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H. B. Owens Resource Center
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PROJECT HISTORY

Athens-Clarke County has considered several studies in the county that would help in the planning of future development. After many discussions, the County decided they would specifically like to have a study done on corridors. This would serve as a pilot study for a grant applied for by the County. This project would provide some examples of the corridors in the county and give an example to county officials of how further studies could be accomplished.

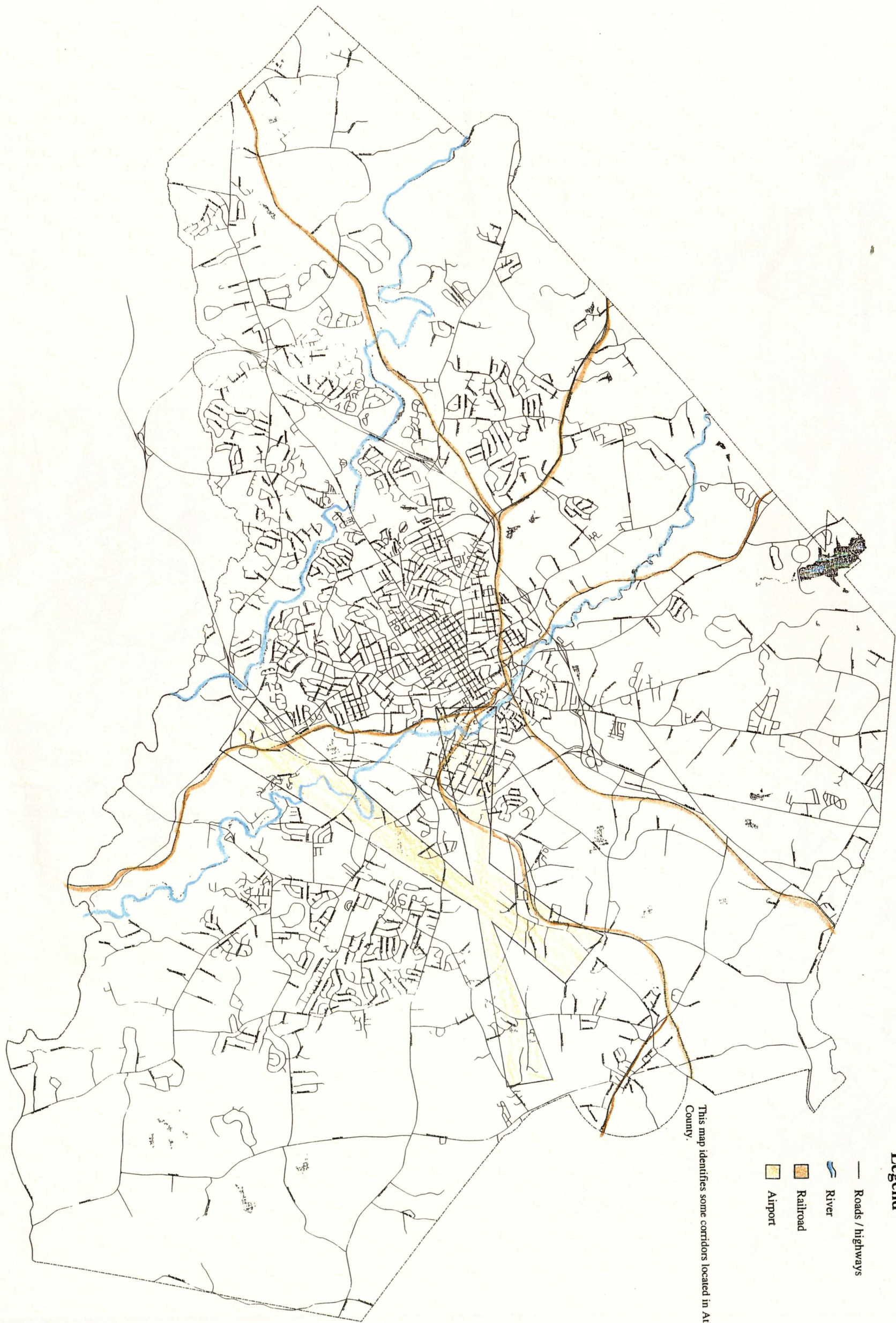
PROGRAM STATEMENT

Define what a corridor is and create a pilot study for Athens-Clarke of North Avenue which could be a model for further studies.

GOALS AND OBJECTIVES

- 1) Recommend landscape guidelines to enhance the corridor (North Avenue).
 - a) Provide guidelines for parking lots.
 - b) Provide guidelines for landscape strips.

- 2) Make recommendations that would protect views and enhance the gateway into downtown Athens.
 - a) Protect the view to downtown.
 - b) Improve lighting along North Avenue.
 - c) Create a vegetated median in turning lane on North Avenue.



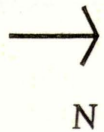
This map identifies some corridors located in Athens-Clarke County.

Legend

- Roads / highways
- River
- Railroad
- Airport

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1" = 20,000'



