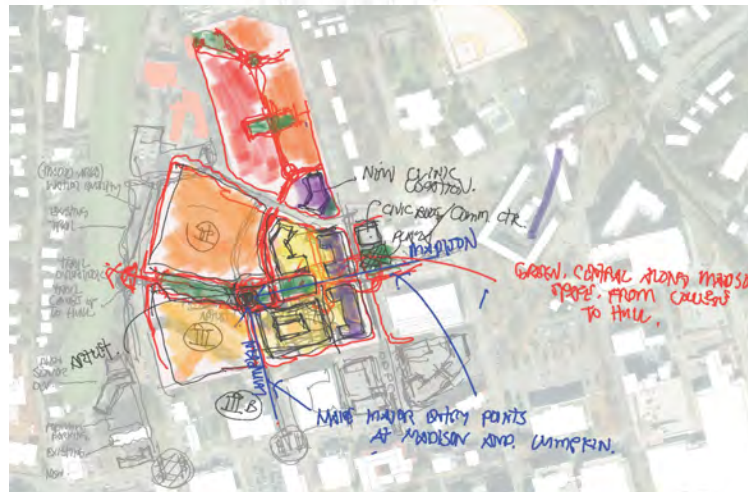
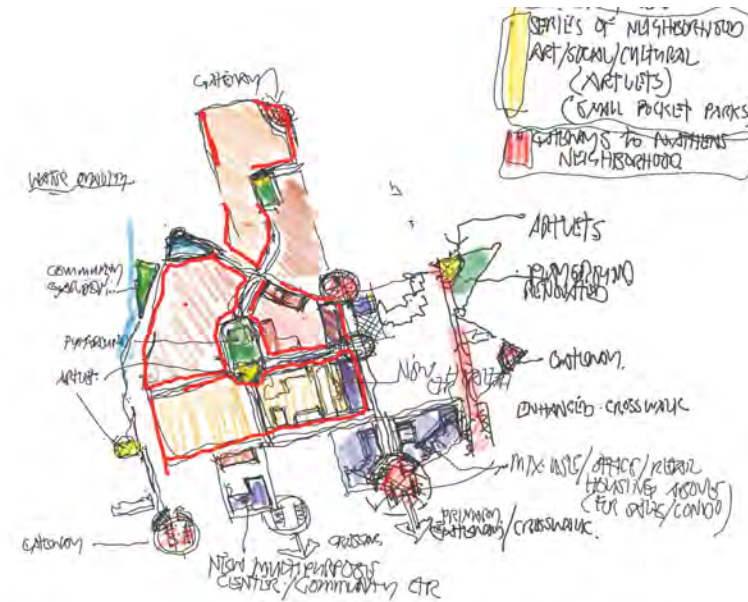
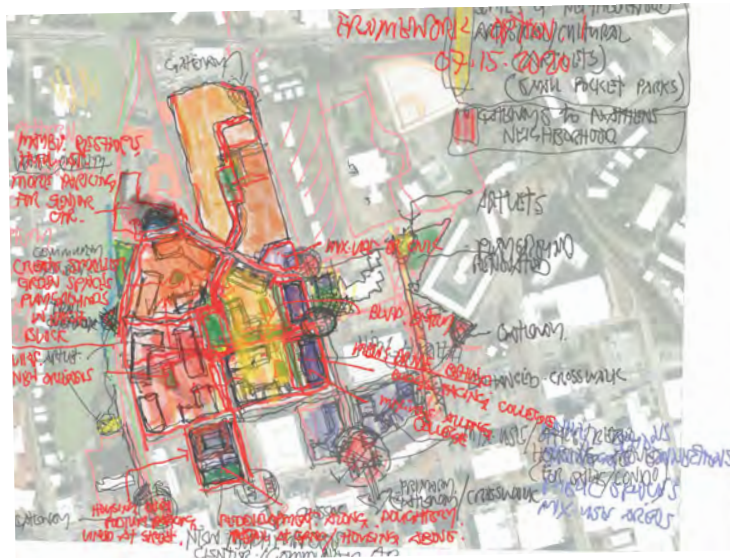
- Key issues & themes emerged - which lead the following Sessions:
  - Complete Streets : Safety, Walkability, Mixed-use
  - Open Space & Parks
  - Exploring Civic Parcels : Community civic uses and resources
  - Transportation & Transit
  - Sustainability and Green Strategies
  - Artlets : Exploring Arts and Cultural history





