

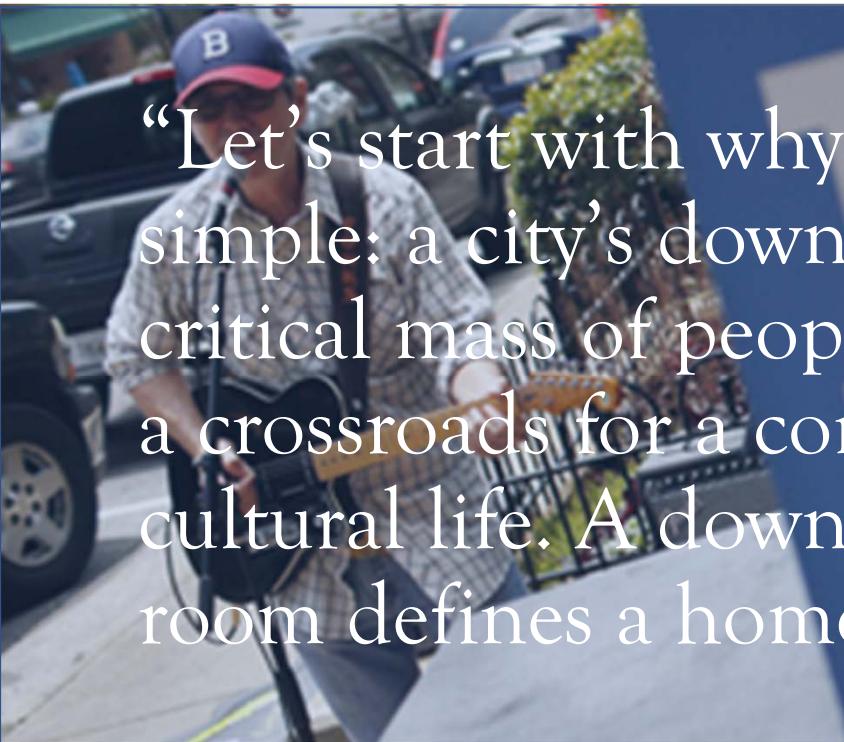
## Downtown Athens



# Downtown Athens Connectivity - Improvements



# Why downtown?

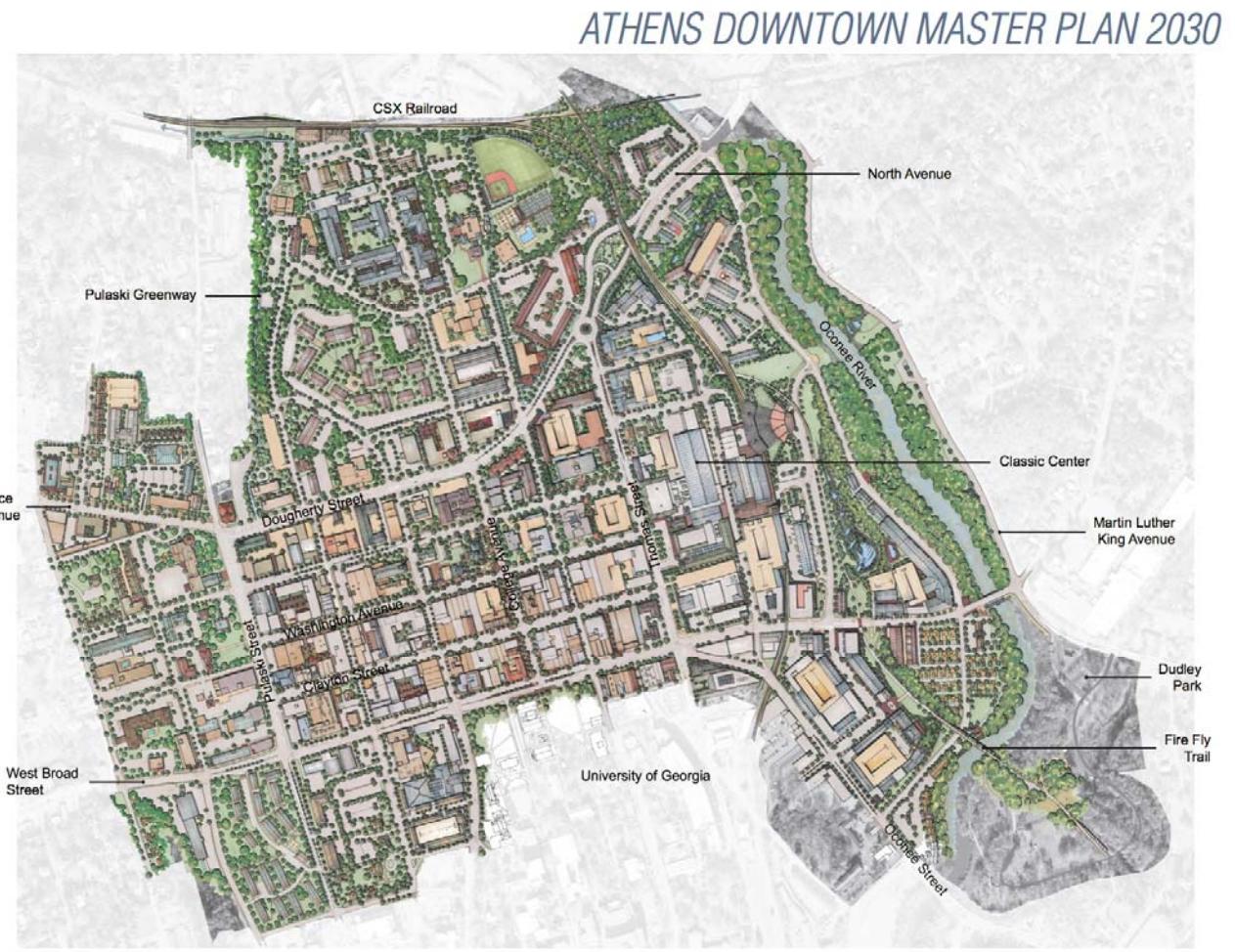
