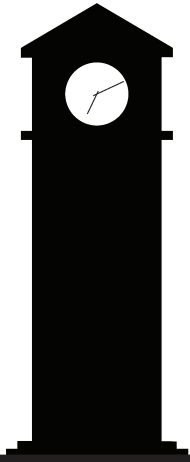


A topographic map of an urban area, showing building footprints, streets, and contour lines. The map is rendered in a light gray color, providing a detailed view of the terrain and infrastructure.

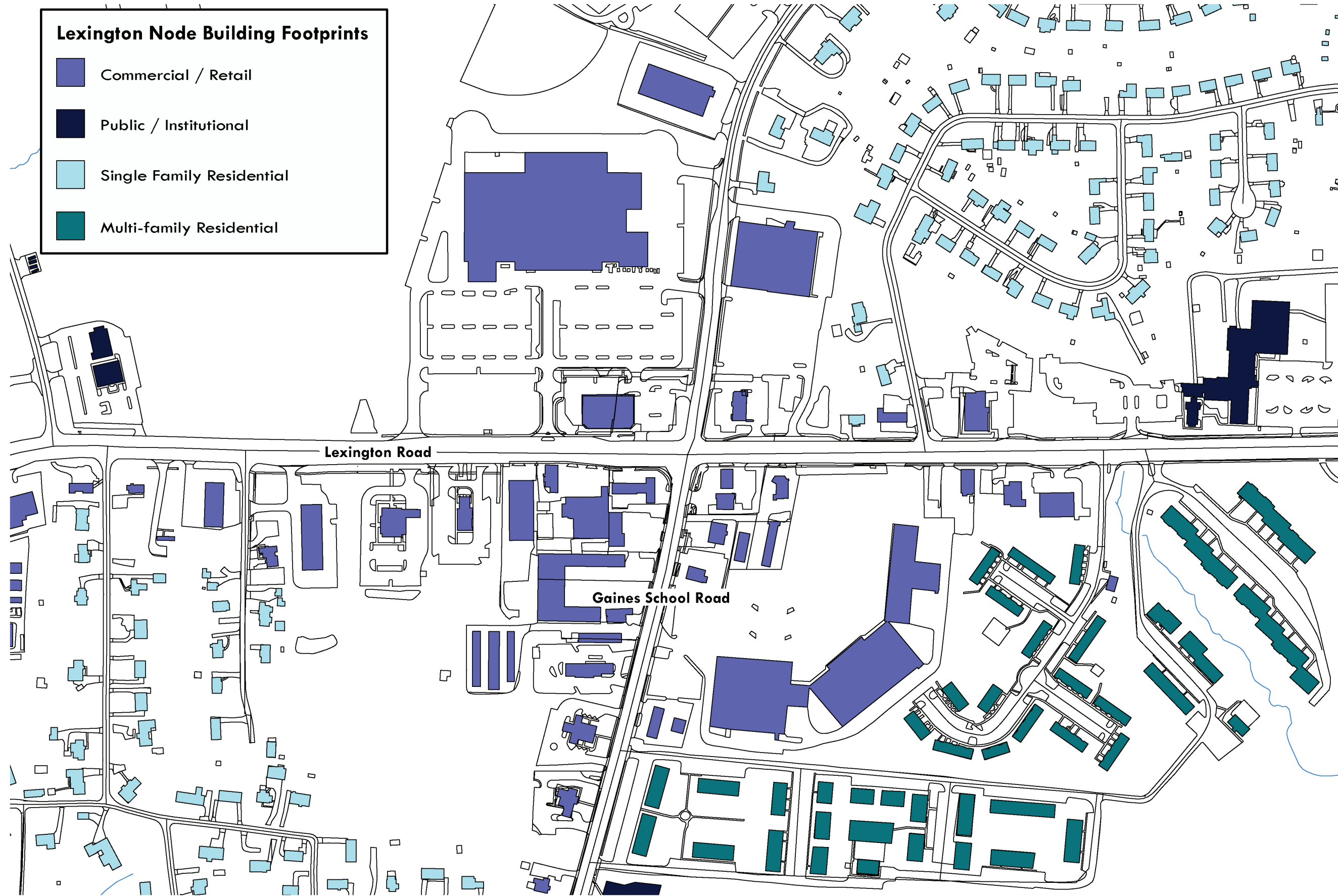
# A BEACON OF HOPE FOR EAST-SIDE ATHENS

REVITALIZING THE LEXINGTON CORRIDOR



# INVENTORY AND ANALYSIS

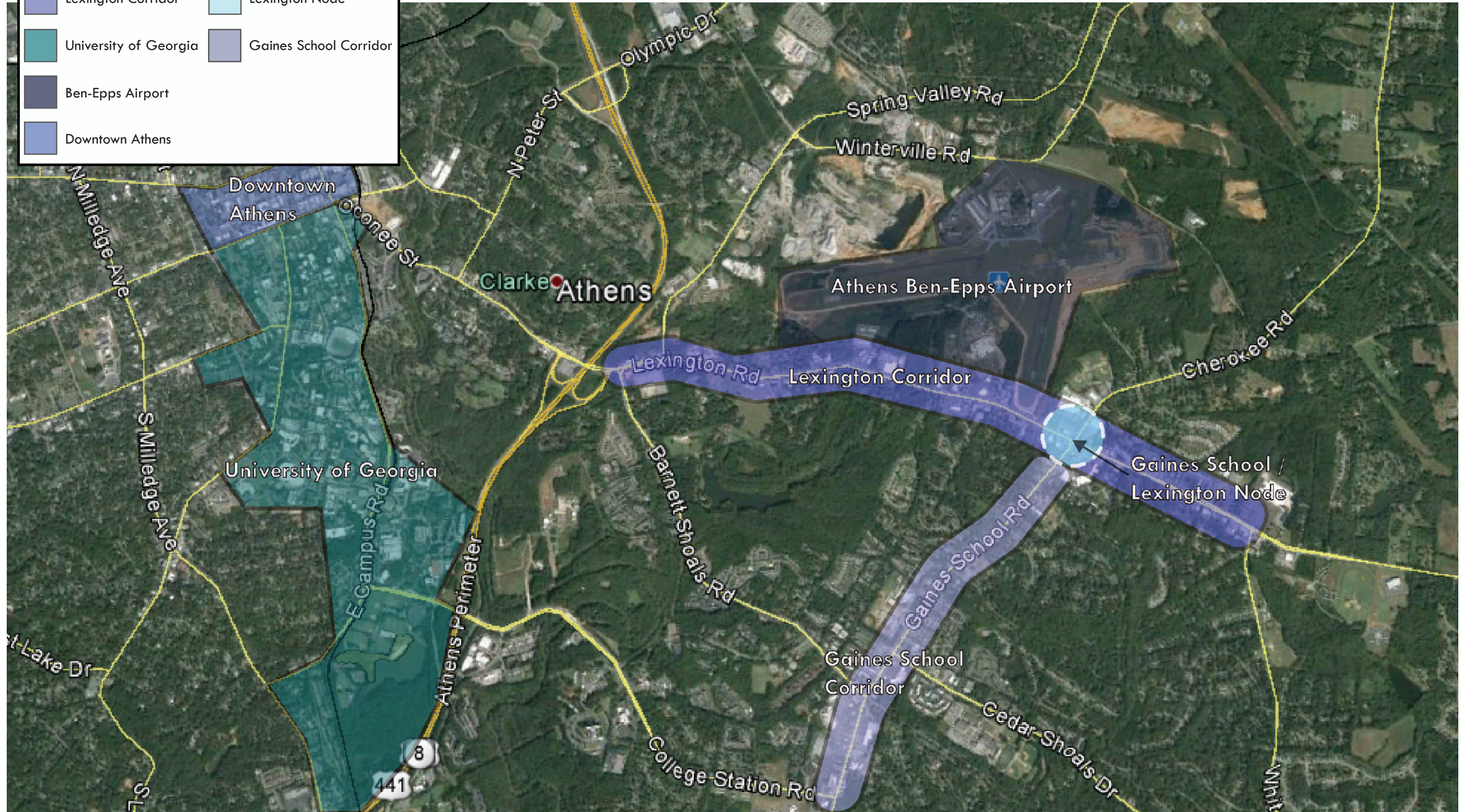
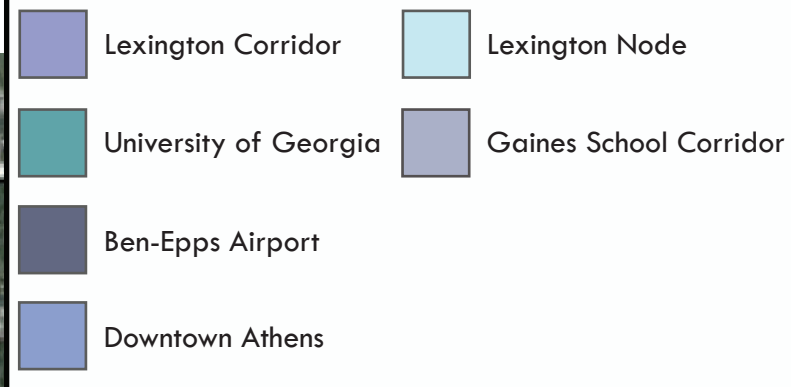
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**Existing Building Analysis:**

The dozens of currently existing structures in this node are important to the success of any future development in the area. What is already here will help dictate what comes down the road. There is a great potential to leverage the existing commercial infrastructure with redevelopment for the surrounding neighborhoods.