CONTEXT MAP
ATHENS-CLARKE COUNTY

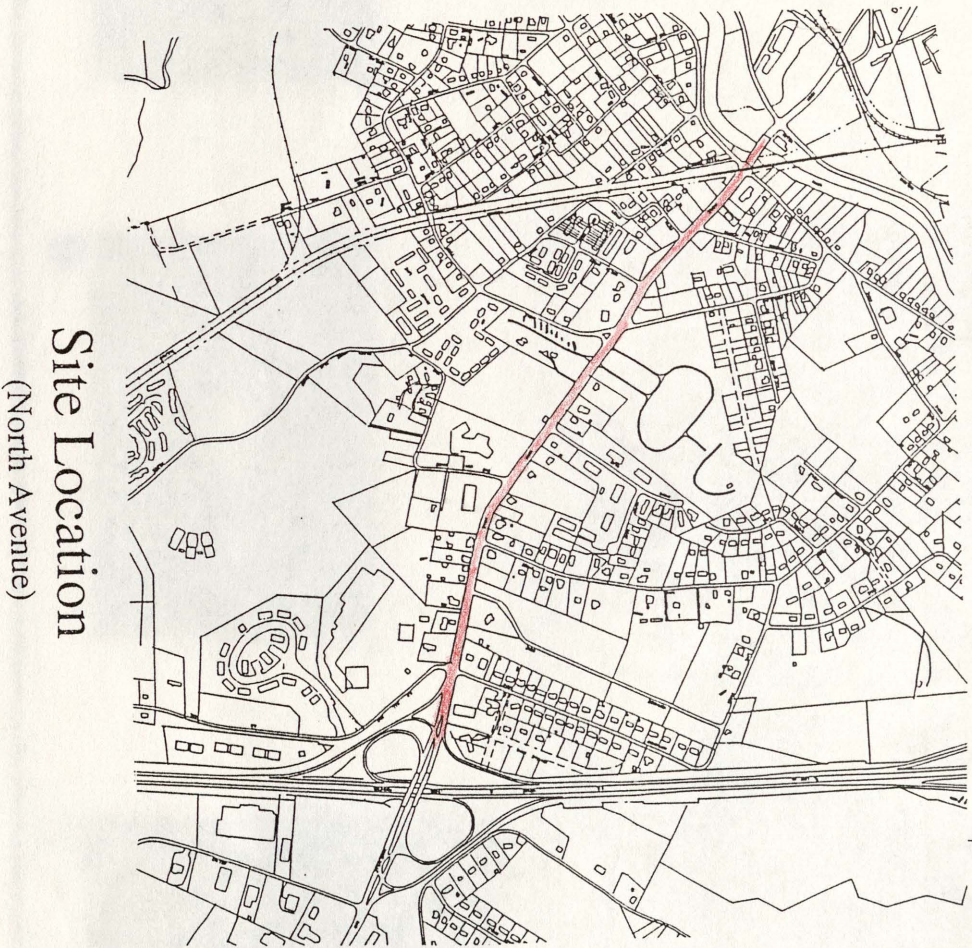
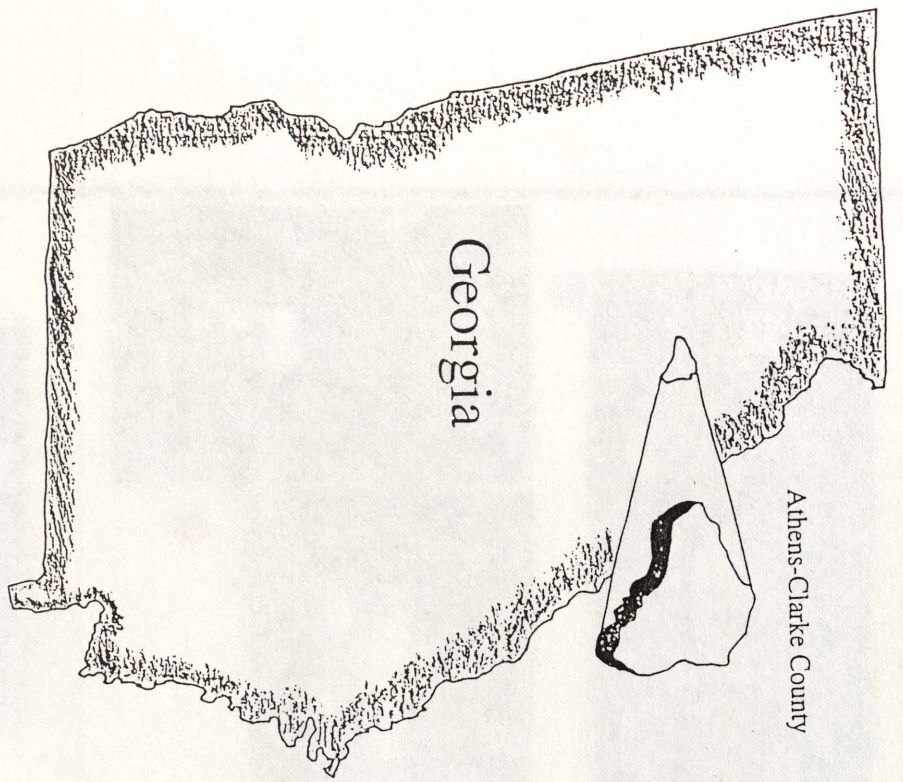
Source: Athens-Clarke County Planning Commission

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Advisor: Stephanie Gibbs
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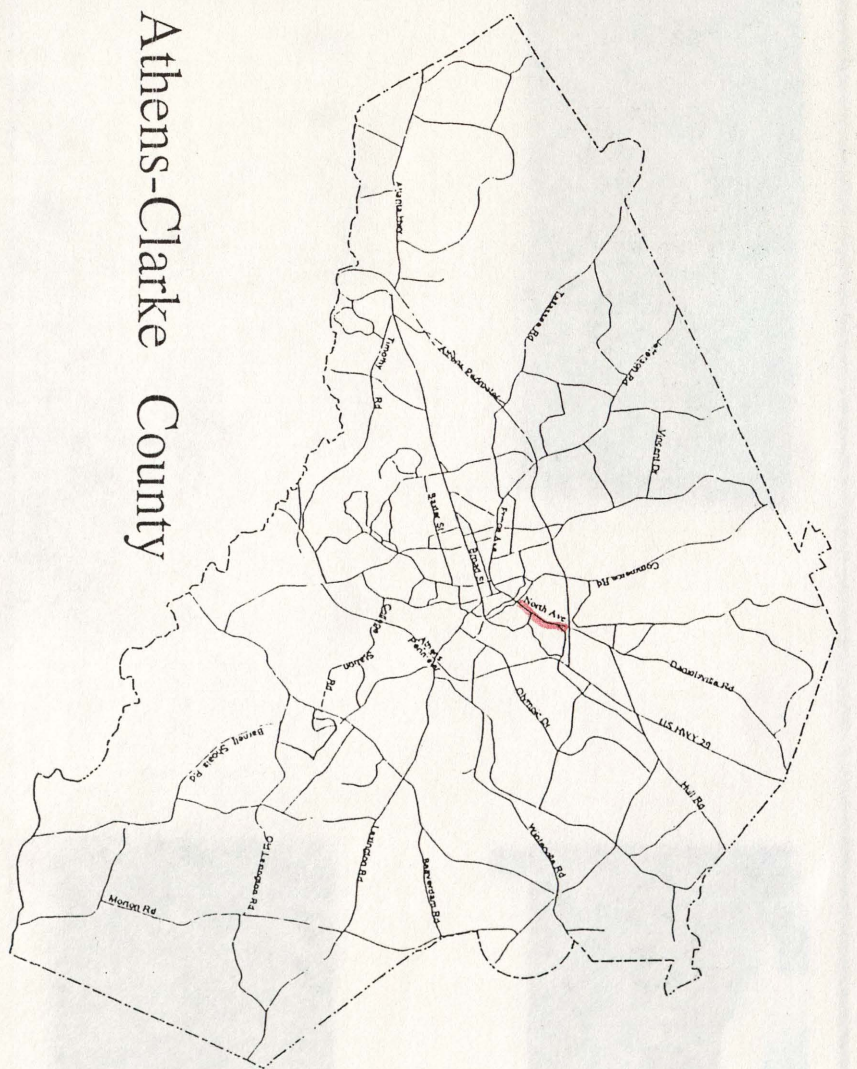
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COMPREHENSIVE CORRIDOR STUDY

