











ACKNOWLEDGEMENTS

GOVERNANCE TEAM

Athens-Clarke County Unified Government (ACC)

Commissioner Harry Sims, *Graduate of Burney Harris High (H.T. Edwards) and Member of Heritage Group*

Commissioner Melissa Link, Commissioner for District 3

Commissioner Mike Hamby, *Chair-Commissioner for District 10*

Athens Housing Authority (AHA)

Valdon Daniel, Board Chair for Athens Housing Authority, Member of Heritage Group, Member of Ebenezer West Baptist Church

Cikeithia Sapp, Broadacres Representative

Ida Brunson, Rocksprings Representative

Athens Land Trust (ALT)

Antwone Givens, ALT Homeowner, Life-long Resident of West Broad neighborhood

Willa Fambrough, ALT Board Member, Chair of Athens Land Trust Community Agriculture Committee, Vendor at West Broad Farmers Market

Darren Ash, ALT Board Member, Alumni from UGA

Clarke County School District (CCSD)

Linda Davis, School Board Member for District 3

Ovita Thornton, School Board Member

Community Stakeholders

Donna Thurman, Representative from Hill Chapel Baptist Church

Ella Willingham, Co-Chair, Life-long Community Resident and Homeowner from West Broad Neighborhood

Elizabeth Platt, Member of Heritage Group

Charles Stroud, Member of Heritage Group

Linda Stephens, Representative of Hancock Corridor Development Corporation and Resident of Rocksprings Homes Milton Gresham, Jr., Commercial Property Owner in the West Broad Neighborhood

Candace Sheats, Business Owner in the Hancock Corridor

Reggie Willis, Homeowner from Waddell Street

Amy Kissane, Executive Director Athens-Clarke Heritage Foundation

EX OFFICIO MEMBERS

Blaine Williams, Manager of Athens-Clarke County Unified Government

Heather Benham, Executive Director of Athens Land Trust

Phil Lanoue, Emeritus Superintendent of Clarke County School District

Rick Parker, Executive Director Athens Housing Authority

EX OFFICIO MEMBERS SUPPORT

Jack Parish, Superintendent of Clarke County School District

Ted Gilbert, Assistant Superintendent of Clarke County School District

Charlie Gluodenis, Athens Housing Authority

At the beginning of the process, over 30 stakeholders participated in the Stakeholder Focus Group Meetings from the community, ACCUG, AHA, CCSD and ALT.

CONSULTANT TEAM

LORD AECK SARGENT

Bob Begle, Principal

Niti Gajjar, Project Manager

Shruti Agarwal, Urban Designer

Matt Cherry, Landscape Architect

Kristin Halloran, Historic Preservation Architect

DUVERNAY + BROOKS

Olusegun Obasanjo, Manager

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WHAT THIS FEASIBILITY STUDY IS:

- The feasibility study is a high-level assessment and analysis of the West Broad Study Area.
- The neighborhood and site assessments are done using secondary data sources from the client team, light reconnaissance survey and site observations. In most cases, more detailed assessments will need to be done before making any policy or implementation decisions.
- The scenarios presented within this study are merely an exploration of what is POSSIBLE and are not intended to represent what WILL happen.
- The scenarios presented within this study are based on a combination of professional planning expertise, individual stakeholder input and community input received at a public open house and various surveys.
- Further study may be required to test the detailed financial and implementation feasibility of individual elements.

WHAT THIS FEASIBILITY STUDY IS **NOT**:

- The feasibility study is NOT a MASTER PLAN or a NEIGHBORHOOD PLAN or intended to commit anyone to a specific plan of action.
- The feasibility study is a series of analyses and "what ifs" only and should NOT be considered as dictating policy, zoning or funding. Individual funders and implementation partners will need to undergo their own approval and planning processes for individual initiatives.
- While community stakeholders were consulted, scenarios presented in this study should not be construed to be a definitive reflection of community consensus. A more interactive and collaborative community process will be required to determine priorities for action.

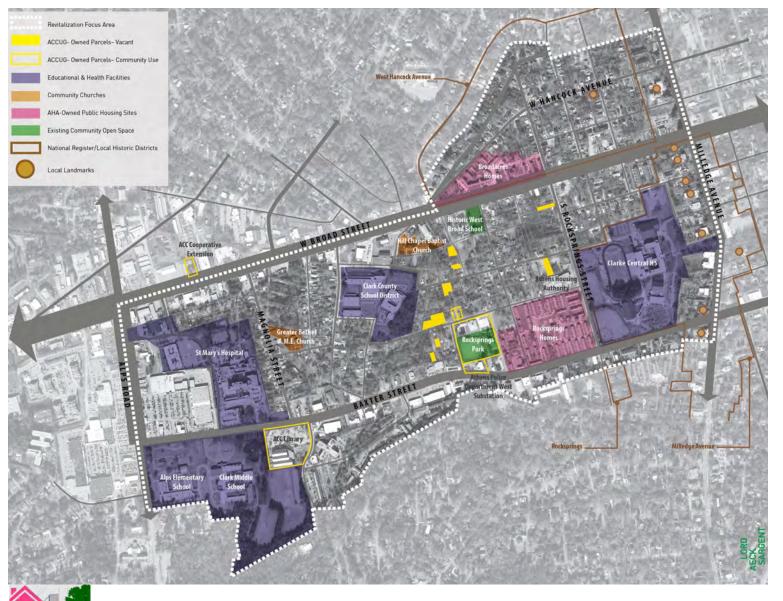


This feasibility analysis is a testament to the dedicated hard work of key organizations, numerous professionals, many volunteers and countless community stakeholders. The level of community involvement to date speaks volumes to the significance of the West Broad Study Area. In addition to the significant recent educational, health and housing investments, the area has important black history roots associated with the Old West Broad School, Rocksprings and West Hancock neighborhoods.

This study seeks to capitalize on the area's history, numerous public and private assets, and outpouring of community interest by assessing the feasibility of a wide-array of potential community and facility enhancements. In order to effectively manage this study, the West Broad Initiative partnership was created as a collaboration between four partner agencies: Clarke County School District (CCSD), Athens Housing Authority (AHA), Athens-Clarke County Unified Government (ACCUG), and Athens Land Trust (ALT). These four agencies, either individually or collaboratively, have made significant efforts to strengthen the neighborhood over the years and are committed to furthering that mission beyond this study.

To leverage the collaborative efforts anchored around housing, education and wellness, CCSD, AHA and ALT have been working with the Purpose Built Communities organization, in an effort to create a larger impact on the overall community revitalization. As a preliminary step to the long-term revitalization process, Athens Housing Redevelopment, Inc. (AHR), the development arm of AHA, hired Lord Aeck Sargent to perform this high-level feasibility analysis for the West Broad Study Area as a whole.









PROJECT OVERVIEW AND CONTEXT

- The study area is bounded by Alps Road on the west, West Broad Street and Glenhaven Avenue on the north, South Milledge Avenue on the east and Baxter Street on the
- The study area is about 466 acres in area and is approximately 1.3 miles long (east to west).
- The study area is located on the main gateway corridor - West Broad Street - going into downtown Athens and The University of Georgia (UGA). It is about 1.5 – 2 miles from downtown.
- Neighborhoods: West Hancock (north of West Broad Street), Rocksprings / Brooklyn (south of West Broad Street)
- Historic Assets: Milledge Avenue Local Historic District, West Hancock Avenue Local Historic District and several historic landmarks on South Milledge Avenue
- Institutional Assets:
 - <u>CCSD Facilities</u>: H.T. Edwards Campus, Old West Broad School, Clarke Central High School, Clarke Middle School, Alps Elementary School
- ACCUG Facility: ACC Library
- St. Mary's Hospital
- Community Assets:
 - ACCUG Site: Rocksprings Park
 - ALT + CCSD Site: West Broad Market Garden
 - Hill Chapel Baptist Church and Greater Bethel A.M.E Church
- Development Assets:
 - AHA Sites: Rocksprings Homes and Broadacres
 - Vacant Parcels owned by AHA, ALT and ACCUG

The scope of the feasibility analysis includes assessment of the sites underlined in the above list.



The Feasibility Study was envisioned as a three-phased process over a 7-month period:

- 1. Asset Analysis: Governance kick-off, community open house, assessment of existing conditions of the neighborhood and sites, stakeholder focus group meetings, site tours, identification of issues and opportunities, Governance/Leadership Team presentation of analysis
- Redevelopment / Re-use Scenarios: CCSD sites / facilities improvements options, AHA sites development scenarios, AHA and ALT neighborhood infill housing feasibility, ACCUG sites improvements and public infrastructure feasibility, feedback from stakeholder focus groups and the Governance Team
- 3. Final Documentation: draft report, feasibility evaluation matrix, feedback from stakeholder focus groups and the Governance Team, community open-house, and final document

Stakeholder Focus Groups:

The feasibility study was organized around interaction with the four partner agencies of the West Broad Initiative.

- 1. CCSD: key representatives from CCSD to convey opportunities and challenges for several key facilities
- 2. AHA: key AHA staff to identify potential redevelopment scenarios on two public housing sites
- 3. ACCUG: government staff to identify development / improvement scenarios on ACCUG land along with potential capital improvement projects and potential sources of public funding
- 4. ALT: key ALT staff and partners to identify development / improvement scenarios on ALT land along with potential funding opportunities

At the beginning of the process, the consultant team met individually with each focus group comprised of 5-8 members (both at leadership and staff levels) to understand the vision & goals of each agency, on-going efforts, and funding possibilities. Each group provided site tours of their facilities and investments in the study area to identify some specific challenges and opportunities associated with the sites. The focus groups also provided numerous data sources, background resources, ideas and input on a regular basis throughout the process.

Governance Team

In addition to the focus groups, a 24-member Governance Team was created and is comprised of select stakeholders from the four partner agencies (at the leadership level) along with several community members (see acknowledgments page for full listing). This team includes elected officials, Heritage Group members,

long-time homeowners, representatives of the public housing sites, board members of the four agencies, and several community stakeholders. The consultant team met with the Governance Team three times to obtain input and validate the outcomes of the feasibility analysis.

Community Engagement:

The feasibility study process started with a community "open house" to gather input on "neighborhood ideas" related to vision, issues and opportunities within the study area. The "open house" style workshop was held on September 15, 2016 over a 3-hour window where participants had the flexibility to drop in at any time and provide input at various planning activities at their own pace. The workshop was attended by over 110 participants including community residents from both neighborhoods: Rocksprings (south of West Broad Street) and West Hancock (north of West Broad Street). The workshop offered three types of interactive planning exercises:

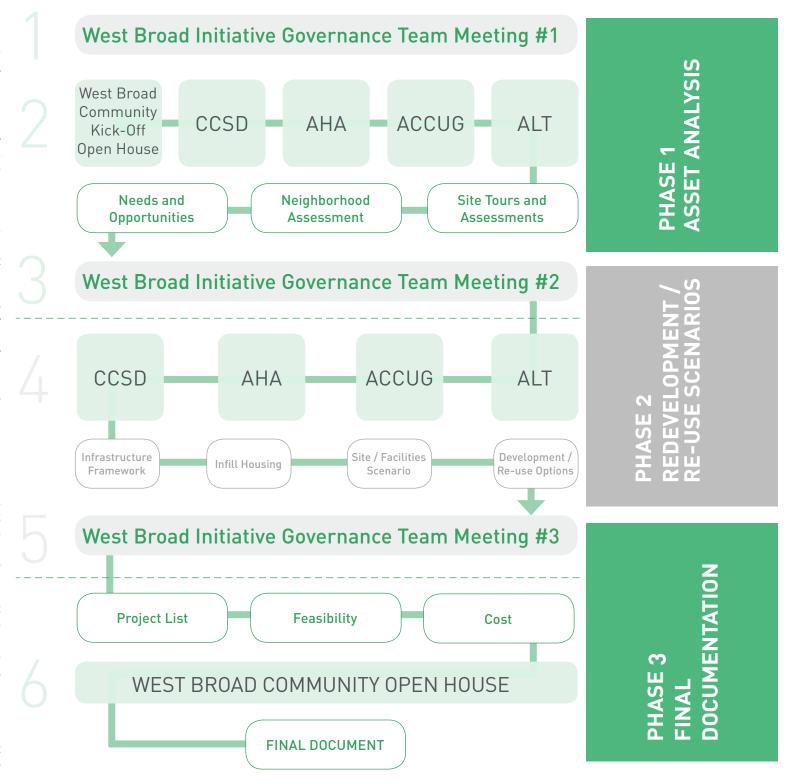
- Exercise 1 SITES: Identify issues and opportunities of the institutional assets on sticky notes for these sites - Alps Elementary School, Clarke Middle School, ACC Library, H.T. Edwards Campus, Clarke Central High School, Old West Broad School, Rocksprings Homes and Broadacres Homes
- Exercise 2A NEIGHBORHOOD: Validate / prioritize Issues by using four BLUE dots on "issues banner." The banner listed issues compiled from the community input from the Brooklyn / Rocksprings Neighborhood Study by University of Georgia in 2013.
- Exercise 2B NEIGHBORHOOD: Identify assets and issues on a large study area map by using green (assets) and red dots (issues).
- Exercise 3 NEIGHBORHOOD NAME: suggest neighborhood name

Since a large number of the participants were from the West Hancock neighborhood and their issues were somewhat different from the Rocksprings neighborhood. The consultant team screened the issues in two large geographic categories: South of West Broad Street and North of West Broad Street. There were some issues common to both areas.

In addition to the Community Open House, a phone line was set up to reach a larger audience, who possibly could not attend the meeting, and receive their input through text messages. Using the Open House material / exercises, some of the Governance Team members hosted community meetings at various locations in the study area. CCSD got overwhelming survey responses from the youth of Clarke Central High School on a short six-question survey about the study area.

The summary highlights of the above community engagement results are listed below. The full results can be found in the appendix section.

