



Milledgeville

SUMMER 2013



SPECIAL ACKNOWLEDGEMENTS



Georgia Municipal Association

Created in 1933, GMA is a voluntary, non-profit organization that provides leadership, tools and services to assist local governments become more innovative, effective and responsive.



Georgia Cities Foundation

Established in 1999, GCF is a non-profit organization that assists cities in their efforts to revitalize and enhance downtown areas by serving as a partner and facilitator in funding capital projects through a revolving loan fund.



Carl Vinson Institute of Government

Danny Bivins, Renaissance Fellows Supervisor

The Institute works with public officials throughout Georgia and around the world to improve governance and people's lives. The Institute has helped government leaders navigate change and forge strong directions for a better Georgia.



The College of Environment & Design

Quynh Pham, Renaissance Fellow

The college hosts various degree programs, including Landscape Architecture, Historic Preservation, and Environmental Planning & Design as well as a specialized Certificate Program in Environmental Ethics.



CARLEE SCHULTE

MAIN STREET DOWNTOWN DEVELOPMENT AUTHORITY DIRECTOR

FANCY ROBINSON

PUBLIC WORKS SUPERVISOR

FRANK BAUGH, P.E.

PUBLIC WORKS DIRECTOR

THE CITY OF Milledgeville

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THE DOWNTOWN RENAISSANCE FELLOWS PROGRAM

Working with the Carl Vinson Institute of Government (Institute of Government), the Georgia Municipal Association (GMA) identified and selected member cities with specific downtown or town center needs. The city of Milledgeville was selected as one of three communities for the summer of 2013.

Quynh Pham, an undergraduate landscape architecture student from the University of Georgia's College of Environment & Design spent her summer working directly with Milledgeville's Carlee Schulte (Downtown Development Authority Director) and Fancy Robinson (Public Works Supervisor), providing technical and design services.

The paid fellowship ran for 10 weeks, with Pham and two other Renaissance Fellows, Kristi Korngold and Elizabeth Lawandales, working full time at the Institute of Government Studio.



Downtown Milledgeville (East Hancock Facade)

GATEWAYS TO MILLEDGEVILLE

Gateways serve as visual cues of a city's edge as people come and go. The purpose of this project is to demark the entrances to Milledgeville with a distinct character that gives people a sense of arrival into the city.



EAST HANCOCK STREET ENTRANCE

The current "Welcome" sign can be spotted as one heads into downtown Milledgeville from GA-22 W/GA-24 N. It sits just to the side of East Hancock Street and currently reads "Welcome to Milledgeville-Baldwin Co." It also holds the seals of various local organizations.



BEFORE



AFTER

Proposed changes to the existing sign include:

- Repaint top of the existing sign to incorporate signature "Milledgeville," in order to have it become an iconic symbol of the city
- Add Doric cap to existing columns in order to emphasize the "Capitals, Columns & Culture" slogan
- Replace the center with a wooden sign that is modeled after historical landmark signs, this will celebrate Milledgeville as a historical city, as well as greatly reduce costs
- Replace current shrubs with ornamental grasses, such as pampas grass (*Cortaderia selloana*) and muhly grass (*Muhlenbergia capillaris*), or other grasses that provide visual interest throughout the year and require little maintenance

SOUTH WAYNE STREET APPROACH

The “Welcome” sign that sits to the side of South Wayne Street is a wooden frame that holds the seals of various local organizations. With no words of welcome, the sign does little to make an impression on those that pass it by.



BEFORE (IMAGE PROVIDED BY GOOGLE MAPS)



AFTER

It is proposed that the current sign be replaced with one that is in keeping with the theme of the “Welcome” sign on East Hancock Street. This repetition will help to establish a uniform aesthetic for Milledgeville. The utility poles on South Wayne Street also present the opportunity for banners, as seen in downtown Milledgeville, to add additional visual interest.

WEST BROAD STREET CATWALK

This structural catwalk was formerly used as a means to connect housing to the old high school. Currently, the catwalk is not accessible. With a locked fence on one side, and an iron cast fence limiting access on the other, the catwalk has become a desolate, yet iconic, structure in Milledgeville.