Athens, Georgia



Athens-Clarke County



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**SITE LOCATION
MAP**

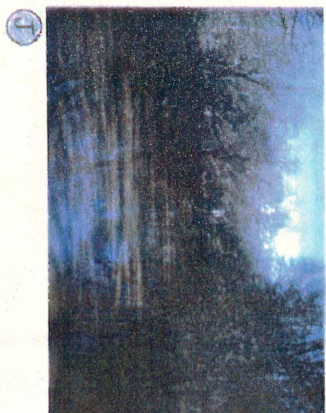
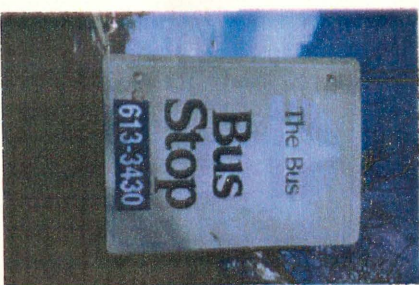
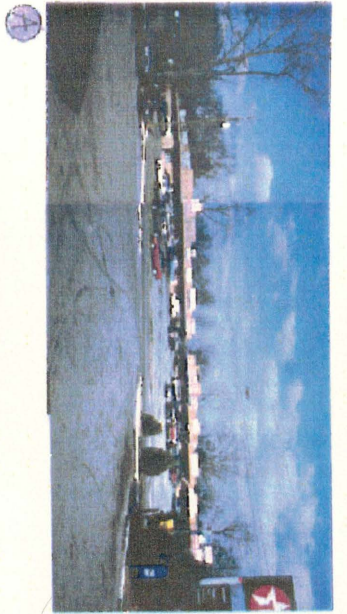
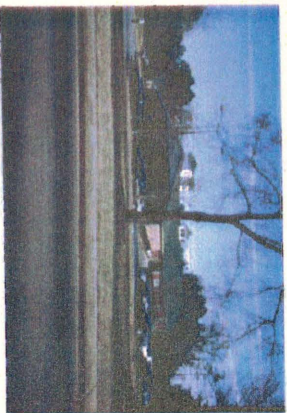
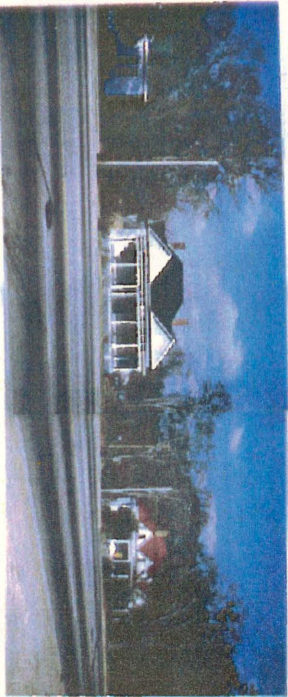
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COMPREHENSIVE CORRIDOR STUDY

Athens, Georgia



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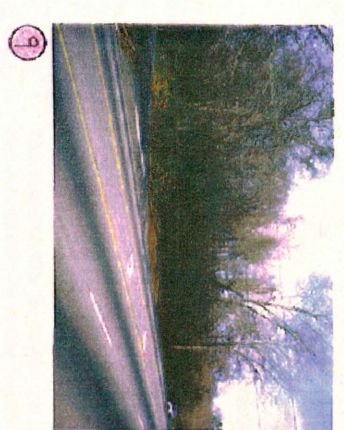
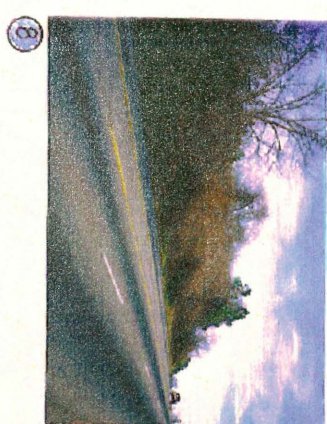
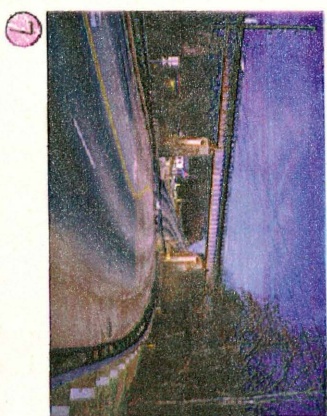
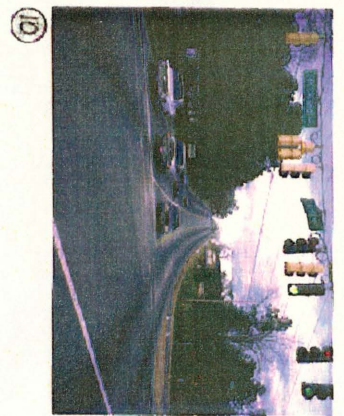
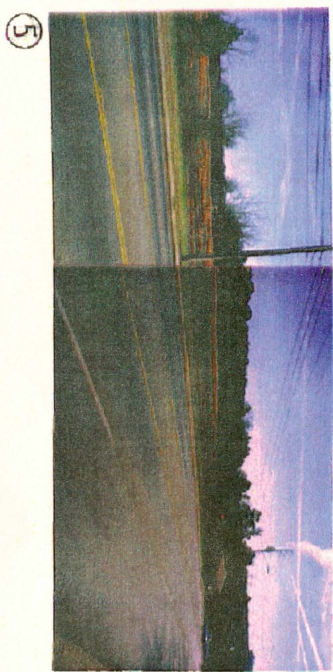
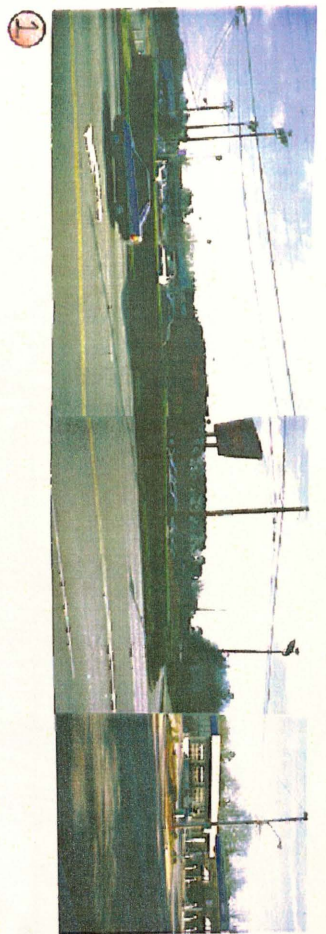
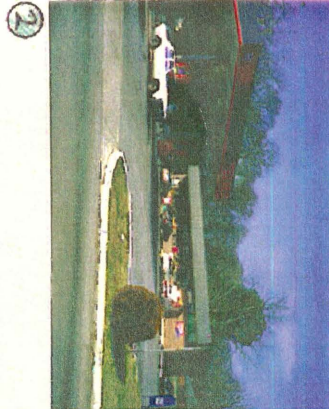
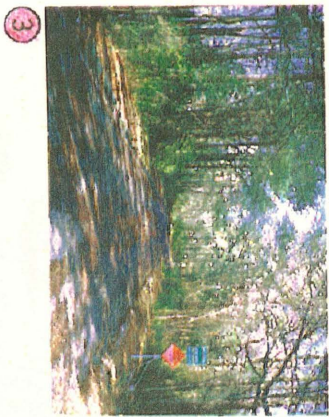
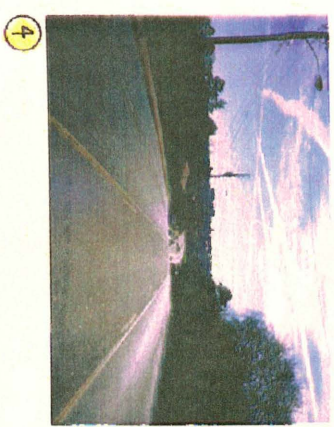
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VISUAL REFERENCE MAP NORTH AVENUE