2 FEASIBILITY STUDY PROCESS







SOUTH OF WEST BROAD STREET

NORTH OF WEST BROAD STREET

Development & Preservation

Preserve and restore Old West Broad • School - center of Black life in Athens for 80+ years

- Vacant and abandoned properties
- Discourage apartments or student housing
- Redevelop underutilized properties on Baxter Street
- Displacement of existing residents due to new development
- Preserve American Legion building
- Cemetery behind H.T. Edwards campus needs to be cleaned up

- Preserve and restore Old West Broad School
 - Higher density mixed-use development in historic district
- West Hancock neighborhood needs to be rezoned to single family
- Extend "Reese" historic district and preserve West Hancock neighborhood

Safety

- Crime issues at intersection of Minor and Campbell
- Need police presence at intersection of Glenhaven and Indale
- Drug house near Green & Green building
- Hancock and Chase St.

Parks & Open Space

- Flooding issues along Baxter St. and West Hancock St.
- Broad St. and W. Hancock Ave.
- Need street flooding measures
- Disconnected Henderson Ext., pedestrian bridge in disrepair
- Need a walking trail along Brooklyn Creek
- Need traffic calming on West Hancock on H.T. Edwards Campus
- Focus on pedestrian and bike safety all along Baxter
- Parking issues at Billups & Dearing
- Need traffic calming on the north-south streets
- Improve dead end street

- Prostitution issues at West

Playground at Broadacres Homes need to be repaired

• Traffic light on the Chase and

Hancock intersection

Mobility / Circulation

- Intersection improvements at West
- Sidewalks are of prime importance
- / Plaza / Glenhaven Area drive too fast • Intersection of N. Rocksprings and
 - Indale Ave. needs traffic calming

• Intersection improvements at West

Broad St. and West Hancock Ave.

Buses on Indale / Billups / Rocksprings

• Traffic calming measures along North Chase Street

SUMMARY OF OVERALL COMMUNITY ISSUES

Development & Preservation

- Reuse Old West Broad School as community space and preserve West Broad Market Garden
- Need more affordable / workforce housing
- Need more opportunities for community based businesses
- Vacant lots and buildings need development / improvement

Community Facilities

- Need life skills and job training programs
- Need a facility and/or services for people with special needs
- Need more retail options like a bookstore, laundromat, grocery in walking distance

Safety

Need more police presence at problem areas, need to solve drug-related issues at certain corners

Parks & Open Space

- Need more community activities/recreation for seniors, teens, adults and after school
- Need more neighborhood park space

Mobility / Circulation

- Neighborhood needs sidewalks
- Improve pedestrian and bike infrastructure
- Intersection improvements at West Broad St. and W. Hancock Ave.
- Traffic calming and street flooding measures
- Need a walking trail along the creek

Gentrification

Concerns about gentrification, displacement, and affordability

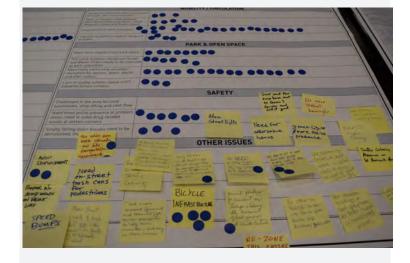
Note: Highly ranked issues are highlighted in GREEN



FEASIBILITY STUDY PROCESS



















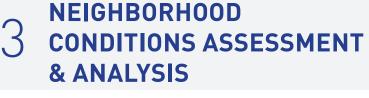












The consultant team used multiple data sources to assess the existing neighborhood conditions for the categories listed below. During the summer of 2016, a windshield survey of the study area was conducted to assess existing land use, building conditions, vacant lots and abandoned homes in the area. ACCUG's Geographic Information System (GIS) data sources were extensively used to assess and analyze zoning, housing tenure, connectivity, ownership and crime hot-spots. Additionally the four partner agencies provided significant information regarding their past, on-going and planned improvements in the study area.

HISTORIC EVOLUTION

EXISTING LAND USE

EXISTING ZONING

RESIDENTIAL CONDITIONS AND VACANCY

HOUSING TENURE

NATURAL FEATURES

CONNECTIVITY & WALKABILITY

PROPERTY OWNERSHIP & IMPROVEMENT INITIATIVES

CRIME HOT-SPOTS

BIG TAKEAWAYS / OPPORTUNITIES



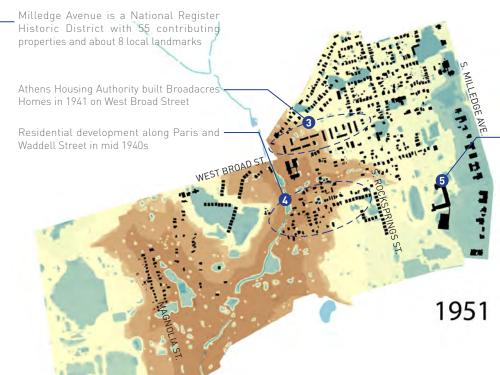


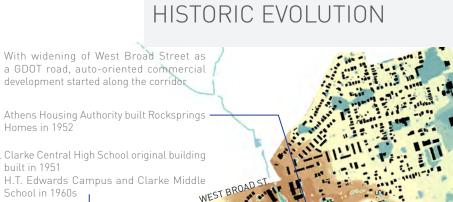


The following analysis of neighborhood evolution was based on historic aerial photos of the neighborhood and comparing those with the existing building footprints. These diagrams help in understanding the historically significant areas and the overall growth of the study area.



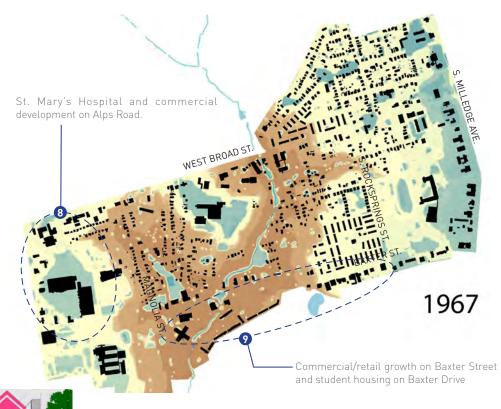
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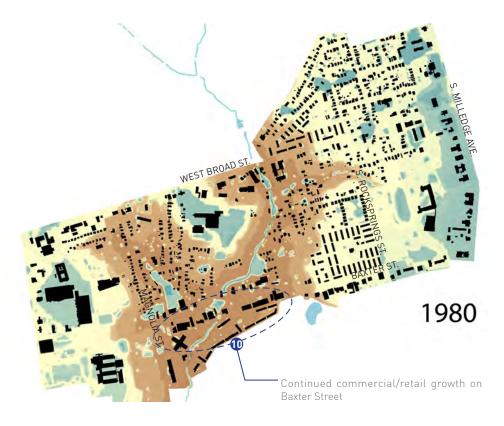


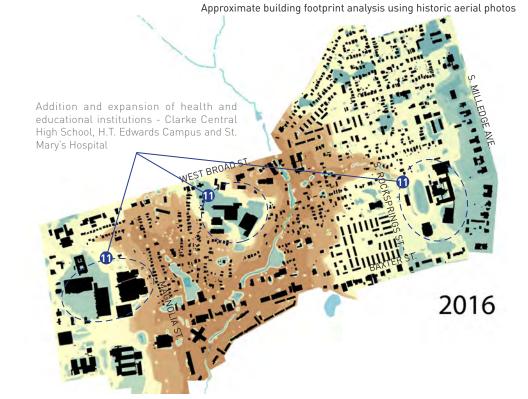


NEIGHBORHOOD

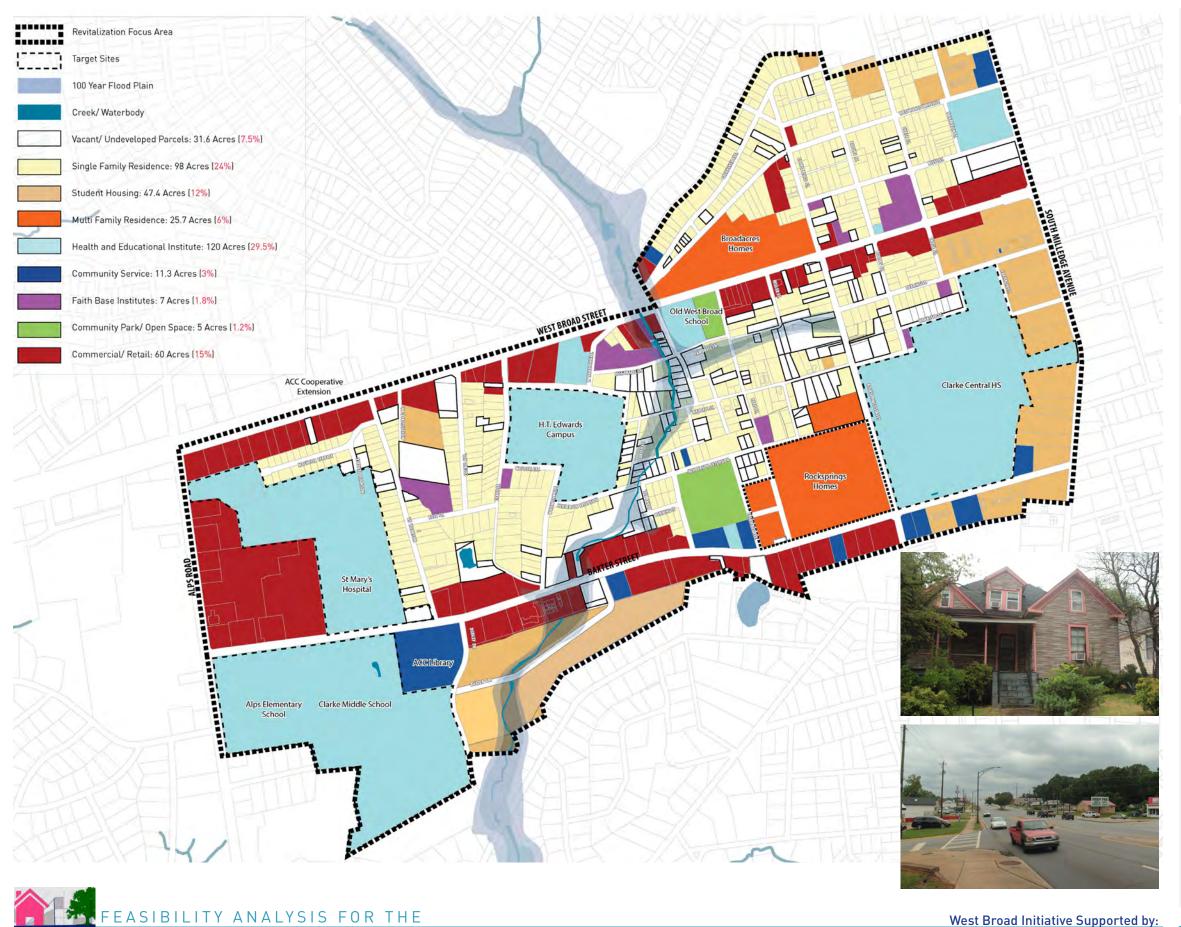
1960 Source: Georgia Aerial Photos, http://dbs.galib.uga.edu/gaph/html/





