

GEORGIA

Building upon an earlier symposium on the re-use of historic textile mills, this multi-day collaborative design workshop was designed to help create a new vision for one of Athens' most unique industrial properties by considering national models and local needs.

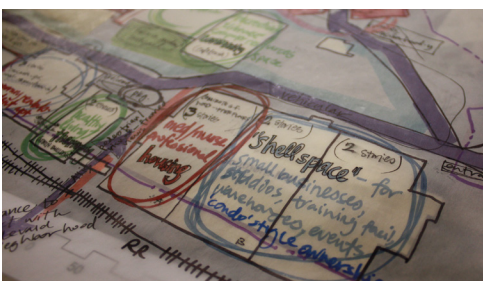
SOUTHERN MILL ATHENS, GA

DATES: FEBRUARY 2012

A team of students and faculty from the College of Environment and Design partnered with the Athens-Clarke Heritage Foundation (ACHF) in a design charrette to explore the redevelopment possibilities of the Southern Manufacturing Company (aka Southern Mill) property.

ACHF, which holds a protective façade easement on the property, asked participants to think about the revitalization possibilities for the 18+ acre abandoned mill, taking into consideration pressing social needs and incorporating economic development tools with environmental best practices to create a socially sustainable project. The charrette team conducted inventory and analysis on best management practices, funding opportunities and site considerations, which led to site analysis maps and illustrations based on three alternative concepts for mixed-use development. The charrette team's research, analysis and designs were developed into a marketing flyer and a website.

In June 2013, Millworks Holdings, a local developer, submitted plans to turn the century-old mill into lofts by following the Planned Unit Development on file and applying for historic rehabilitation tax credits. In March 2017 it was revealed that local craft brewery Creature Comforts would be expanding its operations and anchoring the rehabilitated mill, echoing one of the local citizenry's desires for the reuse of the property. For the latest progress, visit www.southernmill.com.



This outreach project was conducted by students and faculty of the
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PARTNERS: ATHENS-CLARKE HERITAGE FOUNDATION, ADERHOLD PROPERTIES, INC.

SOUTHERN MILL ATHENS, GA



College of
Environment + Design
UNIVERSITY OF GEORGIA



MULTIGENERATIONAL DEVELOPMENT

An analysis of the research developed by Partners for a Prosperous Athens highlighted a need for jobs, affordable housing, and caring for an aging population. The study emphasized the need for space for dependent care (retirement + health care) and a shortage of health care providers. An assisted living development that housed the elderly as well as providing live/work units for their caretakers could qualify for subsidized housing tax credits. Rehabbed buildings could serve as medical space; infill construction could be specialized housing outfitted to elderly needs. A partnership with the newly relocated and nearby Health Sciences campus could provide

mutually beneficial opportunities. Mixing in commercial uses, such as a grocery store or wellness center, as well as a walking track would provide desirable amenities in one location and benefit the neighborhood, as well.

ARTS COMMUNITY

The arts community concept is centered around dynamic spaces. Based on community input and demographic analysis, affordable housing and raw studio space with natural light would be a desirable resource in Athens. One of the community's strengths is its arts and music scene, and a quality of life that attracts the creative class and retirees. Suggested uses include lofts, studio spaces, galleries, film studios, restaurant/bar, and an indoor/outdoor music venue.

LIGHT INDUSTRIAL INCUBATOR

This property was a successful industrial site in its past life, and could be in the future, given its location in a transitional industrial-residential-commercial area. It has direct access to the CSX rail line, is served by the city bus line, and is 0.4 miles from the highway (Loop 10) around Athens. Stabilized buildings could be readied as a raw shell, completely adaptable to the specifics of a light manufacturing business. Light industrial can often be mixed with commercial and residential uses to create a dynamic live-work environment. Local and state tax incentives for manufacturing can be used in combination with tax credits and incentives for addressing blight, rehabilitating historic buildings, creating workforce housing, and providing jobs and childcare.



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