# URBAN PLANNING SKETCH EXPLORATION

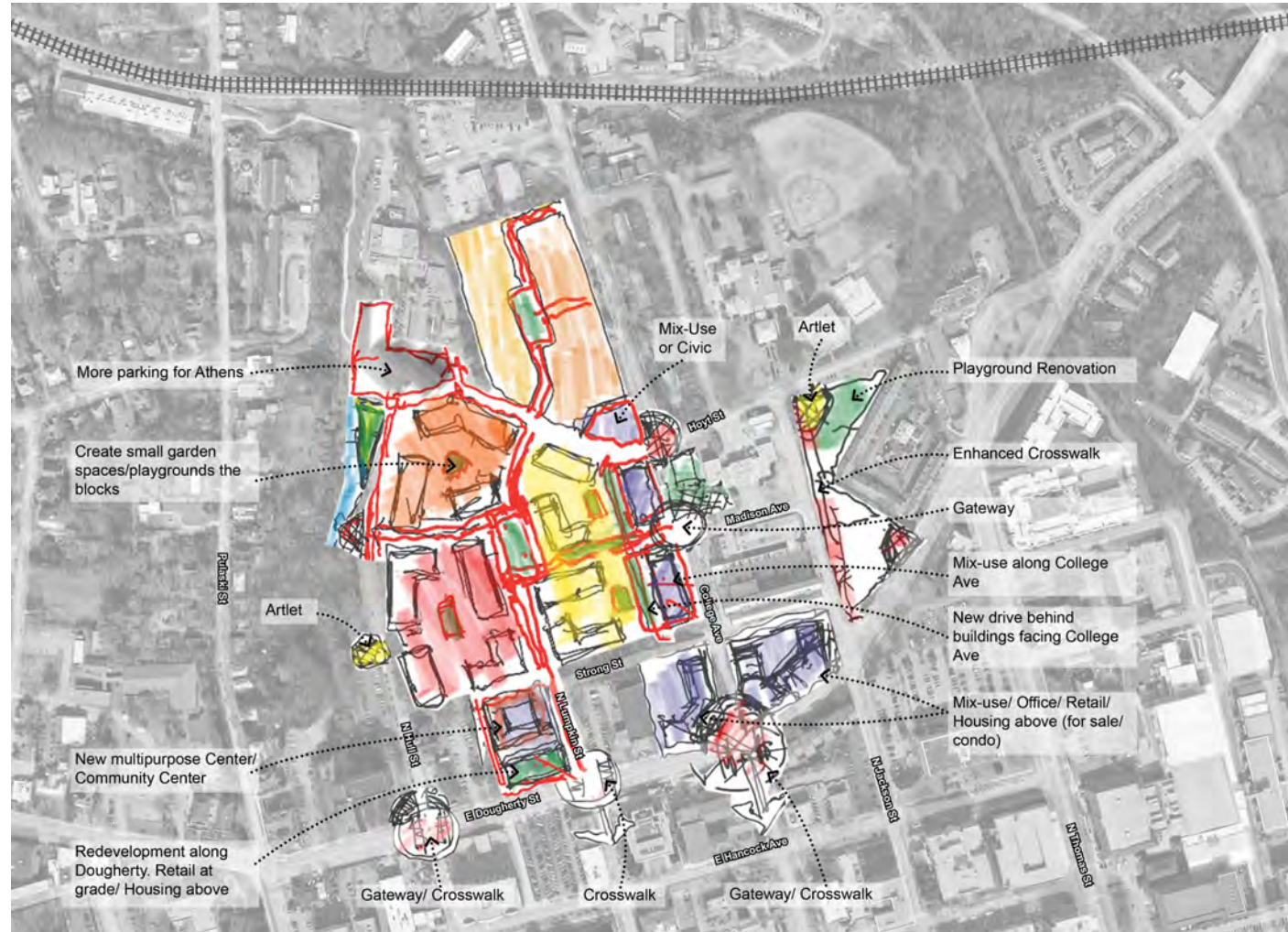
## “WHAT-IF” IDEAS





# URBAN PLANNING SKETCH EXPLORATION

## “WHAT-IF” IDEA-A

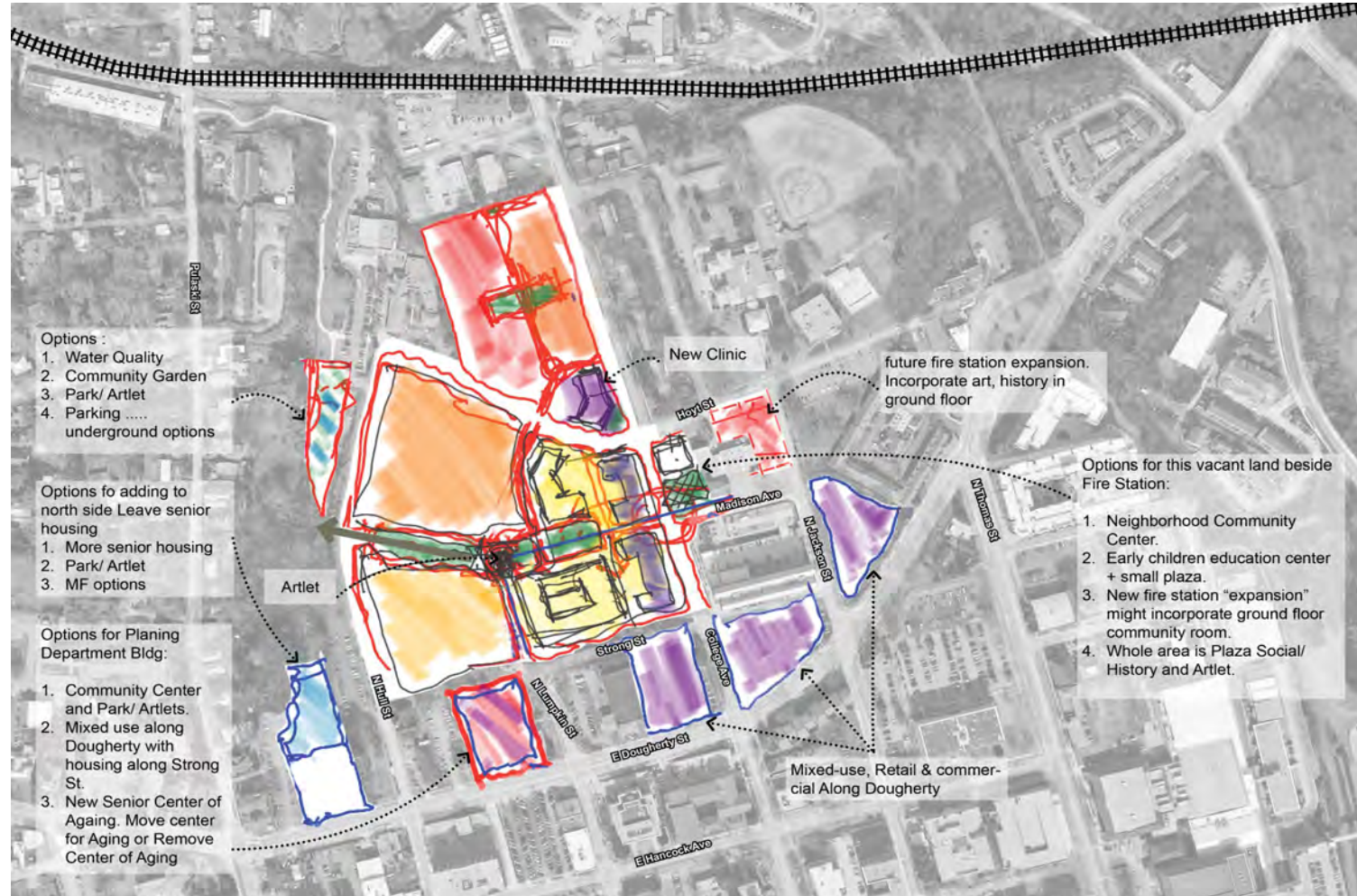


Central Lawn - North/South Connections



