

Center for Community Design & Preservation,
College of Environment and Design,
The University of Georgia

In partnership with
Athens Land Trust
and Athens Housing Authority

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A Participatory Community Improvement Planning Process for the Brooklyn/Rocksprings Neighborhood





The University of Georgia

About UGA's Center for Community Design & Preservation:

The Center for Community Design & Preservation (CCDP) serves as the Public Service and Outreach office for the College of Environment & Design.

For more information, visit: www.ced.uga.edu/pso

About Athens Land Trust:

Athens Land Trust (ALT) is a private, non-profit 501(c)(3) corporation established in 1994 with the goals of land preservation, affordable, energy efficient housing, and neighborhood revitalization.

For more information, visit <http://www.athenslandtrust.org>

About Athens Housing Authority:

Established in 1937, the Athens Housing Authority administers and manages 1,255 dwelling units in 11 public housing communities in Athens-Clarke County.

For more information, visit www.athenshousing.org.



contents

05	Executive Summary
06	Overview
07	History of the Neighborhood
09	Eds, Meds and Feds
11	Neighborhood Planning, Survey and Mapping Techniques
12	Triangulation
12	Community-Identified Design Investigation Areas
13	Targeted Areas for Improvement
13	Old West Broad Street School and Market Garden
14	Magnolia Street
14	American Legion Property
14	St. Mary's/Alps Plaza "Healthway" Path and Program
15	Intersection of Paris and Waddell Streets
21	Adopting a Neighborhood Improvement Strategy
21	GIS Overview
21	Housing Conditions Inventory
22	Where can GIS go from here?
23	Conclusion
24	Appendix A: Target Areas, Illustrated
30	Appendix B: Public Input Session Commentary
44	Appendix C: Municipal Codes for Crime Prevention through Environmental Design
See boards	Appendix D: Selected final design studio products from Lee Studio, Spring 2012

“If poverty is a disease that infects an entire community in the form of unemployment and violence; failing schools and broken homes, then we can’t just treat those symptoms in isolation. We have to heal that entire community. And we have to focus on what actually works.”

Barack Obama, July 18, 2007

Executive Summary

Decision-making based on consistent information available to all is key in making fair, transparent and democratic choices. During the past decade, many governmental and non-profit agencies have worked to remove blight, reduce crime, provide affordable housing, improve educational opportunities, and create jobs in the historic African American neighborhood known by a variety of monikers – Brooklyn, Rocksprings, Waddell, Henderson, Moe’s Hill, Jackson Town Community, and “The Rock.”¹

Investments in affordable housing, a police substation, an updated county park, a new Boys and Girls Club facility, and newly renovated and expanded educational facilities have brought about some improvements in the neighborhood. However, many of the above issues are unmet, including job creation, economic development, substandard infrastructure, and narrow streets with no sidewalks.

Led by the Athens Land Trust, the Athens Housing Authority and the UGA College of Environment and Design and other community partners, a renewed effort has been made to understand this neighborhood’s needs and desires for their future by embarking on a master plan for revitalization.

The goals of this comprehensive planning process are to conduct neighborhood meetings and interviews to obtain and record resident input; to develop a partnership with organizations and individuals who want to be part of the redevelopment process; to develop a written comprehensive plan with an implementation strategy, based on resident input and available

resources; to present a strategy for the redevelopment of the West Broad School site; and to provide neighborhood residents with a greater sense of involvement and empowerment, knowledge of their heritage and of existing programs, and increased income.

Athens Land Trust has been committed to this neighborhood, demonstrated through its homebuyer education programs, housing revitalization projects, and affordable new home construction. Athens Land Trust has recently executed a Memorandum of Understanding with the local school district to use the playground of the vacant West Broad School for a market garden and a training program for gardeners. The plan is to teach gardening so that the gardeners can sell the produce that they raise. The garden and market will be the first activity on the school campus in several years. Yet while the buildings stand vacant, the beloved school is a source of discouragement for the residents and a missed opportunity for the community. The planning process will focus on input from the neighborhood residents on potential uses of the campus and explore the feasibility of these various uses. Many groups believe that the redevelopment of the school will have a tremendous positive impact on the revitalization of the entire neighborhood.

In Spring 2012, data sets were produced by a graduate landscape architecture studio analysis of the area led by UGA College of Environment and Design professor Sungkyung Lee. The class inventoried design elements such as street patterns, sidewalk frequency, streetlight function and open space as well social behaviors such as crime,

loitering, jaywalking and desire-line footpaths in the neighborhood. The second phase of the Lee studio’s research was analysis of this data and suggestions for improvement, with a focus on the West Broad School and community garden.

A myriad of design plans for the school and garden emerged from this studio, some feasible and some not. The renewed planning effort began with building from this studio’s analysis and solutions. This data directed the questions asked and interviews conducted in a Saturday community input session at the H. T. Edwards Complex cafeteria on February 2, 2013, led by the Center of Community Design and Preservation. About 75 attendees, including neighborhood residents, staff from the Athens Land Trust, the Athens Housing Authority and the Hancock Community Development Corporation used facilitated small focus groups to gather input about improvement solutions for the neighborhood with University of Georgia students from the College of Environment and Design, the Law School’s Community and Economic Development Clinic and the Department of Family and Consumer Sciences’ Affordable Housing program.

The input session began by providing a neighborhood map and asking residents and stakeholders to place green adhesive dots on areas of positive activity and red dots on areas that need improvement. Residents were also asked open-ended questions as to transportation and access to services, businesses, and amenities desired for the West Broad Street School site, now the location of a community garden.

¹ For brevity and consistency, this report refers to the neighborhood as “Brooklyn-Rocksprings”, in deference to the majority of resident opinions as to what the area is referred to.

The data gathered at the public input session was mapped along with the public's associated comments, and compared with the inventory and analysis from the Lee studio. The triangulation of the data strongly demonstrated some universally agreed upon neighborhood situations that became guiding principles for a charrette held February 22-24, 2013. Among them were: decreasing the perceived or real fear of crime; providing safe, walkable streets; respecting and using the power of the faith-based organizations in the area; attracting

and retaining neighborhood-oriented businesses that are easy to access and keep prices low; and reusing the Old West Broad Street School in a community supportive way.

The ideas for improvements were then tested using the feed-back loop method of presenting alternatives to stakeholders throughout the charrette. Stakeholders responded and directed further development of ideas at pen-in-hand critiques where ideas were floated and ultimately accepted or rejected for inclusion in the final findings.

Another chance for critique came in the presentation of the draft outcomes to the staff of the Athens Land Trust, the Athens Housing Authority and community members at the Hills Chapel Baptist Church on March 18, 2013. Additional field observations, a historic resource survey process, and academic research helped sculpt the final report and project deliverables. The result is a plan for targeted areas of improvement, action items and decision-making tools for the neighborhood.

Overview

This document serves as a companion piece to the five presentation boards (attached as Appendix C to this document). More importantly, it is what one doesn't see on the boards or read in this summary that is the most meaningful output from this effort. Namely,

- 1) a Geographic Information System (GIS) to be used by decision makers that stores, updates and collates parcel specific information from the neighborhood;
- 2) a proposed colloquium for idea exchange between institutional entities that serve as physical "bookends" to the area – St. Mary's Health Care Center and the University of Georgia campus;
- 3) reconfirmation of past findings from studies and investigations in the area that programs and investments in the neighborhood do in fact begin to address community needs and citizen desires; and
- 4) stimulating more creative ways to address crime and the perception of crime related to loitering and antisocial behavior at intersections and around some properties.

Identity, or now often referred to as "imageability",² is a key component for community revitalization for health of residents, health of the economy and the general well-being of residents. Concepts like creating a place that is desired rather than a final stage for housing the poor have helped cities across the country reclaim viable in-town living. Countless programs that accommodate the goals of affordable housing while also creating mixed market-rate housing to create healthy neighborhoods that are diverse, thriving and sustainable are well-documented in government agency, social service organization and foundation studies.

² A recent study funded by the Robert Wood Johnson Foundation's Active Living Research Program developed several urban design metrics that eventually may be used to help explain differential rates of walking and physical activity. Since 2000, a number of tools for measuring the quality of the walking environment have emerged. Generically called walking audit instruments, these tools are now used by researchers, local governments, and community groups to measure physical features related to walkability, such as building setback, block length, and street and sidewalk width. The Robert Wood Johnson Foundation's Active Living Research website alone hosts 16 such instruments (<http://www.activelivingresearch.org/>). They have stressed however that 5 measures stand out as ways to measure success in access, use, appearance, and the elusive term "sense of place":

1. **Imageability** is the quality of a place that makes it distinct, recognizable, and memorable. A place has high imageability when specific physical elements and their arrangement capture attention, evoke feelings, and create a lasting impression.
2. **Enclosure** refers to the degree to which streets and other public spaces are visually defined by buildings, walls, trees, and other vertical elements.
3. **Human scale** refers to a size, texture, and articulation of physical elements that match the size and proportions of humans and, equally important, correspond to the speed at which humans walk.
4. **Transparency** refers to the degree to which people can see or perceive objects and activity—especially human activity—beyond the edge of a street.
5. **Complexity** refers to the visual richness of a place. The complexity of a place depends on the variety of the physical environment.

History of the Neighborhood

In addition to these intangibles, this project builds on a long legacy of social activism related to African Americans in Athens-Clarke County that began emerging with the end of slavery in the United States and Georgia that resulted in programs for, urban migration of and settlements patterns of former slaves and their offspring. In the early 20th Century the Clarke County area, like many urban centers in the piedmont, saw an influx of African Americans at a high rate. These newly “freed” citizens sought opportunity, religion and education, as well as a promising future for their families, in county seats across the south. Similarly there was a migration of African Americans to Northern urban centers.

The map shown here dramatically details the burgeoning network of well over 30 substantial settlements (those containing more than 50 inhabitants) in Clarke County in the first two decades of the 20th century.

The area bounded by what is now Baxter Street, Milledge Avenue, West Broad Street and Alps Road was one of the areas of settlement for rural people literally migrating to freedom in a place likely to offer opportunity. Known by many names thought its last 110 years, the current traffic-bounded rectangle suffers from an identity crisis. These misplaced or multiple identities emerged clearly in community discussions with residents and citizens in Athens. A recent community meeting where neighborhood names were being listed ended with



the not-so-flattering, but ultimately insightful, label: Census Tract 9. Herein lies a component of the planning challenges associated with the Brooklyn/Rocksprings neighborhood. It mirrors the lack of or pursuit of a lasting identity or name for many historically ephemeral settlements associated with class distinctions, social norms, public policies and property classifications.