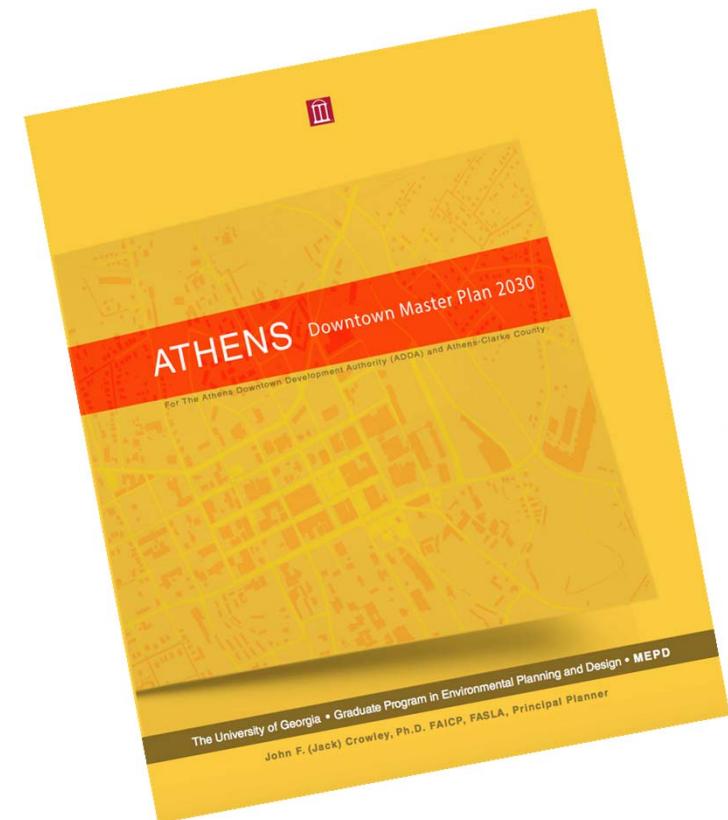
A photograph of a man in a baseball cap and plaid shirt standing in a downtown area with a bicycle.