# URBAN PLANNING SKETCH EXPLORATION

## “WHAT-IF” IDEA-B





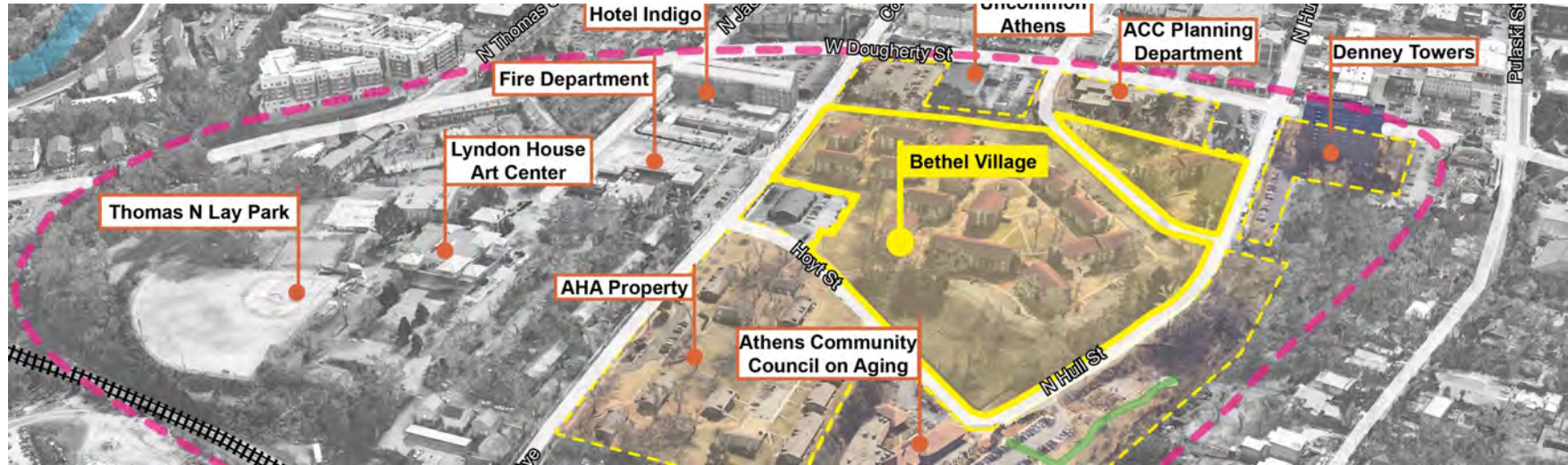
# SESSION 3:

## Exploring the Civic Parcels





# EXPLORING THE CIVIC PARCELS



Our team and the community wants to “brainstorm” future possible uses for ACC-UG owned land within the planning area.

For Example, When the Planning Department moves - what is the future of the Planning Auditorium on Dougherty? How can the energy of downtown Athens expand into the North Downtown area?



