

BETHEL HOMES

NORTH DOWNTOWN ATHENS

PLANNING STUDY

**BLOCK PROGRAM
OVERVIEW**

CONCEPTUAL REDEVELOPMENT PLAN – DEVELOPMENT OVERVIEW

PROGRAM WITH DATA

BLOCK A (2.5 ACRES)

| | |
|----------|--------------------------------------|
| Units: | 110-125 units (3&4 Stories) |
| Parking: | 115 sps (2 Levels Deck+On-street) |

BLOCK B (2.0 ACRES)

| | |
|-----------|---------------------------------------|
| Units: | 180-220 units (4&5 Stories) |
| Parking: | 200 sps (1 Level Podium+On-street) |
| Services: | 18,000-25,000 SF |

BLOCK C (2.3 ACRES)

| | |
|-------------------------|--|
| Units: | 180-220 units (4&5 Stories) |
| Parking: | 375 sps (5 Levels Garage+On-street) |
| Active Uses & Services: | 17,000-22,000 SF |

BLOCK D (2.5 ACRES)

| | |
|--------------|--------------------------------------|
| Units: | 120-150 units (3&4 Stories) |
| Parking: | 140 sps (2 Levels Deck+On-street) |
| Active Uses: | 6,000-10,000 SF |

BLOCK E (4.4 ACRES)

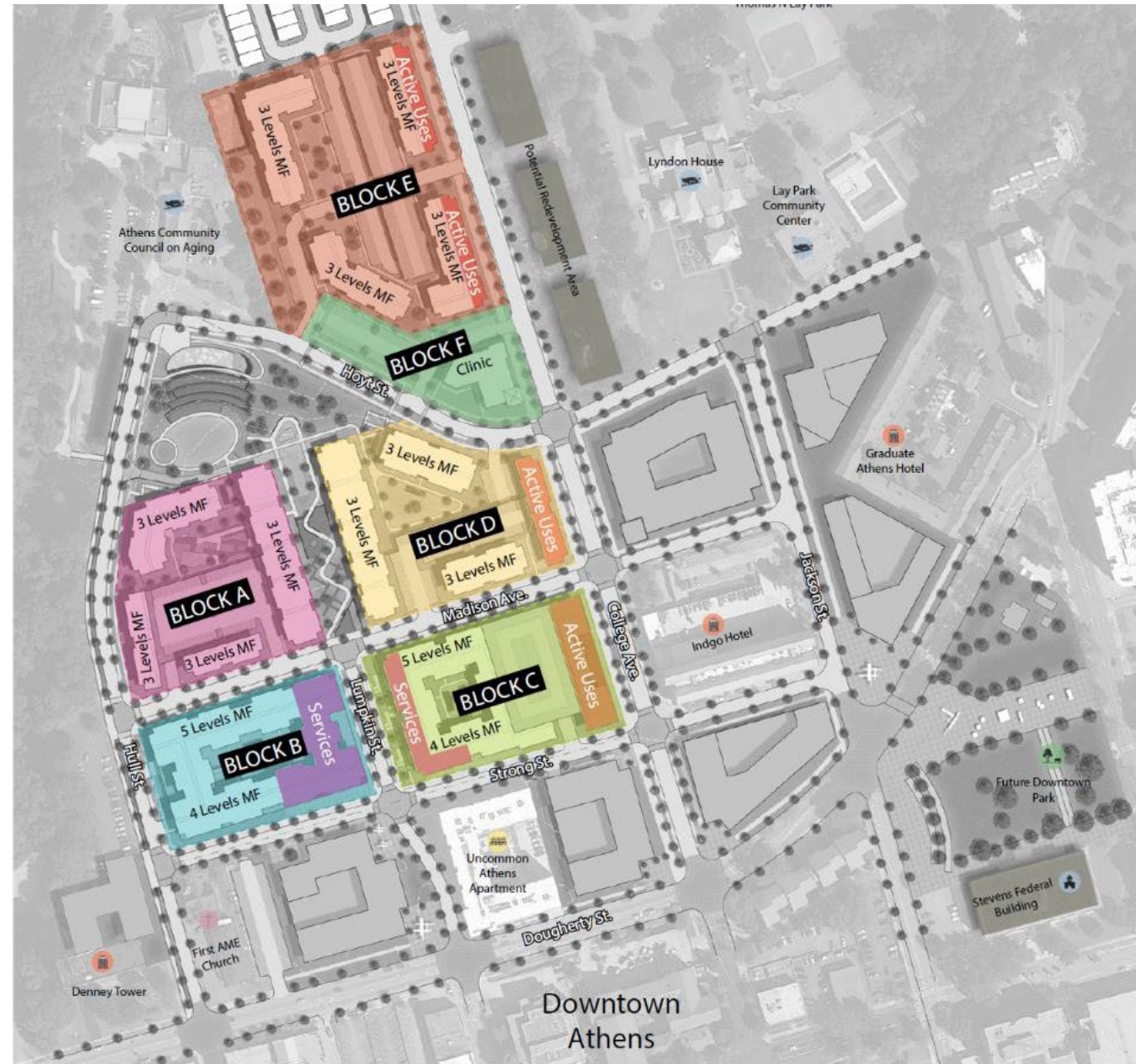
| | |
|--------------|--------------------------------------|
| Units: | 125-160 units (3&4 Stories) |
| Parking: | 160 sps (2 Levels Deck+On-street) |
| Active Uses: | 8,000-12,000 SF |