“Let’s start with why a downtown matters. It’s simple: a city’s downtown is its focal point, a critical mass of people and places that can serve as a crossroads for a community’s economic and cultural life. A downtown defines a city as a living room defines a home.”

*Mayor Bill Bell, Durham, NC*

## Downtown Athens

## Downtown Master Plan 2030



## Downtown Athens



# Downtown Master Plan

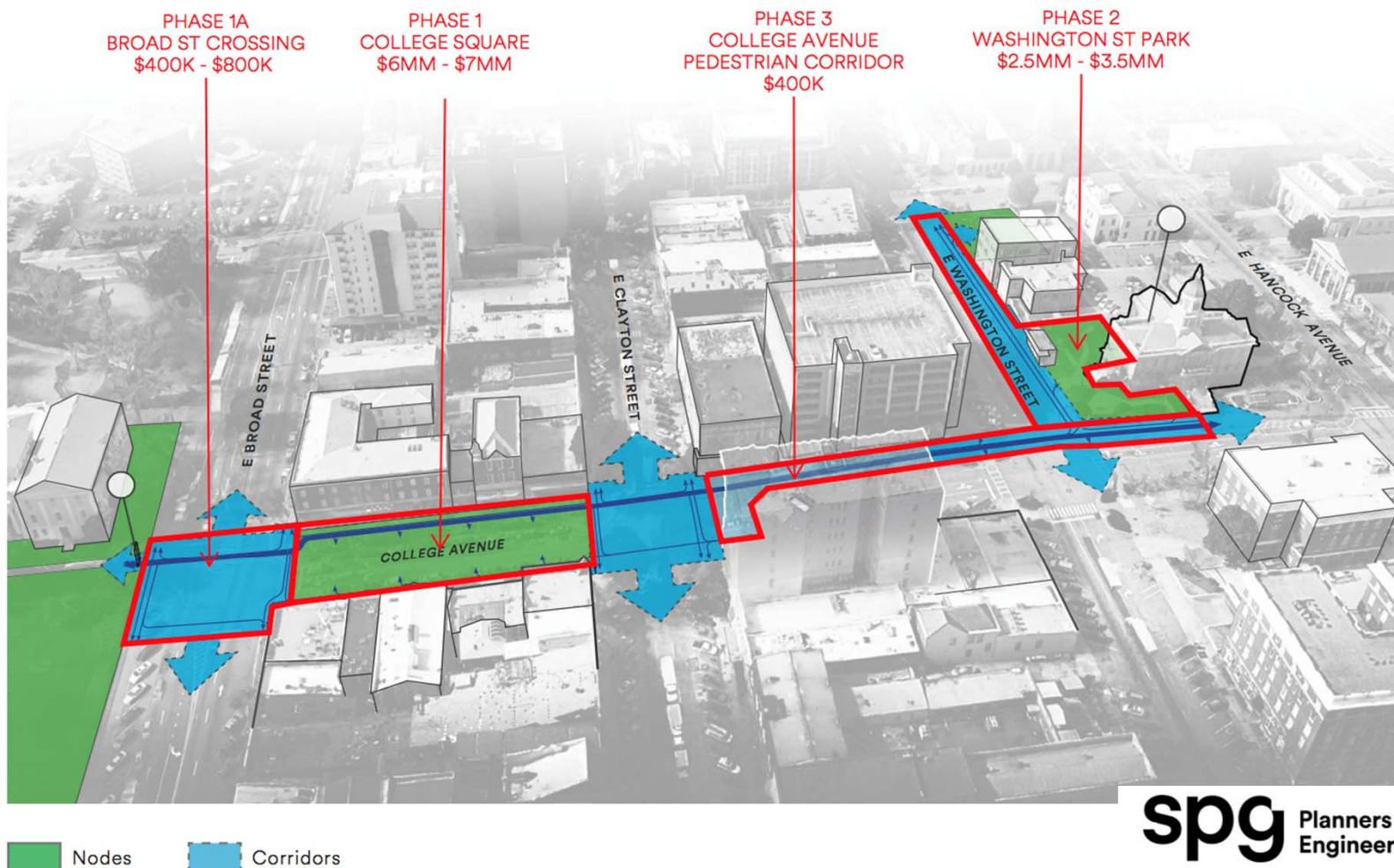
## College Avenue

A thirty five foot wide landscaped pedestrian way along the east side of College between Broad Street and Hancock Avenue. The Corridor which exists between Broad and Clayton Streets needs to be redesigned.

The wide linear pedestrian corridor connects the campus at the iconic Arch to City Hall ...The east side of this same corridor could be widened as well once the Clayton Street Retail is expanded and well established.

Athens Downtown Master Plan 2030 (page 48)

## Downtown Athens



## Downtown Athens

### Redevelopment of College Square



# Downtown Athens

**BULLDOGS, B1**  
**Group effort:** Unlike recent UGA teams, these Dawgs don't have a standout star.

**FALCONS AFTER THE GAME**  
**New quarterback, better outcome:** Penix helps Falcons end scoring slump.

## The Atlanta Journal-Constitution

The Substance and Soul of the South • Monday, December 23, 2024 • Atlanta, GA • AJC.com • \$2.00

### Centennial Yards hotel reaches its zenith

Developer celebrates the final beam placed atop its second high-rise in the \$5B mixed-use development in Atlanta's Gulch.



**By Zachary Hansen**  
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**By Greg Bluestein**  
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**and Riley Bunch**  
rileybunch@ajc.com

**Vincent Fort**, a former Democrat from the Georgia Senate and one-time candidate for Atlanta mayor and Congress who championed liberal causes for decades, has died from complications of cancer. He was 68.

A family spokesman, former Atlanta City Councilman Derrick Bousman, announced Fort's death on Sunday.