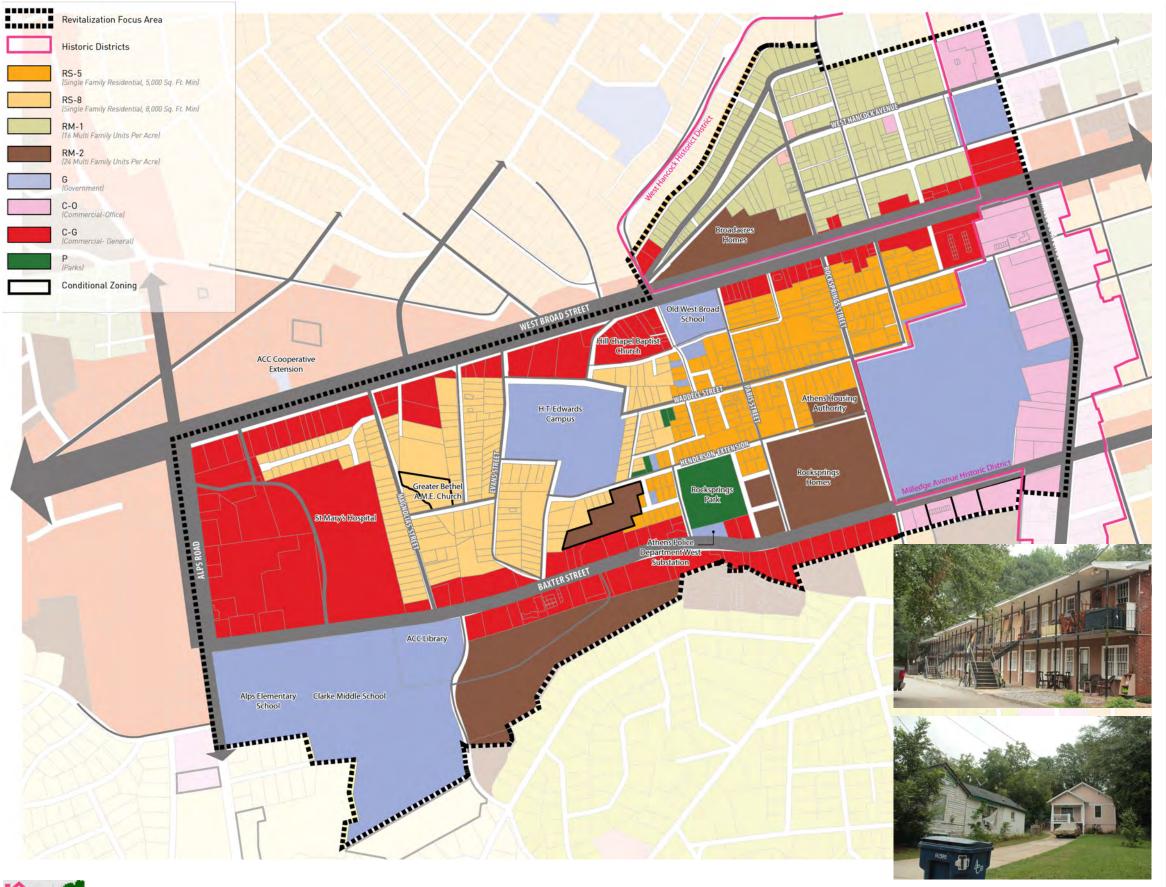






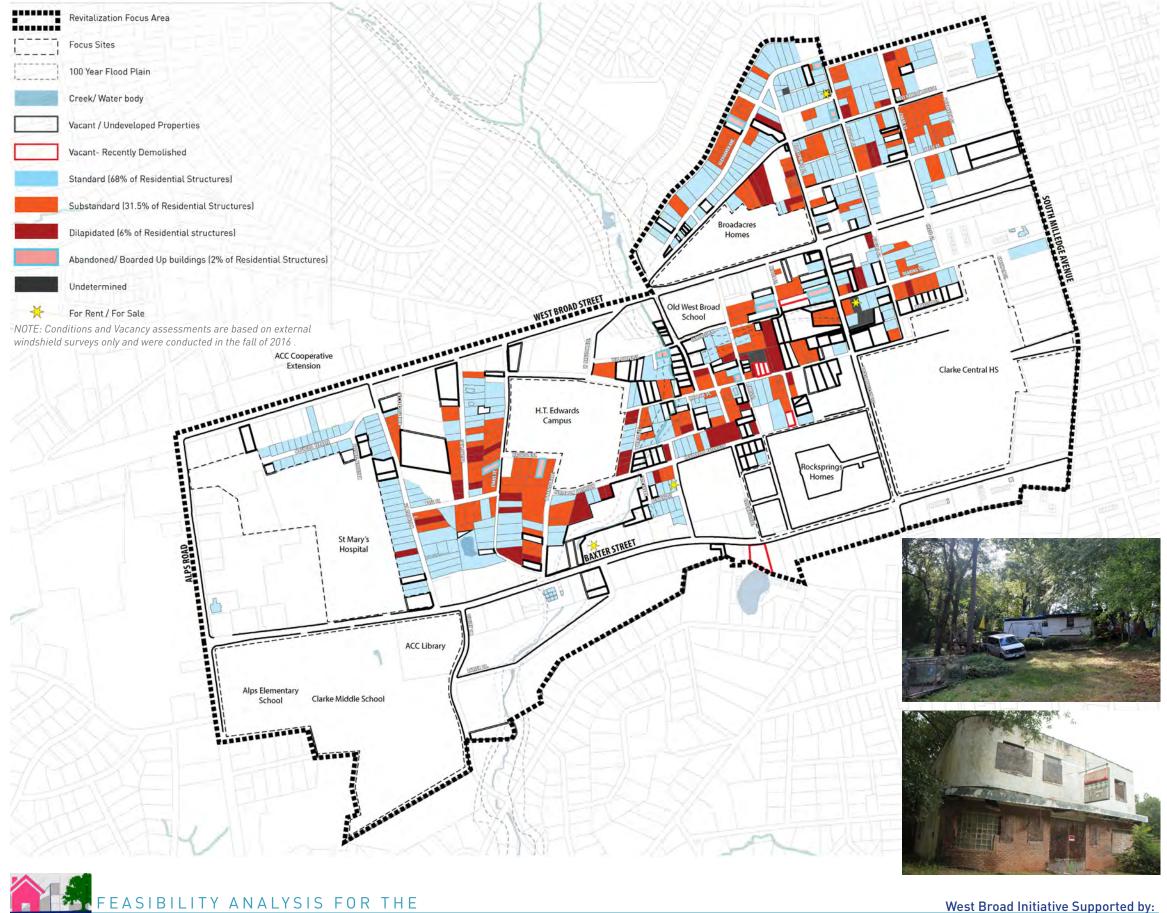
EXISTING LAND USE

- Single Family Residential: The study area consists of lower density (mostly one story) development in historic African American neighborhoods. Single family accounts for about 24% of the total study area parcels.
- Multifamily Residential: Two public housing sites, Broadacres Homes and Rocksprings Homes, are the only two multifamily developments occupying 6% (25.7 acres) of the study area parcels.
- Student Housing: Due to the presence of UGA students, South Milledge Avenue feels like an edge between University of Georgia and the study area. UGA's Fraternity and Sorority Homes are concentrated within the Milledge Avenue historic district. The south side of the study area, along Baxter Drive also has several student apartments.
- Commercial: The major vehicular corridors, Alps Road, West Broad Street and Baxter Street have concentrations of commercial / retail uses. Alps Road has more autooriented and student focused retail such as fast food, grocery stores, home goods, clothing stores, etc., whereas Baxter Street offers neighborhood-scale retail services with a few local restaurants. In the last few years, part of Baxter Street (portion west of Collins Avenue) has improved in terms of new development and infrastructure enhancements (new streetscape and flood mitigation on Brooklyn Creek); however, the portion between Collins Avenue and Rocksprings Street (across from Rocksprings Homes) still needs some improvements. Similarly, there is some disinvestment of businesses on West Broad Street, especially between West Hancock Avenue and South Milledge Avenue.
- Community Amenities and Services: The study area includes many community amenities and service uses as part of these land use categories - health & educational institutions, parks & open space, and faith-based institutions. These land uses account for almost 36% of the study area parcels. CCSD's pre-K and K-12 schools are located within close proximity. ACCUG's Library is conveniently located adjacent to the Clarke Middle School which provides after school programs for students. The 5-acre Rocksprings Park and 1.5-acre of West Broad Market Garden are centrally located in the study area. There are several neighborhood churches located within the neighborhoods. Despite the close proximity of all the community uses, the lack of sidewalks on many internal streets and connectivity challenges due to topography, makes the study area less pedestrian friendly.



EXISTING ZONING AND HISTORIC DISTRICTS

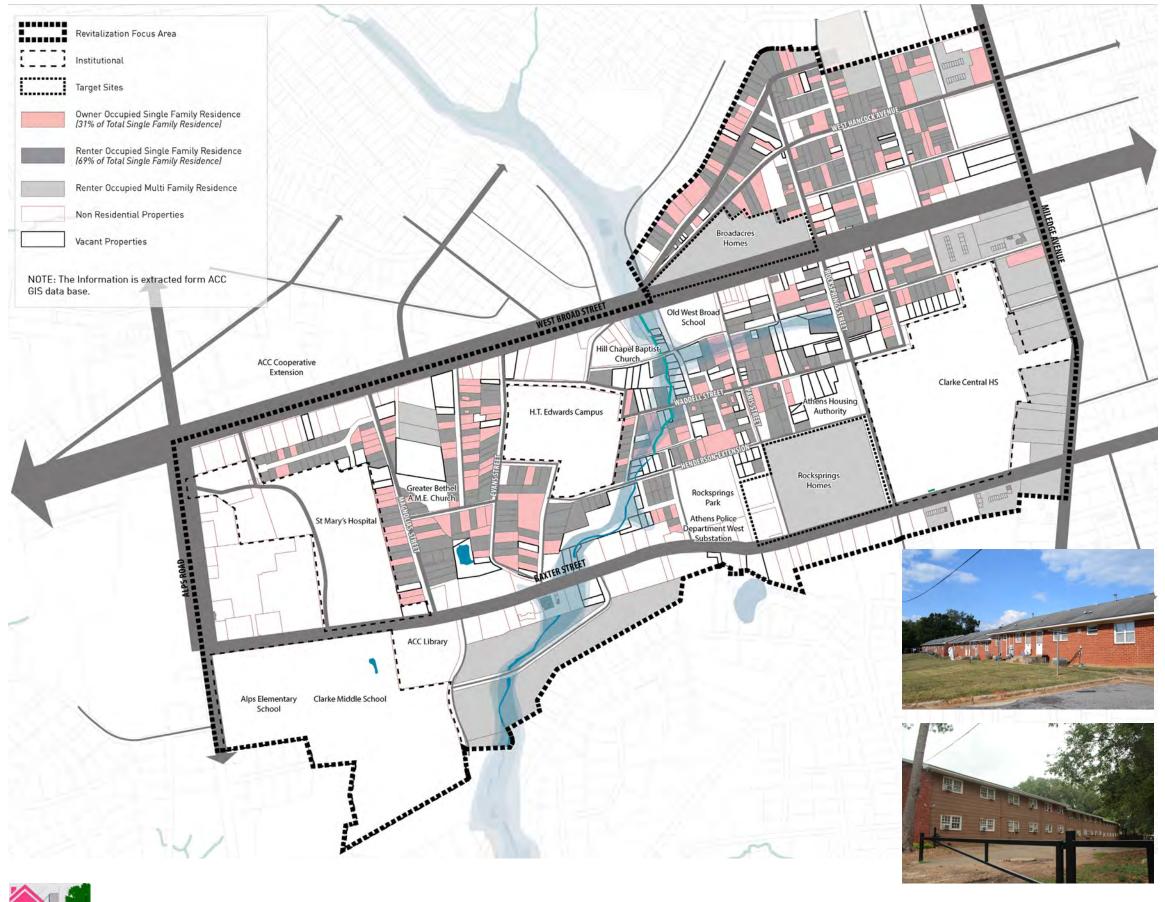
- Single-Family Residential RS-5, RS-8: The neighborhood south of West Broad Street is zoned lower density single family use. Any future development in the area west of Brooklyn Creek requires minimum lot area of 8,000 square feet and the area east of the creek requires 5,000 square feet. Other than home occupation, no other uses are permitted in this category of zoning.
- West Broad Street and Milledge Avenue, the West Hancock neighborhood is zoned RM-1 with an allowable density of 16 multifamily units per acre. In addition to multifamily, student housing and duplexes, the zoning allows businesses under dwelling units, home occupation, some temporary uses, churches, educational facility, and nursing homes. The nature of this zoning category along with its proximity to Downtown may be incentivizing private investment and the resultant conversion or demolition of historic homes.
- Commercial General C-G: The parcels fronting major corridors, West Broad Street, Baxter Street and Alps Road are zoned C-G. Currently most of these properties offer singular use related to commercial / retail; however, the C-G classification permits mixed-use (dwelling above business), multifamily, student housing and offices. The building height of most of existing structures within C-G zoned parcels is one story, but the allowable maximum height is 65 feet (about 5-6 stories).
- Commercial Office, C-0: This classification is located along Milledge Avenue and a few blocks on Baxter Street on the south-east corner. Since Milledge Avenue is a local historic district, there is a Milledge Avenue Corridor Special District Overlay to ensure compatible development with historic character.



RESIDENTIAL BUILDING CONDITIONS & VACANCY

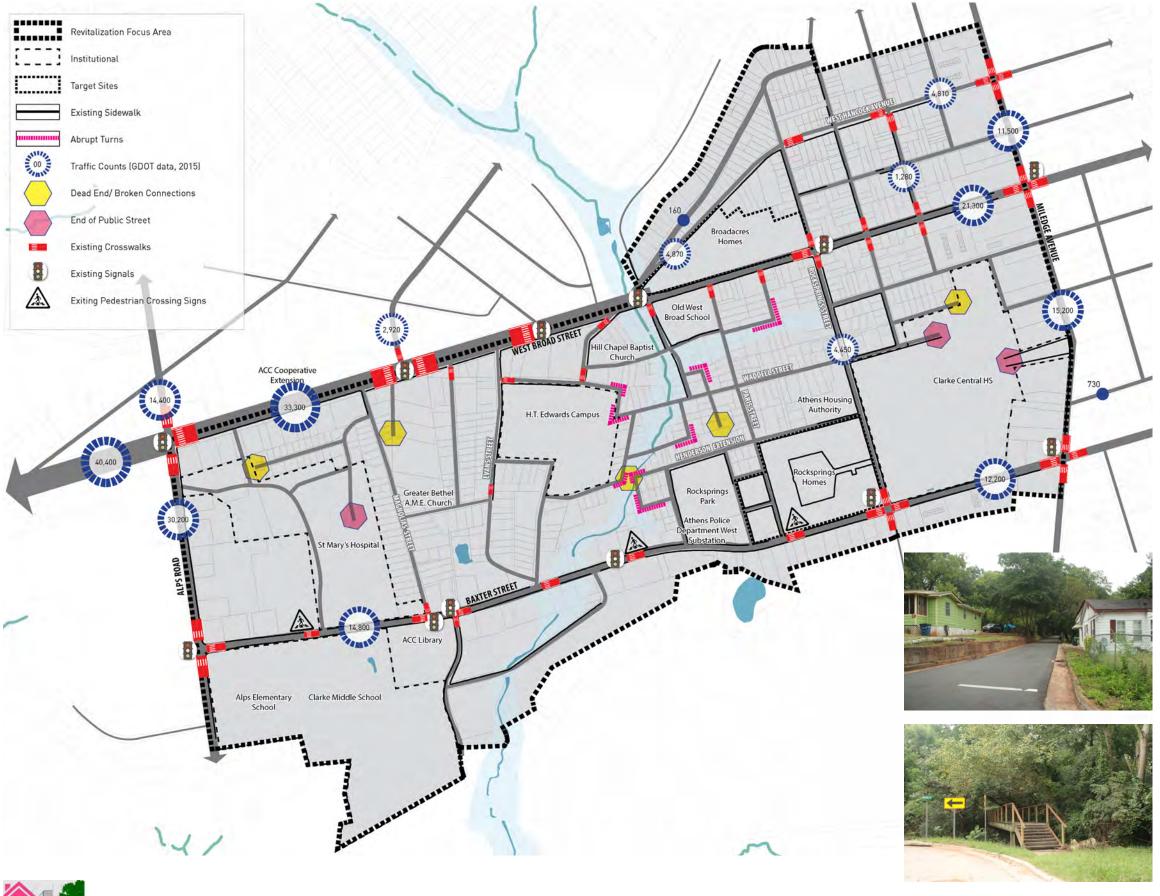
- In order to assess the level of physical distress in the area, two major contributors (among several others) were assessed for this feasibility study: residential building conditions and vacancy (vacant residential buildings and vacant / undeveloped land). The analysis was done based on a windshield survey and using data from UGA's 2013 study (A Participatory Community Improvement Planning Process for the Brooklyn / Rocksprings Neighborhood).
- Substandard Condition: Almost 176 buildings (32% of total residential) are in substandard condition with non-structural issues and are generally only require minor rehabilitation. Needed repairs could be related to painting, change of siding, fixing doors / windows, roof eaves, etc. With low to medium level of investment, those homes could be restored and improved.
- Dilapidated Condition: About 51 buildings are in dilapidated condition with major structural issues and potentially represent unsafe / hazardous conditions for inhabitants. Those homes have cracking foundations, broken/sagging roofs, walls and columns falling apart, etc. These buildings will likely require substantial investment to make the needed repairs and in many instances, may be beyond the financial resources of current owners.
- Abandoned / Boarded Up Buildings: There are only 10 abandoned / boarded buildings scattered around the area. When they are considered with vacant land and substandard / dilapidated homes on a given street, they create the appearance of physical distress and disinvestment in some locations.
- Vacant / Undeveloped Parcels: The study area has almost 32 acres (139 parcels) of vacant land, mostly concentrated on the south side of West Broad Street and east of Brooklyn creek. A majority of the parcels are smaller residential lots and very few are large parcels. Given the large number of vacant lots, a robust infill housing development strategy could make a significant impact in neighborhood revitalization.
- Based on the above analysis, the worst housing conditions factors appear to be concentrated east of Brooklyn creek, around Waddell and Paris Streets. The neighborhoods south of West Broad Street require a major stabilization effort through infill housing and infrastructure improvements, whereas the West Hancock neighborhood is already partially stabilizing through private market forces.
- In recent years, the Athens Housing Authority and the Athens Land Trust have made strides in housing stabilization efforts by restoring and building infill housing on Colima Street and Waddell Street.