BLOCK F (1.2 ACRES)

| | |
|----------|----------------------------------|
| Clinic: | 8,000-11,000 SF (1-2 Stories) |
| Parking: | 60 sps (Surface+On-street) |

TOTAL (17.4 ACRES)

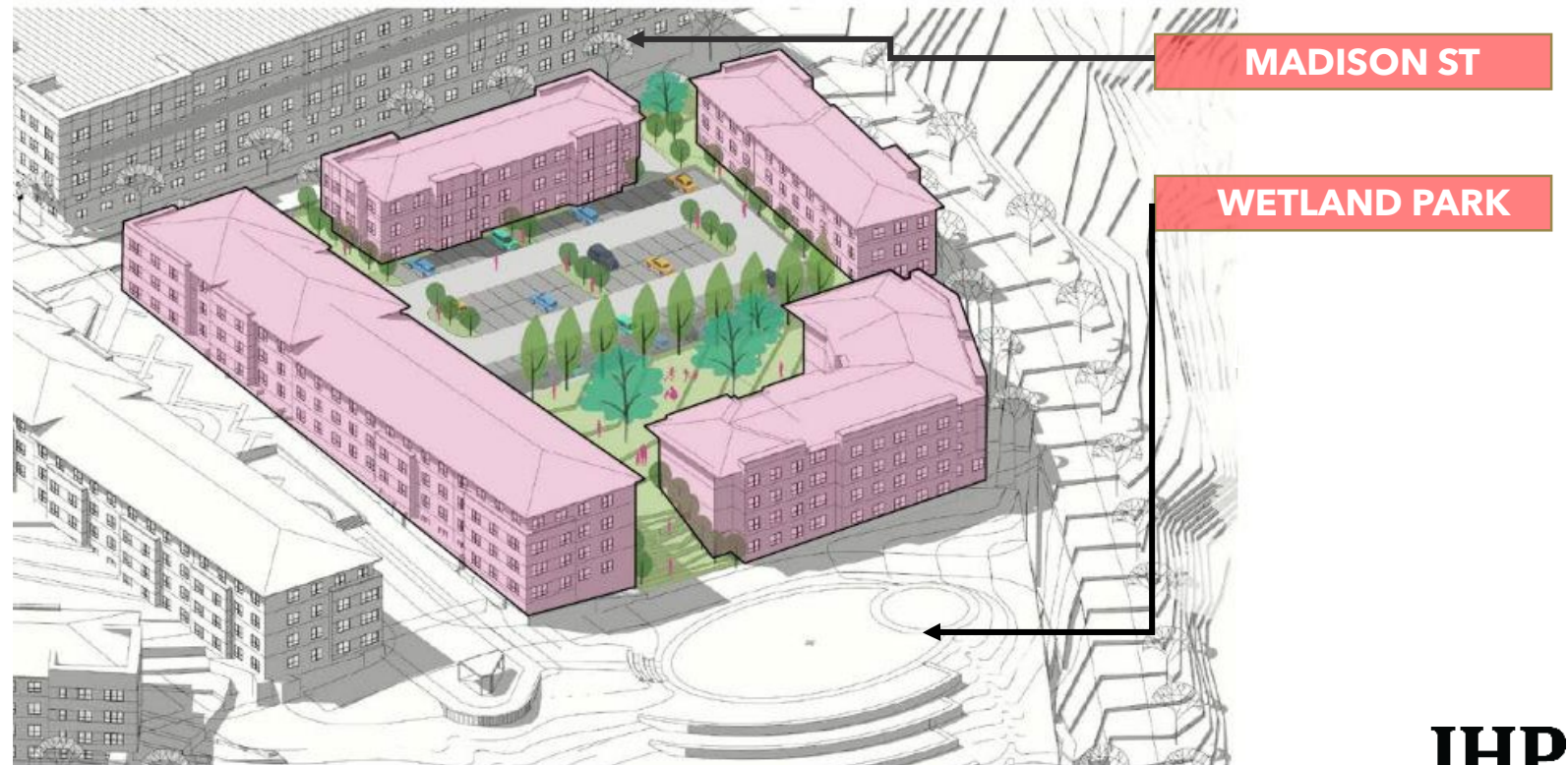
| | |
|-------------------------|------------------|
| Units: | 715-875 units |
| Parking: | 1,050 sps |
| Active Uses & Services: | 49,000-69,000 SF |
| Clinic: | 8,000-11,000 SF |