Fort was more a politician and activist than a lawmaker, unafraid to heckle anyone — Republican or Democrat, banker or builder, prosecutor or police chief — when he felt they were failing Georgians.

**Fort** continued on A6

### Downtown Athens' face-lift to make area more inviting

Multimillion-dollar transformation of College Square to begin in 2025.

**By Fletcher Page** | Fletcher.Page@ajc.com

ATHENS — Across the street from the iconic arch entrance to the University of Georgia campus, construction on an enticing gateway to downtown bars and restaurants is expected to begin next year.

The plan calls for a multimillion-dollar transformation of College Square, the section of College Avenue between the arch and City Hall. Brick pavers will replace asphalt. Outdoor seating will increase. Trees will be added to mimic the feel of the nearby old campus.

"We see it as kind of a handshake between the university and downtown," said David Lynn, director of planning and outreach for the Athens Down-

the city center.

"This kind of represents a second economic rising in the Gulch," said Brian McGowan, Centennial Yards CEO. "That's exciting because it's a second rising from the ashes."

Located between Meridith and Peachtree and MARTA's Five Points station, the Gulch's time as Atlanta's economic engine is over, but it's still rising from the ashes.

The Hotel Phoenix and its neighboring apartment tower, called the Mitchell, are expected to be completed in 2025, becoming the first new buildings finished as part of the sweeping Centennial Yards master plan. Los Angeles-based developer Gilmor Chi-

A rendering of the planned entertainment district that will make up the center of the Centennial Yards development in downtown Atlanta. COURTESY OF GILMOR CHI

**FUTURE OF DOWNTOWN**

This story is part of an occasional series by the AJC to look at the future of Atlanta's downtown. Several high-profile developments are poised to bring billions of dollars into the city's core while it continues to grapple with