The analysis contained in this study are for feasibility purposes only and NOT INTENDED AS A PLAN OF ACTION.



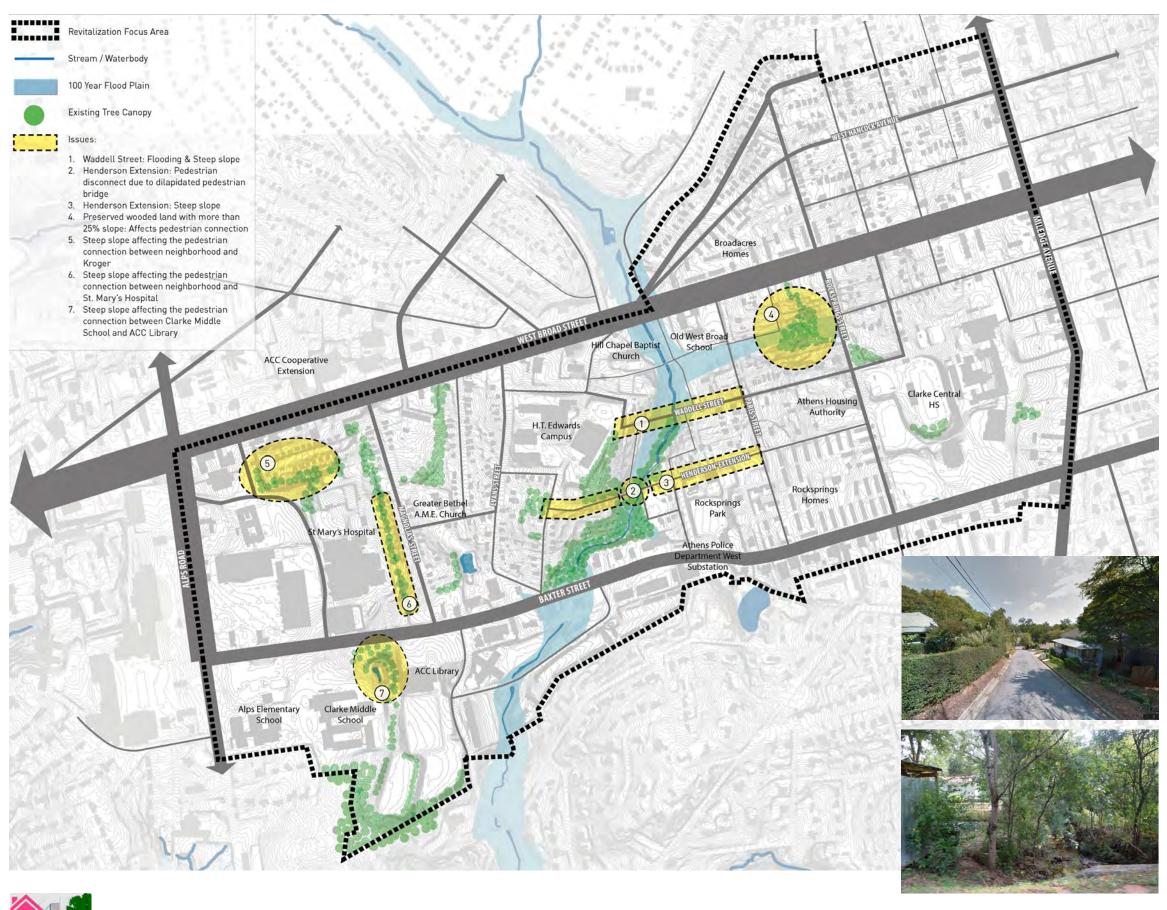
HOUSING TENURE

- Using the Athens Clarke County tax commissioner parcel information, a GIS inventory was done to compare the site address with the owner address. Owner-occupied housing are where addresses match and the non-matching addresses are considered to be renter-occupied (for study purposes only).
- Being in close proximity to UGA and downtown, the West Broad study area has relatively high percentage of renter occupied housing. Almost 68% single family homes (376 homes) are rented and out of those 145 are in substandard or dilapidated condition. The analysis indicates that the lack of homeownership in the area is also contributing to the deterioration of buildings and a condition of physical distress in some areas.
- The presence of two multifamily sites (Rocksprings and Broadacres Homes), student housing along Baxter Drive and UGA's Fraternity & Sorority homes on Milledge Avenue also increase the ratio of renter occupied housing.
- Only 32% of homes (179 homes) are owner occupied and they are scattered throughout the study area.



NEIGHBORHOOD CONNECTIVITY & WALKABILITY

- Based on the available street network and sidewalk data from ACCUG and a windshield survey, the connectivity and walkability analysis evaluates the area's challenges when it comes to vehicular and pedestrian circulation.
- Due to topographic challenges and Brooklyn Creek bisecting the study area, there are many streets with abrupt turns and dead-ends creating unsafe driving conditions.
- The West Hancock neighborhood has a traditional street grid with walkable blocks of approximately 400 feet x 400 feet. The street grid is extended in the neighborhood south of West Broad Street, but the large institutional and multifamily blocks break the walkable street network in places. The study area lacks internal east west connections as Waddell Street jogs and Henderson Extension does not continue on west of Brooklyn Creek.
- West Broad Street has the highest traffic count compared to
 other streets in the study area. This major arterial corridor
 is managed by the Georgia Department of Transportation
 (GDOT) with three travel lanes in both directions plus a
 center turn lane (total of 7 lanes). There are pedestrian
 crosswalks at certain locations; however, this 92 feet
 wide corridor feels unsafe for pedestrian crossing. The
 community has expressed major concerns about improving
 the West Broad and West Hancock intersection.
- Baxter Street is a neighborhood collector street providing a strong east west connection between Alps Road and UGA. This multimodal street with a bicycle facility is heavily utilized by students and neighborhood residents. Considering the lower traffic count, lower speed limit and narrower right of way, Baxter Street is a more pleasant pedestrian environment than Alps Road or West Broad Street. In addition, ACCUG recently completed major streetscape improvements (between Collins Avenue and Alps Road) making Baxter Street more amenable for walking and development.



NEIGHBORHOOD NATURAL FEATURES

- Similar to the city and downtown Athens, the West Broad study area sits on a series of hills. The lowest elevation is along Brooklyn Creek with heavily wooded areas. The neighborhoods on both sides are developed on a rolling landscape.
- Brooklyn Creek is an underutilized asset in the study area surrounded by deteriorated housing and infrastructure conditions. There is an opportunity to create a greenway trail within the 100-year floodplain which could be a catalytic project for neighborhood revitalization.
- Several parts of the residential neighborhood and some streets have major topographic challenges from a development and walkability standpoint.
- Waddell Street and Henderson Extension have areas with steep slope (more than 10% slope) close to the creek. These areas also have flooding issues, especially for the existing homes located within or near 100-year floodplain. The existing pedestrian bridge on Henderson Extension is in disrepair and hinders the pedestrian connectivity.
- The areas with steep slope, in most cases more than 20-25% contiguous slope, have heavy tree canopy (as shown on the map). Those areas are challenging for future development and for creating new vehicular streets and/or pedestrian connections. Such conditions occur between St. Mary's Hospital and the residential neighborhood along Magnolia Street and Magnolia Terrace creating a major disconnect. Similarly the steep slope area between Clarke Middle School and the ACC Library does not easily allow a closer pedestrian walkway, and forces students to leave the school campus and use Baxter Street to get to the library.

The United Government of Athens-Clarke County ~ Athens Land Trus

ACCUG









NEIGHBORHOOD

PROPERTY OWNERSHIP & **EXISTING INITIATIVES**



Athens Clarke County Unified Government:

- Recent improvements include ACC Library, Rocksprings Park and Athens Police Department West Substation
- About 2.2 acres / 16 lots owned by ACCUG, out of those 14 lots are vacant and the majority of them are located in the 100-year floodplain

Athens Housing Authority:

- AHA offers homeownership opportunities through their ACT I Homes program to low-to-moderate-income families to become first time home buyers. AHA utilizes ACCUG'S HOME and CDBG funds to build infill homes in various neighborhoods in Athens, including the West Broad study area. Currently there are eight (8) homes built under the program that have been a tremendous jump start towards revitalization efforts.
- AHA has strategically acquired vacant lots (16 parcels of 2.53 acres) in deteriorated parts of the neighborhood (Waddell and Paris Streets) and around Rocksprings Homes to potentially create a larger redevelopment impact.

Athens Land Trust:

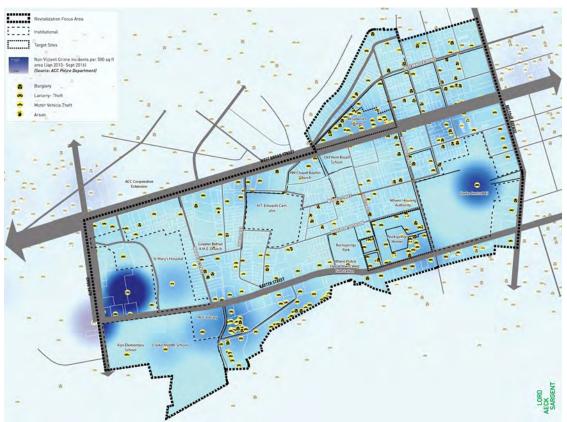
 ALT's mission is to maintain affordable housing in low to moderate income areas similar to the West Broad study area. ALT has been involved in revitalization efforts through restoration and rehabilitation of deteriorated single family homes. Within the study area, mostly concentrated around Waddell and Paris Streets, ALT has built 11 new homes and has restored 16 homes. Similar to AHA, ALT also uses ACCUG's CDBG funds for restoration.

Habitat for Humanity & Hands On Athens:

• The study area has over a dozen homes built by Habitat for Humanity. Over 50 homes are repaired/maintained by Hands On Athens using ACCUG's CDBG funds.









CRIME HOT-SPOT

Crime Hot-Spot analyses were conducted using Athens-Clarke County police crime reporting data from the past three years (January 2013 to September 2016). "Hot spots" represent a geo-spatial analysis of incidents per 500 square feet of area and are intended to show areas of relative higher incidents of crime. Three different types of crimes were mapped including:

- Violent Crime crimes against people
- Non-Violent Crime crimes against property
- Petty Crime minor crimes

In addition, these three levels of crime were consolidated and mapped together to locate overall "hot spots" regardless of crime type. While crimes varied by location and by type, the general areas with the highest levels of crime were the Alps shopping center, St. Mary's Hospital, the area south of Baxter along Dudley Drive (the public library and University Garden Apartments), the two AHA sites (Rocksprings and Broadacres) and Clarke Central High School.



BIG TAKEAWAYS / OPPORTUNITIES

South of West Broad / Rocksprings Neighborhood:

- Need a focus on new sidewalks, pedestrian safety
- Need to enhance east-west connectivity (Henderson Extension)
- Greenway along the creek is a big opportunity in conjunction with sewer project?
- Housing revitalization is ongoing (AHA, ALT, ACC, Habitat)
 having a positive impact, needs to continue and ideally expand
- Private housing investment is still in infancy
- Crime improving but still an issue
- Major concerns over displacement

North of West Broad / West Hancock Neighborhood:

- Changing social and demographic dynamic some recent private investment, broader City housing dynamics having an impact
- Facing larger scale development pressure due to proximity to Downtown
- National Register District but minimal current regulatory mechanisms to protect historic resources
- Concerns over traffic issues and pedestrian safety
- Emerging neighborhood organization and advocacy
- Major concerns over gentrification

Common, Overarching Takeaways:

- Importance of holding onto the rich history and culture of this area
- Importance of preserving the Community Garden
- West Broad Hancock Intersection needs fixing
- Facing major issues of gentrification and displacement (both through public action and private market forces) – will likely require proactive government action
- 2017 SPLOST is a major funding opportunity!









SITE ASSESSMENTS & ANALYSES

Through site observations, building walkthroughs and data sources shared by the four agencies, the consultant team assessed the sites listed below. The scope of this feasibility study is limited to high-level analysis of the sites for potential physical improvements within each campus and the opportunity to improve the connectivity to the adjacent neighborhoods. This study has not assessed individual building programs and space needs in detail for facilities owned and managed by ACCUG and CCSD; however, for the Old West Broad School and Rocksprings Homes more detailed feasibility of future programming options have been explored.