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COMPREHENSIVE CORRIDOR STUDY
Athens, Georgia



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**VISUAL REFERENCE
MAP**

NORTH AVENUE

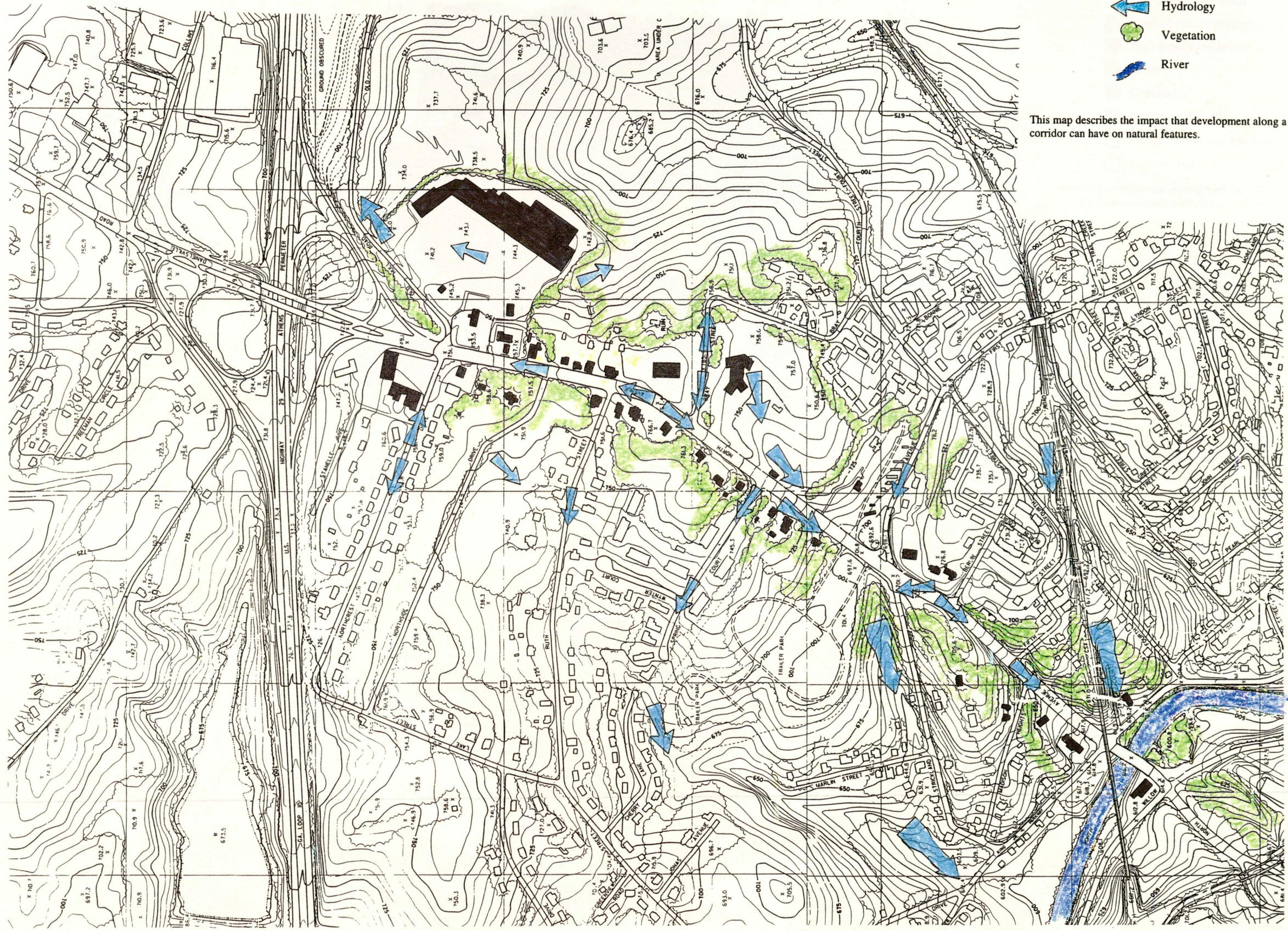
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COMPREHENSIVE CORRIDOR STUDY

Athens, Georgia

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School of Environmental Design
Caldwell Hall
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Athens, GA 30602-1845



Legend

-  Hydrology
-  Vegetation
-  River

This map describes the impact that development along a highway corridor can have on natural features.

**NATURAL FEATURES
MAP
NORTH AVENUE**

Source: Athens-Clarke County Planning Commission



Scale:
1" = 200'