# CIVIC PARCELS WITHIN THE STUDY AREA



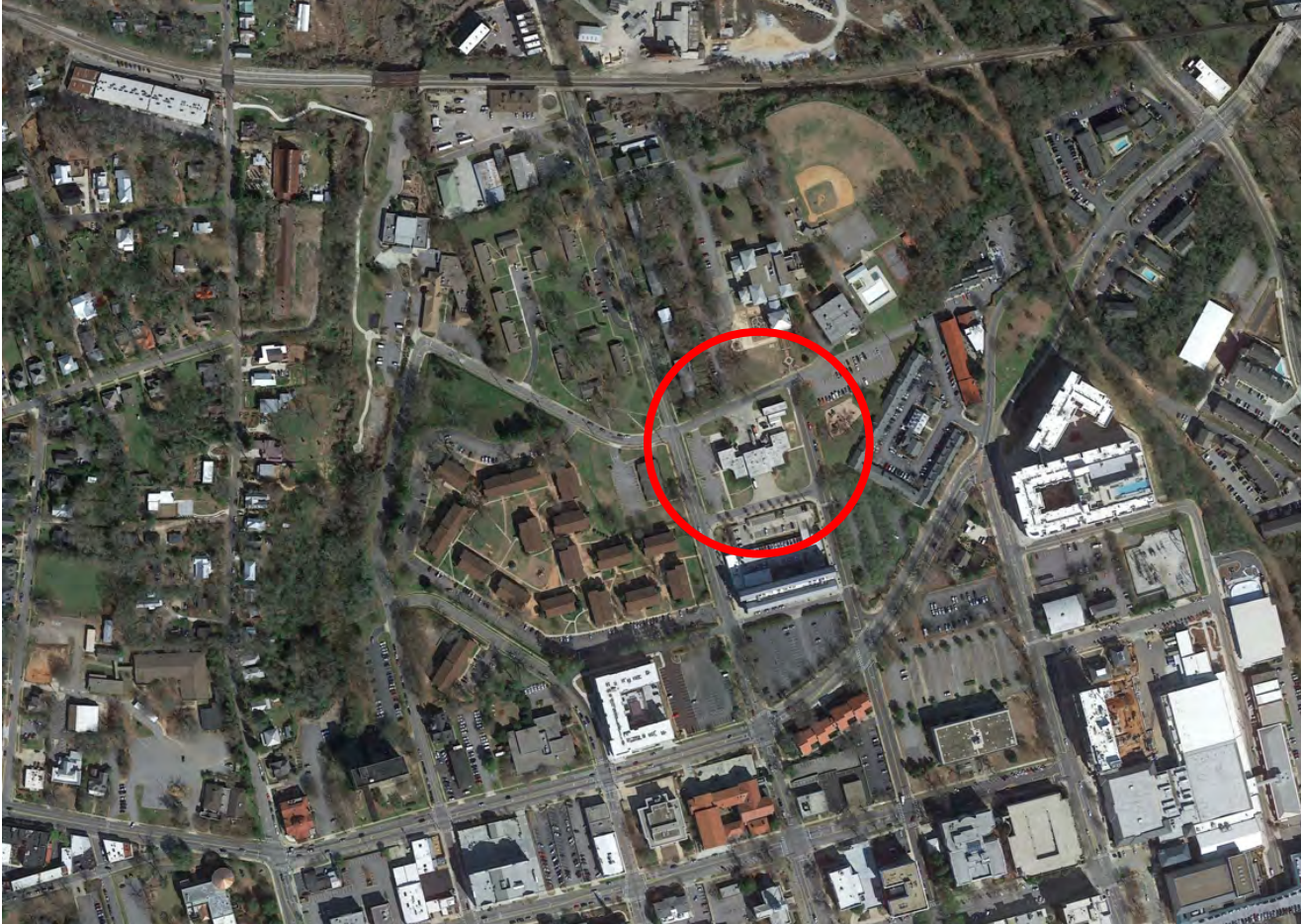
- 1) Fire Department Block
- 2) ACC Planning Department
- 3) Dougherty and Jackson
- 4) Dougherty and College Ave
- 5) Lay Park



Civic / Municipal Land in Neighborhood



# 1. FIRE DEPARTMENT BLOCK AT COLLEGE AVE AND MADISON



- Fire Department as Community Focal Point
- Additions/Renovations could include community or civic space
- Incorporate outdoor plaza/gathering spaces on College Ave side
- Incorporate Art/Cultural History [Artlet] on Jackson street side



# 1. FIRE DEPARTMENT BLOCK AT COLLEGE AVE AND MADISON



Panoramic View Looking North - Madison Street



# 1. FIRE DEPARTMENT BLOCK AT COLLEGE AVE AND MADISON



Looking North - Madison Street



# 1. FIRE DEPARTMENT BLOCK AT COLLEGE AVE AND MADISON



Development Opportunities

# 1. FIRE DEPARTMENT BLOCK AT COLLEGE AVE AND MADISON



Examples of Fire Stations with other Civic Uses



# 1. FIRE DEPARTMENT BLOCK AT COLLEGE AVE AND MADISON



Examples of Fire Stations with other Civic Uses



## 2. PLANNING DEPARTMENT BUILDING AT DOUGHERTY ST/LUMPKIN



- Planning Department Buildings has Prominent Location on Dougherty St.
- Re-introducing Strong Street Edge into the Neighborhood will offer frontage opportunities
- Mixed-Use Redevelopment Opportunities: Civic, Retail, and Housing