The site analysis graphics utilize Google Bird's eyeviews and Google street views. The following color keys are used to describe the site assets and issues:



Positive features / assets of the site



Issues / concerns of the site

ACCUG SITE: ACC LIBRARY

ACCUG SITE: ROCKSPRINGS PARK

CCSD SITE: H.T. EDWARDS CAMPUS

CCSD SITE: CLARKE CENTRAL HIGH SCHOOL

CCSD SITE: ALPS ES & CLARKE MS CAMPUS

CCSD + ALT SITE: OLD WEST BROAD SCHOOL & MARKET

GARDEN

AHA SITE: ROCKSPRINGS HOMES

AHA SITE: BROADACRES HOMES

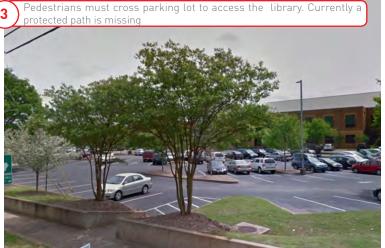


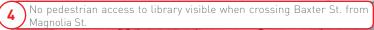
15

Recent renovations by ACCUG and high utilization by Clarke MS students and the community











ACCUG SITE ACC LIBRARY

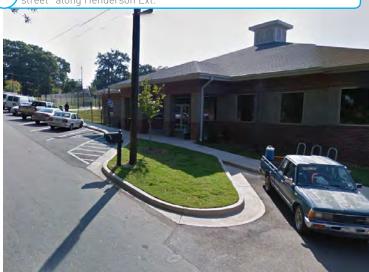
Facts and Features:

SITE: ±5 ACRES
 MAIN BUILDING: ±xx SQFT. (Year Built xx)
 PROGRAM:

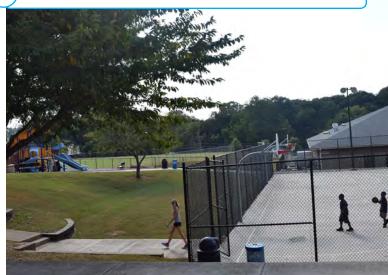
Improvements funded through 2011 SPLOST



The community building creates a street frontage and more "eyes on the street" along Henderson Ext.









Connectivity and visibility into the park from Collins Ave. is constrained due to steep slope



Limited parking given the amount of programmatic elements



- 6 Topographic conditions create some issues related to flooding/drainage and internal connectivity
- **7** No signage / limited visibility from Baxter Street.

ACCUG SITE ROCKSPRINGS PARK

Facts and Features:

- SITE: ±4.7 acres
 PROGRAMMATIC ELEMENTS:
 - Playground / Tot Lot (1)
 - Outdoor Pool (1)
 - Splash Pad (1)
 - Community Center (±8,100 SQFT.)
 - Baseball Field (±1.1 acres)
 - Basketball Courts (2)
 - Picnic Shelter (1)
 - Recent investment in pool and splash pad by ACCUG
 - Playground and Community Center were funded through 2005 SPLOST funds











thills Charter (evening)





Large amount of program strains parking capacity across the whole campus

CCSD SITE

H.T. EDWARDS CAMPUS

Facts and Features:

• CAMPUS: ±13.4 acres **BUILDINGS: 4**

TOTAL BUILDING AREA: ±157,803 SQFT.

PARKING: ±194 spaces

• Classic City School High School + Foothills Charter High School + Athens Technical College

BUILDING: 18,766 SQFT. (Year Built 2010)

Office of Early Learning

BUILDING: 53,340 SQFT. (Year Built 2010)

PROGRAM: Offices, Classrooms, Media Center, Activity

Room

Athens Community Career Academy

BUILDING: 66,878 SQFT. (Year Built 2010)

PROGRAM: Administrative Offices, Classrooms, Meeting Hall, Professional Kitchen, Cafeteria, Media

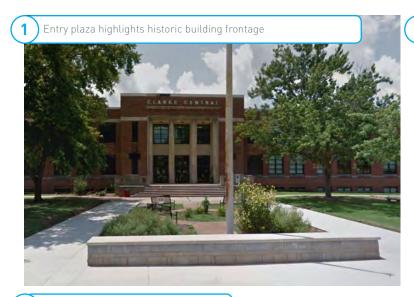
Center, Lecture Hall

Boys and Girls Club of Athens

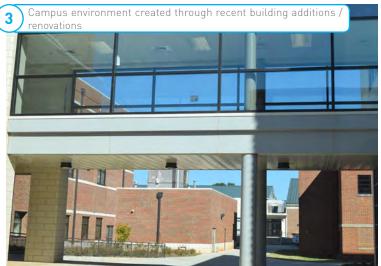
BUILDING: 18,819 SQFT. (Reno. in 2010)

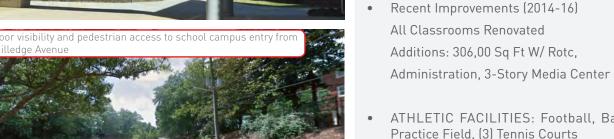
PROGRAM: Offices, Teen Lounge, Game Room, Full-Size High School Gymnasium, Lobby, Restrooms, Art

Room, Classrooms









CCSD SITE

Facts and Features:

• SITE: 37.2 Acres

'54, '59, '82, '86, '88, '00, '05)

• ATHLETIC FACILITIES: Football, Baseball, Softball, Practice Field, (3) Tennis Courts

CLARKE CENTRAL HIGH SCHOOL

MAIN BUILDING: ±295,588 SQFT. (1951 With Additions in

PARKING: 387 Spaces (before current expansion)



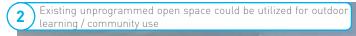




















CCSD SITE ALPS ES & CLARKE MS

Facts and Features:

ALPS ELEMENTARY
 SITE: ±10 ACRES

MAIN BUILDING: ±63,883 SQFT. (Year Built 2005)

DETACHED GYMNASIUM: ±5,175

SQFT. (Year Built 1990) PARKING: 96 Spaces

• CLARKE MIDDLE SCHOOL

SITE: 29.5 acres

MAIN BUILDING: ±110,623 SQ FT (Original Building

in 1959, Additions in 1963, 1986, 1990, 2004)

PARKING: 121 Spaces

1 West Broad Market Garden is a successful community asset













CCSD SITE OLD WEST BROAD SCHOOL

Facts and Features:

• SITE: 3.3 acres

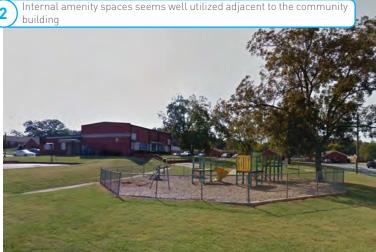
BUILDING: ±36,600 SQFT.

WEST BROAD MARKET GARDEN: ±1.3 acres

PARKING: 42 Spaces

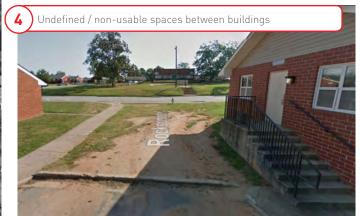
- Building facing Minor Street (1938) was Rutland Academy until 2009.
- The West Broad Market Garden, as a Certified Naturally Grown agricultural site, utilizes the latest in sustainable growing practices. (Source: Athens Land Trust)
- Buildings are not currently in use with the exception of one room providing storage for West Broad Market
- Athens Land Trust hosts weekly Farmers Market at the Market Garden and sells local produce.











5 Lack of defensible spaces throughout the development

Outdated "superblock" creates undesirable urban conditions for historic neighborhood context and walkability

AHA SITE ROCKSPRINGS HOMES

Facts and Features:

• SITE: ±16 Acres (Year Built 1952)

NO. OF BUILDINGS: 44

NO. OF HOUSING UNITS: 149

TOTAL UNIT AREA: 119,841 SQFT.
SITE PROGRAM: Community Building, Playground

EXISTING HOUSING PROGRAM:

	1 BR	2 BR	3 BR	4 BR	5 BR	Total Beds
Rocksprings	4	58	40	18	4	332
Paris	25	0				25
Total	29	58	40	18	4	357

Redevelopment Potential:

Pros:

- Frontage on neighborhood streets with relatively less traffic on Baxter Street and Rocksprings Street
- The site is located on a bike and transit route,
- Rocksprings Park is immediately adjacent to the site
- Potential workforce and student housing market
- Several AHA-owned parcels near the site could provide opportunity for off-site housing
- Large, rectilinear parcel with gentle slope, few major topographical challenges
- Site located adjacent to residential neighborhood; the redevelopment would allow breaking the "superblock" into smaller blocks by extending existing neighborhood streets

Cons:

- Low density redevelopment may require the need for off-site housing
- Temporary and/or permanent displacement of existing residents
- Need to identify funding sources for public infrastructure
- Need to assess market feasibility and phasing



Corner of West Broad St. and West Hancock Ave. could be improved as a





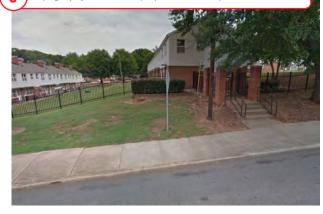








Topography and lot shape pose redevelopment constraints



Large parcel development / "superblock" without through streets create a disconnected environment

AHA SITE BROADACRES HOMES

Facts and Features:

• SITE: ±10 acres (Year Built 1941)

NO. OF BUILDINGS: 28 (one and two story)

NO. OF HOUSING UNITS: 160 TOTAL UNIT AREA: 110,430 SQFT.

SITE PROGRAM: Community Building, Playground,

Basketball Court

EXISTING HOUSING PROGRAM:

	1 BR	2 BR	3 BR	4 BR	5 BR	Total Beds
Broadacres	60	49	19	0	0	215
Hancock	28	2	2	0	0	38
Total	88	51	21	0	0	253

Redevelopment Potential:

- Frontage on West Broad Street and West Hancock Avenue with high visibility
- The site is located on a bike (West Hancock Ave.) and transit route (West Broad St.)
- The site is adjacent to the historic West Hancock neighborhood

- Heavy traffic on West Broad Street could be unsafe for residential neighborhood
- High visibility location may lead to a highest and best use that is commercial
- The awkward shape of the site and major topographic challenges limit redevelopment opportunities and breaking the "superblock" through internal streets
- Southwest corner of the site is disconnected from West Broad Street due to topography
- High cost of redevelopment compared to likely low density
- Need to identify funding sources for public infrastructure
- Need to assess market feasibility and phasing

Comparing pros and cons of both public housing sites, understanding site limitations and based on the feedback from the client team, Rocksprings Homes has more potential for redevelopment than Broadacres homes. Hence, Section 6 on Site Feasibility Scenarios explores development options only for Rocksprings Homes. Further analysis is required to assess redevelopment potential of Broadacres Homes (e.g., likely later phase redevelopment).





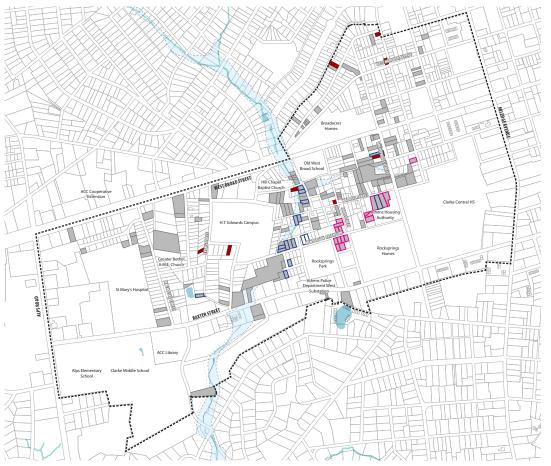


NEIGHBORHOOD FEASIBILITY SCENARIOS

Based on the neighborhood assessments outlined in Part 3 of this study, this Part 5 offers several scenarios that explore the feasibility and impacts to housing and public infrastructure within the study area.





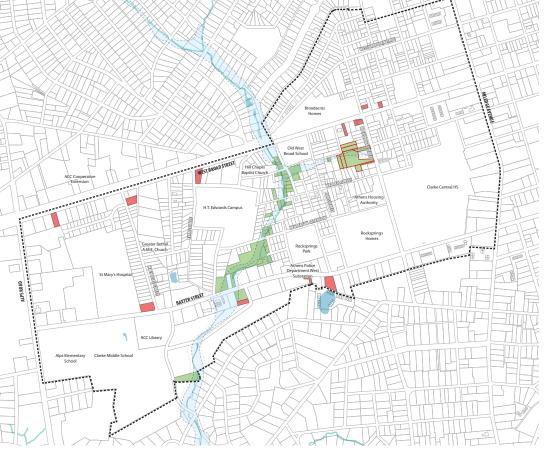


Inventory of Vacant Land and Unoccupied Properties*	Acres	Parcels
Vacant / Undeveloped Parcels	31.6	139
Unoccupied & Distressed Homes	1.2	9
TOTAL	32.8	148

^{*}Approximate Inventory based on the reconnaissance survey in Fall 2016 by the consultant team. May require validation for accurate analysis.







Non-Developable Land for Housing	Acres	Parcels
Parcels Zoned Commercial**	3.0	13
Vacant Parcels in 100-Year Floodzone and 25% or more Slope**	11.4	39
TOTAL	14.4	52

^{**} Non-developable land identified based on ACCUG's GIS data for zoning, 100-year Floodzone and topography

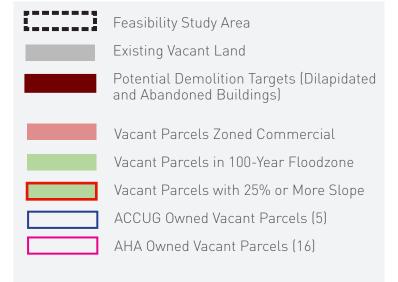




West Broad Initiative Supported by:

NEIGHBORHOOD

INFILL / REHAB HOUSING ANALYSIS



In trying to assess the capacity for a potential infill/major rehab housing strategy, the starting point is to assess the amount of land that could potentially be available for the development of new single-family housing. The diagram at the far left shows the combination of all vacant land along with all dilapidated/unoccupied homes (a total of 32.8 acres in 149 parcels).

The map to the immediate left represents a subset of the land from the far left that is either zoned commercial, in the 100-year floodzone or in steep slope locations and therefore not good candidates for infill housing/rehab (a total of 14.4 acres in 52 parcels).