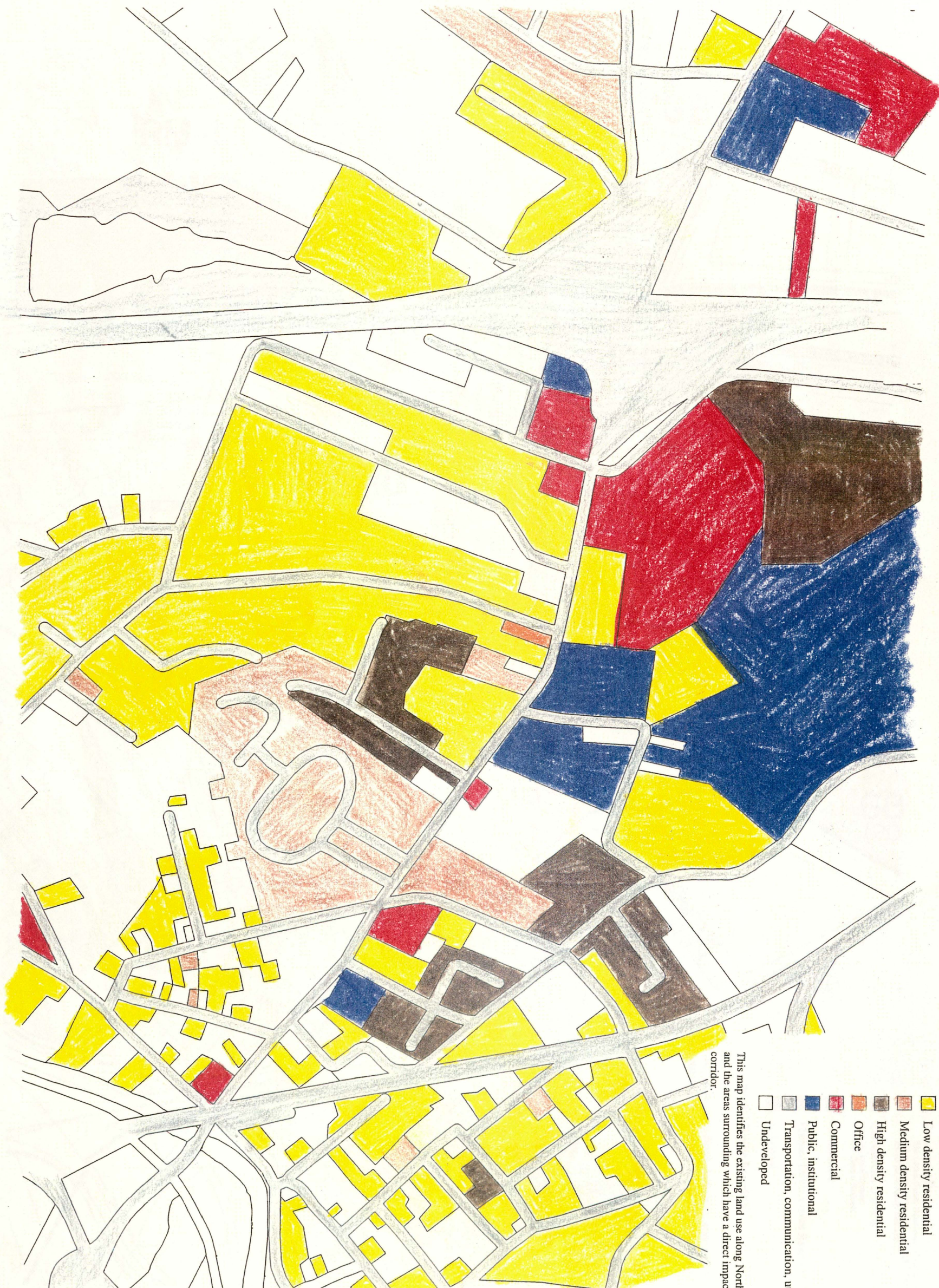
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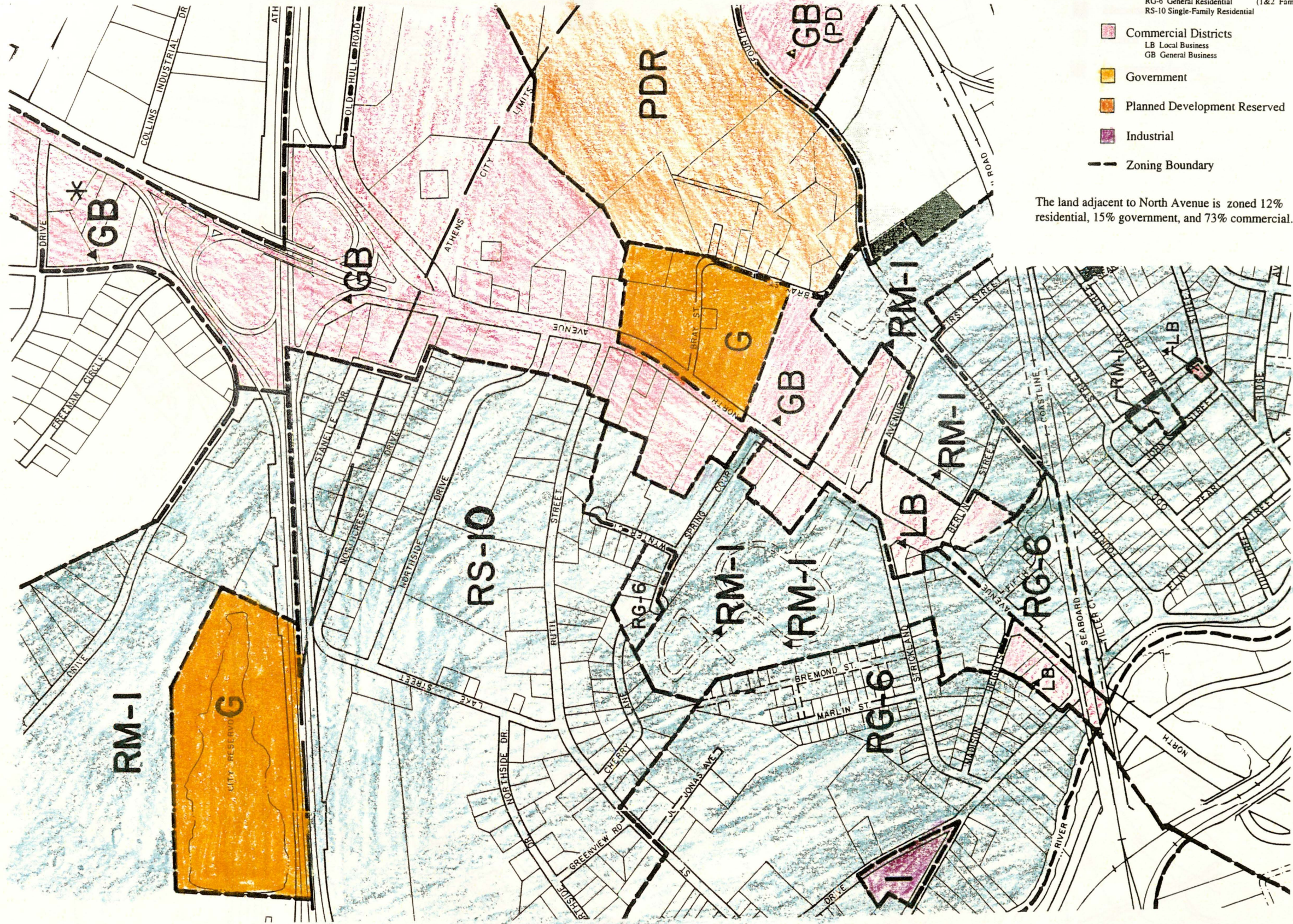
COMPREHENSIVE CORRIDOR STUDY

Athens, Georgia



- This map identifies the existing land use along North Avenue and the areas surrounding which have a direct impact on the corridor.
- Low density residential
 - Medium density residential
 - High density residential
 - Office
 - Commercial
 - Public, institutional
 - Transportation, communication, utilities
 - Undeveloped

Legend



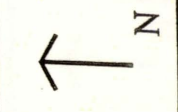
Legend

- Residential Districts
 - RM-1 Multi-Family Residential (1-10 Units per Acre)
 - RG-6 General Residential (1&2 Family)
 - RS-10 Single-Family Residential
- Commercial Districts
 - LB Local Business
 - GB General Business
- Government
- Planned Development Reserved
- Industrial
- Zoning Boundary

The land adjacent to North Avenue is zoned 12% residential, 15% government, and 73% commercial.

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Scale:
1"=200'