The catwalk presents an opportunity to design a monumental gateway for the city of Milledgeville. Because of its size and location, it is highly visible to those that pass by. The catwalk has the potential to serve somewhat as a triumphal arch into downtown Milledgeville, or as a pedestrian bridge. However, the catwalk's load capacity is currently unknown, which poses the question of whether or not it is structurally sound for use by pedestrians.

An easy way to begin the catwalk's transformation is to simply remove the extremely rusted fencing.



CATWALK WITH FENCE REMOVED

WEST BROAD STREET CATWALK

The next step in renovating the catwalk could be giving the structure a nice coat of gray paint. This results in a clean, simple and contemporary look.



CATWALK WITH A COAT OF GRAY PAINT

The illustration to the right shows what the catwalk could look like if it were to be planted with vegetation. Wild flowers and ornamental grasses are preferred plant choices, since they are able to thrive with little maintenance. The vegetation adds a naturalistic element of beauty to the design and limits pedestrian access, therefore eliminating safety liabilities.



CATWALK WITH A COAT OF GRAY PAINT AND VEGETATION

WEST BROAD STREET CATWALK



PEDESTRIAN BRIDGE: DESIGN 1

DESIGN 1:

This bridge makes use of the “M” in “Milledgeville” as an emblem of the city. This “M” can be seen on banners throughout the downtown area. The center of the bridge is planted with vegetation, which provides a colorful backdrop to the iconic “M”. This vegetation eliminates complete pedestrian access. However, users are welcomed to walk upon either end of the bridge to look upon West Broad Street and to enjoy a closer view of the plants.



PEDESTRIAN BRIDGE: DESIGN 2

DESIGN 2:

An alternative option for the existing catwalk is a simplified pedestrian bridge. The bridge would consist of railing with vertical balusters and include a raised arch in the center to ensure people’s safety as they cross or stop to take in the view from above. A sign that reads “Welcome to Milledgeville” can also be added to the bridge to greet people as they head into the downtown area.

WEST BROAD STREET CATWALK

DESIGN 3:

This bridge design was inspired by pedestrian bridges seen in various parks, particularly New York City's Central Park. It is a formal design that is in line with the classical style of architecture. The bridge would also include lampposts that would draw the eye to it even at night. This will also increase the level of safety for evening users.