Old West WEST BROAD STREET Hill Chapel Baptist Church ACC Cooperative Clarke Central HS H.T. Edwards Campus Rocksprings Greater Bethel 1 Rocksprings Athens Police ACC Library Alps Elementary Clarke Middle School School EASIBILITY ANALYSIS FOR THE West Broad Initiative Supported by:

NEIGHBORHOOD

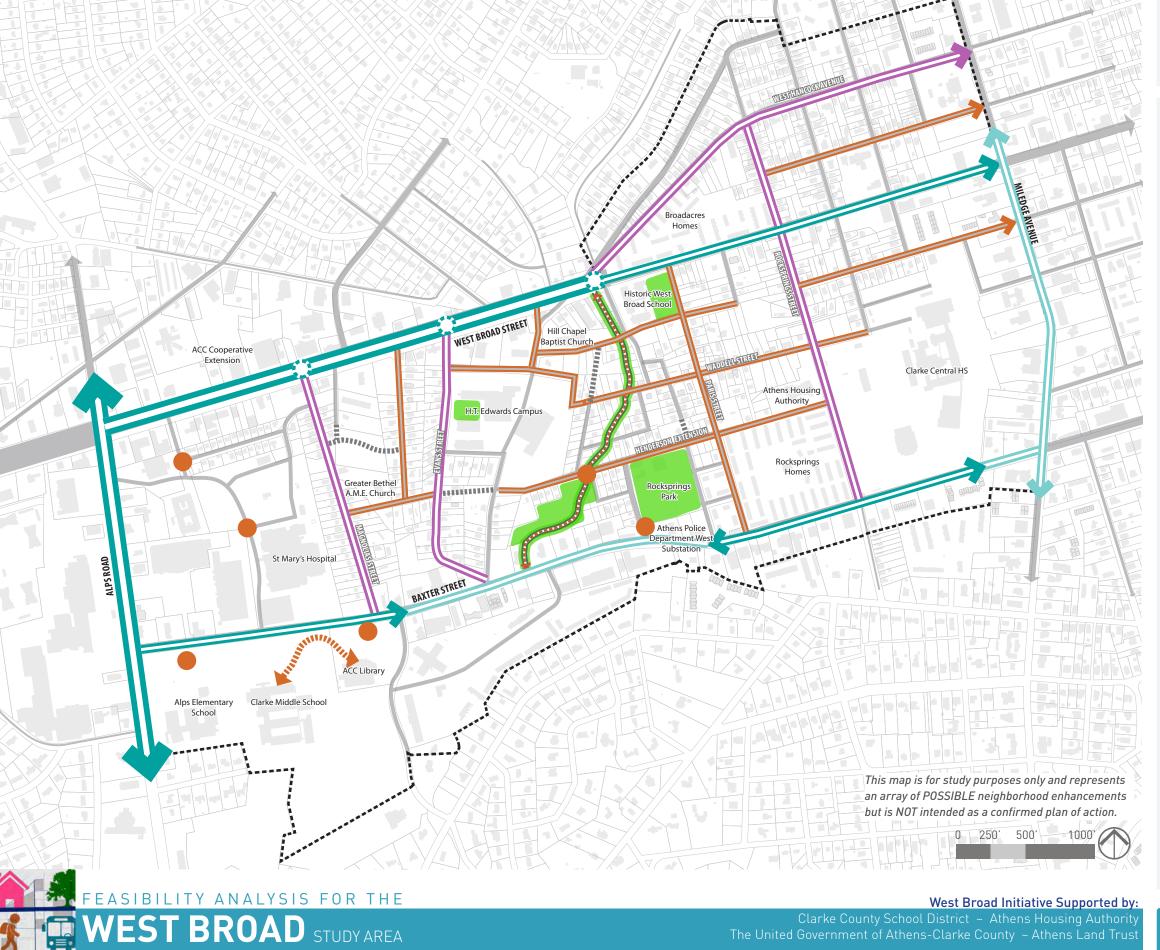
INFILL / REHAB HOUSING ANALYSIS



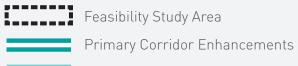
*21 vacant lots are already controlled by ACCUG and AHA that could be developed for infill housing.

The map on this page represents a combination of the two maps from the previous page. These lots represent the best opportunity for new infill single-family housing (or major rehab of unoccupied homes if feasible). In some cases, the vacant lots are large enough such that resubdivision might yield development of multiple homes per lot. In total, this analysis demonstrates that the study area has the physical capacity to develop over 100 units of infill housing over time.

In addition to the infill housing, there is opportunity to repair, maintain and restore existing homes in substandard condition and owned by low-to-moderate-income homeowners in the study area by Hands On Athens program of the Athens-Clarke Heritage Foundation, Inc. The program is funded by ACCUG's CDBG funds.



STREETSCAPE, OPEN SPACE **ENHANCEMENTS & CIRCULATION OPPORTUNITIES**



Recent Corridor Improvements by ACCUG



Neighborhood Streetscape Improvements

Internal Connector Pedestrian Improvements



New Roadway Connections

Potential New Greenway Trail

Open Space Improvements

Precedent image for potential public art / performing arts in Rocksprings Park





PRIMARY CORRIDOR ENHANCEMENTS:

These heavily travelled, multi-lane vehicular corridors currently define the edges of the study area and generally present physical barriers for pedestrians and cyclists. All corridors would require further analysis and study but potential enhancements to these corridors could include: wider sidewalks with decorative lighting and seating, easier and safer pedestrian/ADA crossings, wayfinding and banners, vehicular operational enhancements, landscaping and aesthetics, dedicated bike lanes, and improved bus shelters/transit plazas. Projects will vary in intensity (and therefore cost) depending on location and configuration. Candidate projects include:

- West Broad Street: Of prime importance is the reconfiguration of the West Hancock Street intersection which is currently a very awkward 5-legged intersection compounded by a narrowing of the curb-to-curb width (heading east). Potential solutions will vary based on further analysis and coordination with GDOT but the most discussed idea is a round-a-bout which could serve to resolve the awkward geometry and provide a natural gateway into downtown. Other operational considerations for West Broad could include the possibility of relocating or adding signals to improve connectivity at Evans and Magnolia. In addition, West Broad could benefit from aesthetic streetscape improvements such as landscaping, decorative street lights with banners, decorative pavers in strategic locations, seating, and street trees.
- Baxter Street: While a portion of Baxter Street has been recently improved (including wider sidewalks, crosswalks, decorative lighting, landscaping and bike lanes), enhancements could be extended to the unfinished portions. Funds are already allocated to the between South Milledge and the Clarke Central Access Drive.
- Alps Road: While the west side of Alps road includes a sidewalk and a landscaped buffer to separate vehicles and pedestrians, the east side sidewalk directly abuts the curb and presents an uninviting (at best) and potentially dangerous (at worse) condition that discourages walking. Enhancements here could include moving the sidewalk away from the curb and installing a landscape buffer commensurate with the west side. In addition, the east side could benefit from an access management study to determine potential locations for consolidating curb cuts.
- **South Milledge Avenue:** Improvements to the quality of the pedestrian environment on South Milledge have already been made in recent years.

NEIGHBORHOOD STREETSCAPES:

Extended Connectors: Extended connectors are neighborhood streets that provide broad extended connections between primary corridors, and sometimes beyond. These streets are important in that they provide neighborhood residents with the ability to get to various amenities including commercial services, schools, parks and transit. Enhancements here could include: installing new sidewalks where they don't exist (one-side only), repairing/widening sidewalks where they already exist, neighborhood lighting, pedestrian crossings, traffic calming (most notably at West Hancock and North Chase Street) and street trees/landscaping. Candidate projects include:

- Magnolia Street
- Evans Street
- Rocksprings Street
- West Hancock Avenue

INTERNAL CONNECTORS:

Internal connectors are neighborhood streets that provide important internal connections between major destinations and/or extended distances. Enhancements here could be less intensive than on extended connectors and could include a focus solely on new/improved sidewalks (one side only) and pedestrian crossings. Candidate projects include:

- Waddell Street
- Paris Street
- Henderson Extension
- Colima Avenue
- Rose Street (some funding already in place)
- Dearing Extension (some funding already in place)
- Hills Chapel Street / Campbell Lane (some funding already in place)
- Dearing Street
- Reese Street

PEDESTRIAN-ONLY CONNECTORS:



Pedestrian connectors are targeted interventions aimed at providing pedestrian connections in strategic places where there is a current gap but no street. Enhancements could include pedestrian bridges, stairs, paths, etc. Candidate projects include:

- Henderson Extension Pedestrian Bridge
- Alps Village Stair & Path Connection
- Magnolia Terrace Stairs (west end of street)
- Alps Elementary (ped connections out to Baxter and Alps)
- Clarke Middle (ped connections out to Baxter and to Library)
- Athens-Clarke Count Library (ped connections out to Baxter and to Middle School)

In the big picture, the West Broad study area benefits from a great location within the Athens context including proximity to UGA, Downtown, commercial goods and services, the public library and numerous educational assets within walking distance. However, internally the neighborhood suffers from several awkward and unsafe street alignments including dead ends, 90-degree abrupt turns and missing connections. Inserting new short roadway connections in strategic locations provides the opportunity to improve connectivity – both for pedestrians and vehicles. In many locations, new roadway segments can be inserted through vacant portions of parcels. In cases were existing occupied structures create impediments, a longer term or negotiated approach may be warranted that waits until those properties become available (e.g., to avoid forcible displacement). Potential challenges that will require further study and consideration include high cost (including land acquisition), difficult topography, and displacement where occupied structures are impacted. In a few cases, new roadways can be incorporated as part of broader scale redevelopment (e.g., Athens Housing Authority). Candidate locations include:

- Rose Street to Henderson Extension east/west connection
- Waddell Street to Hills Chapel Street north/south connection, potential extension of Carter Street
- Magnolia Street to Honeysuckle Lane to Colima Avenue east/west connection north of Rose Street
- Waddell Street to Henderson Extension north/south connection, potential extension of Field Street
- Rocksprings Homes New Streets part of redevelopment (see AHA section of report)
- Broadacres Homes New Streets part of redevelopment (see AHA section of report)

OPEN SPACE ENHANCEMENTS:

Access to a wide variety of open spaces is an important part of ensuring a high quality of life for neighborhood residents. Potential areas for adding or improving open space include:

Brooklyn Creek Greenway & Linear Park:

The existing creek and flood plain slicing through the

The existing creek and flood plain slicing through the neighborhood is an untapped and hidden opportunity to create a signature open space element for the community. A previously planned sewer project creates the opportunity to leverage resources and create a truly unique creek walk and linear park. The project would benefit from several elements including: significant clearing of undergrowth; a new 10-12' multiuse trail; trail heads at key locations including Henderson Extension, Waddell Street and Campbell Lane; acquisition of several vacant lots within the floodplain; park amenities such as landscaping, seating, exercise equipment and small flexible lawn areas.

- Rocksprings Park: While the park is a good community asset, there are opportunities for improvement. A community survey and programming study could help determine ways to make the park a more utilized facility within the local community. Based on current best practices for intown parks and recreation planning, opportunities for enhancement and further study could include: a continuous paved walking loop; conversion of the baseball field (which is dying in most inner city locations in America) into youth soccer; additional surface parking adjacent to the existing lot; a small outdoor performance and public art area; better walking connections between the field at the upper end and the pool and community building at the lower end of the site.
- Neighborhood Pocket Park West Hancock Area: This area of the study area suffers from a lack of community open space. Given its urban context, a large park is not feasible or perhaps even desirable. However, a small pocket park on an existing vacant lot (location TBD) would provide much needed open space for the area north of West Broad Street.
- H.T. Edwards Quad: The area west of Brooklyn Creek currently lacks a strong community open space. The grassy quad on the H.T. Edwards campus (off of Evans) provides a tremendous opportunity for shared use for the community when not in use by the Boys & Girls Club (see CCSD section of report).

ACCUG PUBLIC INSTITUTIONS:

The West Broad area benefits from the recent investments in the public library and the Athens Police Department West Substation. Both institutions are serving the neighborhood and the broader community well but both sites could benefit from relatively minor improvements. Potential enhancements include (See page 8 for illustrations):

- Library Pedestrian Enhancements: The space between the library entrance and Baxter Street is dominated by a large surface parking lot that lacks a strong pedestrian connection. It would be relatively simple to create a clear, safe pedestrian path that connects the front entry to the bus stop, the corner plaza and the public sidewalk on Baxter Street. This would also facilitate the connection to the adjacent elementary and middle schools (see CCSD section of report) as a large contingent of young students walk to the library daily after school.
- West Substation Pedestrian Enhancements: The West Substation is immediately adjacent to Rock Springs Park. However, the sightlines to the park from the corner of Baxter Street and Collins Avenue are somewhat blocked. Some selective pruning of the vegetation at the corner (along with some signage) could greatly improve the visibility of the park. In addition, a small sidewalk from the entry of the Substation to the adjacent park could help enhance the feeling of safety in the park.













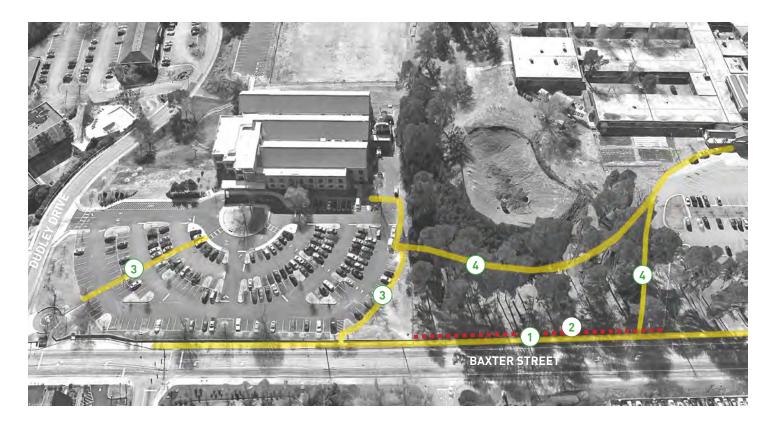
SITE FEASIBILITY

Based on the site assessments outlined in Part 4 of this study, this Part 6 offers several scenarios that explore the feasibility and impacts and enhancements to several key

SCENARIOS

sites and areas within the study area.





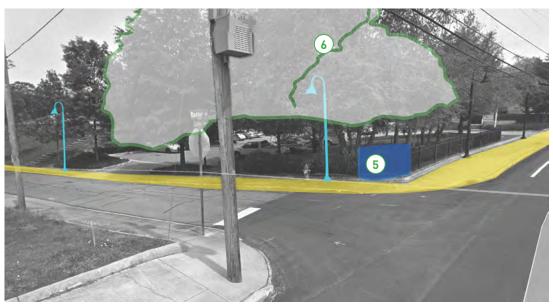


ACCUG SITE ACC LIBRARY & POLICE SUBSTATION WEST

The most feasible and impactful potential enhancements to these sites focus largely on improving the pedestrian environment in and around these locations. With a minimal level of investment, these public facilities can become even greater and more integrated assets to the West Broad community.