ZONING MAP
NORTH AVENUE

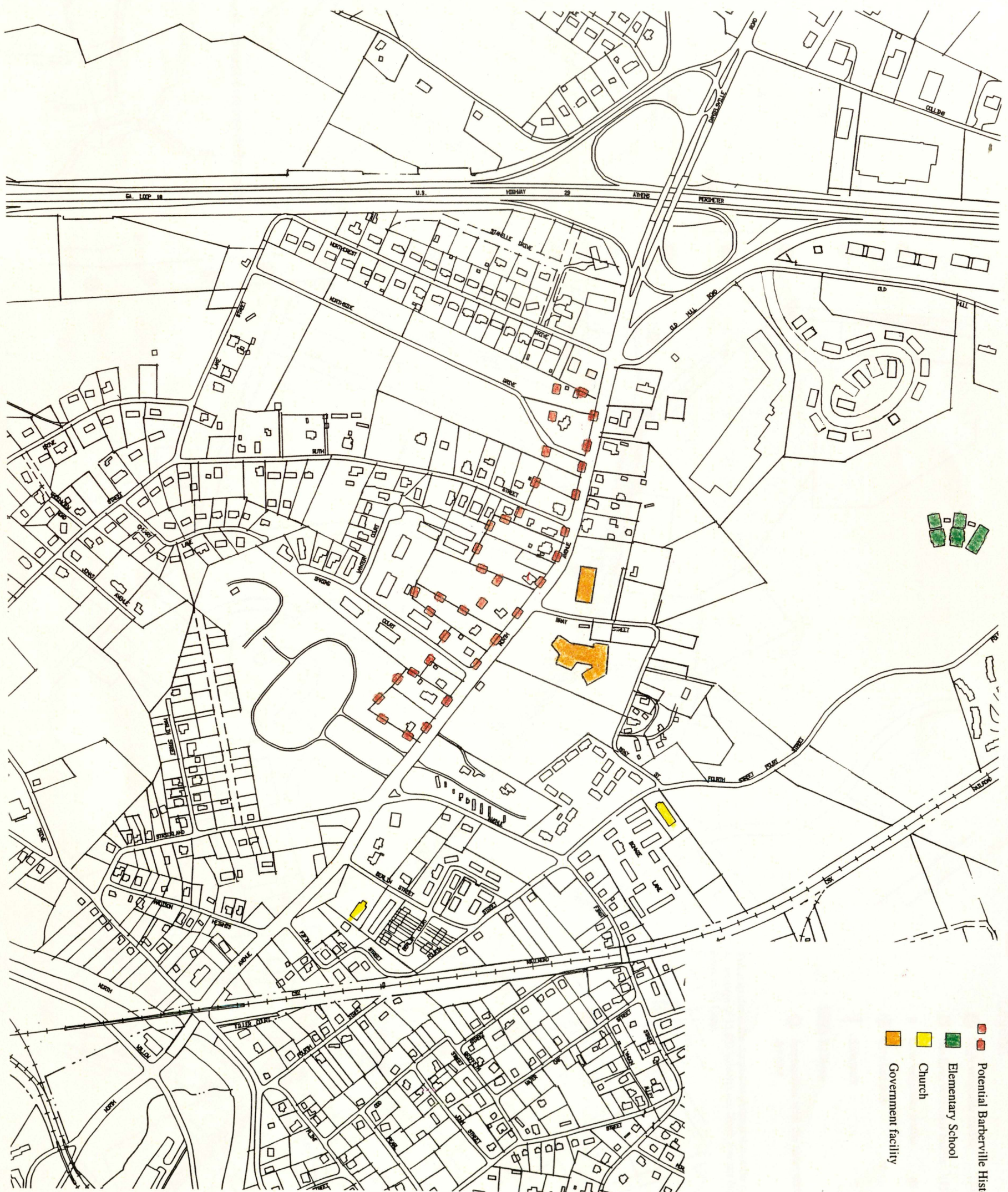
Source: Athens-Clarke County Planning Commission

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COMPREHENSIVE CORRIDOR STUDY

Athens, Georgia



- Legend**
- Potential Barberville Historic District
 - Elementary School
 - Church
 - Government facility

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Scale:
1" = 200'

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**CULTURAL / HISTORICAL
MAP
NORTH AVENUE**

Source: Athens-Clarke County Planning Commission

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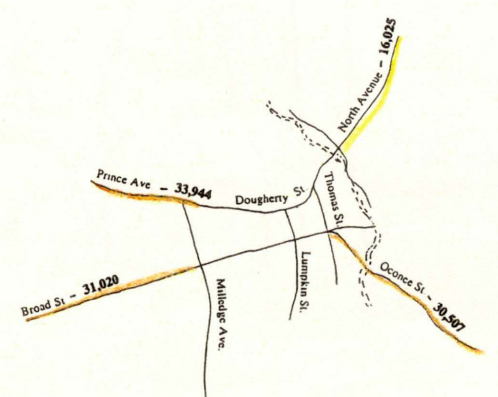
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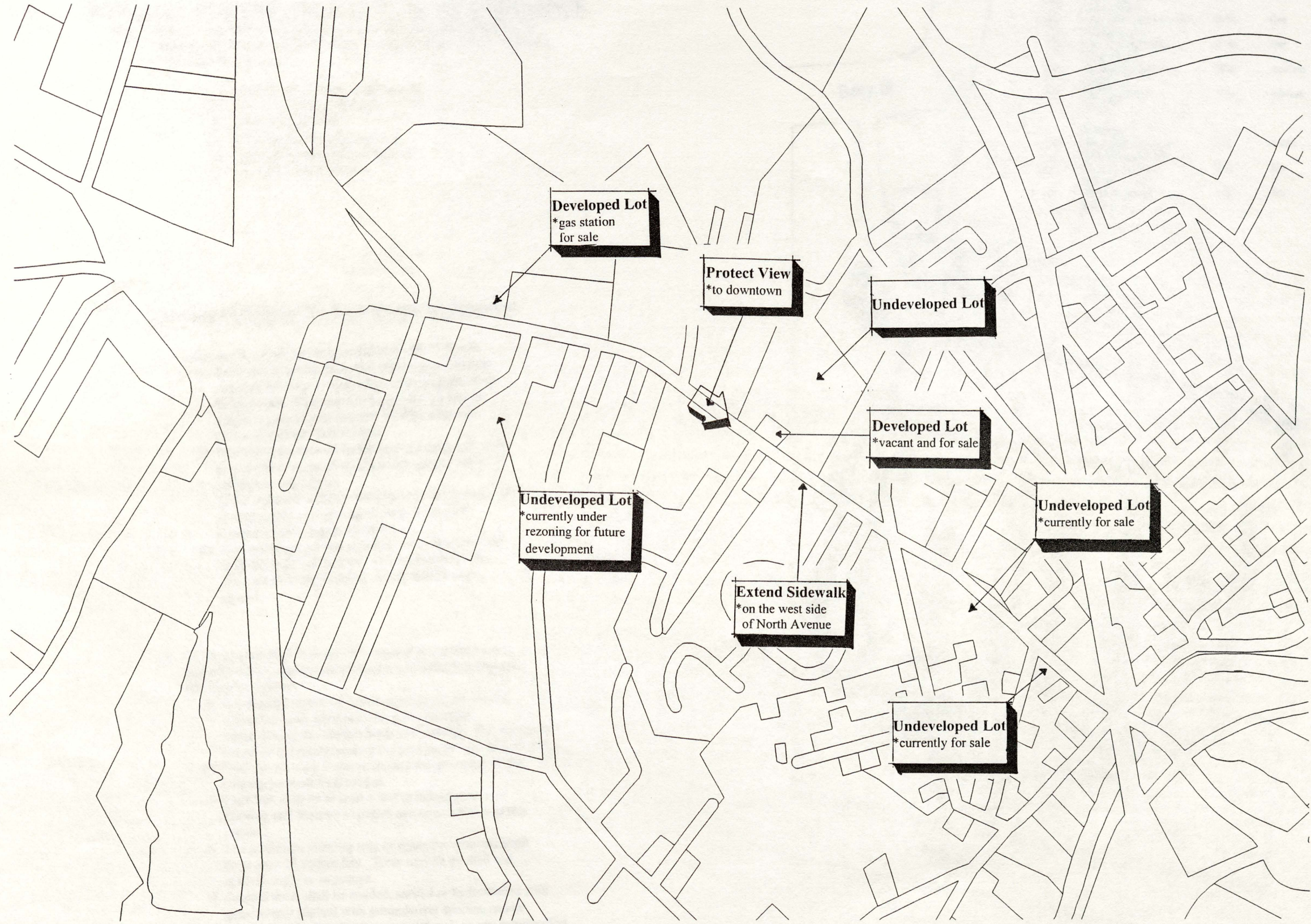


- Legend**
- High vehicular traffic (30,001 +)
 - Medium vehicular traffic (15,001 - 30,000)
 - Low vehicular traffic (0 - 15,000)
 - ⬡ City bus stop
 - Sidewalk
 - ▭ Railway
 - ★ Intersection with the most accidents on North Avenue

This map shows the circulation patterns that occur on North Avenue. An average of 15,802 vehicles use North Avenue from the Oconee River to 10 Loop.