This historically African American settlement in Clarke County is literally wedged between some of Athens

most prestigious landmarks and points of pride. It is time for some attention and community resources to be directed toward this neighborhood, too. History is an excellent place to start in telling the story of Brooklyn/Rocksprings Neighborhood, known over the years by many names depending on where you lived or what stores operated there. Moe's Hill was a term that referred to the area around Paris and Waddell Streets due to a store located there owned by a man named Moe. Parts of the area were known as Jackson Town, the Smith Family land

³ University of Georgia. *Phelps-Stokes Fellowship Studies, No 1: The Negroes of Athens, Georgia*. Volume XIV, No. 4. December 1913.

and even the generic Census Tracts 6 and 9. It has been called the Brooklyn area because Brooklyn Creek, (or vice versa) once notorious for flooding the neighborhood and “Baxter bottom,” cuts a diagonal line from the Broad Street School southwestward making its way toward the Oconee River. Stormwater retention improvements and new culverts have taken attention away from the creek’s flooding in recent years.

The neighborhood’s inextricable link to local education history is so beautifully recounted in Thurmond’s book *A Story Untold: Black Men and Women in Athens History*. The story of black Athens is one closely connected to church and education. Additionally organizations that provided aid to community members, be they civic or fraternal, also have left footprints in the Brooklyn/Rocksprings neighborhood. Athens’ more contemporary

African-American leaders, including Mr. Thurmond, also have strong ties to the area. Several not-for-profit organizations have been interested in the neighborhood history; the time has come for a fully documented oral history project. This mandate becomes more critical as we see the final classes of the old segregated education system becoming more elderly. Needless to say, this place matters!

THE HISTORY OF ATHENS HIGH AND INDUSTRIAL SCHOOL BURNEY-HARRIS HIGH SCHOOL

The history of Athens is filled with the sacrifices and accomplishments of both blacks and whites who have devoted their lives to the educational improvement of Northeast Georgians. Professor Samuel F. Harris must certainly be credited with being one of the most outstanding of these dedicated educators. He was in leadership of those who laid the foundation for the public school system in Clarke County. He was one of the first educators in the state of Georgia to incorporate industrial training courses into the traditional public school curriculum.

In 1912, the high school was included in the West Broad Street School consisting of six rooms, ten grades and eight teachers with Professor Samuel F. Harris as the Principal. In 1917 the Athens High and Industrial School was established and Professor Harris was the Principal as well as the supervisor of the black schools of Athens.

According to Michael Thurmond’s “A Story Untold,” Professor Harris vigorously resumed his efforts to incorporate industrial training into the public school curriculum. He had been instrumental in having the newly constructed Reese Street School equipped with a manual training shop and the start of a vocational night school.

In 1922, Athens High and Industrial School became the first black public secondary school to be accredited in the state of Georgia. Professor Harris served the school for many years until his illness and death in 1935.

In 1945, Professor Homer T. Edwards, Sr. became the Principal. Professor Edwards served for several years. While he was Principal, the school was moved from its location on the corner of Reese and Pope Streets to a new location on Dearing Extension.

In 1964, with the approval of the Clarke County Board of Education, Athens High and Industrial School was renamed Burney-Harris High School in honor of the two educators - Mrs. Annie H. Burney and Professor Samuel F. Harris.

Similarly, the story of the Old West Broad Street School and its burgeoning community garden program must have that same level of support to make it another award winning venture for the neighborhood. In fact the legacy of community gardening at this very spot first occurred over 100 years ago.

⁴ Professor Samuel F. Harris (later husband of Judia Jackson Harris) was appointed principal of the West Broad Street School in 1903. The following year he designed and introduced into the curriculum an agricultural self-help program at the school. Believing that a garden would supply food for underprivileged students, “Professor Harris started his garden, assigning small patches to each student. . . .” The adventure was so successful that for the following year he rented ten acres of land, bought a horse and some tools and received from the Board of Education an appropriation to employ an agricultural graduate from Tuskegee. . . .

Although the West Broad Street School was equipped with only the barest essentials, T.J. Woofter penned the following observation in 1912: Under conditions such as this it is hard to do any work of merit, and yet several unexpected visits to the school showed that the children were learning very well what was put before them. (Thurmond, Michael. *A Story Untold: Black Men and Women in Athens History*. 1978.

EDs, MEDs and FEDs.

[Eds: Higher educational facilities; Meds: Medical facilities; Feds: Federal government]

It would be wrong if this planning process did not address the extremely large institutions that have had both a positive and sometimes negative impact on local residents: The University of Georgia, Saint Mary's Healthcare System, Clarke County School System, and many of the federally-funded initiatives implemented by the Athens Housing Authority and the Athens-Clarke County Consolidated Government.

The large institutions cannot be ignored. Their role in city-shaping, service provision and resource generation is unmatched by local non-profits and faith-based organizations. Community input has established that a wide variety of opinions exist regarding whether institutional and governmental influence is positive or negative; this is not surprising. In almost any community where large institutions exist side-by-side with neighborhoods of any income level or racial make-up, special effort must be made to cultivate and nourish a positive relationship between residential resources (housing, parks, streets and people) and institutional functions like schools, churches, hospitals and libraries. Brooklyn/Rocksprings is no different.

The Brooklyn/Rocksprings Charrette could not have happened without strong partnerships already in existence for affordable housing, community improvement, informed decision making, and high quality design. Like many mid-sized towns, momentum for institutional change builds slowly. However, through creative thinking local champions for an Athens-based Med and Ed project should have fertile ground on which to grow. This particular project demands a new level of partnering that more populated and "seasoned" cities have initiated, cultivated and excelled at producing.

Healthcare and education are not strangers. In preparing for this project a comment made by a local community leader summed it up best: *"Is there another neighborhood where you can walk to K-12 schools, recreation facilities, higher ed, marriage, birth, major surgery, senior programs and ultimately be interred there?"*

ACTION ITEM:

Host – along with UGA, St. Mary's Healthcare and others – a day-long symposium addressing creative ways to partner to improve neighborhood health in all forms.

The Importance of Eds and Meds for Cities

Cities have been struggling over the last three decades because of a shrinking job base, loss of middle class families, and rising unemployment and crime rates. However, cities have often overlooked fixed assets that, especially during a booming economy, could help them turn the tide around. This study looks at "eds" and "meds" as one of those overlooked fixed assets. In all the competition for new jobs and businesses, eds and meds have largely been ignored, even though they generate a substantial number of jobs and contribute to the local economy. In a time when suburbs are generating jobs considerably faster than central cities, eds and meds, like all employers, are becoming increasingly important for cities as they struggle to keep their share of jobs in the metropolitan area. Eds and meds also have unique characteristics that add value above and beyond creating jobs. Eds and academic meds constantly conduct research and impart technical expertise on their students and workers. In an era increasingly dependent on knowledge-based industries, these institutions contribute to a more experienced and educated workforce, a resource desirable in all cities. Furthermore, their economic activities foster an entrepreneurial spirit and attract additional economic growth.

*The Brookings Institution's Center on Urban and Metropolitan Policy
by Ira Harkavy and Harmon Zuckerman
August 1999*

“In every project you
will find that you
have overlooked
vital information
and that there will
be unintended
consequences.”

*F. Barton Harvey III, Chairman and CEO
The Enterprise Foundation, July 11, 2002*

Neighborhood Planning, Survey and Mapping Techniques



The project planning technique used to begin the initial sorting of information and the ultimate recommendations from this charrette is called “triangulation.” Simply defined, it gives the planner or designer a point of reference from which to compare multiple sets of information. Coupled with what is known as “ground-truthing” – the validation of physical conditions on the land with those that have been previously mapped – triangulation is especially useful when public participation experiences produce data that must be compared with more academic studies of a particular place.

In the case of the Brooklyn/ Rocksprings Charrette the data sets were produced by a graduate landscape architecture studio analysis of the area in Spring 2012 led by UGA College of Environment and Design professor Sungkyung Lee. The class inventoried design elements such as street patterns, sidewalk frequency, streetlight

function and open space as well social behaviors such as crime, loitering, jaywalking and desire-line footpaths in the neighborhood. The second phase of the Lee studio’s research was analysis of this data and suggestions for improvement, with a focus on the West Broad School and community garden.

The data-sets directed the questions asked and interviews conducted by students in a Saturday community input session at the H. T. Edwards Complex cafeteria on February 2, 2013, led by the Center of Community Design and Preservation. About 75 attendees, including neighborhood residents, staff from the Athens Land Trust, the Athens Housing Authority and the Hancock Community Development Corporation used facilitated small focus groups to gather input about improvement solutions for the neighborhood with students from the College of Environment and Design,

the Law School’s Community and Economic Development Clinic and the Family and Consumer Sciences Affordable Housing program.

The session began by providing a neighborhood map and asking residents and stakeholders to place green adhesive dots on areas of positive activity and red dots on areas that need improvement. Residents were also asked open-ended questions as to transportation and access to services, businesses, and amenities desired for the West Broad Street School site, now the location of a community garden.

The data gathered at the public input session was mapped along with the public’s associated comments, and compared with the inventory and analysis from the Lee studio. The following focus areas and design investigation questions emerged from this public input session:

Community-Identified Design Investigation Areas

West Broad Street School:

- Already this site is being targeted for a community hub, and conceptual designs have been put forward. Which of these are most appropriate and feasible? (SPLOST Proposals, ALT concepts, CED studio projects, etc.)
- Can/should those ideas be synthesized into a comprehensive plan and strategy for the site's development?
- Produce a final master plan for the site and its adjacent properties.

Crime and Defensibility:

- Certain areas within the neighborhood, such as the Waddell Street corridor have both high occurrence and perception of criminal activity. Are there design solutions to address neighborhood form that might alleviate the problems?
- What are the best ways to increase personal security and decrease neighborhood crime?
- Produce an annotated menu of best practices from similar neighborhoods like this and cities like Athens.

Housing:

- Habitat for Humanity, the Athens Land Trust, the Athens Housing Authority, Hands on Athens and others are pursuing similar goals within the neighborhood. How can their services be increased without duplication?
- How can you measure their impact on the revitalization of the neighborhood?
- How can collaborative and participatory design be used more often to design and develop of affordable housing?
- Produce infill possibilities and assess current program strengths.

Historic Preservation and Community Landmarks:

- What are new ways to connect the valuable physical resources to the neighborhood (H. T. Edwards, Rocksprings Park, churches, retail, community centers, etc.)?
- Assess the FindIt! program's historic building survey.
- Are there historic resources that should be preserved and factor into neighborhood plans?

Magnolia Street:

- This area is somewhat isolated from the rest of the neighborhood and has not been fully inventoried. Produce a base map with similar information as the Lee studio projects.
- This area suffers from cut-through traffic. Is there an opportunity to improve access?
- Can the historic American Legion present an opportunity for anchoring the western edge of the neighborhood?

The triangulation of the data strongly demonstrated some universally agreed upon neighborhood situations that became guiding principles for a charrette held February 22-24, 2013. Among them were:

decreasing the perceived or real fear of crime;

providing safe, walkable streets;

respecting and using the power of the faith-based organizations in the area;

attracting and retaining neighborhood-oriented businesses that are easy to access and keep prices low;

and reusing the Old West Broad Street School in a community supportive way.