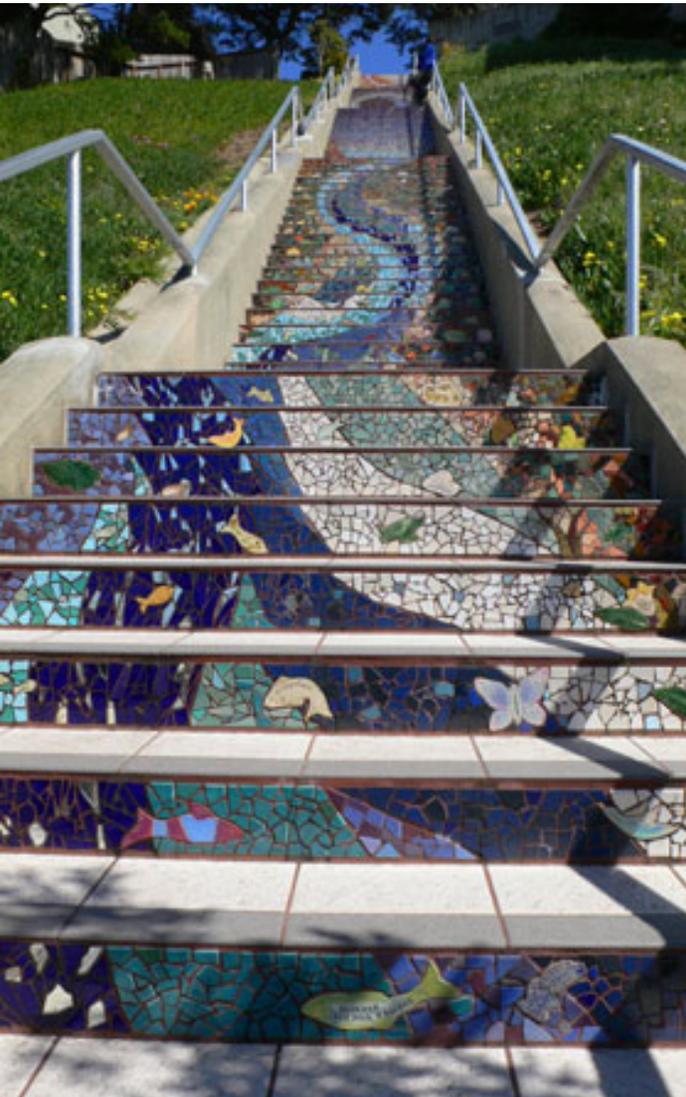


PEDESTRIAN BRIDGE: DESIGN 3

WEST BROAD STREET STAIRCASES

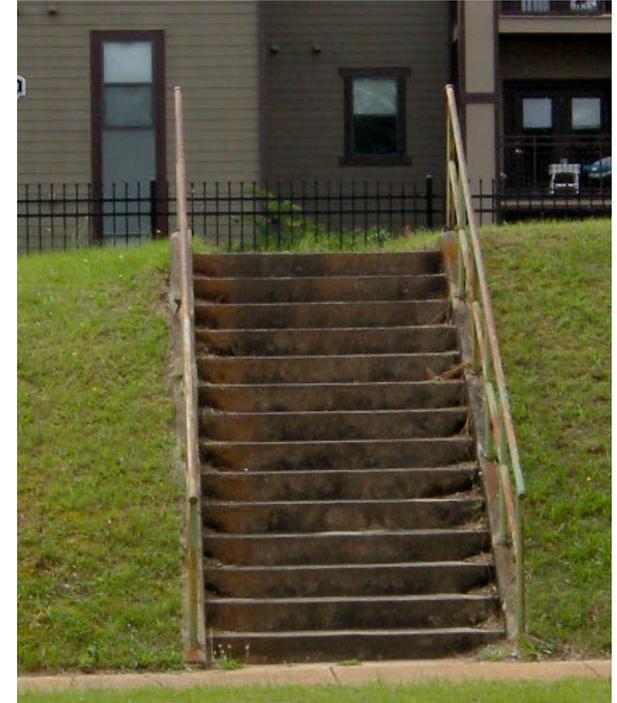
Just a short distance from the structural catwalk lies two staircases, one on either side of West Broad Street. These stairs may have once led to a path connected to the catwalk. However, due to the catwalk's lack of use, the staircases also see little use and currently lead to nothing more than fences and grass. Nevertheless, the structural soundness of the concrete stairs means there is potential for their embellishment and revitalization.

STAIRS FROM "THE 16TH AVENUE TILED STEPS PROJECT" IN SAN FRANCISCO, CA



http://sanfrancisco.about.com/od/photogalleries/ss/phototourgv_10.htm

EXISTING STAIRCASES



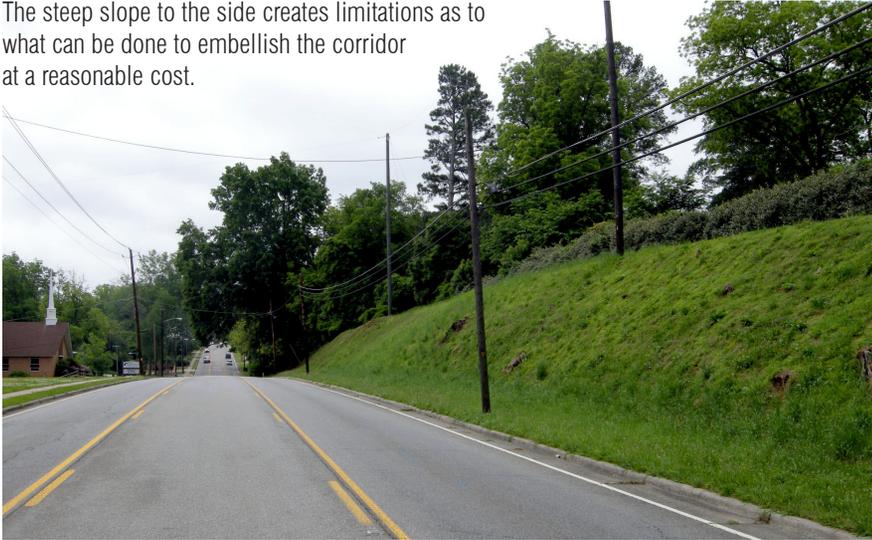
Stairs can be more than just functional, they can also be a work of art. The renovation of these stairs presents an opportunity to get the public excited and involved. Opening up a design competition for these stairs will help locals to feel invested in the redevelopment work of Milledgeville. This kind of community engagement is particularly fitting since Milledgeville is home to Georgia's public liberal arts university, Georgia College and State University.