## 2. PLANNING DEPARTMENT BUILDING AT DOUGHERTY ST/LUMPKIN



Aerial Views Of Planning Department Building



## 2. PLANNING DEPARTMENT BUILDING AT DOUGHERTY ST/LUMPKIN



Redevelopment Opportunities



## 2. PLANNING DEPARTMENT BUILDING AT DOUGHERTY ST/LUMPKIN



Redevelopment Examples



### 3. DOUGHERTY AND JACKSON STREETS



- Prominent Location on Dougherty - Gateway to North Downtown Athens
- Highly Visible and High-Density site opportunities
- Perhaps Incorporate Jackson Street Artwalk into design
- Redevelop Site as Mixed-Use : Commercial, Office, Retail and maybe Hotel/Housing





### 3. DOUGHERTY AND JACKSON STREETS



Panoramic View from Jackson St



### 3. DOUGHERTY AND JACKSON STREETS

#### JACKSON STREET ART WALK – CONCEPTUAL VISION



Jackson St Artwalk Concepts





### 3. DOUGHERTY AND JACKSON STREETS



- Prominent Location on Dougherty – Gateway to North Downtown Athens
- Highly Visible and High-Density site opportunities
- Perhaps Incorporate Jackson Street Artwalk into design
- Redevelop Site as Mixed-Use : Commercial, Office, Retail and maybe Hotel/Housing

View West from Dougherty St





## 4. DOUGHERTY AND COLLEGE AVE.



- Prominent Location on Dougherty and College Ave.
- Gateway to North Downtown Athens Neighborhood
- Highly Visible and High-Density Mixed-use site opportunities
- Redevelop Site as Mixed-Use : Commercial, Office, Retail and maybe Hotel/Housing



**College Ave. & Dougherty Intersection**



## 4. DOUGHERTY AND COLLEGE AVE.



Looking east across College Ave.





## 4. DOUGHERTY AND COLLEGE AVE.



Looking west across Dougherty St.





## 4. DOUGHERTY AND COLLEGE AVE.



- Prominent Location on Dougherty and College Ave.
- Gateway to North Downtown Athens Neighborhood
- Highly Visible and High-Density Mixed-use site opportunities
- Redevelop Site as Mixed-Use : Commercial, Office, Retail and maybe Hotel/Housing



**Development Opportunities College Ave. & Dougherty St.**



## 4. DOUGHERTY AND COLLEGE AVE.



- Prominent Location on Dougherty and College Ave.
- Gateway to North Downtown Athens Neighborhood
- Future Creative Campus/Innovation Center
- Indigo Hotel Expansion
- Highly Visible and High-Density Mixed-use site opportunities
- Redevelop Site as Mixed-Use : Commercial, Office, Retail and maybe Hotel/Housing



**Development Opportunities College Ave. & Dougherty St.**



## 5. LAY PARK



- Various underutilized parts of Lay Park might offer additional “diverse” open space opportunities
- NOT Highly Visible and hidden away part of neighborhood
- Perhaps Incorporate Jackson Street Artwalk into design
- Community Garden, Recycling Center and/or Composting Center Opportunity