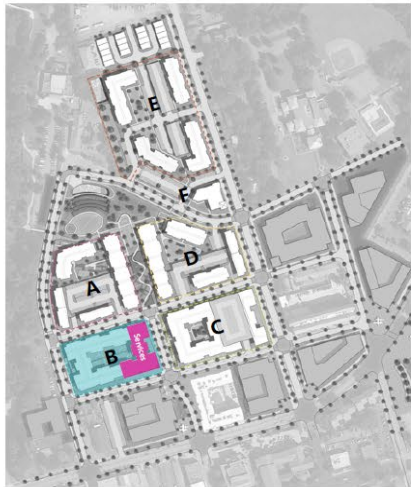
CONCEPTUAL REDEVELOPMENT PLAN – PROPOSED BLOCK A

BLOCK A (2.5 ACRES)

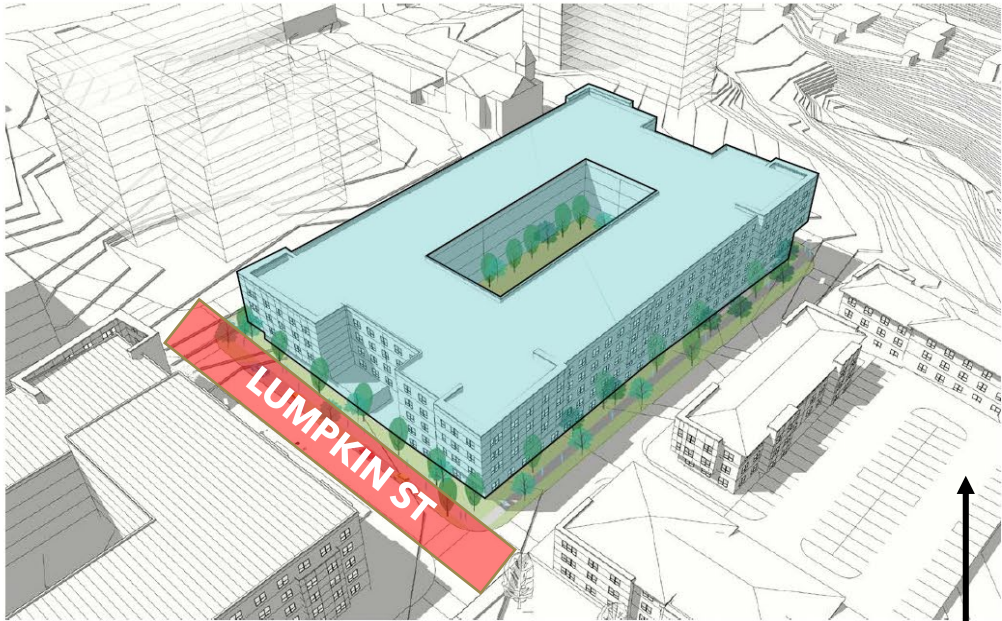
| | |
|-----------------|---|
| Units: | 110-125 units (3&4 Stories) |
| Parking: | 115 sps (2 Levels Deck+On-street) |