The ideas for improvements were then tested using the feed-back loop method of presenting alternatives to stakeholders throughout the charrette. Stakeholders responded and directed further development of ideas at pen-in-hand critiques occurring around drafting tables where ideas were floated and ultimately accepted or rejected for inclusion in the final findings.

Another chance for critique came in the presentation of the draft outcomes to the staff of the Athens Land Trust, the Athens Housing Authority and community members at the Hills Chapel Baptist Church on March 18, 2013. Additional field observations, a historic resource survey process, and academic research helped sculpt the final report and project deliverables.

Targeted Areas for Improvement

Old West Broad Street School and Market Garden

The new community garden and market is the first activity on the historic school campus in several years. There have been many discussions about potential community uses for the campus, and the current school district administrators are very open to working with the community to determine a good use for the site. As a priority area for the neighborhood and the Athens Land Trust, the charrette conducted a site inventory and suggestions for phased improvements to use as a decision-making tool for the future of the property

Site Design Considerations

Various aspects of the Garden site and school buildings contribute to aesthetics and functional improvements. These factors are key components of making successful decisions about the garden and site. The following assessment offers some recommendations but chiefly provides a framework for considering changes before they occur and are too late “to undo.”

Edges: The edges of this site are defined by the streets on all sides, but the existing fences, hedge rows and untended “volunteer” herbaceous and woody species growing outside the fence, additionally some native, exotic and invasive vines are using the chain link as a support for growing. This creates a public perception of lack of care and is not complimentary to the ordered nature of the garden. If a more manicured appearance is needed for this property, addressing the edges will be very important. Replacing woody shrubs with a variety that is evergreen and fast growing would be appropriate if full screening is desired. However a “filtered” look into the garden might be more preferable. Mixing varieties of deciduous and evergreen varieties along the fence row will help achieve this, or allowing a showy evergreen vine like *Clematis armandii*⁵, *Campsis radicans*⁶ or Confederate Jasmine *Trachelospermum jasminoides*⁷ and define what is “inside” the property versus what is “outside.”

Inside the Fence: The interior of the site should receive only minimal intervention in order to maximize planting space. Improvements along the interior should be guided by community input and gardeners’ needs. Changes, like pedestrian circulation modifications and planting bed locations, should be addressed early in the site’s evolution before planting patterns become more established.

When cleaned and organized, the Garden’s usability will improve greatly, and will allow the site to serve multiple functions as needed by the community. Most of the initial changes can be done relatively quickly and inexpensively.

Site Priorities

Four stages of property improvement emerged from the charrette and should help guide decisions about phased improvements at the site. No improvement should compromise the current levels of parking, security, or reduce space for planting. The priorities are organized based on site needs, affordability, and feasibility:

- 1) Site visibility and courtyard conditions should be addressed immediately. The courtyard is in good form to function for several programs, but requires maintenance and regular upkeep, even out of the growing season.
- 2) Site circulation and access should be addressed next, as a better connection between parking areas and the garden/courtyard areas is needed.
- 3) Larger scale site design issues like more entrances, better monitoring and improvements marking the properties corners might be considered as a third-level priority.
- 4) The final phase of property improvement would be total building rehabilitation and the inclusion of community-related services and garden-related activities inside the school buildings. Also, the security fence should be replaced with an equally effective but friendlier perimeter fence, possibly augmented with permanent art installations and publically-available fruit and vegetable plants outside the fence to discourage stealing from private plots.

⁵ One can either support a *Clematis armandii* vine on an arbor, a trellis, along wires, or simply let it go its own way through shrubs, bushes, and into trees. Given enough time, this clematis can act as an effective screen, though a dense screen is usually more achievable in warmer climates, as the plants grow more rapidly, and the foliage is apt to cover wider areas.

⁶ *Campsis radicans* trumpet creeper is a fast growing, high climbing deciduous woody vine that will grow to heights up to 40 ft. will quickly cover fences and other structures and keeping it in bounds may require some effort on your part - especially in fertile soils. In frost-free areas growth is rampant and the vines should be cut back in winter to keep the vine in bounds. Trumpet creeper is one of the best plants for attracting hummingbirds.

⁷ Star jasmine (*Trachelospermum jasminoides* 'Madison') is a fragrant, evergreen climbing vine that thrives in mild climates. This fast-growing vine, also called confederate jasmine, can reach heights of 40 feet if supported on a trellis, fence, tree or other structure. The small, white star-shaped flowers bloom in the spring and have a pleasing scent.

Specific Improvements for Consideration:

- Use signs on both corners of Broad Street to improve visibility of the garden from the roadway. The main sign will be on the NW end for oncoming traffic to see.
- Remove the vegetation along Broad Street if an open view of the garden is desired from both the street and sidewalk. If garden users feel a screened work area is better, then the previously mentioned approach to achieving that would work best. Additionally structure for growing fruits and vegetables could be built on the inside of the fence to make maximum use of vertical gardening.
- Add a terraced garden to the eastern end of the field to accommodate the natural slope of the land.
- Create a more permanent storage area for mulch, compost, brush, and lumber along the southeastern edge.
- Add rain barrels to existing gutters for irrigation.
- Eventually, a new entryway may be added on the southwestern corner, between the two buildings. Currently there is a fence in this space; by adding a simple yet secure gate is a low cost way of creating access. From this new entryway a mulched path along the southernmost building leading to the main entrance of the school would need to be constructed. This new entry is closer to both parking lots and the local Church.

Magnolia Street

Magnolia Street is the only shortcut in the Rocksprings community that directly links W. Broad St. and Baxter St. The residents on this narrow road would simply like to feel safer when walking along the street (due to the lack of sidewalks), and not have to worry about cars speeding through the neighborhood. The residents agree that they would like to have sidewalks to make the street more pedestrian friendly; however, neither side of the street wants the sidewalk on their side.

Because there is not neighborhood consensus on which side of the street should have to give up yard frontage or on-street parking to accommodate a sidewalk, the most feasible and effective traffic calming solution is the use of speed tables/speed humps. Adding speed tables under or near each of the five existing street lights will assure even placement, good visibility at night, and will allow the speed tables to double as crosswalks.

Augmenting the sporadic street lighting with pedestrian-scale lights on existing power poles will give evening foot traffic a sense of security from vehicles and other people. Additionally, implementing radar speed signs at either end of the street is a proven way to decrease speeding.

American Legion Property

Magnolia Street is home to a historic, boarded up, two-story Art Deco building originally used by the American Legion. This building is viewed by some as an eyesore, but it has the potential to be re-used. Currently, the structure is owned by the nearby Bethel A.M.E. Church on Rose Street and is zoned as residential. The church should consider re-using the American Legion building in a way that meets the needs of the neighborhood and fulfills their Christian mission, such as temporary housing (which would not need a zoning change), after school programming or hosting multi-generational classes.

If the property were rezoned as commercial or institutional, many residents have requested more convenient laundry facilities and that kind of faith-based laundry service might be a creative way to minister to the public.

St. Mary's/Alps Plaza "Healthway" Path and Program

Access to the Kroger-anchored Alps Road Shopping Center from adjacent Magnolia Street is much more difficult than it should be, especially for pedestrians. St. Mary's hospital sits inbetween the two and doesn't accommodate foot traffic through its campus. The most direct road to the shopping center is along Magnolia St and up Baxter Street, which has sidewalks but a steep incline. Therefore residents are more likely to take the circuitous route via Magnolia Terrace and behind St. Mary's hospital and through its parking lot. Because there is a 20' retaining wall inbetween the hospital and the shopping center, pedestrians are then forced to walk down around the end of the retaining wall at Baxter and then to the shopping center. This distance is not a much shorter distance than along Baxter (.5 mi versus .6 mi) but it is a more gradual incline. However, if the retaining wall at the shopping center had a switchback ramp, the walking distance would only be half as long for residents. The construction of a ramp or stairs would benefit hospital employees and visitors as well by providing direct access to the restaurants and stores.

⁸ This is anecdotal evidence of its former use, as it was also referred to as a V.F.W and a day care, and should be verified through research.

Intersection of Paris and Waddell Streets

Through interviews, observation, former studies and anecdotal evidence the corner of Paris Street and Waddell Street is notorious for anti-social behavior. Whether it is the distribution of illegal or controlled substances, sex workers, loiterers, or “people just looking for trouble” this corner’s reputation is endemic of many urban neighborhood street corners.

Many solutions were discussed that suggested greater police intervention.

Research has shown, however, that when this kind of problem is addressed with the “strong arm” of the law (unwarranted searches, arrests and incarcerations) there is a disproportionate removal of young men of color from community life. While there may be questionable activity on this street corner, it would unfairly target African American males if an overly aggressive approach is taken when trying to solve the problem.

Two recent local news articles -- “Two Accused Prostitutes and an Accused Pimp Arrested near Waddell Street”⁹

and “Man claims it a ‘tradition’ to do drugs at Athens location”¹⁰, – are vivid indications of the problems that are observed regularly and reported from the community during input sessions. No single solution is workable for the neighborhood and cannot be solved with simple recommendations made in a short term planning process. However, these kinds of problems are not insurmountable. Recurring evidence of programs and policies that have worked and how to use solutions in combination are readily available through traditional academic research methods.

OnlineAthens ATHENS BANNER-HERALD

Man claims it a ‘tradition’ to do drugs at Athens location

Published Tuesday, April 23, 2013 \ Online Athens

An officer was patrolling Waddell Street shortly before 12:30 a.m. Tuesday when a group of people he spotted hanging out at Paris Street began to disperse, Athens-Clarke police said.

But 50-year-old Andrew George Lattimore was a little slower than the others, giving the officer and opportunity to speak with him and tell him to move on from the area, a location of frequent complaints of drug use, drinking, fighting, prostitution and “other mischief,” according to police.

Lattimore was still there when the officer returned 20 minutes later, at which time the man informed the officer he was “ready to go to jail,” police said.

However, Lattimore “told me that he felt he had some sort of right to be here, as this has been an area used to smoke cocaine and drink for years and he expected the tradition to continue,” the officer wrote in an incident report.

Lattimore, who had steel wool commonly used as a crack pipe filter, and also a “push rod” that can tamp drugs down a pipe, was arrested on charges of disorderly conduct and possession of drug object, police said.

On the ride to jail, Lattimore told the officer that even though he could

get better quality crack in west Athens, he asked to be barred from the area so that the officer would no longer bother him and there was a lessened chance of police encounters on the east side of town, police said.

At the jail, the officer asked for special bond conditions be set for Lattimore, that he be barred from the area bounded by Baxter Street, Alps Road, and Milledge, Hawthorne and Prince avenues.

AthensPatch

Two Accused Prostitutes And An Accused Pimp Arrested Near Waddell Street

By Tiffany Stevens
November 4, 2012
Athens Patch

Two alleged prostitutes and a pimp were arrested near West Broad Street Friday morning after an officer investigated in plain clothes, according to an Athens Clarke County Police report.