### Site Vicinity Map

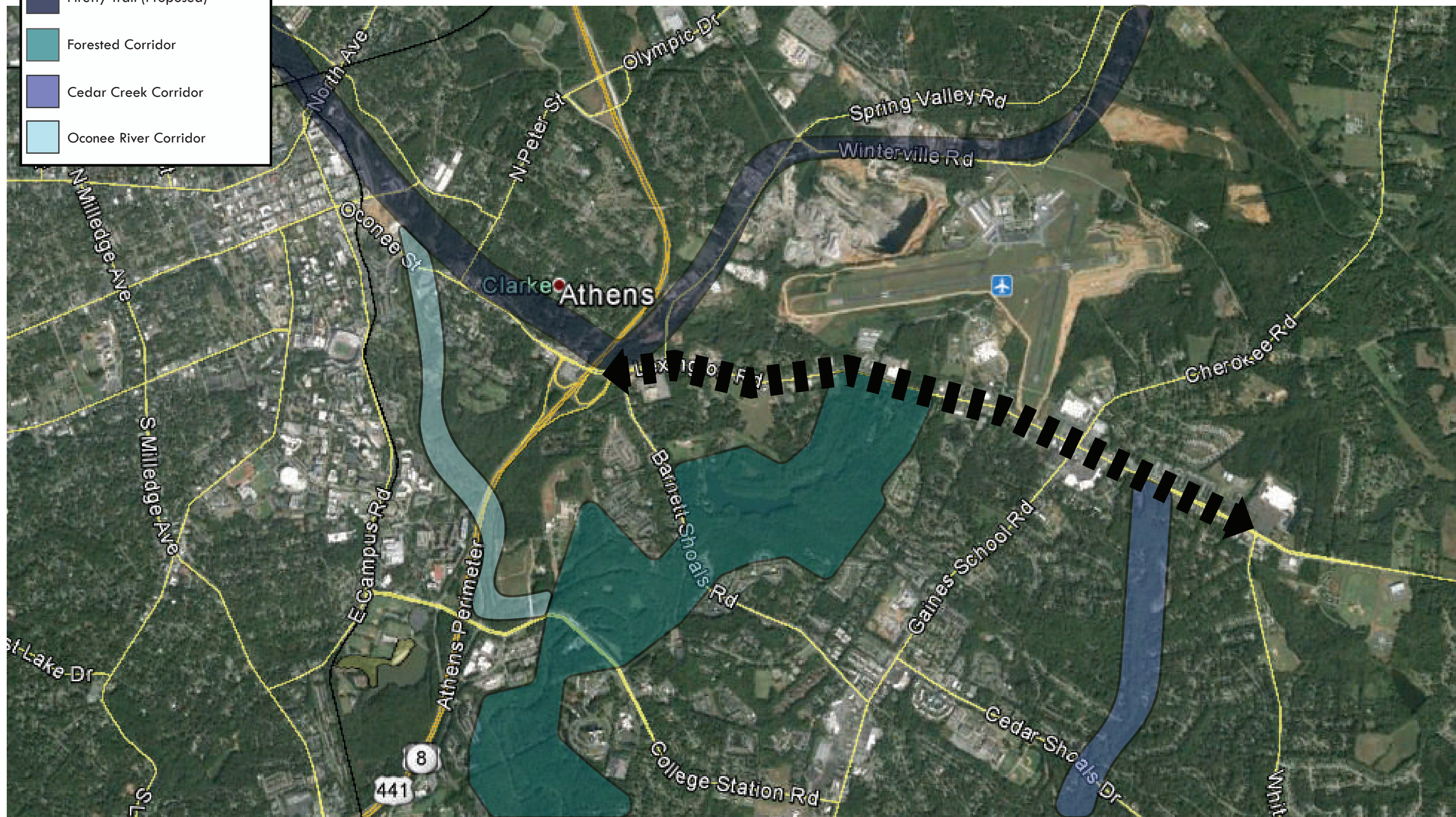


### Site Vicinity Analysis:

Since the scope of our project is to look at the entire corridor and how it fits into the context of Athens as a whole, a study of the area around the corridor seemed appropriate. Lexington is the main artery of traffic into Athens coming from the East. That coupled with the fact that Lexington is also the main way from the airport into Athens makes this one of the most important corridors in all of Athens when it comes to travel.

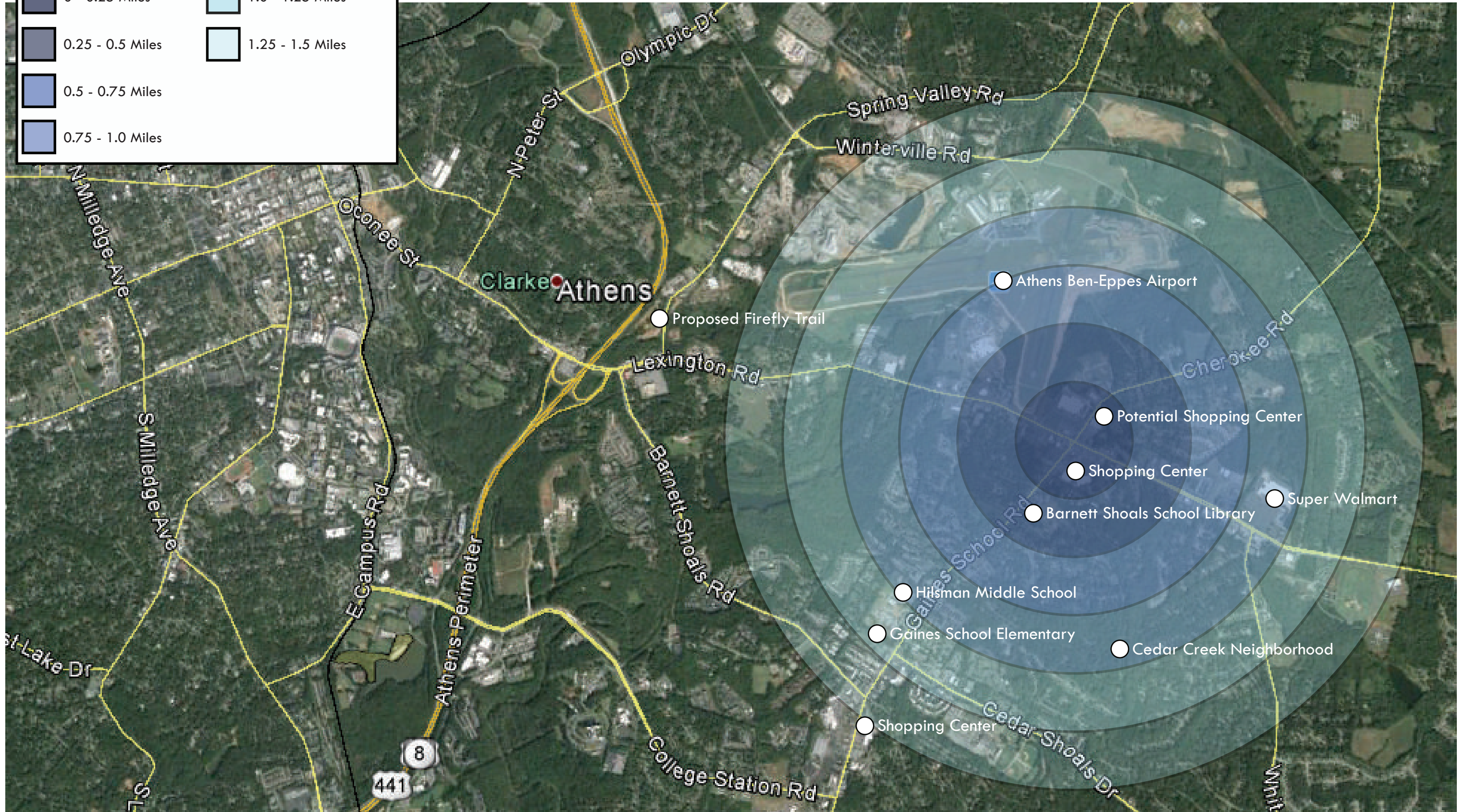
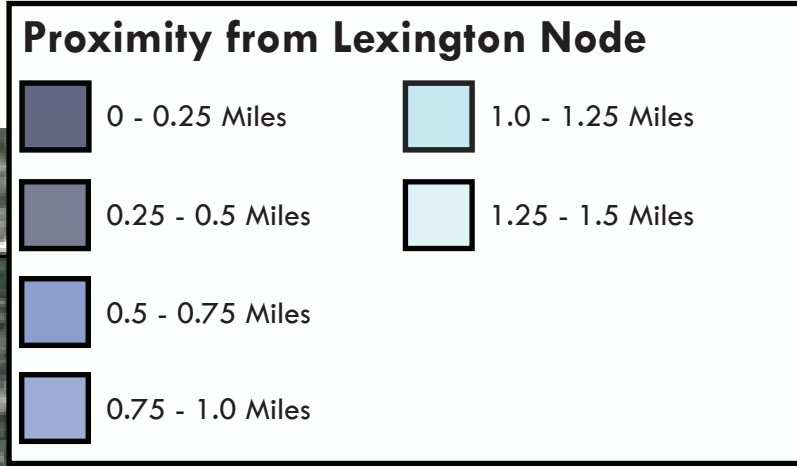
### Natural Corridors

- Firefly Trail (Proposed)
- Forested Corridor
- Cedar Creek Corridor
- Oconee River Corridor



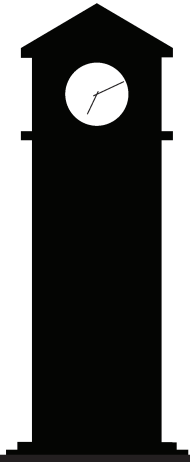
### Natural Corridor Analysis:

The Lexington Corridor has potential to be very important ecologically as well as recreationally. Lexington Road connects four existing and essentially undisturbed natural corridors that run through the area. The Cedar Creek and Oconee River Corridors run through several of South-East Athen's most prominent neighborhoods. Using Lexington to connect them, along with the Firefly trail could provide great benefits.