The renovation of the West Broad Street staircases would not only celebrate local artwork, it would also make a statement about the character of the city as one that has an appreciation for the arts. The staircases would make for a memorable feature of the city, one that locals and visitors would seek out to visit.

NORTH COLUMBIA STREET ENTRANCE CORRIDOR

Those traveling on SR 24/US 441 towards Milledgeville will make the gradual transition onto North Columbia Street as they near downtown Milledgeville. The corridor has the makings of a great gateway for the city.

The steep slope to the side creates limitations as to what can be done to embellish the corridor at a reasonable cost.



BEFORE (LOOKING TOWARDS DOWNTOWN)

Making use of what already exists on North Columbia Street, the lower-left illustration shows what the corridor would look like with the addition of banners to its many utility poles. These banners are the same as those placed throughout the downtown area. The use of signage not only adds a splash of color to the corridor, but it also informs people that they have reached Milledgeville.

The most challenging aspect of the corridor is the steep hill that runs alongside it. But rather than working against the existing landscape, the more cost-effective solution would be to work with it. The hill is a great place to apply signage. Signage can be achieved through spray painting, plantings, or even stone. Messages of greetings, or simply “Milledgeville” can be laid out for people to read, as seen in the rendering below. This would make for a unique city gateway, one that would leave a positive impression on visitors.



AFTER (WITH BANNERS)



AFTER (WITH "MILLEDGEVILLE" INSTALLATION)

DOWNTOWN PROJECTS

Milledgeville's downtown is lively and quaint. The city's age and history add a great deal to the character of the downtown area. Nevertheless, new renovations to existing structures can help to enhance the beauty of downtown Milledgeville.



CITY HALL RENOVATION

City Hall is a beautiful building that emulates classical architectural style, with its four strong Doric columns. With some minor embellishments to its facade, City Hall could truly stand out as the iconic building it is.



AFTER

Renovations should begin by giving City Hall a fresh coat of paint, along with making necessary improvements to its structural foundation. A next step could be painting the "Milledgeville: Capitals, Columns & Culture" logo above the double doors on the right side of the building. This can be quickly accomplished with a stencil and spray paint. It is an easy and affordable way to take advantage of the open space that lies above the right entrance.



BEFORE

Another addition to the building front could be large banners, which can add a nice pop of color. Also, it would be a great way to advertise events that may be taking place in the city. A nice final touch would be the addition of a clock at the top of City Hall.

THE TUNNEL ON SOUTH WAYNE STREET

Between Bayne's Army Store and Harrold's Formal Wear lies a pedestrian corridor that connects downtown parking to downtown businesses. Its inside is quite plain except for the colorful "Milledgeville Stories" tiles that spread across one of its walls. Nicknamed "The Tunnel," this corridor could be designed to become an enjoyable passageway for downtown visitors.



BEFORE



AFTER (WITH PAINTED NAME)

Quick changes to the tunnel can be accomplished with just paint, as seen in the rendering above. An example of a more extensive redesign is shown in the rendering to the right. This design treats the entrance as a storefront and calls for the installation of an awning, on which "The Tunnel" and "To Downtown Parking" can be written. To the side of the entrance are two light fixtures to help illuminate the space at night. The doorframe is decorated with colorful tiles, which is meant to reflect the tiled artwork inside. Also, to truly make this space unique, the pavement in front can be changed to brick, something that will stand out against the concrete sidewalks.