An officer went on a special patrol out of uniform in the area of Paris and Waddell Streets after receiving complaints of prostitution. He first encountered Chad Lanier Fort, 42, who was supposedly pimping in the area. He later took Joanne Haynes, 52, and Teayra Jordan, 34, from the same area. Haynes and Jordan were arrested and charged with prostitution, while Fort was charged with pimping. All three were taken to the Clarke County Jail.

9 “Two Accused Prostitutes And An Accused Pimp Arrested Near Waddell Street”, by Tiffany Stevens, Athens Patch, November 4, 2012
10 “Man claims it a ‘tradition’ to do drugs at Athens location”, Athens-Banner Herald, April 23, 2013

Eyes on the Street and Broken Window theories

Jane Jacobs argued, contrary to common wisdom in the 1960's, that streets are safer when more people are on them. Jacobs develops her "Eyes on the Street" theory to advocate for increased street traffic, day and night, not only to help communities flourish socially and economically, but also to act in a self-policing role to deter criminal and anti-social behavior. Jacobs infers that areas are less likely to have criminal activity if the criminal believes there is a greater likelihood of him being seen or caught by others.

In *The Death and Life of Great American Cities*, she explains how to make public streets and public spaces secure. Her ideas are a prescription for real crime prevention, not simply a way to achieve a feeling of security.

A related concept is the Broken Window Theory developed by George Kelling and James Wilson.¹¹ It states that even the smallest aberrations in appearance and behavior can send a neighborhood into a spiral of decay. Cosmetic blemishes, like broken windows, litter and graffiti make a neighborhood appear unsafe. Tolerance of improper behavior leads to rowdiness (and, eventually, violence) as community controls disintegrate. Even if the crime rate remains steady, it will appear to be on the rise. This street desertion can ruin a neighborhood, as families move away and "eyes on the street" are lost.

Many of the historic design characteristics of Paris and Waddell Streets – houses close together with front porches facing the street, narrow tree-lined streets, people congregating outside – are all qualities of a safe neighborhood street and yet criminal activity persists. The shallow setback, in theory, provides eyes on the street. Additionally, measures are being put into place to improve the physical appearance of this section of the neighborhood – the Athens Land Trust has purchased burned-out homes and is clearing the lots for the construction of affordable, owner-occupied homes that fit the historic character of the neighborhood. The targeted, long-term management of houses in the area by sensitive, active owners and partnering agencies will do much to turn the area from "fearful" to "quaint."

Site specific solutions are the most universally agreed upon policing method for problem corners. Besides continuing to pursue the qualities of a safe neighborhood street (see Sidebar), there is no one-size-fits-all solution for solving problems when facing the multitude of variables that make a place unsafe. Therefore on the Paris and Waddell corner, the best solution is a long term one, and may not be able to be solved by a physical re-design.

Qualities of a Safe Neighborhood Street

1. Buildings must be facing the street. They should not turn their backs on the street, and they should not be security gated so that residents have no reason to care about what happens in their neighborhood. Active building fronts are best.
2. There should be eyes upon the street from the buildings lining the street. Good building design provides windows and porches that allow a clear view of the street and the neighborhood.
3. The sidewalk should be used continuously, at nearly all hours, to not only add a sense of community but also encourage neighbors to watch the street. Children are able to play on sidewalks and streets. Attempting to create secure, isolated courtyards or gated play areas is futile. Well-used streets and public spaces are the best defense against potential criminals.
4. Neighborhood streets should be as narrow as possible and accommodate only slow moving traffic. The best way to discourage street use is to build wide roads with high volumes of high-speed traffic.
5. A large number of shops and/or public places, particularly those that are bustling at night, give people a reason to use sidewalks, and also help to populate places. Businesses also have a vested interest in neighborhood safety, and serve as street guardians.
6. Good lighting offers reassurance to people who wish to walk at night, who then become street watchers simply by their presence. While lighting helps to increase the range of view, it alone cannot guarantee safety, a sufficient number of street users is key.

From Jane Jacob's book "The Death and Life of Great American Cities"

¹¹ The Atlantic Monthly, "Broken Windows." March 1982.

Community Policing

So what about community policing efforts – do they work? Community policing may prove frustrating for the police and the community. Advocates of such policing want the police to protect what the neighborhood has defined as the appropriate public behavior. That goal may prove elusive. Communities frequently want the police to arrest “loiterers” and “vagrants” and to scatter groups of juveniles. Under recent court decisions, such actions, even if desirable, will often be unlawful. A society in which a youngster has a constitutional right to curse a cop and to ignore his inquiries will test the mettle of even the most resourceful community police officer.¹²

Crime Prevention through Environmental Design (CPTED)

Increasingly, planners and architects are teaming with law enforcement personnel, citizens, and other professionals to address the relationship between the physical environment and crime. The field of CPTED has emerged out of these partnerships, which are having profound impacts on neighborhoods, commercial areas, parks, and other public spaces. The CEPTD approach is often the impetus of new comprehensive crime prevention strategies that seek to enhance the livability in communities. In many cities, design guidelines and development standards are among the first set of tools created by these partnerships to further crime prevention. The standards include reducing the opportunity for hiding behind landscaping and building elements, and purposely providing amenities such as seating in areas that need the most surveillance.¹³

The charrette and previous studios have all looked at using one-way street designation with added sidewalks as a possible solution for improved safety. ACC plans are being discussed at the traffic engineering office about ways to strengthen the pedestrian components of the intersection's design. This may include many of the necessary changes that will improve safety and decrease anti-social activity.

As these changes occur, along with planned construction and rehabilitation of residential units, a more secure and less dangerous neighborhood should evolve. Municipal code examples are provided in Appendix C (page 38)

Does camera surveillance deter crime?

A major argument in favor of implementing camera surveillance is its assumed deterrent effect. Despite claims by police, private security and camera technology companies, deterrence has not been proven. There may well be more evidence that cameras have little to no deterrent effect, since crime rates and other indicators used to measure deterrence fluctuate greatly after camera surveillance installation.

Another argument often brought up in favor of installing cameras is that cameras are cheaper than putting more police on the beat, pursuing community policing initiatives, or hiring security guards. Again, claims concerning cost-effectiveness are unfounded, though there is evidence that some cities have abandoned their ‘open-street’ camera systems over time because of cost. Cheaper alternatives like increased lighting on public streets and better training of security staff in retail stores have been argued to work as well or better.

Dummy (fake) surveillance cameras intend to create an illusion of active monitoring to deter crime and nefarious behavior. These cameras are made to look identical to the real thing, yet they are a lot less expensive than the real thing -- is a fake system is better than no system at all? Research argues that fake surveillance systems actually do more harm than good. Fake cameras can create a false sense of security that can be dangerous if one lets their guard down unnecessarily. With a fake system in place, there is the inevitable outcome of someone uncovering the ruse. If this happens, you run the risk of an increase in criminal activity and a lack of credibility in local law enforcement.

What works, what doesn't, what's promising

The available evidence supports two major conclusions about policing for crime prevention. The first is that the effects of police on crime are complex, and often surprising – arrests can sometimes increase crime, that traffic enforcement may reduce robbery and gun crime, that the optimal deterrent effect of a police patrol may be produced by 15 minutes of presence in a hot spot, and that prevention effects generally fade over time without modification and renewal of police practices.

Second, the more focused the police strategy, the more likely it is to prevent crime. This conclusion follows from the

¹² Robert M. Morgenthau. New York Times. “Does Community Policing Work?; Beware of Its Limits.” (Robert M. Morgenthau was the District Attorney of Manhattan.) December 30, 1990

¹³ <http://www.popcenter.org/tools/cpted/>

likely failure to achieve crime prevention merely by adding more police or shortening response time across the board. Research shows several practices to be supported by strong evidence of effectiveness, and several with strong evidence of ineffectiveness.¹⁴

What works:

- increased directed patrols in street-corner hot spots of crime
- proactive arrests of serious repeat offenders
- proactive drunk driving arrests
- arrests of employed suspects for domestic assault

What doesn't:

- neighborhood block watch
- arrests of some juveniles for minor offenses
- arrests of unemployed suspects for domestic assault
- drug market arrests
- community policing with no clear crime-risk factor focus

What's promising:

- police traffic enforcement patrols against illegally carried handguns

- community policing with community participation in priority setting
- community policing focused on improving police legitimacy
- zero tolerance of disorder, if legitimacy issues can be addressed
- problem-oriented policing generally
- adding extra police to cities, regardless of assignments
- warrants for arrest of suspect absent when police respond to domestic violence

Crime and disorder are not evenly distributed across communities. Rather, they are heavily concentrated: among relatively few offenders, happening to relatively few victims, occurring in relatively few places, and involving relatively few target types. Investing in the data collection and analysis tools necessary to identify the repeat offenders, repeat victims, hot spots, and products most likely to be stolen can greatly help police and local government focus their attention where it is most needed.¹⁵

ACTION ITEM:

Revive, coalesce, restrengthen neighborhood association of stakeholders. Conduct a strategic plan and develop an annual work program.

¹⁴PREVENTING CRIME: WHAT WORKS, WHAT DOESN'T, WHAT'S PROMISING – A REPORT TO THE UNITED STATES CONGRESS; Prepared for the National Institute of Justice. By Lawrence W. Sherman, Denise Gottfredson, Doris MacKenzie, John Eck, Peter Reuter, and Shawn Bushway; in collaboration with members of the Graduate Program Department of Criminology and Criminal Justice; University of Maryland

¹⁵Plant, Joel B. and Scott, Michael C. Effective Policing and Crime Prevention: A problem oriented guide for mayors, city managers, and county executives.

“This is something everyone knows: A well-used city street is apt to be a safe street. A deserted city street is apt to be unsafe.”

— Jane Jacobs



“Never doubt that
a small group of
thoughtful committed
citizens can change
the world; indeed,
it’s the only thing that
ever has.”

Margaret Mead

Adopting a Neighborhood Improvement Strategy

Decision-making based on consistent information available to all is key in making fair, transparent and democratic choices. Information on the condition, age of construction, ownership, and other parcel-specific characteristics for Brooklyn/Rocksprings has been variously recorded in the planning and development offices and agencies in Athens. In discussions with partnering agencies active in the neighborhood, it became apparent that having updated and readily-available information on properties in the neighborhood would assist in the coordination of services to residents and adoption of a neighborhood improvement strategy.

GIS Overview

A Geographic Information System (GIS) is a computer-aided mapping and analysis. Like paper maps, it can show you the distance and relationship with places on the surface of the earth, but with much more speed and accuracy. Using GIS as a tool, analysts can derive the answers they need to make the most informed decisions in regards to all types of land use planning.

Technically speaking, the data used in GIS is essentially a database – a database where each record in a table is associated with a real, physical feature on the earth, as well information about that feature. As applied to housing conditions, GIS is tailor-made to maintain an inventory of all residential homes and their conditions throughout the city. This inventory can be used to create maps, as well as report

statistics to reveal trends and patterns in the data itself, all with the most recent information collected from the field and all partnering agencies.