**Proximity Analysis:**

Connectivity and ease of access to a place are big factors in determining whether it is successful or not. Proximity to the Lexington - Gaines School node plays a large role into what might drive the design for the area around that intersection. A positive factor with the proximity is that there are several residential neighborhoods within close walking distance to this node.



# PROGRAM DEVELOPMENT

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Athens is a city filled with immense culture and tradition. The longstanding music scene coupled with the unique connection between city and university provides an astonishing atmosphere. Leading into Athens from the east, the Lexington corridor serves as one of most important, and busiest, gateways into the city. Many businesses lined the corridor leading into downtown Athens creating several important nodes at busy intersections along the way. The Lexington-Gaines School Road intersection is one such node that, unfortunately, has seen much degradation and dilapidation over the past several years. The purpose of this project is to use three main components: Culture, Connectivity, and Industry, to revitalize this node, as well as the corridor as a whole, to form a “dynamic, creative, and cohesive” identity for this gateway into Athens.

## **CULTURE**

There are several existing opportunities for redevelopment at the Lexington-Gaines School node that could provide a great sense of culture for the area. Currently, there are many residential neighborhoods within a short travelling distance to this intersection that would serve as major stakeholders for this revitalization effort. Taking this into consideration, the creation of a cultural ‘hotspot’ could provide a strong identity that the surrounding neighborhoods could take pride in.

Local music venues, pubs, restaurants, breweries, and public art are staples in what one would consider the overall culture of Athens. The addition of these things along the Lexington corridor could fill a cultural void throughout the eastside of the city and make this node a destination instead of an otherwise boring intersection along a stretch of roadway.

- The south side of the Lexington-Gaines School intersection includes many connected store fronts such as the existing Willowood Square and adjacent plaza. These could serve as integral social spaces for the node that would provide entertainment and dining options.

There are currently twelve operating stores within Willowood Square that range in size and could be repurposed to better fit the vision for the site. These would most likely be a mix of local businesses, restaurants, and pubs that will draw people in from around the east side.

- Opening up the square to create a point of entry from the south side would be a key component to creating an inviting area to the surrounding residential neighborhoods.
- Parts of the oversized parking area can be repurposed to include outdoor social spaces and unify the different businesses that would inhabit the square.
- Incorporating an overlying architectural façade to the square would further instill an identifiable sense of place.

The adjacent plaza on the other side of Gaines School Road is a smaller and more compact storefront that could serve as a hub for music venues and bars for the node.

- With usable space at a premium for this area, repurposing the flat area behind the buildings for parking could allow for a more open central square in the front that could potentially be used for outdoor music shows or other social events.
- Opening up the square to Lexington could provide better access and visibility to this area from the corridor.
- Establishing local art along the corridor would create notable spaces that people can identify with. This is something that could engage local artists or students from UGA to participate in the beautification of this gateway.
  - There are several opportunities at nodes and other well established places along Lexington where these pieces could create a series of miniature parks along a potential greenway.

## **CONNECTIVITY**

Some of East side Athens’ most well used parks are located on or just off of Lexington Road. Dudley, Satterfield, and Southeast Clarke Parks all play major factors when it comes to health and wellness opportunities. The Firefly Trail, once completed, will connect parts of the corridor to Dudley Park as well as downtown Athens. With the proposal of a couple new trails or greenways along the corridor, this node could become an easily accessible and well connected destination throughout east Athens.

- As it currently stands, the Lexington corridor is one of the busiest and congested roadways in all of Athens. The implementation of bike lanes, sidewalks, and a vegetated median would give the corridor a more inviting feel and provide an alternate mode of transportation for pedestrians who do not need to travel a long distance.
- Much of the traffic on Lexington can be attributed to the Athens rush hour but this is still a possible deterrent of people getting to the site. The corridor is plenty wide enough to establish typical bike lanes running from downtown out to this node and beyond.
- The creation of a greenway along the corridor that connects with the Firefly Trail would allow for pedestrians to get exercise in the area as well as provide a direct path to and from the node.
- Having a short 50 foot vegetated median at regular intervals along Lexington would help break up the stretch of road and create a more inviting gateway into Athens.

- There are many untapped natural corridors along Lexington that could be made useable. Cedar Creek daylights just east of the Gaines School intersection and provides a vegetated corridor running south through several prominent neighborhoods. This could serve as a potential trail system to further connect the surrounding residential areas by walkable or bike-able means.
  - The better the connectivity is to the node, the greater the likelihood of success. Using existing natural corridors such as Cedar Creek could give a sense of unity to the surrounding neighborhoods as well as provide an inviting pathway for entry to the development.
  - A largely undeveloped tract of land to the north-west of the intersection could serve as a major recreation area and central connecting hub for the surrounding student housing apartments and adjacent neighborhoods.
- With the inclusion of the 150+ acres of land that includes Dekkle Lake as well as several tributary creeks, this property would be perfect for a future sustainable development or neighborhood.
- The future development of this site could be shaped in a way that would allow green corridors to exist and establish a connection between Barnett Shoals and Lexington Road.

## INDUSTRY

While several industries are scattered around the east side of Athens, there are not really any concentrated points of industry down Lexington Road. There are a few opportunities to incorporate industry with vacant existing buildings and open lots at or around the node. Introducing an industrial business to the area would provide new jobs for Athens citizens as well as bring new people to the area.

Using some of the larger existing spaces in Willowood Square along with the vacant Piggly Wiggly for potential public-private partnerships could get multiple stakeholders from the community involved.

- Using these spaces for local industries like brewing companies, media groups, etc... can be a resource for internships and provide insight to the public through tours of the industry.
- New developments around the plaza will form a centralized industrial location that could allow for the creation of an industrial green park to connect the businesses.
- The plaza could potentially open up and create miniature corridors between the commercial and industrial areas within the intersection.
- Getting investors involved would allow for a building to be redeveloped and serve as an incubator space until further industries located there.

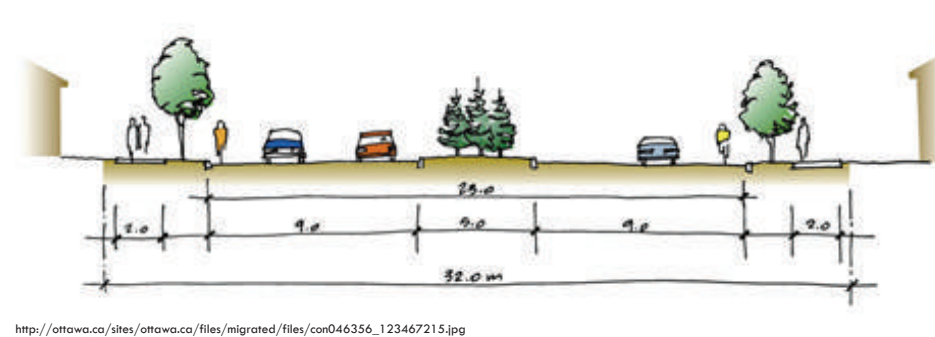
## AESTHETIC VISION



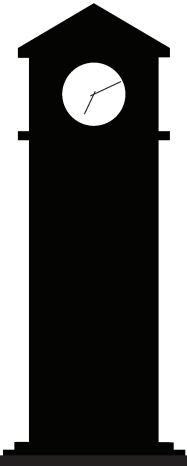
These are examples of what the storefronts could potentially look like with an open and accessible green space. This would provide an easily identifiable space to the node.



It would be relatively easy to repurpose some of the outdoor spaces around the existing buildings to accommodate different social venues such as music, parties, and other gatherings.











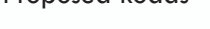

The implementation of a median would help break up the views of the corridor and add welcoming vegetation to Lexington. Widening the right of way to include bike lanes and sidewalks would give pedestrians the option for different modes of transportation.