CONCEPTUAL REDEVELOPMENT PLAN – PROPOSED BLOCK B



| BLOCK B (2.0 ACRES) | |
|---------------------|---------------------------------------|
| Units: | 180-220 units (4&5 Stories) |
| Parking: | 200 sps (1 Level Podium+On-street) |
| Services: | 18,000-25,000 SF |



BLOCK A



CONCEPTUAL REDEVELOPMENT PLAN – PROPOSED BLOCK C

| BLOCK C (2.3 ACRES) | |
|---------------------------|--|
| Units: | 180-220 units (4&5 Stories) |
| Parking: | 375 sps (5 Levels Garage+On-street) |
| Active Uses & Services | 17,000-22,000 SF |



COLLEGE AVE

MADISON ST

LUMPKIN ST



JHP

CONCEPTUAL REDEVELOPMENT PLAN – PROPOSED BLOCK D



| BLOCK D (2.5 ACRES) | |
|---------------------|--------------------------------------|
| Units: | 120-150 units (3&4 Stories) |
| Parking: | 140 sps (2 Levels Deck+On-street) |
| Active Uses: | 6,000-10,000 SF |



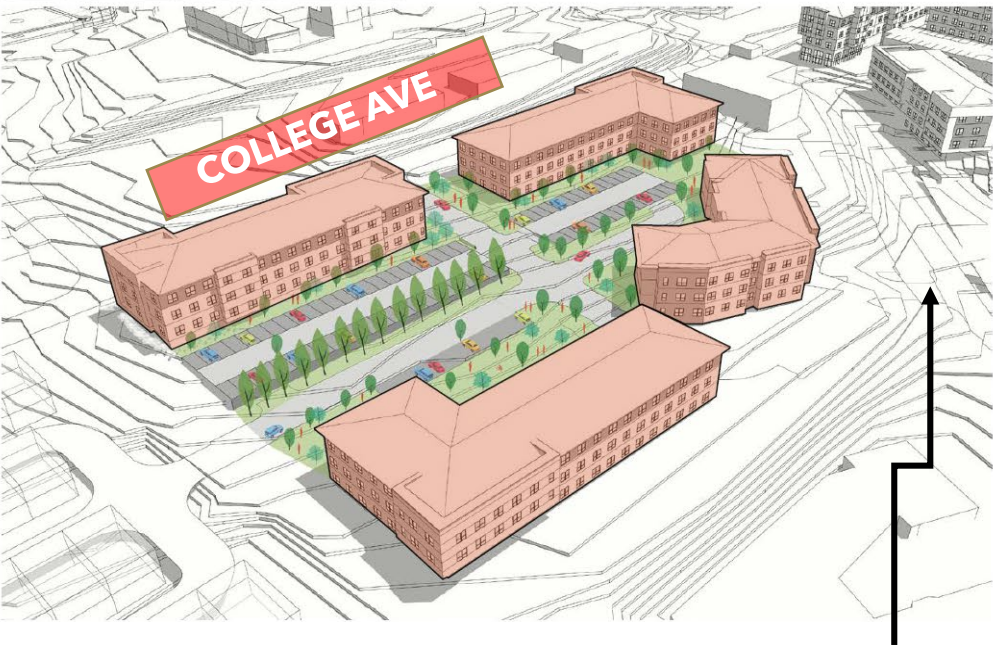
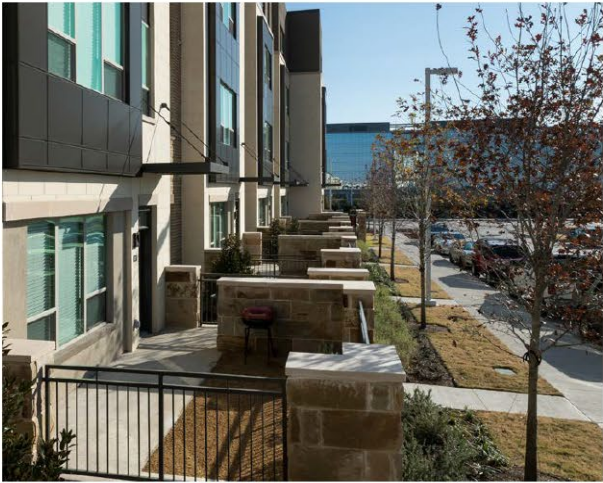
WETLAND PARK