Brooklyn/Rocksprings Housing Conditions Inventory

During the Brooklyn/Rocksprings Charrette, one of the project teams built a precursory GIS inventory of houses and their condition, historic integrity and age throughout the neighborhood. The information was organized at the parcel level, rather than the building level. Parcel-level data is already regularly maintained by Athens-Clarke County, so a housing conditions inventory can tie into existing parcel databases.

This was seen as an essential first step to assist agencies and partner organizations in the coordination of their revitalization efforts. This inventory includes 383 records based on parcels consisting of the following categories:

Housing Status - This includes students' volunteer observations and assessments which are variably reliable, and were used solely as a familiarity study by the charrette students, who were working in the area for the first time. This layer will be updated in May 2013 with housing condition survey results from a parallel research effort by Family and Consumer Sciences faculty and students.

Historic Resources - A windshield survey was conducted by the FindIt!¹⁴ survey program to determine the age of the historic properties in the neighborhood and their potential eligibility for the National Register of Historic Places. Properties were categorized in a range of ages from 1915 – 1979 identified by color-coded dots. The 222 total properties surveyed were further identified as potentially National Register-eligible based on their retention of historic fabric and characteristics (yellow dots) or likely ineligible due to a recent date of construction or loss of architectural integrity (red dots). This data layer is tied by Resource Number to the county's Tax Assessment Parcel ID, as well as entered into Georgia's Natural, Archaeological, and Historic GIS inventory (GNAHRGIS).

Managed By - This layer identifies properties managed by or receiving assistance from the major agency and organization partners in the neighborhood – Athens Land Trust, Athens Housing Authority, Habitat for Humanity, and Hands On Athens. The governmental or non-profit agencies must decide how they will verify and update the information in the GIS. Most of the core information on the parcels is already available in the "Owner" column in the County's database. Determining whether a property benefits from a "Homestead Exemption" will help indicate whether the residence is owner-occupied.

¹⁴ FindIt! is a state-wide cultural resource survey program housed at the UGA College of Environment and Design and sponsored by the Georgia Transmission Corporation in partnership with the Georgia Department of Natural Resources, Historic Preservation Division. All survey records are housed within the Center of Community Design & Preservation and become part of Georgia's Natural, Archaeological, and Historic GIS inventory (GNAHRGIS). GNAHRGIS is a web-based geographical information system designed to store and display information about Georgia's cultural resources. It is accessible by the public through www.gnahrgis.org.

Where can it go from here?

A simple, citywide inventory system can be developed so that partnering agencies can easily update and print their own up-to-date maps for planning purposes. For instance, partners could create a mapping search that highlights areas of the neighborhood that have not received an equitable amount of social services, then determine the age and condition of the houses in that area, and then filter down to the houses that are owner-occupied and eligible for assistance.

The idea here is to design such a system so non-GIS users can update it.
There are a number of ways the inventory can be updated.

One option could be a simple data-entry system on a laptop or tablet computer, where the user accesses a form to enter data with the help of pull-down menus. This data could later be tied into the GIS housing condition inventory by the County parcel identification number.

Another option could involve developing an interactive map on a GIS device to find each residence and enter information about it to go more directly into the GIS system. The second option will require more initial development and building on existing technology, as well as occasional management by a GIS professional.

In addition to data collection, there are also a number of ways the results of this inventory can be mapped by the partnering agencies.

Free GIS mapping tools can create simple maps with the data collected out in the field. This would have to be initially set up by a GIS professional, yet should require minimal maintenance in the future. The best example is “ArcGIS Explorer Desktop” – a free GIS viewer that gives users an easy way to explore, visualize, and share GIS information with a broad audience.¹⁵

Another, much more involved option would include an in-house online mapping system, but this will include expensive up-front development costs as well as ongoing maintenance. There may be more recent systems out there which could reduce the amount of development and maintenance of such an online mapping system, these new technologies would have to be researched at tested.

ACTION ITEM:

Agencies and organizations should partner on planning for resource assistance to avoid duplication and equitably distribute assistance throughout the neighborhood. Coordinate accessibility to GIS mapping tools with partnering agencies and determine an appropriate solution for sharing data that fits needs and budgets.

¹⁵ <http://www.esri.com/software/arcgis/explorer>

Conclusion

The resilient and successful projects seen in the neighborhood since the days of a fully segregated Athens are almost always directly connected to the people who live, work, pray, go to school or play there. The great achievements we see in the future will be directly tied to that same population – such as the Athens Land Trust’s next initiative to capture the oral histories of the neighborhood’s residents. Neighborhood improvement begins at home!

However, it is not that easy. Long hours of organizational meetings and networking resulted in the successful rehabilitation of the Old Burney-Harris School into the H.T. Edwards Center. The sheer determination of alumni, residents, community leaders and elected officials to see that marvelous project through to fruition is a statement about the tenacity and power of community-based groups.

The strength of congregations and faith-based institutions like St. Mary’s Hospital combined with the power of alumni of the schools that have framed the neighborhood make for a very powerful force for good. **This report is solidly secured to the belief that the history of the neighborhood, its proximity to large institutions and the will of the residents and advocates will make the improvements suggested here easily accomplished.**

BROOKLYN/ROCKSPRINGS CHARRETTE ATHENS, GA

DATE:
February 22-24, 2013

PARTNERS:
Athens Land Trust
Athens Housing Authority

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Disclaimer: This project was prepared as a conceptual design by the College of Environment and Design. Additional information is required to fully implement the project. The College is not responsible for consequences that arise from construction decisions.

For more information:
<http://www.ced.uga.edu/jpo>

OVERVIEW

During the past decade, many governmental and non-profit agencies have worked to remove blight, reduce crime, provide affordable housing, improve educational opportunities, and create jobs in the historic African American neighborhood known by a variety of monikers – Brooklyn, Rocksprings, Waddell, Henderson, Moe's Hill, Jackson Town Community, and The Rock.

The UGA College of Environment and Design (CED) partnered with the Athens Land Trust and the Athens Housing Authority to develop a conceptual master plan for the neighborhood in Athens bounded by Baxter St., Rocksprings St., West Broad St., and Evans St. Additional partners include the Hancock Community Development Corporation, the University of Georgia (UGA) Law School's Community Economic Development Clinic and the UGA College of Family and Consumer Sciences.



PLANNING GOALS

1. Conduct neighborhood meetings and interviews to obtain and record resident input
2. Develop a partnership with organizations and individuals who want to be part of the redevelopment process
3. Develop a plan with an implementation strategy, based on resident input and available resources
4. Present a strategy for the redevelopment of the West Broad School site
5. Provide neighborhood residents with a greater sense of involvement and empowerment, knowledge of their heritage and of existing programs, and increased income.

TARGET AREAS



Old West Broad Street School and Market Garden

The new community garden and market is the first activity on the historic school campus in several years. As a priority area for the neighborhood and the Athens Land Trust, the charrette conducted a site inventory and suggestions for phased improvements to use as a decision-making tool for the future of the property.



Magnolia Street

Magnolia Street is the only shortcut in the Rocksprings community that directly links W. Broad St. and Baxter St. The residents on this road would simply like to feel safer when walking along the street (due to the lack of sidewalks), and not have to worry about cars speeding through the neighborhood.



American Legion Property

Magnolia Street is home to a historic, boarded up, two-story Art Deco building originally housed the American Legion. Currently, the structure is owned by the nearby Bethel A.M.E. Church on Rose Street and is zoned as residential.



St. Mary's/Alps Plaza "Healthway" Path and Program

Access to the Kroger-anchored Alps Road Shopping Center from adjacent Magnolia Street is much more difficult than it should be, especially for pedestrians. St. Mary's Hospital and a 20' retaining wall sits in between the neighborhood and the shopping center, thwarting direct pedestrian access.

ACTION ITEMS


- Revive, coalesce, and strengthen neighborhood association of stakeholders. Create a strategic plan and develop an annual work program. Make the collection of oral histories a top priority.
- Agencies and organizations should partner on planning for resource assistance to avoid duplication and distribute assistance throughout the neighborhood equitably. To achieve this, partnering agencies must have coordinated access to GIS mapping tools that fits needs and budgets.
- Host – along with UGA, St. Mary's Healthcare and others – a day-long symposium addressing creative ways to partner to improve neighborhood health in all forms.



BROOKLYN/ROCKSPRINGS CHARRETTE ATHENS, GA

DATE: February 22-24, 2013

PARTNERS: Athens Land Trust
Athens-Housing Authority

CELEBRITY  **CE+D**

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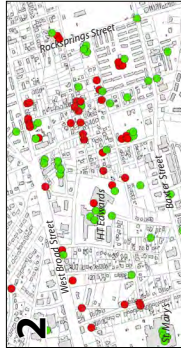
For more information:
<http://www.ceid.uga.edu/pis>

MAPPING THE FUTURE
Decision-making based on consistent information available to all is key in making fair, transparent and democratic choices. In discussions with partnering agencies active in the neighborhood, it became apparent that having updated and readily available information on properties in the neighborhood would assist in the coordination of services to residents and adoption of a neighborhood improvement strategy.

INPUT SESSION
On February 2, 2013, a Public Input Session was held at the H.T. Edwards Complex in Athens, GA to discuss the Brooklyn/Rocksprings Neighborhood. Participants were asked to identify areas within the neighborhood where they felt good things were happening and where they felt the neighborhood could use improvement. Common topics of concern included West Broad Street School and Community Garden, neighborhood circulation and connectivity, Magnolia Street traffic control, the former American Legion Building, and lack of public green space.



1) BEGIN WITH NEIGHBORHOOD BASEMAP
The analysis began by providing a neighborhood map at the community input session. Residents and stakeholders placed green adhesive dots on areas of positive activity and red dots on areas that need improvement.



2) ADD PUBLIC INPUT SESSION DATA
Next the data gathered at the public input session was mapped along with the base map. Green dots represent positive activity and red dots represent "target areas" from repeated and intense comments. These are places that students focused on during the charrette.



3) INTERPRETATION/ANALYSIS/DESIGN
The image above shows the input session data correlated with historic building data from the neighborhood (orange). This is an example of how additional information can be added to become a dynamic planning tool for stakeholders and partner agencies.

GEOGRAPHIC INFORMATION SYSTEM: A METHODOLOGY FOR DESIGN ANALYSIS AND DATA COLLECTION
A Geographic Information System (GIS) is a computer-aided mapping and analysis. Like paper maps, it can show you the distance and relationship with places on the surface of the earth, but with much more speed and accuracy. Using GIS as a tool, analysts can derive the answers they need to make the most informed decisions in regards to all types of land use planning.

The diagrams to the left demonstrate how the GIS process informs decision making. One simply adds desired layers of data to visualize and identify various relationships and patterns. The charrette process used the data collected at the public input session, combined with data concerning historic buildings to identify "target areas" on which to focus.



Porches, historic retaining walls, shallow setbacks and engaging yards give the neighborhood a unique physical identity.



Brooklyn/Rocksprings neighborhood with charrette target areas shown.