- Improve / widen the existing sidewalks and add a landscape buffer (where missing) for pedestrian safety on Baxter Street
- Move the fence back from street line (or if possible eliminate it), and provide broader sidewalk
- Create continuous network of sidewalks with pedestrian crosswalks through / on edge of existing parking lot (minimize loss of parking spaces)



- Create new pedestrian connections from Clarke Middle School to ACC Library as an alternate to the Baxter Street sidewalk connection
- Add signage and lighting at the corner of Police Substation to improve visibility to Rocksprings Park
- Regular tree pruning and maintenance at the corner of Police Substation to improve the visibility to Rocksprings Park
- Connect the APD Site directly to Rocksprings Park













CCSD SITE H.T. EDWARDS CAMPUS

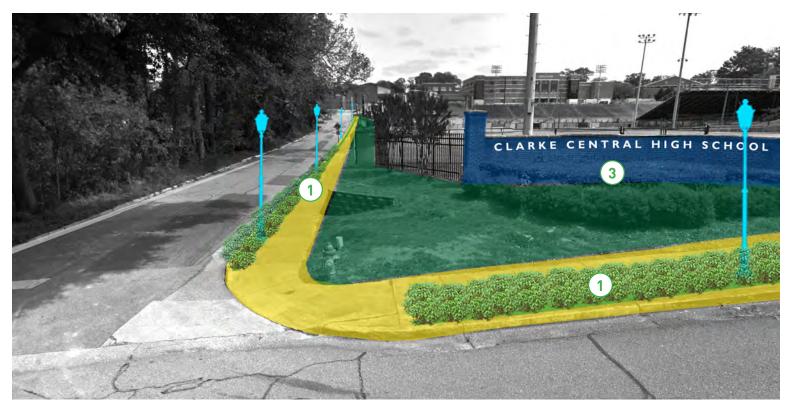
The H.T. Edwards Campus has already undergone significant improvements that have resulted in a high quality environment that serves the community (and beyond) very well. Potential improvements recommended here focus on creating an even better "campus" environment that places a high emphasis on pedestrian connections, landscaping and shade. With a minimal level of investment, these public facilities can become even greater and more integrated assets to the West Broad community.





- Activate the green space between CCSD Administration building and Boys & Girls Club as outdoor learning / community pocket park and improve pedestrian access from Evans Street
- Improve landscaping throughout the campus to create pedestrian friendly environment and a campus "feel"
- 3 Create continuous network of sidewalks with pedestrian crosswalks at street intersection and within the parking lot
- Potentially install a large speed table or a raised crosswalk on West Hancock connection to slow down vehicular traffic
- Potential use of murals or public art on the existing concrete retaining wall to create inviting campus edges





- Widen the existing sidewalks, add a landscape buffer and lighting for pedestrian safety on Rocksprings Street
- 2 Move the fence back (or eliminate wherever possible) and widen the existing sidewalk
- Improve signage and lighting at the intersection of Rocksprings Street and Waddell Street to improve the visibility to Clarke Central High School

CCSD SITECLARKE CENTRAL HIGH SCHOOL

The Clarke Central High School campus is a very large super block within the community. The recommendations studied here are aimed at improving the edges of the campus – both for students and faculty that use the school but also for the adjacent neighborhood.





- 2 Extend pedestrian connectivity to the main entry of Alps ES through the parking lot and field
- 3 Use the open space along the Alps Street and Baxter Street for public art to activate the space
- Maintain and enhance the quality of outdoor learning / recreational space within the campus
- New pedestrian connection from existing play field to Baxter Street







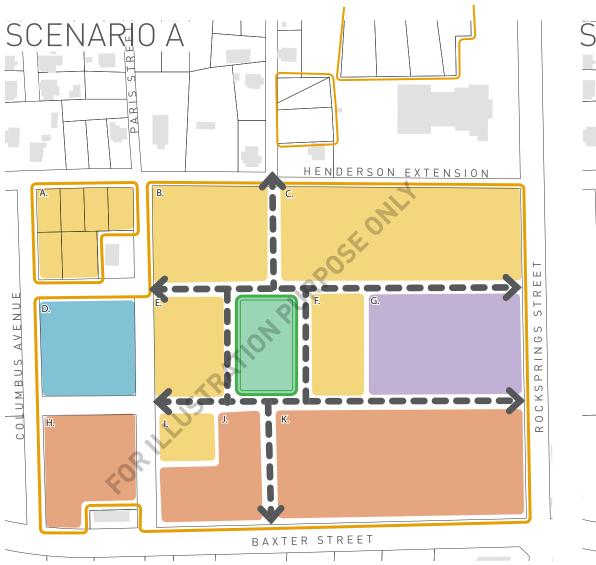
CCSD SITE

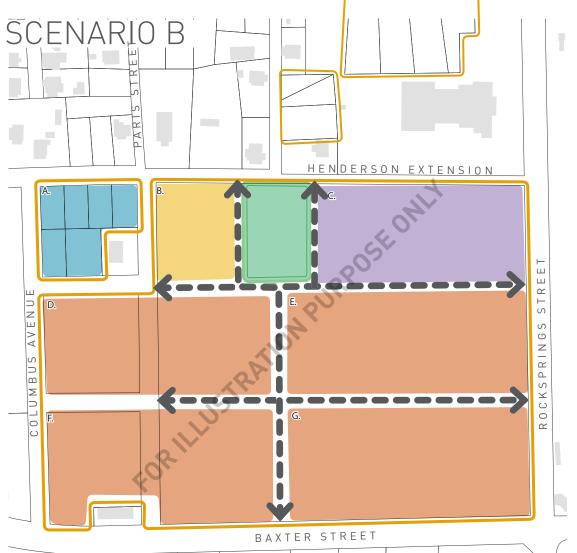
ALPS ES / CLARKE MS CAMPUS

These two educational campuses – while not centrally located within the study area – are important community assets. They both generate pedestrian traffic (particularly between the middle school and the public library) as neighborhood students walk to school. Given their location along heavily trafficked corridors, the recommendations studied here focus on improving the comfort, ease and safety of walking to and from these sites. Unlike the high school, these sites have a lot of "elbow room" at their edges which creates significant opportunity for enhancement.









Housing Type	Estimated Program
Duplex / Townhomes (2 story) (Blocks A, B, C, E, F, I)	+/-96 Units
Senior Housing (3 story) (Block G)	+/-72 Units
Stacked Flats (3 story) (Block H, J, and K)	+/-123 Units
TOTAL UNITS	291 Units

Senior Housing (4 story) (Block C) Stacked Flats (3 story) (Block D, E, F, and G) +/-252 Units TOTAL UNITS 373 Units Off-Site Replacement Required 0 Units

Housing Type

(Blocks B)

Duplex / Townhomes (2 story)

AHA SITE ROCKSPRING HOMES



OVERALL OPPORTUNITIES:

- Opportunity for Mixed-Income redevelopment
- Replace all 149 public housing units 1-for-1 (on or off site)
- Incorporate a senior housing
- Re-subdivide streets and blocks to break up existing "super block"

SCENARIO A OPPORTUNITIES:

- Mixed-Income redevelopment at 33.33% assisted units
- Lower density scale and massing compatible with neighborhood
- Off-site replacement housing required

SCENARIO B OPPORTUNITIES:

- Mixed-Income redevelopment at 40% assisted units
- Moderate density scale and massing
- No off-site replacement housing required

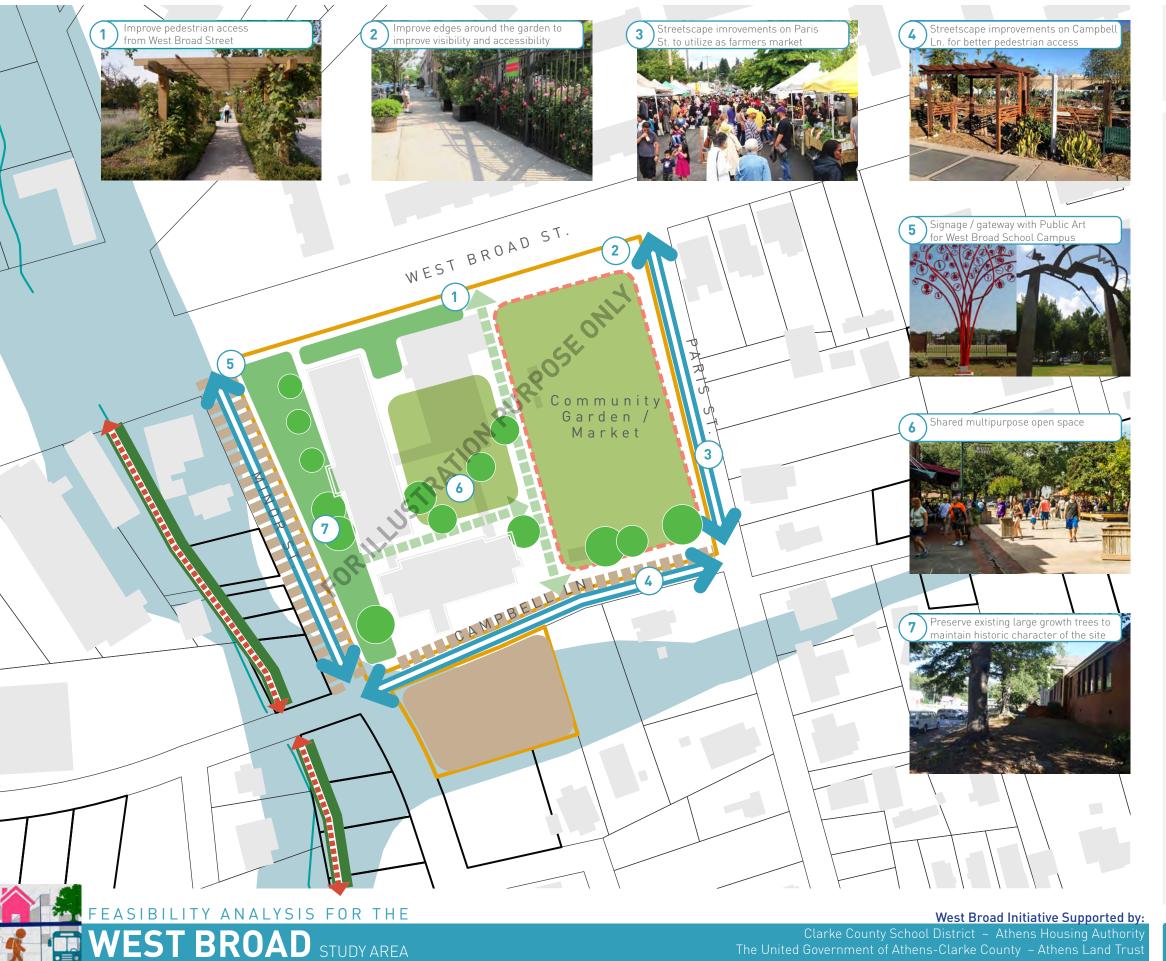
52 Units

Off-Site Replacement Required

Estimated

Program

+/-21 Units



CCSD / ALT SITE OLD WEST BROAD SCHOOL

FUNDAMENTAL SITE OPPORTUNITIES:

Clarke County School District (CCSD) Parcel Ownership

Vacant Parcels

Existing Market Garden to Remain and Operated by ALT

Improved Open Space / Garden Expansion

Pedestrian Access Improvement

Streetscape Improvements

Flex Area

On-Street Parking (+/- 55 spaces)

Multiuse Greenway Trail

- Continue operating Community Garden / Market in existing location (Scenario A, B, C) or on adjacent areas where feasible (Scenario D)
- Improve open space and visibility of Garden / Market
- Improve pedestrian connections through the site
- Develop parallel (west side) and angled parking (east side) on Minor Street and angled parking on Campbell Lane (north side) for a total of ± -55 spaces
- Develop surface parking on CCSD lot south side of Campbell Ln. (+/-30 spaces)



CCSD / ALT SITE

OLD WEST BROAD SCHOOL

OPPORTUNITIES:

- Shared building uses between CCSD and community / service tenant
- New West Broad Street building to fill CCSD administrative needs + 20% growth + community/training room
- Community / service tenant occupies a portion of Campbell Ln. Building
- Requires shared off-site parking in TBD adjacent land

POTENTIAL PROGRAM

Organization, Use, Building	Estimated Program
CCSD, Administrative Offices	23,800 GSF
+ 20% Growth, <i>B1+B2+B3</i> Shared Community / Training Room, <i>B3</i>	5,000 GSF
Total CCSD Program	28,800 GSF
Required Parking	+/-100 spaces
Community / Service Tenant, Offices, <i>B2</i>	8,000 GSF
Garden /Market Storage, <i>B2</i>	1,000 GSF
Required Parking	+/-24 spaces
On-Site / On-Street Parking	+/-85 spaces
Off-Site Parking Needed	+/-39 spaces