## 5. LAY PARK



Aerial View Looking North of Lay Park





## 5. LAY PARK

### JACKSON STREET ART WALK – CONCEPTUAL VISION



Jackson Street Artwalk





## 5. LAY PARK

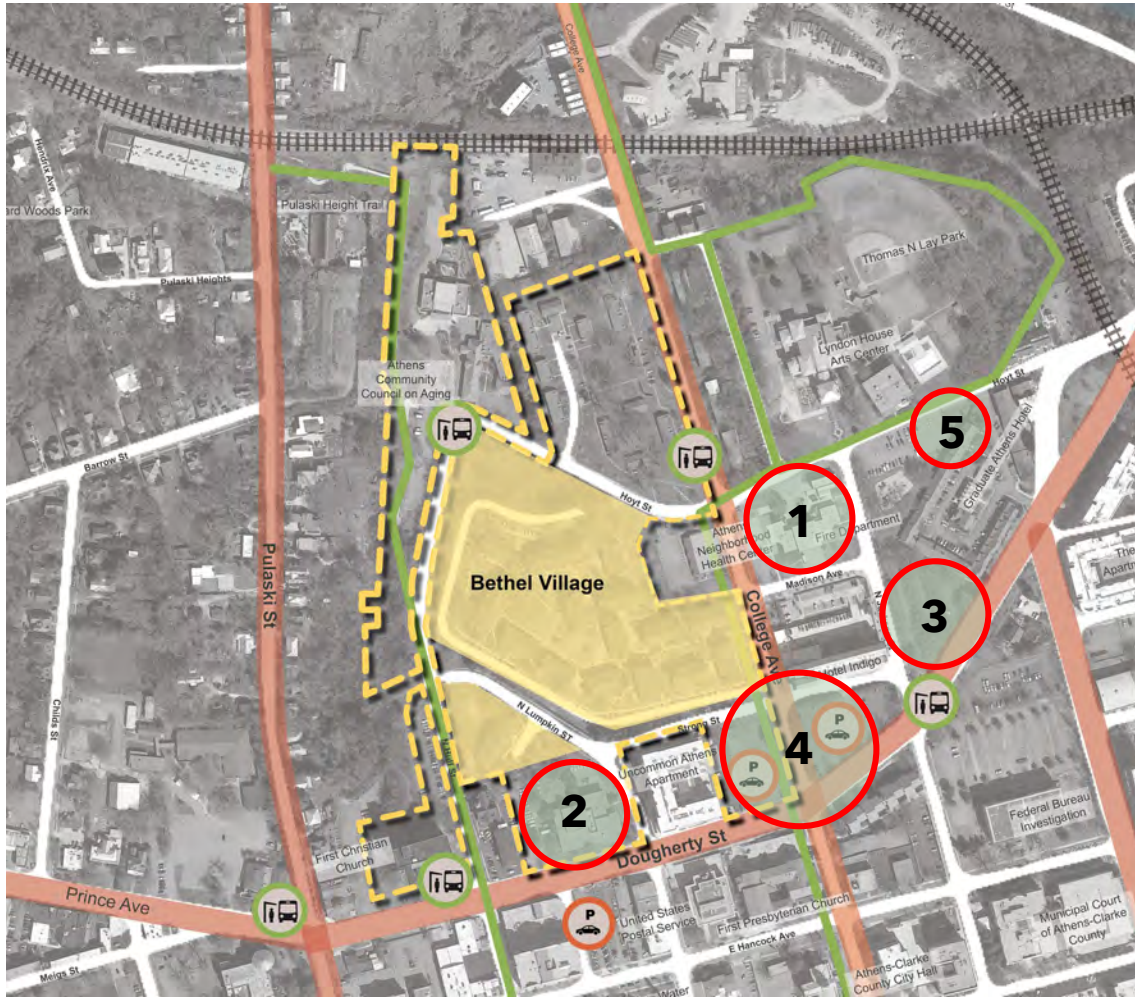


- Various underutilized parts of Lay Park might offer additional “diverse” open space/park opportunities
- NOT Highly Visible and hidden away part of neighborhood
- Incorporate Jackson Street Artwalk Proposal into Bigger Master Plan Vision
- Natural Resources and Environmental areas





# QUESTIONS



- 1) Fire Department Block
- 2) ACC Planning Department
- 3) Dougherty and Jackson
- 4) Dougherty and College Ave
- 5) Lay Park





- Any final questions?
- Sessions are recorded and will be up on the website soon
- Join us for one of our other sessions!