BROOKLYN/ROCKSPRINGS CHARRETTE ATHENS, GA

DATE:
February 22-24, 2013

PARTNERS:
Athens Land Trust
Athens Housing Authority

WEST BROAD STREET SCHOOL

WEST BROAD STREET SCHOOL: VISION
Four stages of property improvement emerged from the charrette and should help guide decisions about phased improvements at the site. No improvement should compromise the current levels of parking, security, or reduce space for planting. The priorities are organized based on site needs, affordability, and feasibility.

First, site visibility and courtyard conditions should be addressed immediately. The courtyard is in good order to function for several programs, but requires maintenance and regular upkeep, even out of the growing season.

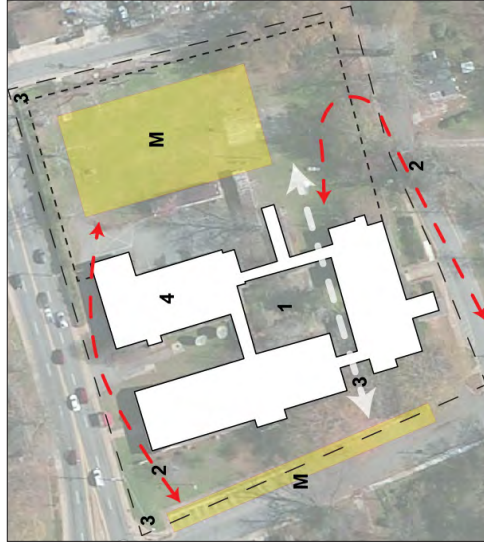
Second, site circulation and access should be addressed to create a better connection between parking areas and the garden/courtyard areas is needed.

Third, larger scale site design issues like more entrances, better monitoring and improvements marking the property's corners are a third-level priority.

Fourth, the final phase of property improvement would be total building rehabilitation that includes community-related services and garden-related activities. The security fence should be replaced with an equally effective but friendlier perimeter fence, possibly augmented with permanent art installations and publically-available fruit and vegetable plants outside the fence to discourage stealing from private plots.



Unique ceramic art adds to the history of the school and enhances the courtyard.



KEY:
WEST BROAD STREET SCHOOL Maintain (M): Parking and Plots

- Existing West and South parking
- Existing garden plot space

Priority 1: Courtyard Improvements

- Minimal intervention
- Improve visibility
- Improve condition
- Implement maintenance plan

Priority 2: Circulation and Pathways

- Improve circulation paths from parking to site interior
- Address access issues
- Improve southern entry

Priority 3: Street frontage/Pedestrian

- Northeast corner planting design
- Street-front improvements especially along West Broad Street
- Improve connectivity

Priority 4: Building Rehabilitation

- Building rehabilitation
- Fence replacement
- Fundraising



Current condition of courtyard. Simple maintenance and up-keep -- such as pressure-washing the brick patio to avoid slips -- would greatly improve the usability of the space.



Potential arrangement of courtyard space and product display tables. Existing retaining walls could serve as seating for vendors, and existing tree canopy provides shade.

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For more information:
<http://www.oed.uga.edu/ugap>



BROOKLYN/ROCKSPRINGS CHARRETTE ATHENS, GA

COMMUNITY GARDEN BEAUTIFICATION

DATE: February 22-24, 2013
PARTNERS: Athens Land Trust
 Athens Housing Authority



Trumpet Creeper (Campsis radicans) hiding chain-link fence



The fence provides an opportunity for hanging permanent art.



Example of a Pear Tree Espalier

How can chain link fences and unattractive walls be disguised with vines? Although a cost effective option, chain link is not the most attractive type of fence. Fortunately, it is easy and inexpensive to naturalize a chain link fence with vines. Typically, hardy perennial vines (preferably evergreen) will create a permanent "green fence." However, annual food-producing vines are an option to consider in some cases. Fruit trees and some ornamentals can be trained and trained (espalier) to grow horizontally to camouflage unattractive areas. The fence also provides an opportunity for displaying permanent art, perhaps commission from neighborhood residents.

COMMUNITY GARDEN ACCESS/VISIBILITY

Improving visibility into the garden will celebrate and promote its existence. By implementing larger, additional signage and/or by removing sections of vegetation along W. Broad St. would allow passersby to realize the historic school has a new community function.

Addressing the site's circulation could improve access for community members of all ages and abilities; a vital key to promoting community engagement.



Use the existing blank signboard along West Broad Street to identify the school's new function.

Suggested improvements to the West Broad Market & Garden include maintaining what works, maximizing space, and improving visibility.



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For more information:
<http://www.scd.uga.edu/sgo>

BROOKLYN/ROCKSPRINGS CHARRETTE ATHENS, GA

DATE:
February 22-24, 2013

PARTNERS:
Athens Land Trust
Athens Housing Authority

MAGNOLIA STREET



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For more information:
<http://www.ce.uga.edu/pro>

AMERICAN LEGION

Magnolia Street is home to a historic, two-story Art Deco building that residents say was originally used by the American Legion. Currently, the structure is owned by the Bethel A.M.E. church on Rose St. and is zoned as residential. The church should consider reusing the American Legion building in a way that meets the needs of the neighborhood and fulfills their Christian mission.

The church might partner with other organizations, such as the Athens Land Trust, to turn the building into affordable housing. This would allow the building to retain its current zoning and make it more affordable for both parties to restore the building.

Other potential uses suggested by residents include temporary housing, after-school programming, multi-generational classes, or a laundromat.

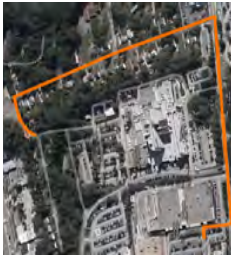


Existing American Legion Building condition



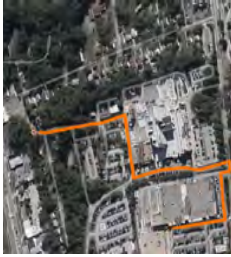
Potential rehabilitation

ST. MARY'S ACCESS ROUTE



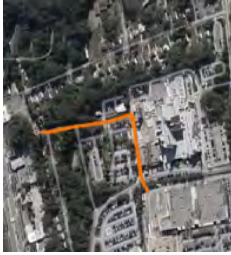
1. SIDEWALK DISTANCE .6 MILES

Pedestrian access to the Alps Road Shopping Center is much more circuitous than need be. Baxter St is at an incline that many walkers avoid, despite its having sidewalks.



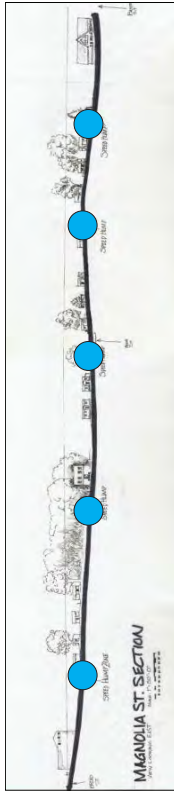
2. PEDESTRIAN DISTANCE .5 MILES

Most walkers avoid the Baxter Hill by walking behind St. Mary's parking lot, but a 20' retaining wall forces them to go out to Baxter and around to the shopping center's front entrance.



3. PROPOSED ROUTE .25 MILES

Being able to traverse the wall with stairs or a switchback ramp would cut residents' walking times by half, plus it would provide hospital employees and visitors with more direct access to stores and restaurants.



Proposed speed table locations



Speed tables and radar detection signs



TRAFFIC CALMING: SPEED TABLES, LIGHTS AND RADAR

Because there is not neighborhood consensus regarding which side of the street should give up frontage or on-street parking to accommodate a sidewalk, the most feasible and effective traffic calming solution is the use of speed tables/humps. Adding speed tables under or near each of the five existing street lights (above) will assure even placement, good visibility at night, and will allow the speed tables to double as crosswalks. Augmenting the sporadic street lighting with pedestrian-scale lights on existing power poles will give evening foot traffic a sense of security. Additionally, implementing radar speed signs is a proven way to decrease speeding.

Appendix B: Facilitator's Guide

What do you think?

Start with Introductions

(Have each person introduce themselves by marking on the map where they live. Ask each of them how long they have lived in the area.)

1.

5
minutes

- A. Use the **BRIGHT** highlighters and **bold markers** to show on the maps where the neighborhood boundaries are, and give the community a name. (What do **you** call it? What do **others** refer to it as?) Write that name in **LARGE LETTERS** across the top of the map.
- B. Also using the markers, note different "sub-areas" or "pockets" and give them names, too.

2.

15
minutes

Sense of Community

Instructions: Have each participant place dots on the map taking turns (round robin). Number the dots and key them to a list kept by the scribes. Make sure that each person places at least one dot on the map in the beginning – they may place as many as they like until discussion ends or time is called.



- A. Place **GREEN** dots on the map for **good** things in the neighborhood.



- B. Place **RED** dots on things that **need improvement**.

3.

15
minutes

Businesses (neighborhood defined as accessible in 10 minutes or less)

- A. What businesses are most used in the neighborhood now? Categorize as:
- Daily
 - Weekly
 - Monthly
- B. What are the challenges to businesses in the neighborhood?
- C. What new businesses are needed in the neighborhood?
- D. What businesses do you currently use on a weekly basis outside the neighborhood?

4.

10
minutes

The Athens Land Trust wants to help make the Old West Broad Street School a more useful community center. List all those things that you would like to see provided at the West Broad Street School site in addition to the Farmers (Vegetable) Market.

5.

15
minutes

Transportation and Access to Services

Is it easy, not so easy or hard for you to find a way to get to the following services; and how do you usually get there?

Use this chart as a guide for discussion (make sure everyone has input).

	1-Easy 2-Not so easy 3-Hard How do you arrange for access?
Internet and Email	
School	
Work site/Job	
Retail (shopping/groceries)	
Commercial (restaurants, banks and offices)	
Government Offices	
Medical (doctors, dentists, drugstores, clinics, hospitals)	
Places of Worship (Churches, mosques, others)	
Entertainment (clubs, movies, theaters)	
Play/Recreation (sports, walking/jogging, picnics, pools)	

Charrette Notes: Allen (Facilitator), Xiaofan, Renee

Exercise 1.

What do you call your neighborhood?

- Brooklyn: Other side of Hawthorne through Hancock (See Yellow on Map)
- Harold said the oldest tree in Athens used to be at the start of Honeysuckle Ln.
- "The Plaza": at The Plaza (street north of Broad), used to be a plaza area?
- East of Brooklyn: neighborhood was not given a name but Harold didn't mind calling it Rocksprings

Exercise 2.

Red Dots – Need improvement

- A. Bland park area, needs beautification
- B. Lack of Sidewalks
- C. Need a park or community space here
- D. Need security, Kids skipping school go to this area. It is dark and not safe for other school kids to walk by
- E. Cars parked on street, too narrow for a fire truck, or even ambulance, need sidewalks
- F. Need a connection between these two disconnected Henderson Ext. streets
- G. Poor parking
- H. Vacant lots/houses
- I. Former American Legion
- J. Need a walking trail along the creek

Green Dots – Positive things in/about the neighborhood

- 1. Used to be a cemetery? Historic significance
- 2. Community area/ Boys and Girls Club
- 3. Close to grocery store
- 4. Hospital is close
- 5. Farmers Market
- 6. Community Garden
- 7. Library close, Enjoy taking children there
- 8. Bus stop

Exercise 3.