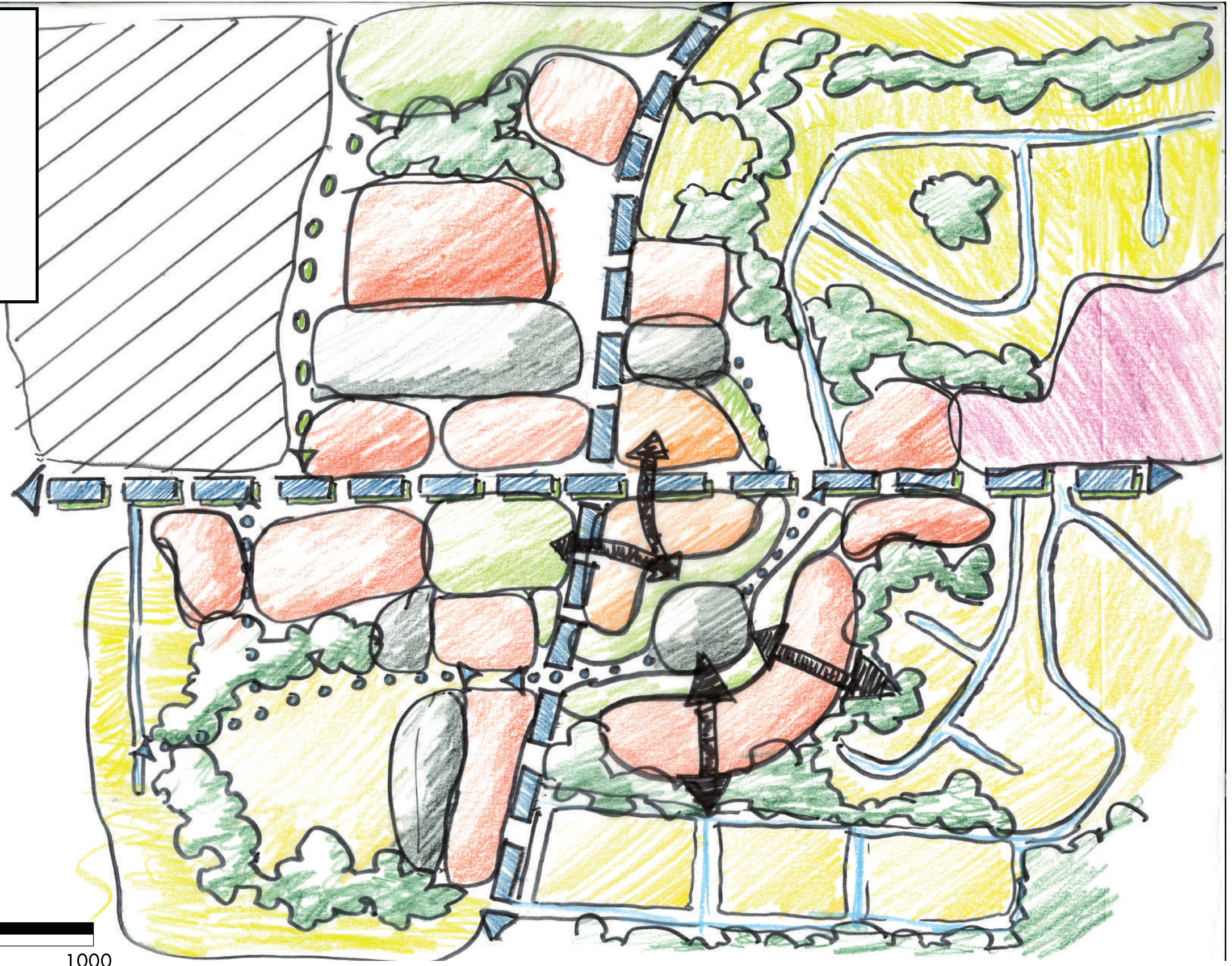


# CONCEPTUAL DESIGNS

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**Concept 1 Legend**











 Single Family Housing	 Commercial
 Multi-Family Housing	 Green Space
 Public Infrastructure	 Parking Lots
 Proposed Roads	 Transition Pathways
 Proposed Trails	 Existing Roads

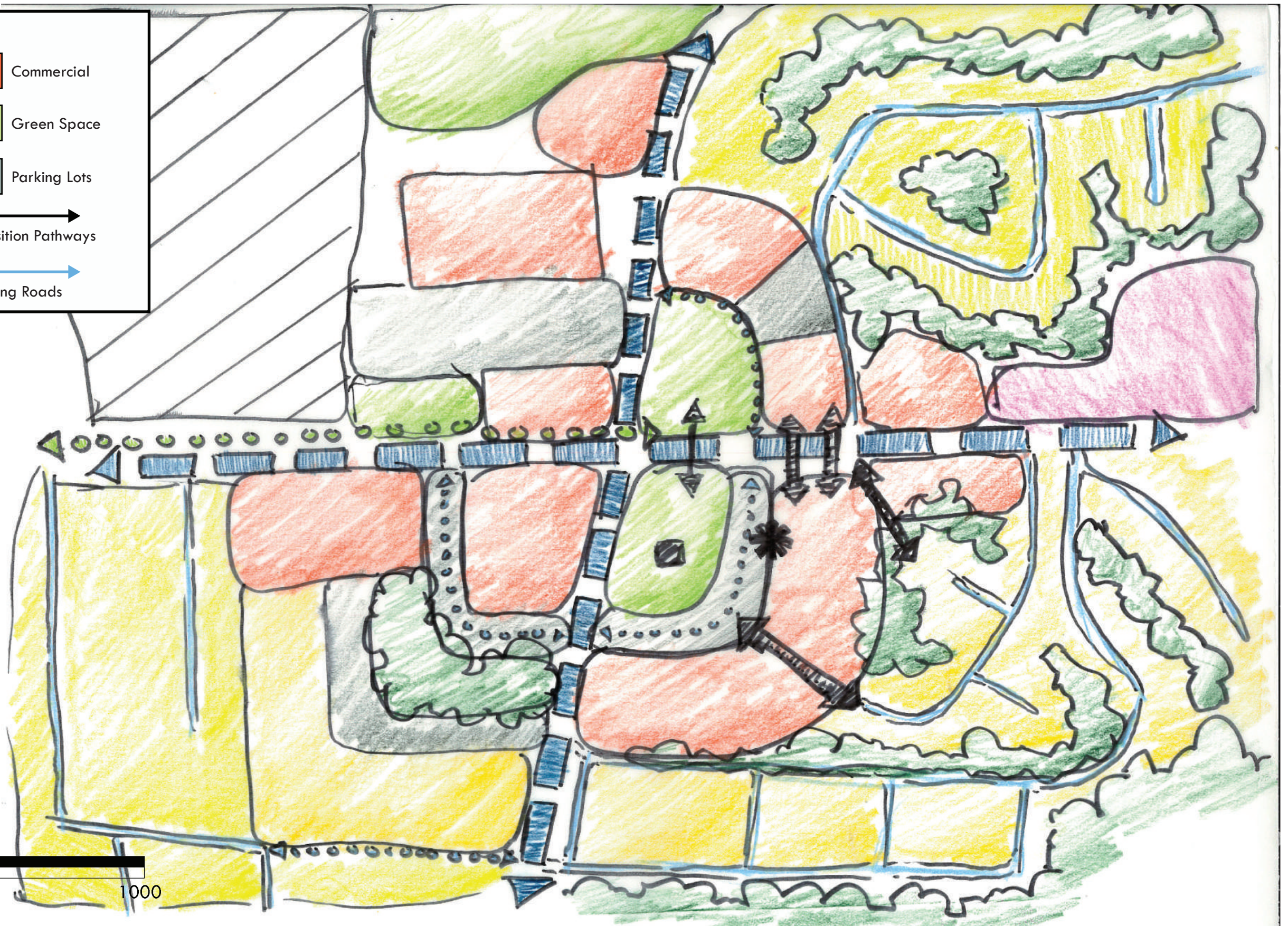


**Concept 1:**

This concept is focused around central access to the mixed use core at the intersection. I used this design to create corridors to allow members of the surrounding communities to easily enter the area through different means such as driving, walking, or biking.

### Concept 2 Legend










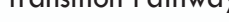
 Single Family Housing	 Commercial
 Multi-Family Housing	 Green Space
 Public Infrastructure	 Parking Lots
 Proposed Roads	 Transition Pathways
 Proposed Trails	 Existing Roads

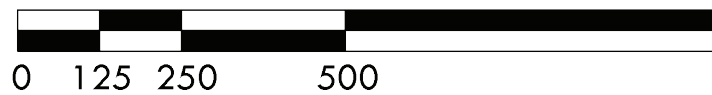


**Concept 2:**

This concept is focused around having a central green space surrounded by commercial / retail. The proximity of the green-space to the commercial would be mutually beneficial in bringing different groups of people there. Having some sort of beacon to identify this space could be a potential attractor for people. The addition of another bus stop here would provide an alternate mode of transportation.