CCSD / ALT SITE

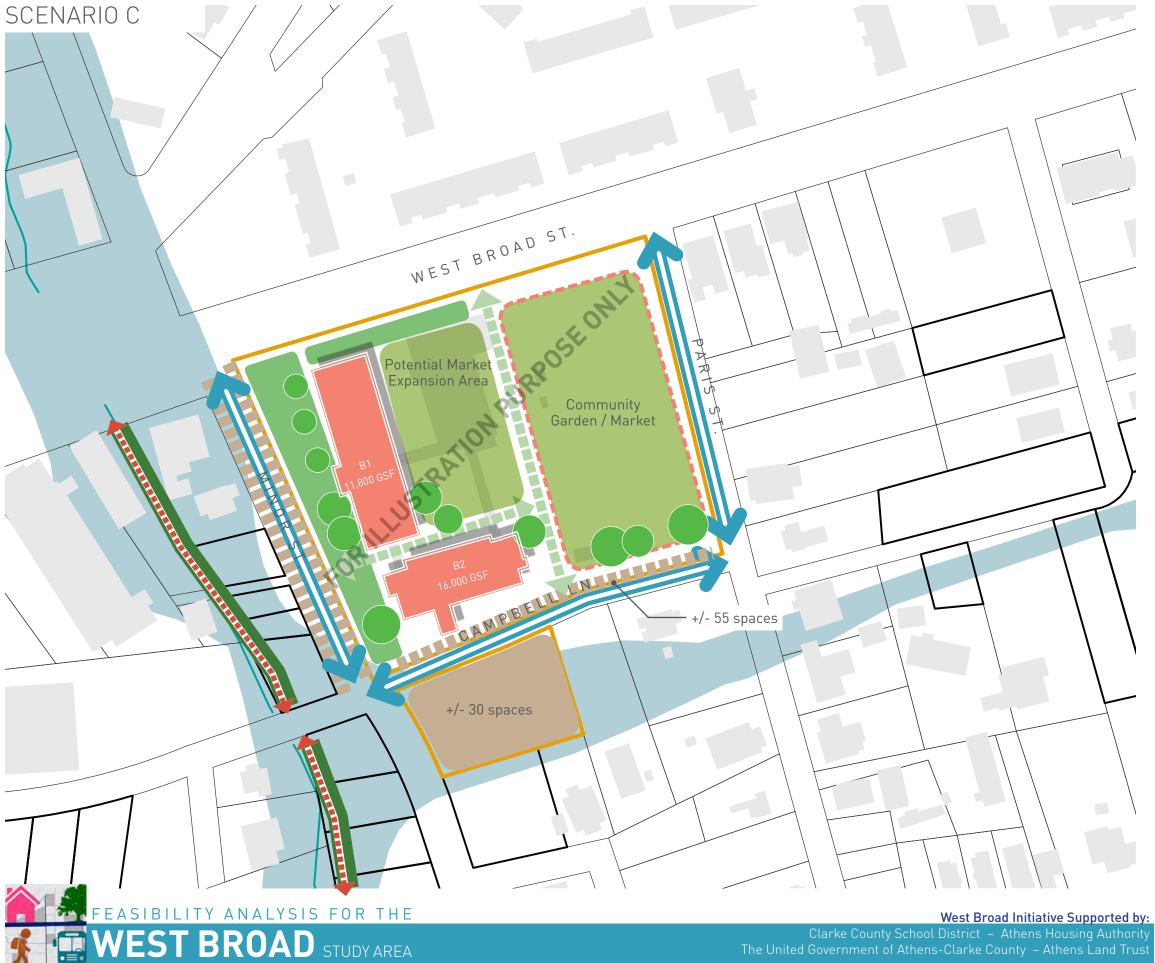
OLD WEST BROAD SCHOOL

OPPORTUNITIES:

- No shared building uses between CCSD and community / service tenant
- CCSD occupies existing Minor St. and Campbell Ln. buildings + 35% growth + community/training room
- Requires shared parking in TBD adjacent land

POTENTIAL PROGRAM

Organization, Use, Building	Estimated Program
CCSD, Administrative Offices + 35% Growth, <i>B1+B2</i>	26,800 GSF
Shared Community / Training Room, <i>B3</i>	5,000 GSF
Total CCSD Program	31,800 GSF
Required Parking	+/-110 spaces
Garden /Market Storage, <i>B2</i>	1,000 GSF
On-Site / On-Street Parking	+/-85 spaces
Off-Site Parking Needed	+/-25 spaces



CCSD / ALT SITE OLD WEST BROAD SCHOOL

OPPORTUNITIES:

- No shared building uses between CCSD and community / service tenant
- Community / service tenant users occupy existing Minor St. and Campbell Ln. buildings
- Potential expansion of garden / market area
- CCSD builds / renovates space farther west down West Broad (closer to H. T. Edwards)

POTENTIAL PROGRAM

Organization, Use, Building	Estimated Program
Community / Service Tenant, Offices, B2	25,800 GSF
Community / Meeting Room, B2 Garden / Market Storage, B2	1,000 GSF 1,000 GSF
Total Community / Service Tenant Program	27,800 GSF
Required Parking	+/-80 spaces
On-Site / On-Street Parking	+/- 85 spaces
Off-site Parking Needed	None

CCSD Program on TBD land elsewhere on W. Broad Street.



CCSD / ALT SITE OLD WEST BROAD SCHOOL

OPPORTUNITIES:

- No shared building uses between CCSD and community / service tenant
- CCSD occupies existing Minor St. and Campbell Ln. buildings + 40% growth + community/training room
- Requires shared parking in TBD adjacent land

POTENTIAL PROGRAM

Organization, Use, Building	Estimated Program
CCSD, Administrative Offices + 40% Growth, <i>B1+B2</i>	27,800 GSF
Shared Community / Training Room, <i>B3</i>	5,000 GSF
Total CCSD Program	32,800 GSF
Required Parking	+/-110 spaces
Garden /Market Storage, <i>B2</i>	1,000 GSF
On-Site Parking (On Garden Site)	+/-120 spaces
Additional On-Street Parking	+/-55 spaces

Clarke County School District ~ Athens Housing Authority
The United Government of Athens-Clarke County ~ Athens Land Trus

The analysis contained in this study are for feasibility



7 FEASIBILITY MATRIX

Financial Feasibility:

- High = Overall costs are generally reasonable. Funding is already identified or relatively easily identified and committable.
- Moderate = Overall costs are reasonable or moderate but funding may not be fully identified or committable.
- Low = Overall costs are generally high and funding is highly contingent/variable and far from assured.

Implementation Feasibility:

- High = An existing partner agency is already doing similar tasks and has demonstrated capacity. Little to no additional partners, investors or agencies are required. All property is currently controlled and there are few to no physical constraints which cannot be easily overcome.
- Moderate = An existing partner agency is identified as a likely lead implementer, but may have limited capacity or previous experience.
- Low = Lead agency is unclear or lacks demonstrated capacity and experience to implement the initiative. Additional partners may be required but are not committed at this time. Significant physical constraints hinder opportunity for success.

Community Impact & Wellness Feasibility:

- High = Initiative would have a significant and positive impact on the community overall either directly or indirectly and is a key element of the community's revitalization. Initiative is likely to be a high priority for most community residents based on feedback received to date.
- Moderate = Initiative would have a positive impact on large portions of the community, but not the overall study area. Initiative is likely to be a high priority for some but not all community residents based on feedback received to date.
- Low = Initiative would have a positive impact but is likely to be highly localized within the study area and therefore, may not benefit the community as a whole. Initiative is not likely to be a high priority for all community residents based on feedback received to date.

	POTENTIAL FUTURE SCENARIOS	PRELIMINARY COST (Provided by the four agencies)	FEASIBILITY FOR LONG TERM REVITALIZATION OF WEST BROAD			
SCENARIO NO.			FINANCIAL FEASIBILITY	IMPLEMENTATION FEASIBILITY	COMMUNITY IMPACT & WELLNESS	
	[A] CCSD FACILITIES [B] ACCUG FACILITIES [C] AHA SITES [D] ALT SITES		Five Stars	(High Feasibility) - One Star (Lov	v Feasibility)	
	CCSD FACILITIES					
A 1	H.T. Edwards Campus Enhancements [Landscaping, Sidewalks, Raised Pedestrian Crosswalk on West Hancock Connection, Green Space Program / Improvements on Evans Street]		****	****	$\star\star\star\star\star$	
A2	Clarke Central High School Enhancements [Widen Sidewalk, Landscaping, Lighting on Rocksprings Street, Gateway enhancements near Waddell Street]		****	****	****	
А3	Alps Elementary School Enhancements [Open Space Improvements facing Alps & Baxter streets, Outdoor Learning Enhancements]		****	****	$\bigstar\bigstar\star\star\star$	
A4	Clarke Middle School Connectivity Enhancements [Pedestrian Connectivity between Clarke MS and ACC Library]		****	****	$\star\star\star\star\star$	
A5	Old West Broad School Re-Use / Redevelopment - Scenario A [CCSD Administrative Offices + Community / Service Tenant Offices]	\$6,375,000*	\star	$\star\star\star\star\star$	****	
A6	Old West Broad School Re-Use / Redevelopment - Scenario B [CCSD Administrative Offices]	\$4,750,000*	\star	$\star\star\star\star\star$	$\star\star\star\star\star$	
A7	Old West Broad School Re-Use / Redevelopment - Scenario C [Community / Service Tenant Offices]	\$3,125,000*	\star \star \star \star	\star	****	
A8	Old West Broad School Re-Use / Redevelopment - Scenario D [CCSD Administrative Offices]	\$5,000,000*	\star	****	$\star\star\star\star\star$	
	TOTAL	*Preliminary cost calculated by Lord Aeck Sargent				
	ACCUG FACILITIES					
	PRIMARY CORRIDOR ENHANCEMENTS					
B1	West Broad Street [Round-a-bout, relocate / add signals, streetscape improvements]	\$8,902,960	\star \star \star \star	\star \star \star \star	****	
B2	Baxter Street [Streetscape improvements]		$\star\star\star\star\star$	****	***	
В3	Alps Road [Streetscape improvements on east side of the street]	\$1,069,200	$\star\star\star\star\star$	****	\star \star \star \star	
	Sub Total					
	NEIGHBORHOOD STREETSCAPES (Streetscape improvements)					
B4	Magnolia Street	\$477,840	$\star\star\star\star\star$	$\star\star\star\star\star$	$\star\star\star\star\star$	
B 5	Evans Street	\$238,920	$\star\star\star\star$	****	$\star\star\star\star$	
B6	Rocksprings Street	\$22,000	$\star\star\star\star\star$	$\star\star\star\star\star$	$\star\star\star\star\star$	
B7	West Hancock Avenue	\$55,000	$\star\star\star\star\star$	$\star\star\star\star\star$	$\star\star\star\star\star$	
	Sub Total					

	POTENTIAL FUTURE SCENARIOS		FEASIBILITY FOR LONG TERM REVITALIZATION OF WEST BROAD			
SCENARIO NO.		PRELIMINARY COST (Provided by the four agencies)	FINANCIAL FEASIBILITY	IMPLEMENTATION FEASIBILITY	COMMUNITY IMPACT & WELLNESS	
	[A] CCSD FACILITIES [B] ACCUG FACILITIES [C] AHA SITES [D] ALT SITES		Five Stars	(High Feasibility) - One Star (Lov	v Feasibility)	
	INTERNAL CONNECTORS (Improve sidewalks and pedestrian crossings)					
B8	Waddell Street	\$1,102,200	$\star\star\star\star\star$	$\star\star\star\star$	$\star\star\star\star\star$	
В9	Paris Street	\$282,920	***	***	$\star\star\star\star$	
B10	Henderson Extension	\$188,320	***	***	$\star\star\star\star$	
B11	Colima Avenue	\$390,500	$\star\star\star\star\star$	$\star\star\star\star\star$	$\star\star\star\star\star$	
B12	Rose Street	NA	****	***	$\star\star\star\star\star$	
B13	Dearing Extension	\$91,080	****	***	$\star\star\star\star$	
B14	Hills Chapel Street / Campbell Lane	NA	* * * * *	***	* * * * *	
B15	Dearing Street	\$854,920	***	***	$\star\star\star\star\star$	
B16	Reese Street	\$433,620	***	***	$\star\star\star\star\star$	
	Sub Total					
	PEDESTRIAN-ONLY CONNECTORS					
B17	Henderson Extension Pedestrian Bridge	\$184,800	***	***	$\star\star\star\star\star$	
B18	Alps Village Stair & Path Connection	NA	****	****	* * * * *	
B19	Magnolia Terrace Stairs	\$43,120	***	***	\star \star \star \star	
	Sub Total					
	NEW ROADWAY CONNECTIONS					
B20	See the list of streets on Page 28	\$4,444,000	\star \star \star \star	$\star\star\star\star\star$	$\star\star\star\star\star$	
	Sub Total					
	OPEN SPACE ENHANCEMENTS					
B21	Brooklyn Creek Greenway & Linear Park (assume SPLOST funding)	\$2,700,000	$\bigstar \star \star \star \star$	$\star\star\star\star$	****	
B22	Rocksprings Park Enhancements	TBD	$\star\star\star\star\star$	****	****	
B23	Neighborhood Pocket Park - West Hancock Area	TBD	$\star\star\star\star\star$	$\star\star\star\star\star$	$\star\star\star\star\star$	
B24	H.T. Edwards Quad Open Space Enhancements	TBD	****	****	***	
	Sub Total					
	ACCUG PUBLIC INSTITUTIONS					
B25	ACC Library Pedestrian Enhancements		****	****	$\star\star\star\star\star$	
B26	West Substation Pedestrian Enhancements		****	***	\star \star \star \star	
	Sub Total					
	TOTAL					



	POTENTIAL FUTURE SCENARIOS	PRELIMINARY COST (Provided by the four agencies)	FEASIBILITY FOR LONG TERM REVITALIZATION OF WEST BROAD			
SCENARIO NO.			FINANCIAL FEASIBILITY	IMPLEMENTATION FEASIBILITY	COMMUNITY IMPACT & WELLNESS	
	[A] CCSD FACILITIES [B] ACCUG FACILITIES [C] AHA SITES [D] ALT SITES		Five Stars (High Feasibility) - One Star (Low	Feasibility)	
	AHA SITES					
C1	Rocksprings Homes Redevelopment Scenario A (Buildings + Site Development)		$\bigstar \star \star \star \star$	$\star\star\star\star\star$	$\star\star\star\star\star$	
C2	Rocksprings Homes Redevelopment Scenario B (Buildings + Site Development)		\star	$\star\star\star\star\star$	$\star\star\star\star\star$	
C3	Off-site Housing Replacement / Infill Housing Program		$\star\star\star\star\star$	$\star\star\star\star\star$	$\star\star\star\star$	
	Total					
	ALT SITES					
D1	Infill Housing Program - New Construction		$\star\star\star\star\star$	$\star\star\star\star\star$	$\star\star\star\star\star$	
D2	Infill Housing Program - Rehabilitation		$\star\star\star\star\star$	$\star\star\star\star$	****	
D3	West Broad Garden / Market		$\star\star\star\star\star$	****	****	
D4	Garden / Market Expansion		$\star\star\star\star\star$	$\star\star\star\star\star$	****	
	TOTAL					