CONCEPTUAL REDEVELOPMENT PLAN – PROPOSED BLOCK E



| BLOCK E (4.4 ACRES) | |
|---------------------|--------------------------------------|
| Units: | 125-160 units (3&4 Stories) |
| Parking: | 160 sps (2 Levels Deck+On-street) |
| Active Uses: | 8,000-12,000 SF |

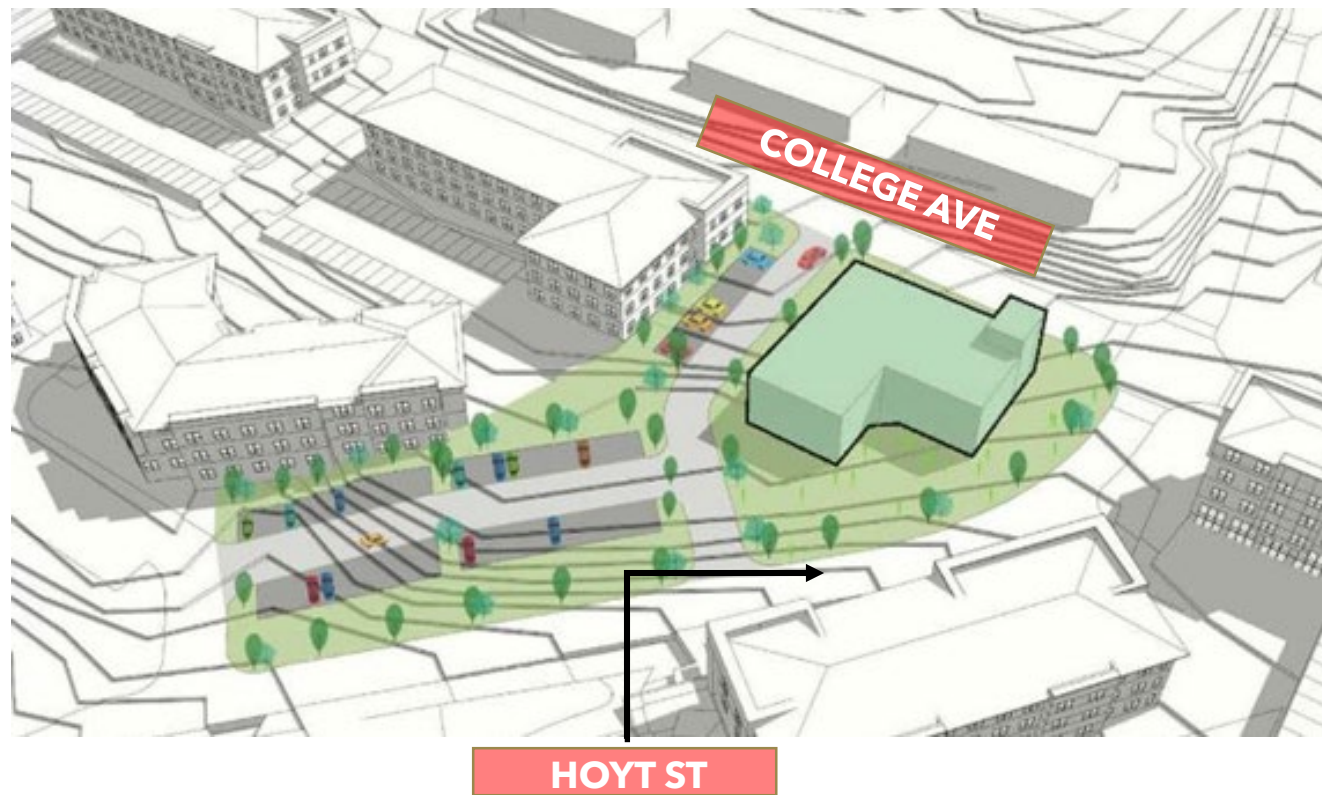


HOYT ST

CONCEPTUAL REDEVELOPMENT PLAN – PROPOSED BLOCK F

BLOCK F (1.2 ACRES)

| | |
|----------|---|
| Clinic: | 8,000-11,000 SF (1-2 Stories) |
| Parking: | 60 sps (Surface+On-street) |





Bethel Village Diagram looking Northwest





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