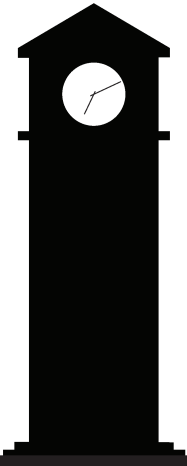
### Concept 3 Legend

- |   |   |
|---|---|
|  Single Family Housing |  Commercial          |
|  Multi-Family Housing  |  Green Space         |
|  Public Infrastructure |  Parking Lots        |
|  Proposed Roads        |  Transition Pathways |
|  Proposed Trails       |  Existing Roads      |



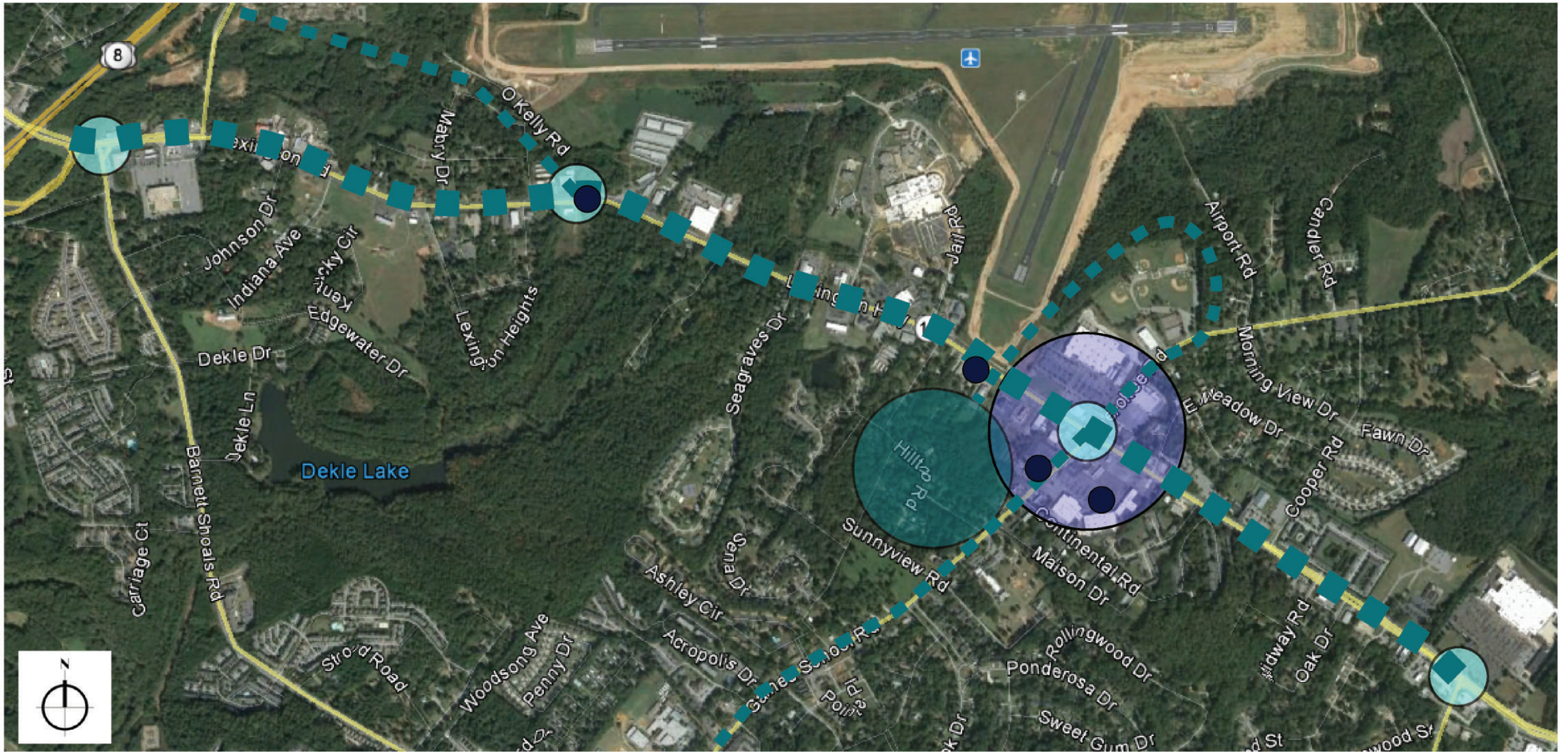
### Concept 3:

The third concept is focused on a really dense commercial and retail core with surrounding mixed use and multi-family neighborhoods. The green spaces serve as connections to other spaces around the node and help unify the space as a whole.





# MASTER PLAN



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





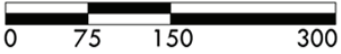
**CORRIDOR MASTER PLAN LEGEND**

-  Lexington Corridor Greenway
-  Greenway Connector Trails

-  Pocket Park / Trail Nodes
-  Lexington / Gaines School Core

-  Proposed Natural Area
-  Proposed Bus Stops



-   
RETAIL
-   
PARKING
-   
BUS STOP
-   
INDOOR  
EVENTS
-   
DINING
-   
BAR
-   
HOUSING
-   
LIGHT  
INDUSTRY
-   
BICYCLE  
LANE
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BUSINESS  
OFFICE
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OUTDOOR  
SHELTER
-   
PARK
- 
- 

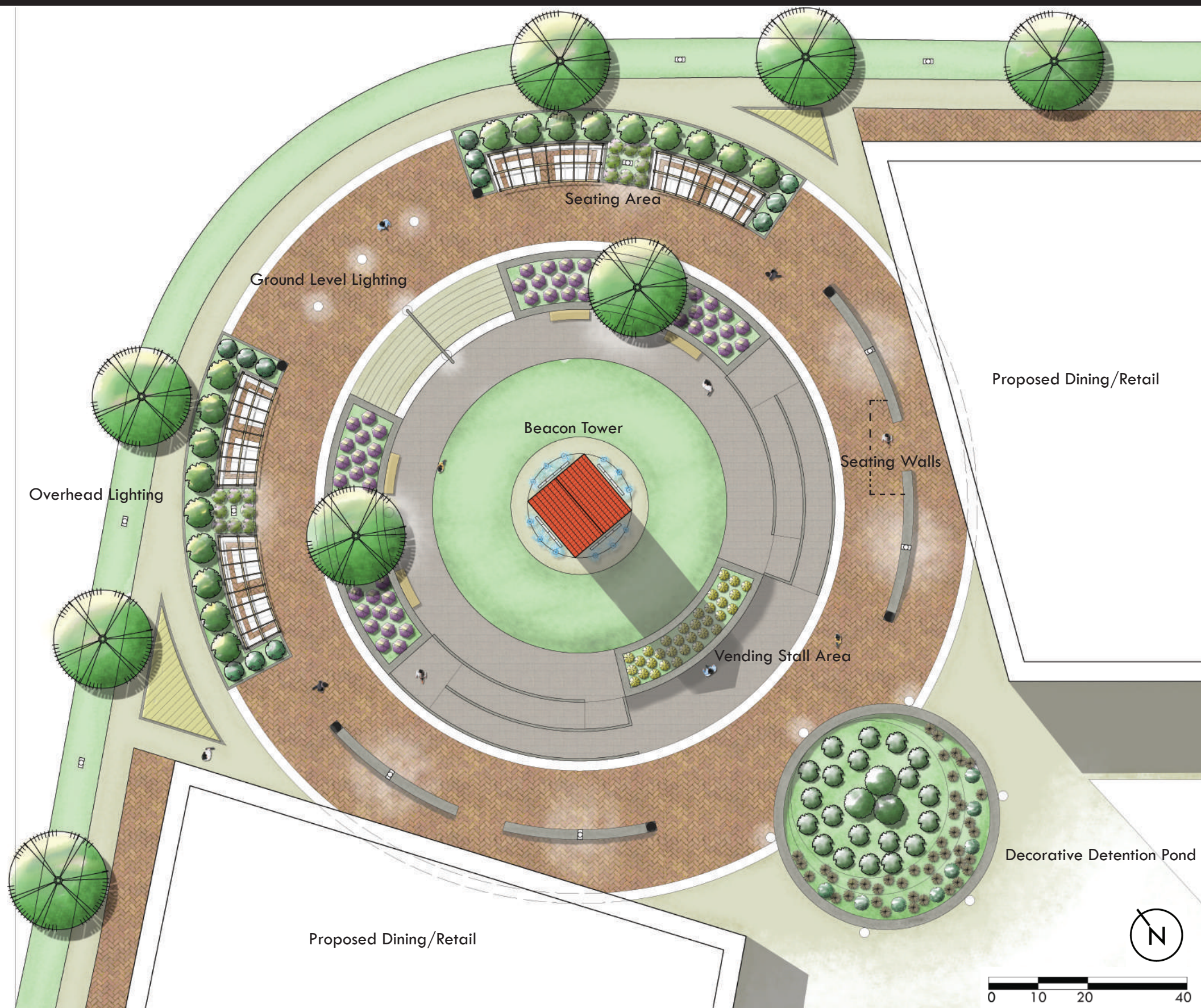
**Master Plan of the Lexington - Gaines School Node:**

The master plan is a combination of ideas and iterations of from the three conceptual designs. The incorporation of a strong commercial core at the intersection allows for ease of access along existing and proposed bus stops. An overhaul of the street scape will allow for other modes of transportation such as walking, jogging, and biking. Opening up certain sections of the commercial core to allows pedestrian access from the surrounding neighborhoods that were previously blocked off from entry. Addition of a central plaza area with a beacon right at the intersection will give the space a unique and signifying feature that will separate it from other areas in Athens. The beacon will play a large factor in creating the identity of the space and allows for a true “gateway” into Athens.



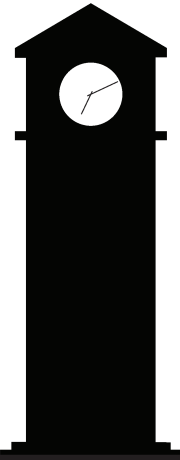
# LEXINGTON BEACON PLAZA SITE PLAN

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**Beacon Plaza Master Plan:**

The plaza uses a seven foot change in elevation to capture astonishing views of the beacon from all entry points. Raising the plaza area shows hierarchy and prominence for the beacon that should signal an arrival or departure from Athens for all who travel along the Lexington corridor. The additional height of the South side of the plaza allows for an interesting vendor option set into the wall. The south-east entry features a native planted, decorative detention pond to mitigate runoff from the higher elevated plaza. Lighting can be found at both high and low levels throughout the plaza.