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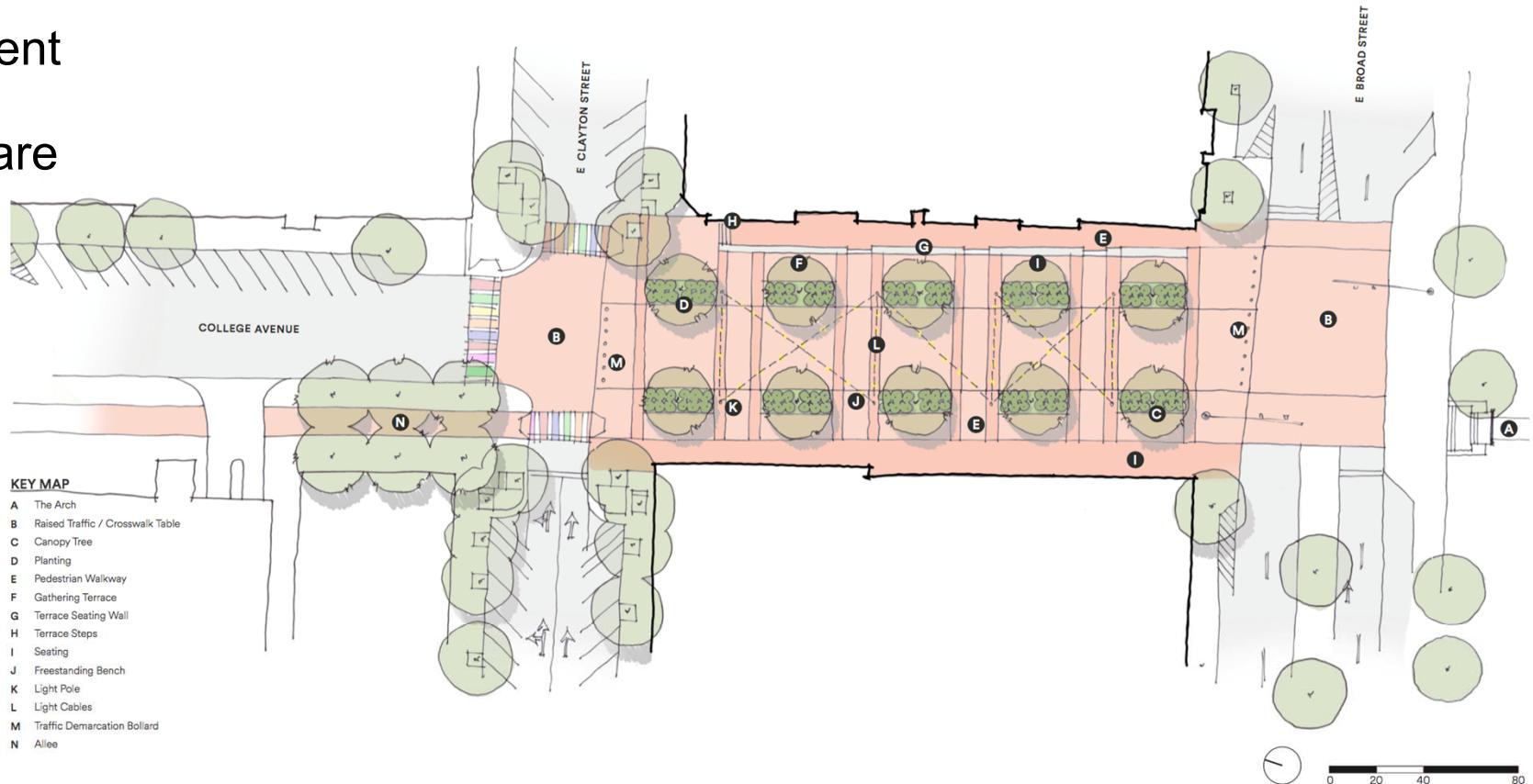
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## Downtown Athens