A. What businesses are most used in the neighborhood now? Categorize as:

- Daily
- Weekly
- Monthly

- Harold loves to go to the Kroger, almost daily I believe
- Will's friend spends a lot of time in the park marked as A

B. What are the challenges to businesses in the neighborhood?

- Parking, narrow roads

C. What new businesses are needed in the neighborhood?

- Entertainment

D. What businesses do you currently use on a weekly basis outside the neighborhood?

- N/A

Exercise 4.

List all those things that you would like to see provided at the West Broad Street School site in addition to the Farmers (Vegetable) Market:

- Will was very excited about the farmers market. Nothing else mentioned here.

Exercise 5.

Is it easy, not so easy or hard for you to find a way to get to the following services; and how do you usually get there?

(Internet and Email; School; Work site; shopping/groceries; restaurants, banks and offices; Government Offices; doctors, dentists, drugstores, clinics, hospitals; Places of Worship; clubs, movies, theaters; and Play/Recreation.)

- N/A

	easy	not so easy	hard	arrangements for access
Internet and email	easy			Library
School		not so easy		More schools (high school)
Retail	easy			
Commercial	easy			
Government Offices			hard	Need clarity on where
Medical	easy		hard	Accessibility for government vehicles is extremely poor
Places of Worship	easy			
Entertainment		not so easy		Theater
Play/Recreation			hard	

TABLE DISCUSSIONS

- Harold finds the accessibility of the community area, grocery store (mentioned by Harold and Will, good to have a Dollar General nearby), and hospital very useful. Said the “you can live your life all in the neighborhood”
- All members of discussion group want the dead trees cleared out of the wooded areas
- The neighborhood as a whole has a lack of parking and narrowed streets do to people parking on the side of the road
- Areas of suspected arson in the neighborhood
- Lots of renters (some student) in the neighborhood
- Traffic cuts between Broad St. and Baxter St. through Colima, Evans, and Magnolia.

End of notes from: Allen (Facilitator), Xiaofan, Renee

Charrette Notes: Cameron Fox (Facilitator), Miko (scribe), Alex Tidwell (scribe)

Exercise 1.

What do you call your neighborhood?

- Rocksprings

Exercise 2.

Red Dots – Need improvement

1. Urban Missions Church (Needs additional area to better help serve the community.)
2. House (Lloyd Craft)
3. House (private residence)
4. Community Garden
5. Waddell Street (Housing repairs needed)
6. Paris/Waddell Street intersection (housing repairs needed)
7. Abandon Service Station
8. Old West Broad Elementary (Needs Development)
9. Center of the Rocksprings Complex (Needs Development)

Green Dots – Positive things in/about the neighborhood

1. Boys and Girls Club
2. Athens Housing Authority
3. Urban Missions Church
4. Family Dollar
5. Restaurant off Baxter
6. Little Caesars Pizza
7. Library
8. Broad Acres Neighborhood
9. Possible Future Retail Development
10. Potential Park Area
11. Church
12. Church
13. Victory Church
14. Pool, Basketball courts and Senior Center.

Exercise 3.

A. What businesses are most used in the neighborhood now? Categorize as:

- Daily- Family Dollar and Dollar General
- Weekly- Little Caesars Pizza
- Monthly-N/A

B. What are the challenges to businesses in the neighborhood?

Cash flow and the amount of shop lifting.

C. What new businesses are needed in the neighborhood?

More like the one listed. It was made clear that it is important to the neighborhood to have businesses that can employ the residence of the community and not the outsiders.

D. What businesses do you currently use on a weekly basis outside the neighborhood?

N/A

Exercise 4.

List all those things that you would like to see provided at the West Broad Street School site in addition to the Farmers (Vegetable) Market:

- A place to add little retail shops that will help the community grow.

Exercise 5.

Is it easy, not so easy or hard for you to find a way to get to the following services; and how do you usually get there?

(Internet and Email; School; Work site; shopping/groceries; restaurants, banks and offices; Government Offices; doctors, dentists, drugstores, clinics, hospitals; Places of Worship; clubs, movies, theaters; and Play/Recreation.)

- A small health care clinic would benefit the area, maybe near the Police Station or the Rocksprings community.
- There is a little bit of trouble with getting consistent service from the internet companies such as At&t and Charter.

TABLE DISCUSSIONS

- Focusing on areas around Waddell/ Henderson Streets.
- There are concerns with the amount of outreach within the community
- Lloyd Craft is the Pastor at the Urban Missions Church. The Urban Missions Church is a key element within the community. The church has grown rapidly, from 5 members to 75 in a short time period. The church focuses on kids and young adults. Educating, clothing and feeding the community. The church needs more space to help the kids. Just about every day of the week the church is hosting an event to help the community.
- The Group was worried that the places that need the most help would not be focused on.
- There needs to be more places for the teens and young adults to go to stay out of trouble.
- Two prominent programs that are being ran in the area are:
 - Women of the world
 - Teens Do Matter
- Concerns with the area around broad and Paris Streets.
- There are important positives in this area such the community garden and the classes that teach the community how to harvest and preserve the crops.
- There are only a few people involved and there is a lot of area of growth.
- The Family Dollar is an asset to the community. Is provides retail shopping to the area and provides jobs. The biggest issue is the amount of shop lifting.
- The negative businesses off of Baxter are fading away, only one left.
- Challenges in the area for the local businesses are the amount of shop lifting and cash flow.
- What type of businesses would be successful? Ones similar to family dollar but was easier for the whole community to access. Suggested placement of the store was the abandon gas station off of Broad and Evans Street.
- The Broad Acres community is struggling. The community is land locked and has little access to retail.
- The West Broad Street Market (#8 red dot) would be a good place to propose a retail development next to the garden.
- It is important to increase the amount of cash flow within the community and have the cash stay within the community. If retail shops were to open and hire and train the residence of the community, the community would only grow.
- Services- Internet services are inconsistent in this area, Complaints about the quality of service and expense.
- A community center or gathering area would be nice at the lot at the Henderson and Columbus intersection (dot 10 Green)
- or at the Rocksprings community.
- It was suggested that a community health center to be opened near the police station on Baxter.

End of notes from: Cameron Fox (Facilitator), Miko (scribe), Alex Tidwell (scribe)

Charrette Notes: Chris Stebbins(Facilitator), Manasi Parkhi , Ning Chen, Hui Zou

Exercise 1.

What do you call your neighborhood?

- The neighborhood: The Moe's Hill
- Sub-districts: Rocksprings, Dearing Street Ares, West Side, East Side, Magnolia Terrace

Exercise 2.

Red Dots – Need improvement

1. The intersection and neighborhood of Field Ave. and Waddell Street needs improvement.
2. The Paris Street needs improvement.
3. The Rocksprings Community Center needs improvement.
4. The creek between Henderson Street and Baxter Street is rundown, no one taking care of it.
5. Carter Street needs improvement.
6. West Broad School needs better community space.
7. The shortcut to Kroger, near Magnolia Terrace, needs to be broader, be restored with street furniture.

Green Dots – Positive things in/about the neighborhood

1. Hospital: St.Mary's
2. Boys & Girls Club
3. Rocksprings Park
4. Rocksprings neighborhood
5. Chapel Church
6. The Clarke Central School
7. The neighborhood between Evans Street and West Hancock Street
8. The neighborhood between Henderson Street and Baxter Street
9. South Rocksprings neighborhood
10. The neighborhood between Dearing Street and Waddell Street
11. The neighborhood between Paris Street and Dallas Street

Exercise 3.

A. What businesses are most used in the neighborhood now? Categorize as:

- Daily: Family Dollar, Hospital, School, Rocksprings Park, the gas station, Kroger,
- Weekly: Car Wash
- Monthly: Shoe store, IHOP

B. What are the challenges to businesses in the neighborhood?

- No discussion related to this.

C. What new businesses are needed in the neighborhood?

- More branded stores

D. What businesses do you currently use on a weekly basis outside the neighborhood?

- No discussion related to this.

Exercise 4.

List all those things that you would like to see provided at the West Broad Street School site in addition to the Farmers (Vegetable) Market:

- A better community space.

Exercise 5.

Is it easy, not so easy or hard for you to find a way to get to the following services; and how do you usually get there?

(Internet and Email; School; Work site; shopping/groceries; restaurants, banks and offices; Government Offices; doctors, dentists, drugstores, clinics, hospitals; Places of Worship; clubs, movies, theaters; and Play/Recreation.)

- Internet and Email are important but not easily available probably. Most kids take school buses, and some walk to school. It is easy for them to go grocery shopping: by buses, cars, and walking. They walk to the Church.

TABLE DISCUSSIONS

- The historic background of the name of the neighborhood, Moe's Hill, came from a store named Moe's at the intersection of Paris Street and Waddell Street.
- They defined the boundary with West Broad Street to the north, Baxter Street to the south, Evans to the west, and no east boundary.
- They also mentioned a refurbishment for the rundown areas of the West Broad Street School and Farmer's Market.
- The Baxter Street being the main street becomes busy after 5 p.m. which can be a nuisance to the residents.
- They want a clean and quiet neighborhood to live.

End of notes from: Chris Stebbins(Facilitator), Manasi Parkhi , Ning Chen, Hui Zou

Charrette Notes: Lindsey Roper, Wen Sun, Katie Munden-Dixon

Exercise 1.

Where do you live? What do you call your neighborhood?

- a. 1- Gloria Moses
 - i. Jackson Town Community (Old Name of Community)
 1. Smith Family ~1948
 2. Encompasses Waddle, Harris, Minor, Paris Fuller, Field
 3. Baxter to Glenhaven
 - a. Moses Waddle of UGA was who this area was named after
 4. Holman Street – Clara Hector wants to be a part of development process
 - b. 2- Janet Jordan and Thelma Flint
 - i. Broad Acres
 1. Hancock, Broad, Broad Acres Court
 - ii. Rocksprings
 1. Housing Authority Limits
 - iii. Hancock Apartments
 1. Hancock, Rocksprings, Reese, Broad Acres Court
 - c. 3- Alvin Sheats
 - i. Census Track 6&9
 1. Baxter to Prince
 - d. 4- Eleanor Johnson
 - i. Evan Street Community
 1. Evans, Baxter, St. Mary's (Magnolia Street)
 - ii. Magnolia Terrace

Exercise 2.