# SUPPORTING GRAPHICS

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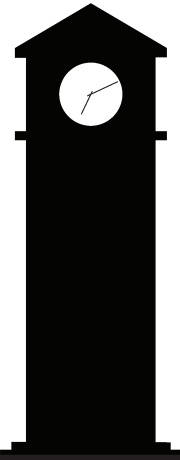
**Perspective of the Beacon Plaza from the South:**

This look into the plaza shows an impressive view of the beacon and gives an idea of what the space will look like with pedestrian use.



**Section of Plaza from Lexington to retention pond:**

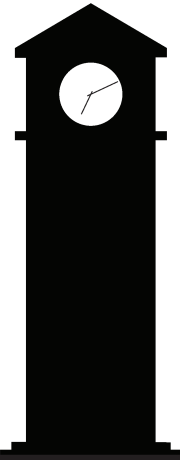
This section really highlights the change in elevation from the North end to the South end of the plaza, while showing an illustrative view of the beacon itself.



# GRADING PLAN

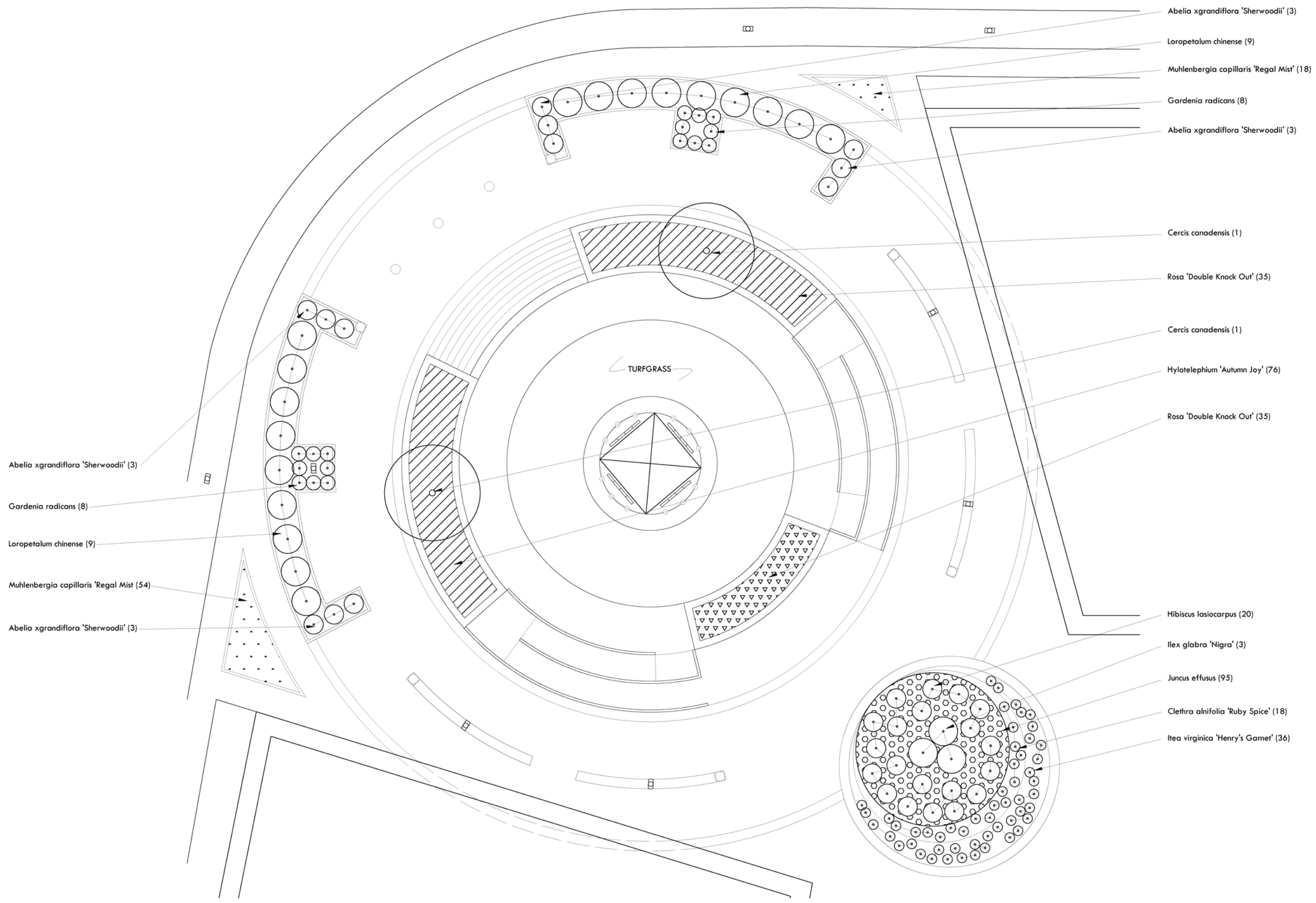
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# PLANTING PLAN

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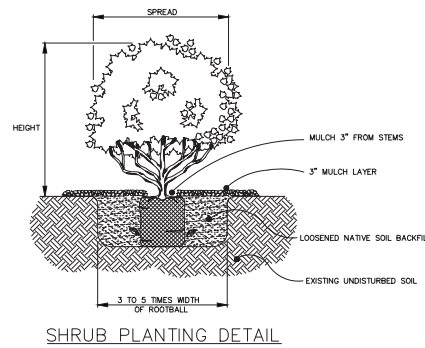


- Abelia xgrandiflora 'Sherwoodii' (3)
- Gardenia radicans (8)
- Loropetalum chinense (9)
- Muhlenbergia capillaris 'Regal Mist' (54)
- Abelia xgrandiflora 'Sherwoodii' (3)

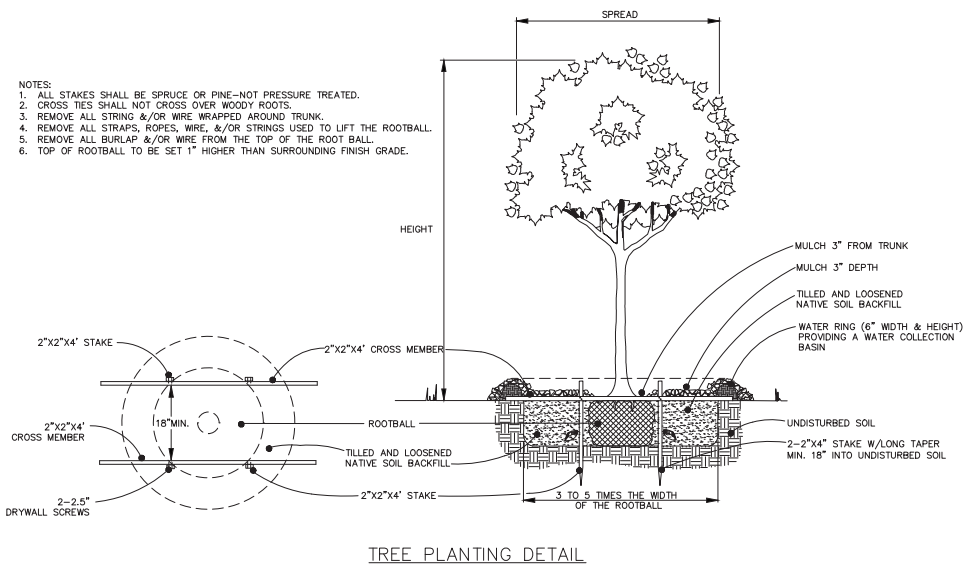
- Abelia xgrandiflora 'Sherwoodii' (3)
- Loropetalum chinense (9)
- Muhlenbergia capillaris 'Regal Mist' (18)
- Gardenia radicans (8)
- Abelia xgrandiflora 'Sherwoodii' (3)
- Cercis canadensis (1)
- Rosa 'Double Knock Out' (35)
- Cercis canadensis (1)
- Hylotelephium 'Autumn Joy' (76)
- Rosa 'Double Knock Out' (35)
- Hibiscus lasiocarpus (20)
- Ilex glabra 'Nigra' (3)
- Juncus effusus (95)
- Clethra alnifolia 'Ruby Spice' (18)
- Itea virginica 'Henry's Gamet' (36)

TURFGRASS

- The Contractor shall locate and verify the existence of all utilities prior to starting work.
- No plant shall be put in the ground before rough grading has been finished and approved by the Project Architect or equal.
- Contractor shall mark locations of all trees and plant beds for approval of Landscape Architect prior to installation.
- All materials shall conform to the guidelines established by the current American Standard for Nursery Stock, published by the American Association of Nurserymen.
- All plants shall be installed as per details and the contract specifications.
- All plants shall be balled and wrapped or grown as specified. No container stock shall be accepted if rootbound. ALL root wrapping material made of synthetics or plastics shall be removed before planting.
- With container grown stock, the container shall be removed and the ball shall be cut through the surface in two vertical locations.
- All areas within plant beds to be mulched with 3" deep decomposed hardwood bark