### Redevelopment of College Square



**“The Stitch” Concept**  
College Avenue ReDesign

## Downtown Athens

### Redevelopment of College Square



## Downtown Athens

### Redevelopment of College Square

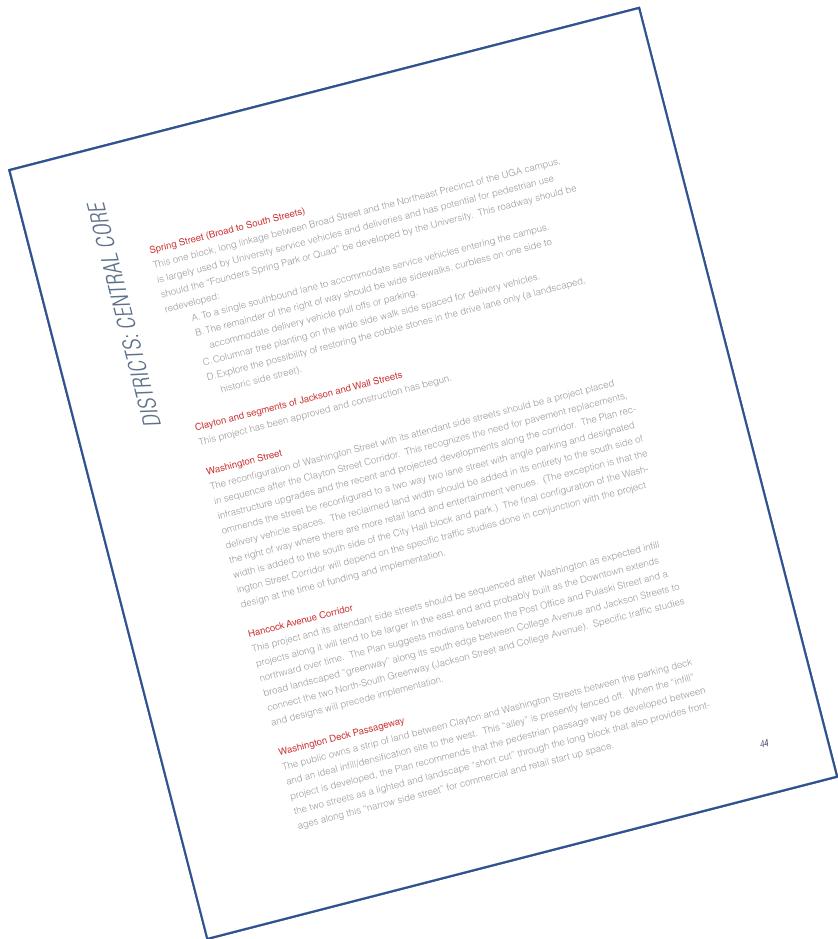


## Downtown Athens

### Redevelopment of College Square



## Downtown Athens



# Downtown Master Plan

## Washington Street

The reconfiguration of Washington Street with its attendant side streets should be a project placed in sequence after the Clayton Street Corridor.

This recognizes the need for pavement replacements, infrastructure upgrades and the recent and projected developments along the corridor.

Athens Downtown Master Plan 2030 (page 44)

## Downtown Athens

Redesign of  
City Hall Campus  
& Bus Kiosk



# Downtown Athens

## Legend:

- 01 Future Development Opportunity
- 02 Pocket Park
- 03 Plantings
- 04 Spirit of Athens Plaza
- 05 Tapered Steps
- 06 The Hub
- 07 "The Porch"
- 08 Alley
- 09 Incubator Space
- 10 Future Park