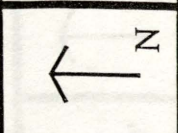
Traffic Count- annual average daily traffic





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Scale:
 1" = 200'



COMPOSITE ANALYSIS
 NORTH AVENUE
 Source: Athens-Clarke County Planning Commission

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COMPREHENSIVE CORRIDOR STUDY
 Athens, Georgia

BENEFITS DERIVED FROM LANDSCAPE ORDINANCE

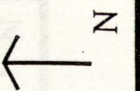
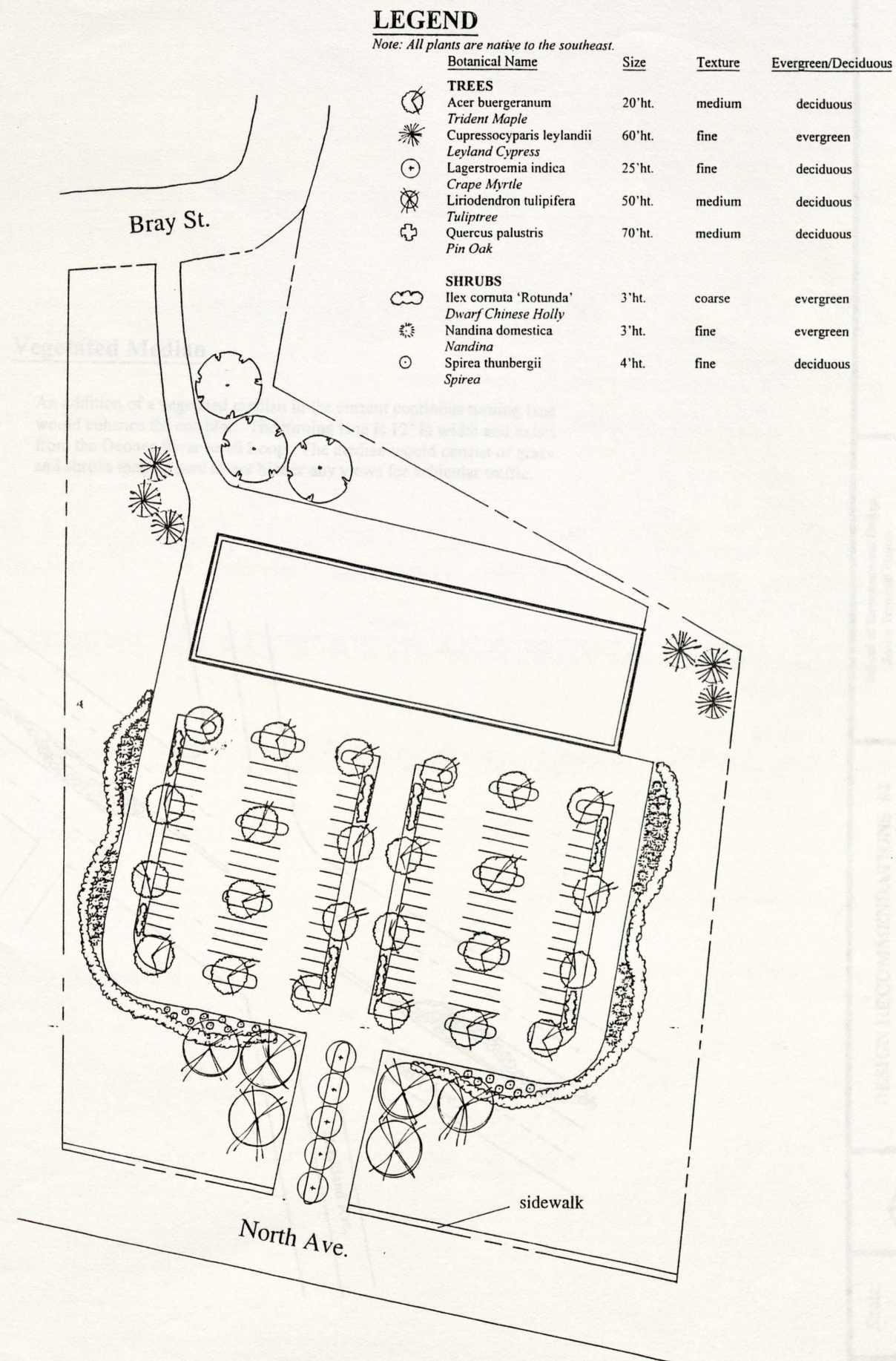
Note: Currently, Athens-Clarke County does not have a landscape ordinance. The following recommendations and example emphasize the need for an ordinance for future development.

- A) Moderation of storm water runoff
- B) Reduction of air pollutants
- C) Climate moderation
- D) Enhance natural environment
- E) Improved control of soil erosion
- F) Increased property value

Recommendations for Landscape Ordinance:

1. Landscape strips which are required to be 10-15 feet in width shall contain landscaping and plantings as follows:
 - a) One tree for each 25 linear feet of strip length shall be provided. Each tree shall be at least 6 feet in height at time of planting and shall be a species native or suitable to this region.
 - b) One shrub for each 25 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.
 - c) Trees and shrubs required herein may be planted and spaced singly or in groups so long as the total number of plantings is achieved.
 - d) The remaining ground area shall be sodded, seeded or hydroseeded with grass, and/or provided with other landscaping material, or any combination thereof.

2. Off-street parking lots which are required to contain more than off-street parking spaces shall contain landscaping and plantings as follows:
 - a) A vegetated screen of low evergreen shrubs should screen the outer portion of the parking lot for visual quality but not to hinder one's safety. The maximum height of the shrubs around the parking lot should be 3.5 feet.
 - b) One tree for each 5 spaces around the perimeter of the parking lot shall be provided.
 - c) Each tree shall be at least 6 feet in height at time of planting and shall be a species native or suitable to this region.
 - d) The minimum planting area or space for each tree shall be at least 25 square feet. Trees may be planted and spaced singly or in groups.
 - e) Ground areas shall be sodded, seeded or hydroseeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof.