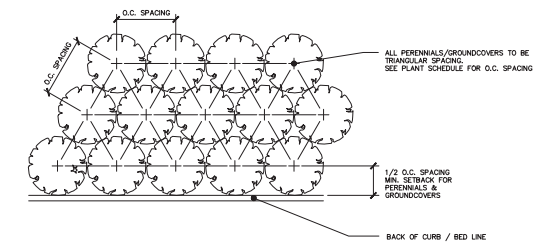
SHRUB PLANTING DETAIL



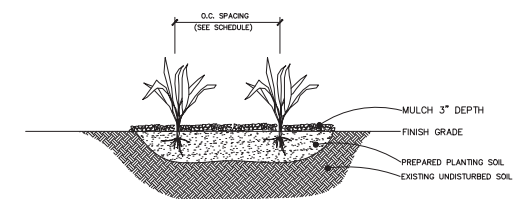
TREE PLANTING DETAIL

## PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENT
<b>TREES:</b>					
2	Cercis Canadensis	Redbud	2"		
<b>SHRUBS:</b>					
12	Abelia xgrandiflora 'Sherwoodii'	Sherwood Abelia	3 gal.		
18	Clethra alnifolia 'Ruby Spice'	Summersweet Clethra	1 gal.		
16	Gardenia radicans	Dwarf Gardenia	2.5 qt.		
20	Hibiscus lasiocarpus	Rose Mallow	1 gal.		
3	Ilex glabra 'Nigra'	Inkberry	5 gal.		
36	Itea virginica 'Henry's Garnet'	Itea	1 gal.		
18	Loropetalum chinense	Chinese Witch Hazel	3 gal.		
70	Rosa 'Double Knock Out'	Double Knockout Rose	1 gal.	36" O.C.	
<b>GROUNDCOVERS, VINES, &amp; PERENNIALS:</b>					
76	Hylotelephium 'Autumn Joy'	Autumn Joy Sedum	1 qt.	18" O.C.	
95	Juncus effusus	Rush	1 qt.	24" O.C.	
72	Muhlenbergia capillaris 'Regal Mist'	Muhly Grass	1 qt.	18" O.C.	
<b>TURFGRASS:</b>					
SQ. FT.	SPECIES	CONDITION AT PLANTING			
2215	Zoysia japonica 'Meyer'	Rolled Sod			



PERENNIAL/GROUNDCOVER SPACING DETAIL



PERENNIAL/GROUNDCOVER PLANTING DETAIL

## Trees



Botanical Name: *Cercis canadensis*  
 Common Name: Redbud  
 Size: ~25' Height and Spread  
 Flowers: Pinkish/Purple in late Winter/early Spring  
 Fall Color: Yellow/Orange  
 Notes: The flowers are edible, no fragrance

## Shrubs



Botanical Name: *Abelia xgrandiflora* 'Sherwoodii'  
 Common Name: Sherwood Abelia  
 Size: ~4' Height and Spread  
 Flowers: White/Pink in Summer  
 Fall Color: Purplish/Bronze  
 Notes: None

Botanical Name: *Clethra alnifolia* 'Ruby Spice'  
 Common Name: Ruby Spice Summersweet  
 Size: 4-6' Height / 3-5' Spread  
 Flowers: Pink in Mid Summer  
 Fall Color: Yellow/Golden Brown  
 Notes: Fragrant/Attracts Butterflies

Botanical Name: *Gardenia radicans*  
 Common Name: Dwarf Gardenia  
 Size: 3-6' Height / 2-4' Spread  
 Flowers: White Seasonal Blooms  
 Fall Color: Evergreen  
 Notes: Very Fragrant

Botanical Name: *Hibiscus lasiocarpus*  
 Common Name: Rose Mallow  
 Size: 3-7' Height / 2-3' Spread  
 Flowers: White or Rose in Mid-late Summer  
 Fall Color: None  
 Notes: Attracts pollinator species

Botanical Name: *Ilex glabra* 'Nigra'  
 Common Name: Inkberry  
 Size: 4-6' Height and Spread  
 Flowers: Small white flowers in late Spring  
 Fall Color: Evergreen  
 Notes: Attracts bees and butterflies

Botanical Name: *Itea virginica* 'Henry's Garnet'  
 Common Name: Henry's Garnet Sweetspire  
 Size: 3-4' Height / 4-6' Spread  
 Flowers: White flowers bloom in early Summer  
 Fall Color: Red/Orange/Gold  
 Notes: Long fall color period, Fragrant flowers

Botanical Name: *Loropetalum chinense*  
 Common Name: Chinese Witchhazel  
 Size: 3-6' Height and Spread  
 Flowers: Pinkish/Purple in Early Spring  
 Fall Color: Evergreen  
 Notes: Not fragrant

Botanical Name: *Rosa* 'Double Knock Out'  
 Common Name: Knockout Rose  
 Size: 3-4' Height and Spread  
 Flowers: Cherry Red bloom from June - frost  
 Fall Color: Purple/Burgundy  
 Notes: Thorns on stems

## Perennials/Annuals/Groundcovers



Botanical Name: *Hylotelephium* 'Autumn Joy'  
 Common Name: Autumn Joy Sedum  
 Size: 2' Height / 18" Spread  
 Flowers: Rosy Pink/Red in Fall  
 Fall Color: None  
 Notes: Attracts Butterflies, Drought tolerant

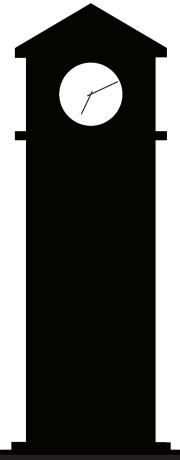
Botanical Name: *Juncus effusus*  
 Common Name: Rush  
 Size: 2-4' Height and Spread  
 Flowers: Small yellowish/green in Summer  
 Fall Color: None  
 Notes: Tolerates standing water

Botanical Name: *Muhlenbergia capillaris* 'Regal Mist'  
 Common Name: Muhly Grass  
 Size: 2-3' Height and Spread  
 Flowers: Pinkish/Purple in Fall  
 Fall Color: None  
 Notes: Tan seed plumes remain attractive in Winter

## Turfgrasses

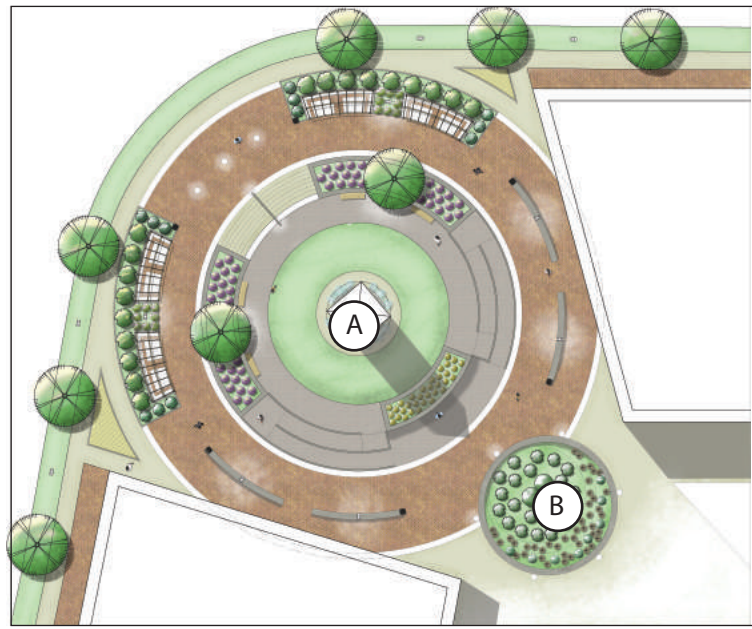


Botanical Name: *Zoysia japonica* 'Meyer'  
 Common Name: Meyer Zoysia Grass  
 Notes: Tough warmseason turfgrass, tolerates foot traffic