Red Dots – Need improvement

1. Rocksprings Community Center
2. Sheats Community Center
3. Rocksprings Pool and Ball Court (*Also listed under negative aspects due to the fact that the facility was not built to community desires. Ball courts are outside when thought to be included in inside portion, which is not open to public.)
4. Community Garden
5. Hill Chapel Baptist Church

Green Dots – Positive things in/about the neighborhood

1. Rocksprings Pool and Ball Court (*Community discontent with the design not allowing public access to indoor courts. Also needs more parking)
2. Former American Legion
 - a. Support/funding
 - b. Desired historical landmark status
3. House behind liquor store
 - a. Squatters have taken over, hazardous, recent arson, problems to neighbors
4. Burned down house needs cleaning (dangerous)
 - a. Retired folks & veterans inhabit these streets
5. Evans street has a house that needs to be cleaned from recent burning down
6. Disco/Liquor Store is welcome but unsightly

Area Not Marked, But Mentioned as Area of Interest/Concern

- Cemetery behind school on Dearing Ext. by Headstart Daycare
 - o Maybe have Athens Lands Trust look into acquiring
 - * Potentially currently owned by the city
 - * Concern is that residents are dumping trash on the site

Exercise 3.

What businesses are most used in the neighborhood now, or which businesses do you have concerns about?

- Kroger – most used food market – used weekly
- J.C. Food Store
 - o Owner (Sun) well-liked by community and selection is decent
 - o Having a community member as an employee would likely bring more business
- Sheats Barber Shop and Laundromat
- Upper Cuts Barber Shop
- Lack of advertising/marketing skill/knowledge among community members
 - o Some interest in business incubation classes
- Police Precinct/Presence - perhaps another

- precinct that is closer to problem streets or more visible police presence – more attentive forces
- The Healing Place (on Broad Street)
 - Vacant but needs another business there
- Liquor Store and Disco on Broad are frequently used, but community members would like to see it spruced up
- Much excitement about Farmers Market

Exercise 4.

What would you like to see in your community?

- Center for Senior Citizen Recreation
 - Activities such as canning, gardening, crafts, learning/sharing type activities
 - West Broad would be a good location
- After School activities for kids
 - Pool fees and requirements are a concern
 - Financial requirements for afterschool programs are a problem for a lot of families
- A center or activities free of fees would be helpful
- Potential for Senior Citizens- Kids mentoring program
- Maybe have children help in community garden and then sell goods at Farmers Market
 - “Earn while you learn!”

Exercise 5.

Is it easy, not so easy or hard for you to find a way to get to the following services; and how do you usually get there?

	easy	notes from the group
Internet and email	easy	Not much interest from group, but library is easily accessible
School	easy	
Retail	easy	
Commercial	easy	
Government Offices	easy	
Medical	easy	
Places of Worship	easy	
Entertainment	easy	Not much interest from group
Play/Recreation	easy	

TABLE DISCUSSIONS

- Lines commonly used: 20, 21, 5 and “The Lift”
- Noted that it is more expensive for families with multiple children to ride buses
- Senior fares (\$0.80) seem reasonable
- Suggestion of full-time free ridership program for children like in the summer

End of notes from: Lindsey Roper, Wen Sun, Katie Munden-Dixon

Charrette Notes: Melissa (facilitator), Mahdi, Kevan

Exercise 1.

What do you call your neighborhood?

- Waddell
- Rocksprings
- "The Rock"
- Refer to Streetnames
- Westside

Exercise 2.

Red Dots – Need improvement

1. Field and Waddell - "Dope Dealers"
2. Rocksprings Playground
3. Large Vacant Lot
4. Cops park at Steak and Shake and have a speed trap
5. Lack of Parks
6. No Outdoor Space at HT Edwards
7. Basketball Courts and Playgrounds need improvement
8. Lack of Summer Programs for Teens

Green Dots – Positive things in/about the neighborhood

1. Boys and Girls Club
2. Library
3. Hospital
4. HT Edwards Complex
5. Rocksprings Park and Community Center
6. "Everybody" goes to St. Mary's.
7. Family Dollar and Groceries (Kroger) are accessible
8. AHA Offices are nearby
9. Churches
10. Alps Road Elementary
11. Community Center in Public Housing Complex
12. Community Garden
13. Bishop Park

Exercise 3.

A. What businesses are most used in the neighborhood now?

Most Used:

- Kroger
- Hospital
- Boys and Girls
- Library
- Dollar General
- Chick-fil-a

Miss Borders

- Need Laundromat
- Wal-mart is too far
- Lack of Summer Childcare
- Don't like the number of Dollar Stores- would prefer groceries
- Most shop at ALPS - convenient.
- More healthy grocery options (Earthfare, Freshmarket)
- Better Bus Service Needed

B. What are the challenges to businesses in the neighborhood?

- No discussion related to this.

C. What new businesses are needed in the neighborhood?

- No discussion related to this.

D. What businesses do you currently use on a weekly basis outside the neighborhood?

- No discussion related to this.

Exercise 4.

List all those things that you would like to see provided at the West Broad Street School site in addition to the Farmers (Vegetable) Market:

Old West Broad Street School Desires:

- Free Movie Night
- Community Center
- Dance Classes
- After School - Teens like don't staying on CCHS campus. - need to offer games and sports

TABLE DISCUSSIONS

- Some families have access to internet but not most. Library is helpful
- Community Meeting at Rocksprings Housing Project monthly. ~20 people per month attend.
- Need more services for Special Needs
- Adult Activities?
- Kids Bus to School or Walk to Central
- ~45 minute bus ride to work - many call friends for rides.
- "I don't even want to fathom not having a car."
- Not enough jobs. Students compete. Life skills & jobs training needed.
- Washers and Dryers needed in Apartments
- Urgent Care or Clinic. ACC Health Dept is far away. Few Primary Care Doctors.
- Churches:
 - Ebenezer Church
 - Small "Holiness" Church
 - Hispanic Church
 - No Mosque or Jehovah's Witness
- "Bring Stan's back" - Tasteful dance. Karaoke.
- -Stan's was on Baxter across from Diagnostic Clinic.
- Magnolia Street - Old 2 story building used to have barber shop and lounge... now boarded up.
- Police have no public face. Substation on Baxter is closed to public. Calls are routed to Lexington Road. "It's useless."
- Teens walking home from school were mugged. Had Cellphone taken. Paris and Waddell.
- "Students get everything."

End of notes from: Melissa (facilitator), Mahdi, Kevan

Charrette Notes: Melissa (Facilitator), Mahdi, Kevan (Mahdi's notes)

Exercise 1.

Where do you live? What do you call your neighborhood?

1. Waddell
2. Rocksprings
3. The Rock
4. The Westside

Exercise 2.

Red Dots – Need improvement

1. Alps Rd. Elementary
2. Corner of Paris and Waddell (Drug Activity)
3. Field Ave. (Drug House/Activity)
4. Playground on Rocksprings
5. Cope harassing drivers at Steak n' Shake
6. Need a park in neighborhood
7. No outdoor space at HT Edwards
8. Improve basketball court (Rocksprings)
9. More activities for teens

Green Dots – Positive things in/about the neighborhood

1. HT Edwards Complex
2. Community Center (Baxter)
3. Library
4. Hospital (St. Mary's)
5. Clarke Central
6. Closeness of Housing Authority Office
7. Hill St. Baptist Church
8. Community Center (Rocksprings)
9. Two Community Gardens

Exercise 3.

a. What businesses are most used?

1. Kroger
2. Hospital
3. Boys and Girls Club
4. Dollar General
5. Family Dollar
6. Chic-fil-a
7. Shopping Center (Alps)

b. What businesses are most needed?

1. Bookstore
2. Laundromat

3. ALDI
4. Comprehensive Sports Park/Complex (e.g. soccer, football, etc.)
5. Event Center (Community Center)
6. Dance school
7. Facilities for special needs children
8. More physical activities for adults

c. What businesses do you currently use outside the neighborhood?

1. Wal-Mart
2. Banks
3. Laundromat
4. Camps
5. Youth sports
6. Parks
7. The mall
8. Beechwood Shopping Center

Exercise 4.

What could the Old West Broad St. School be used for?

- a. Movie Night
- b. Event Center
- c. Dance classes
- d. After-school teen program
- e. College-prep classes

Exercise 5.

Is it easy, not so easy or hard for you to find a way to get to the following services; and how do you usually get there?

- a. Internet
 - i. Most don't have access in home.
 - ii. Must use library services, which has a 30 minute time limit
 - iii. Result: Internet needs to be more accessible
- b. School
 - i. Residents can either walk, ride the bus, or drive to school
 - ii. Schools are very accessible

- c. Work:
 - i. Unless you have a car, it is very difficult to make it to work since you must depend on a friend driving you, or the bus system. The bus system has proven to be unreliable.
- d. Retail
 - i. The least accessible retail store is the grocery store, especially if one has to ride the bus. This limits the amount of groceries you can purchase at one time.
- e. Government Offices
 - i. Seem to be fairly accessible, but without internet, you can forget or miss appointment reminders.
- f. Medical
 - i. No urgent care
 - ii. No pediatrician
 - iii. There is a need for a community healthcare center in the neighborhood
- g. Places of Worship
 - i. Churches are accessible, but not places of worship for other faiths
- h. Entertainment
 - i. Residents would support a karaoke joint, but they are not hard pressed to bring entertainment too close to the neighborhood.

End of notes from: Melissa (Facilitator), Mahdi, Kevan (Mahdi's notes)

Appendix C: Municipal Codes for Crime Prevention through Environmental Design

Code Examples

Both Cleveland and Sarasota utilize the “natural surveillance” aspect of Crime Prevention Through Environmental Design (CPTED) approach to increase the number of eyes on the street. Cleveland limits the height of fences to 4 feet in Urban Garden Districts and requires the use of materials that enable visibility between private property and the street. Sarasota takes a more comprehensive approach to natural surveillance as one component of its CPTED Design Review requirement for new development projects. Sarasota’s ordinance encourages new development to maximize visibility in the built environment and minimize access to dark and unmonitored areas via the design and placement of building entries and exits, parking lots, windows, landscaping, and signage.

Zoning Code: Fences Cleveland, Ohio, Title III Zoning Code § 336.05(g) (2010).

Fences shall not exceed six (6) feet in height, shall be at least fifty percent (50%) open if they are taller than four (4) feet, and shall be constructed of wood, chain link, or ornamental metal.

Municipal Code: Provision for Natural Surveillance Sarasota, Fla., Mun. Code 92–3562, § 8–323 (2010).

The placement and design of physical features to maximize visibility. This will include building orientation, windows, entrances and exits, parking lots, walkways, guard gates,

landscape trees and shrubs, fences or walls, signage, and any other physical obstructions; The placement of persons and activities to maximize surveillance possibilities; Lighting that provides for nighttime illumination of parking lots, walkways, entrances and exits.

Provision for natural access control. The use of sidewalks, pavement, lighting, and landscaping to clearly guide the public to and from entrances and exits; The use of fences, walls, or landscaping to prevent and to discourage public access to or from dark and unmonitored areas; Provision of territorial reinforcement; The use of pavement treatments, landscaping, art, signage, screening, and fences to define and outline ownership of property.

Maintenance. The use of low-maintenance landscaping and lighting treatment to facilitate the CPTED principles of natural surveillance, natural access control, and territorial reinforcement.



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