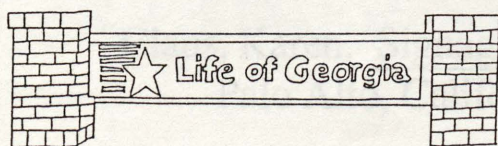


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 1"=40'

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Recommendations for Sign Guidelines:

Note: The general intent of these sign guidelines is to harmonize the future use and nature of North Avenue with the existing historic district and residential area. The following guidelines are suggestions to be considered in the current sign ordinance by the Athens-Clarke County Planning Department.



A) Mounting and Placement

- 1) Signs shall be mounted or erected so that they compliment rather than detract from the architecture of the building where the sign is to be located. Signs which obscure or cover significant architectural detail will not be approved.

B) Size

- 1) The current sign ordinance states that signs in the front of a building be limited to one square foot per front foot of the principal building. Each case would be considered on an individual basis and each in its own unique setting.

C) Height

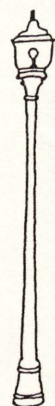
- 1) Free standing signs shall not be higher than ten feet.
- 2) Signs attached to the building shall not extend beyond the cornice at the top of the building face. Roof signs are Prohibited.

D) Materials

- 1) Materials suitable for signs include: wood, stucco, and/or stone or brick masonry.
- 2) The use of plastic, vinyl or similar materials will be approved under the circumstances of the architecture of the building or if surrounding buildings are of modern architectural design. modern architectural design and the building incorporates modern materials.

E) Lighting

- 1) If lighting of signs is desired, focused low intensity illumination is recommended. Such lighting shall not shine into or create glare at pedestrian or vehicular traffic, nor shall it shine into adjacent areas. For example, lights should be mounted on the ground and the light fixtures should be screened from view by landscaping.



Improve Lighting

North Avenue will be more pedestrian friendly with lighting on lamp posts. The current lighting is located on utility poles which are an inconsistent distance apart. These lights serve more of a purpose for the street than the sidewalk. Globe lamp posts located every thirty to forty feet along the sidewalk on both sides of the road would provide sufficient amount of light for pedestrians.

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Institute of Transportation Engineers, Transportation and Land Development, New Jersey: Prentice Hall, 1976.

International City Management Association, Planning, Washington, D.C., 1976.

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United States Department of Agriculture, Soil Survey, Clarke County, Georgia, 1993.

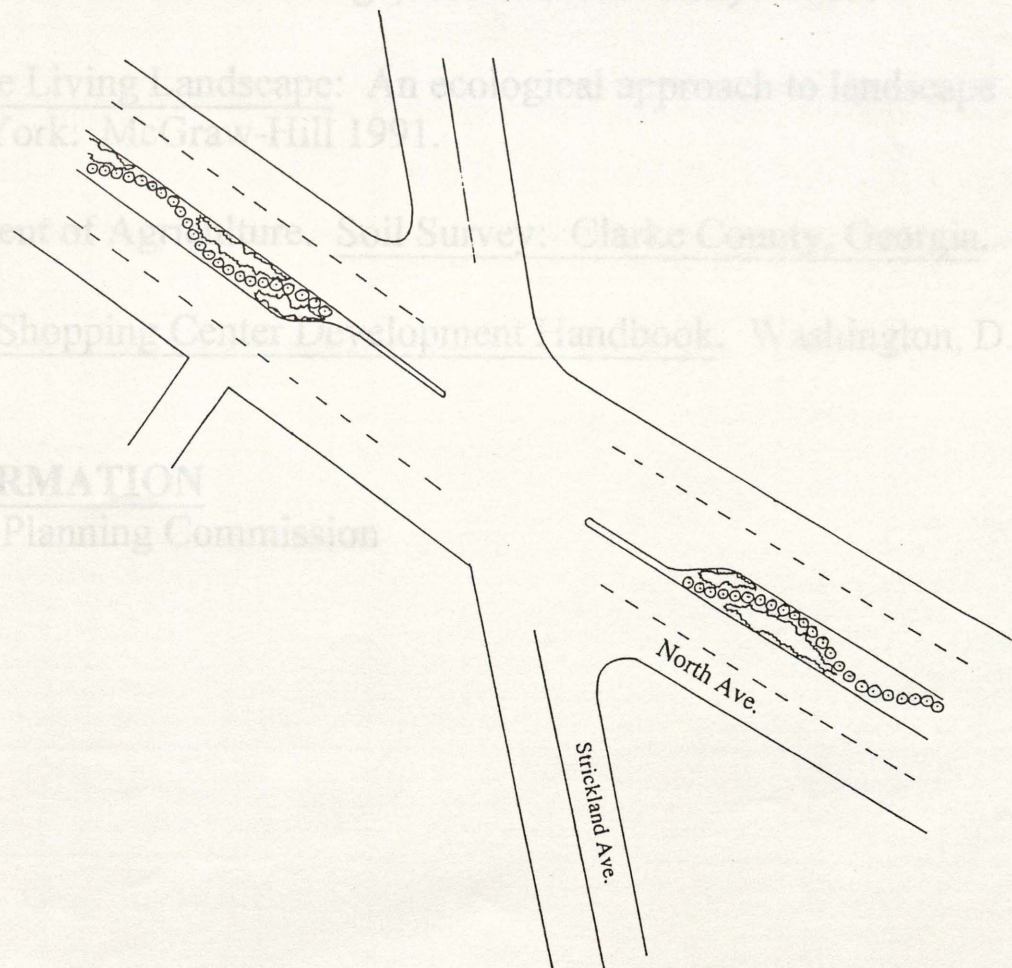
Urban Land Institute, Shopping Center Development Handbook, Washington, D.C., 1977.

SOURCES OF INFORMATION

- Athens-Clarke County Planning Commission
- Georgia Power
- Roger Caution
- Stephanie Gibbs
- Steve Martin

Vegetated Median

An addition of a vegetated median in the current continuous turning lane would enhance the corridor. The turning lane is 12' in width and exists from the Oconee River to 10 Loop. The median would consist of grass and shrubs making sure to not hinder any views for vehicular traffic.



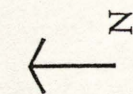
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DESIGN RECOMMENDATIONS #2

NORTH AVENUE

Source: Athens-Clarke County Planning Commission



Scale:
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Urban Land Institute. Shopping Center Development Handbook. Washington, D.C.
1977.

SOURCES OF INFORMATION

Athens-Clarke County Planning Commission

Georgia Power

Roger Cauthen

Stephanie Gibbs

Steve Martin

DISCLAIMER STATEMENT

The design services for _____ to be completed by Dean Bright represent student course work within the School of Environmental Design at the University of Georgia during winter of 1998. It can provide the client with development ideas, but should be used only in determining the feasibility of future development and for publicity purposes to gain support for the professional design and implementation of the proposed project. It must be clearly understood that student work is carried out to meet specific academic objectives and it should not be regarded as a substitute for the work of a licensed practicing landscape architect. It is not a project which can necessarily be implemented without correction and/or refinement.

The School and faculty assume no responsibility for the accuracy, feasibility, completeness or relative merit of the project. In all cases, full credit to the student and the School must be given whenever the work is displayed. Where the report or drawings fail to meet minimum standards, the school reserves the right to prohibit reproduction for circulation.

Client

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Organization

Date