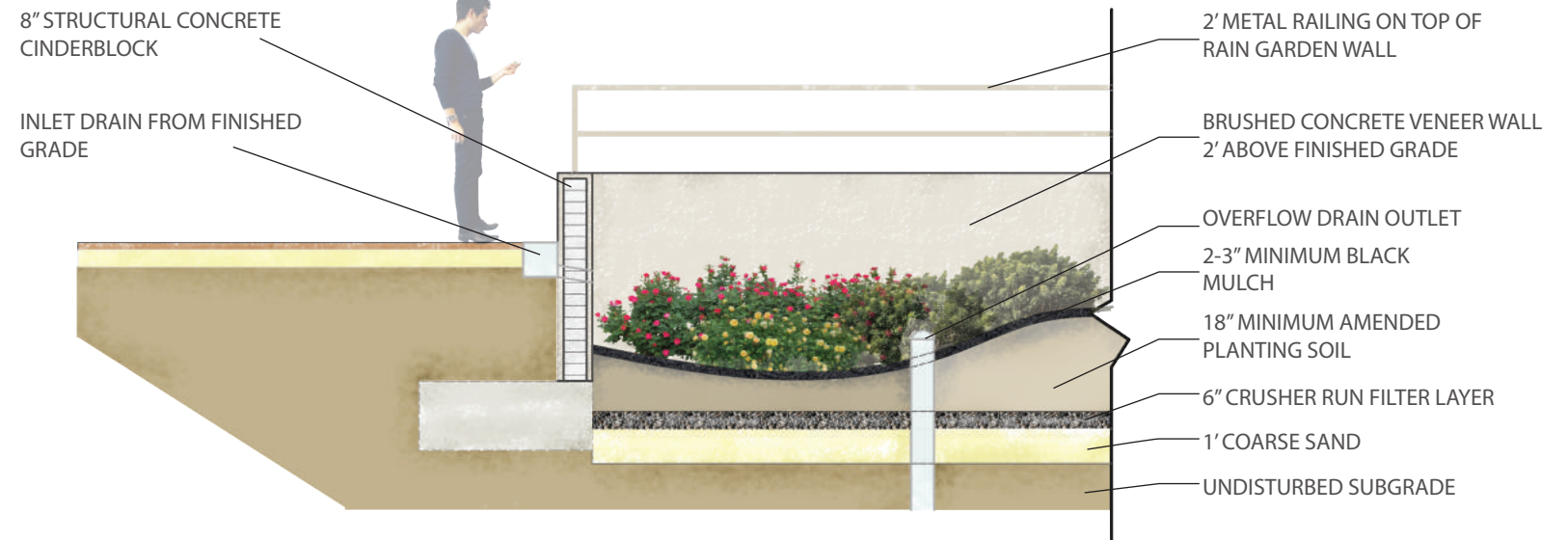


# CONSTRUCTION DETAILS

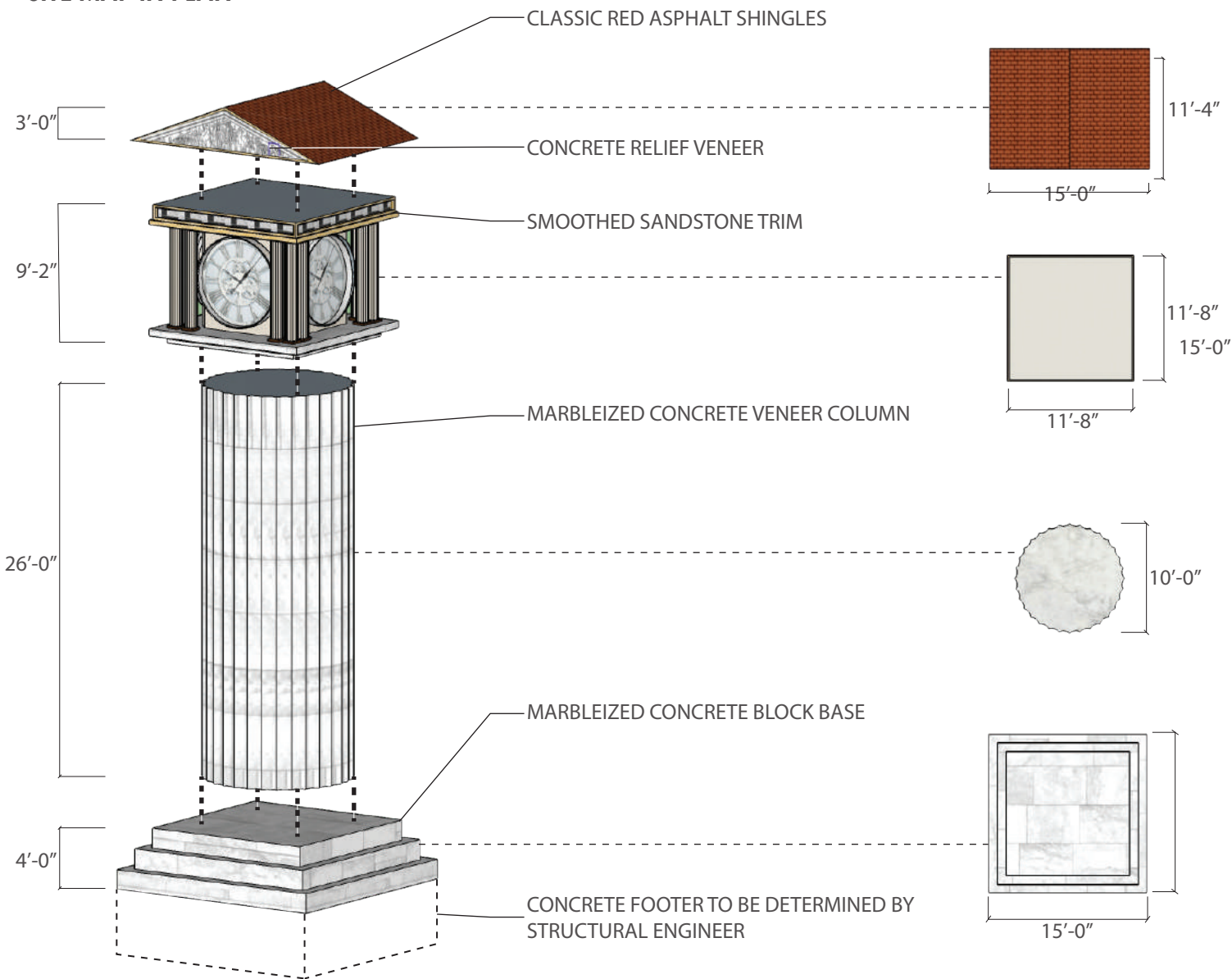
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**SITE MAP IN PLAN**

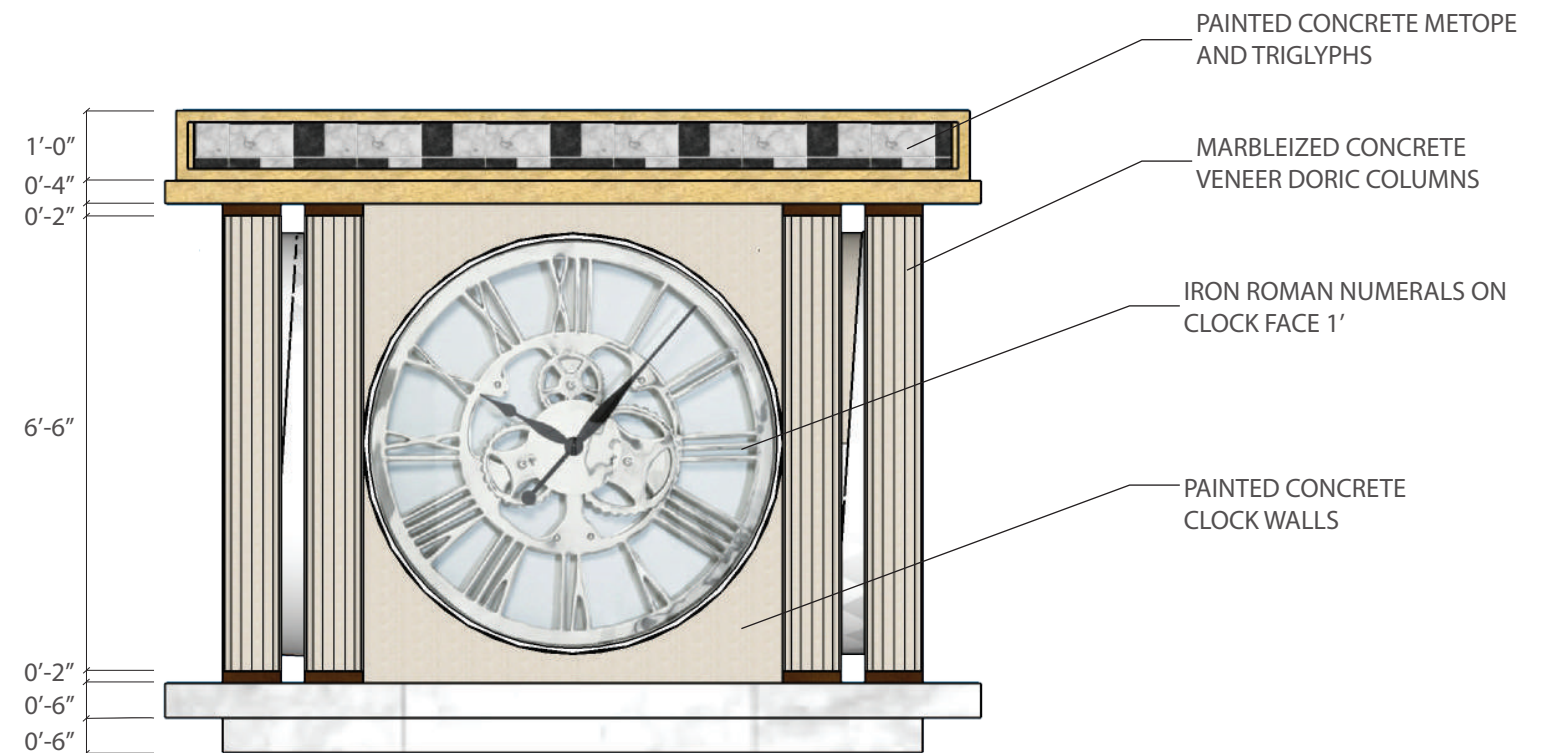


**B LEXINGTON PLAZA RAIN GARDEN SECTION**



**A LEXINGTON BEACON EXPLODED AXONOMETRIC DETAILS**

**LEXINGTON BEACON PLAN VIEW DIMENSIONS**



**LEXINGTON BEACON CLOCK FACE DETAILS**