#### August 2020

Thursday	13 <sup>th</sup>	Friday	14 <sup>th</sup>	Saturday	15 <sup>th</sup>
4:30 - 5:30 PM EST Session 1: Complete Streets & College Avenue		8:30 - 9:30 AM EST Session 3: Exploring the Civic Parcels		10:00 - 11:00 AM EST Session 6: Artlets & Neighborhood History	
6:45 - 7:45 PM EST Session 2: Parks & Openspaces		Noon - 1:00 PM EST Session 4: Transportation & Transit		Noon - 1:00 PM EST Final Session: Review & Wrap Up	
		5:00 - 6:00 PM EST Session 5: Sustainability & Green Strategies			

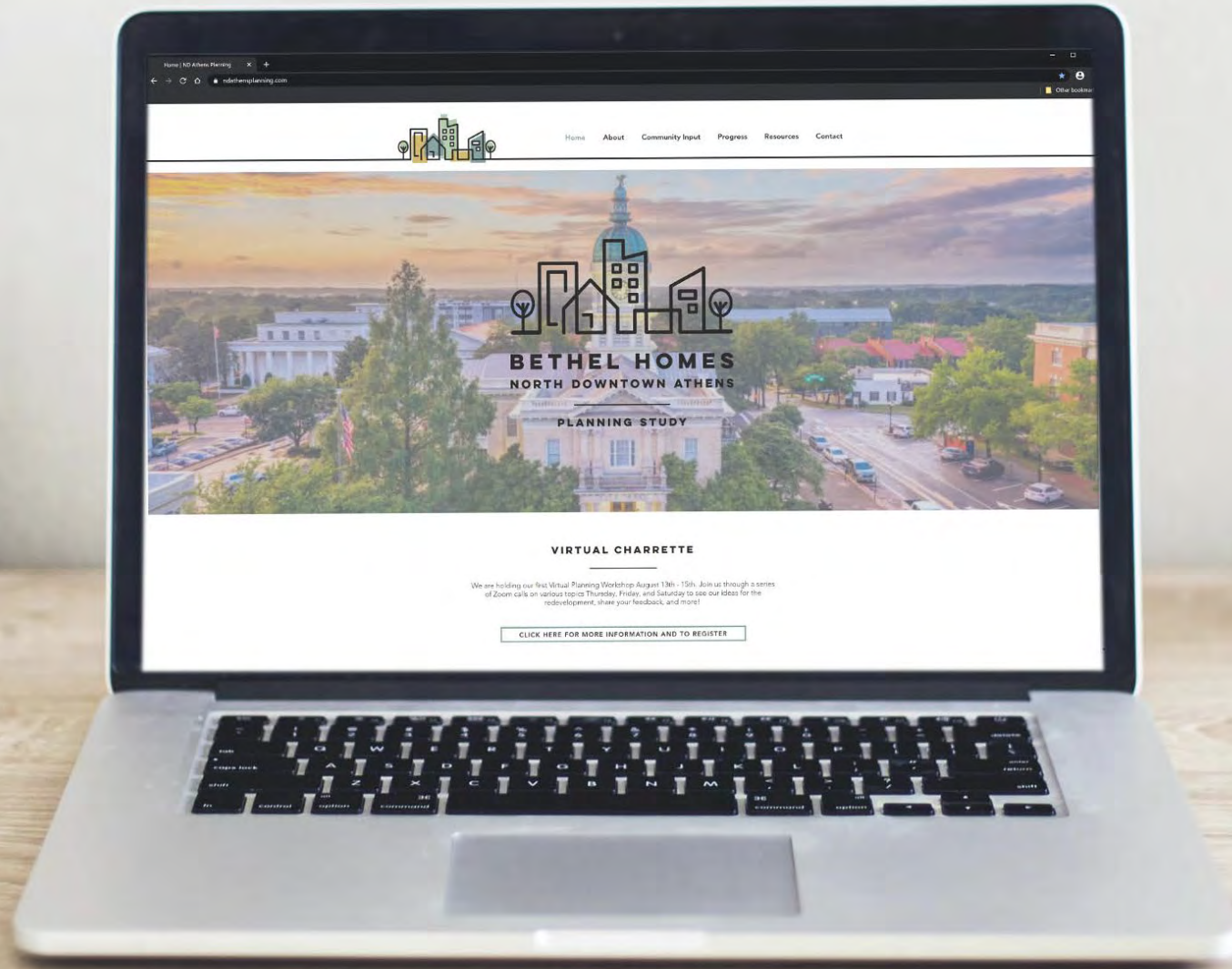
# NEXT STEPS

## SESSION SUMMARY





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