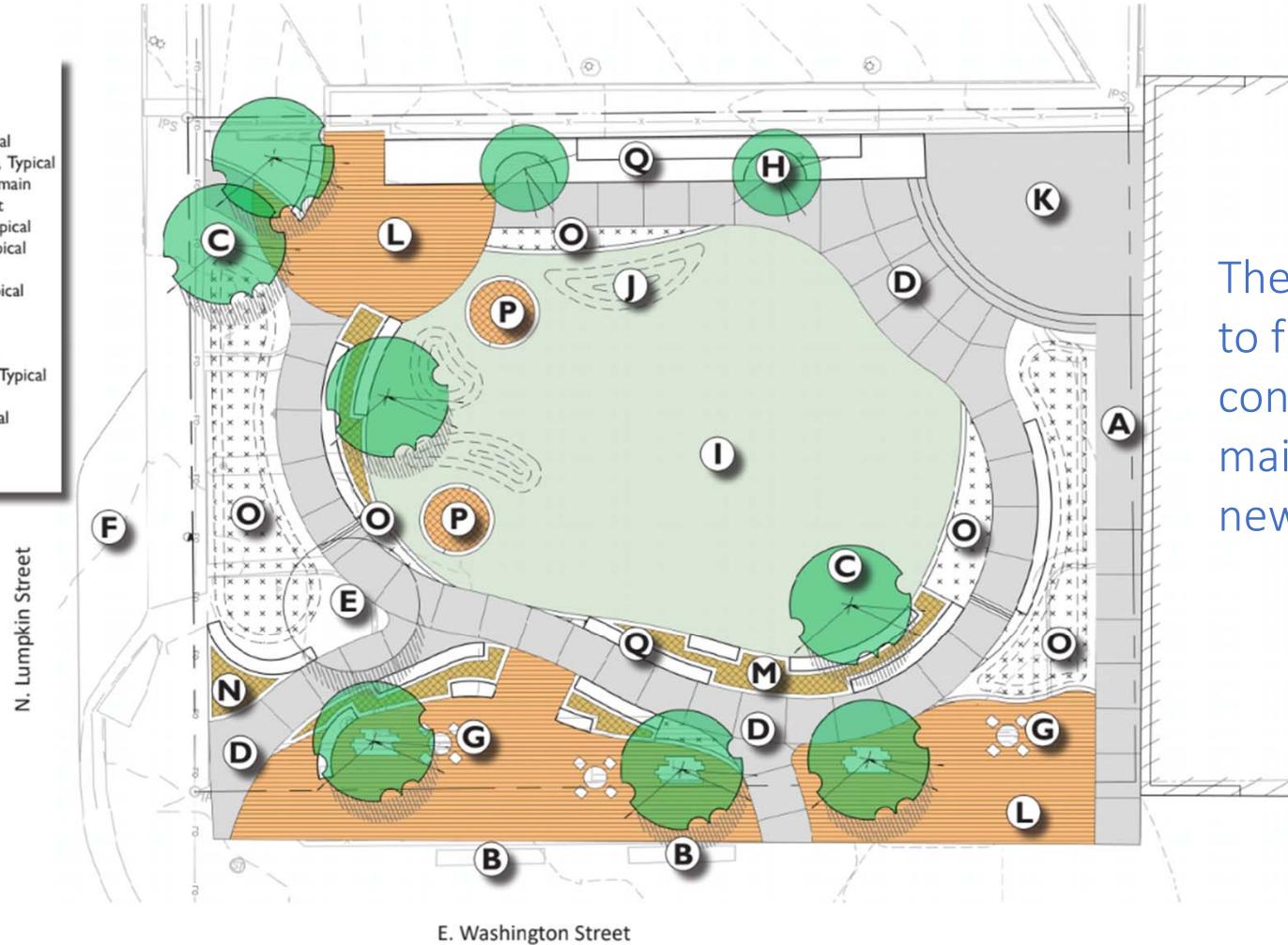


## Downtown Athens

## Downtown Park

### Legend

- A** Accessible Ramp
- B** Benches to be Removed, Typical
- C** Canopy Tree, Typical
- D** Concrete Walkway, Typical
- E** Existing Tree to Remain
- F** Expanded Bumpout
- G** Fixed Furniture, Typical
- H** Flowering Tree, Typical
- I** Lawn Area
- J** Mounds/Berms, Typical
- K** Multi-Use/Performance Area
- L** Paver Plaza, Typical
- M** Permeable Pavers, Typical
- N** Pet Station
- O** Planting Area, Typical
- P** Sculpture
- Q** Seatwall, Typical



The DDA has agreed to fund the design, construction and maintenance of the new park.

## Downtown Athens



# THANK YOU!

Downtown  
Athens is a  
Work of Art!