"MILLEDGEVILLE STORIES" TILES INSIDE TUNNEL

The tiled artwork is a nice, playful and unique installation in the tunnel. It should remain there and be used to inspire renovations to the space.



AFTER (WITH AWNING, LIGHT FIXTURES AND TILES)

THE TUNNEL ON SOUTH WAYNE STREET



DESIGN AND RENDERING BY KRISTI KORNGOLD



DESIGN AND RENDERING BY KRISTI KORNGOLD

The renderings on this page and the next are contributions of Kristi Korngold, also a Renaissance Fellow. In each design she explored different options for lighting, drainage and wall decor. Korngold also used the tiled artwork as inspiration to incorporate mosaic tiles into each design.

DESIGN 1:

With seafoam-colored walls and mosaic tiles of blues and greens, this design generates a sense of calmness as one walks through it. The light colors help to brighten the space as well. The wall without the tiled artwork is also taken advantage of as a space to name the corridor. Drains in the ground help to prevent sitting water when it rains. The light fixtures help to make the tunnel feel as though it is an indoor space by giving it a touch of warmth and comfort.

DESIGN 2:

This design also uses the seafoam-colored walls. The wall without the tiled artwork has Milledgeville's slogan "Capitals, Columns & Culture" written out, which can be done with just a stencil and spray paint. A mosaic design is applied on the ground, which also includes drains. The ceiling has recessed lights, which will hopefully reduce opportunities for vandalism. A light-colored paint is applied to the ceiling, making the space appear brighter.

THE TUNNEL ON SOUTH WAYNE STREET

DESIGN 3:

This design explores a cool analogous color scheme of blues and purples. Like the other designs, it has drains installed in the ground. Again, recessed lighting is illustrated as an option for lighting in the tunnel. In this design, the mosaic tiles are applied to the wall opposite the tiled artwork. Using glossy tiles will allow light to reflect on the wall, giving it a shimmering effect.



DESIGN AND RENDERING BY KRISTI KORNGOLD

DESIGN 4:

Similar to Design 3, this design also illustrates how the tunnel might look if mosaic tiles were to be applied on one wall. The design opportunities for mosaic tiles are endless. This rendering shows an undulating pattern, which gives the space a sense of movement. The tunnel is given a sense of thrill and excitement with the bold colors and pattern in this design.



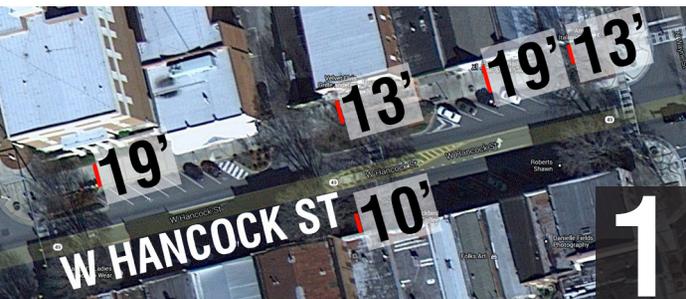
DESIGN AND RENDERING BY KRISTI KORNGOLD

SIDEWALK CAFÉS

Outdoor dining has often contributed to the success of downtown areas. It offers customers an option as to where to eat and adds to the aesthetics of outdoor spaces. As a result, these sidewalk cafés amplify the liveliness of downtown streets. The sight of people dining outside will in turn help draw more people out to the festive scene. It was the famous American urbanist, William Whyte, who deduced that people attract people.

Before the design of Milledgeville’s sidewalk cafés could take place, measurements of the sidewalks in the downtown area had to be measured and recorded.

SIDEWALKS BEING CONSIDERED



It was also important to keep in mind notes provided by **The Georgia Department of Transportation:**

- Be consistent with sidewalk location
- Enclose outdoor dining areas with railing/fencing that is at least 27 inches tall
- Pedestrian travel ways should be at least 3 feet wide to accommodate wheelchairs (4 feet is preferable, but 5 or more feet is ideal)
- Minimum width for sidewalk on a local street is 5 feet, though 6 feet is desirable
- If sidewalk is <5 feet, provide passing areas of at least 5 feet by 5 feet every 200 feet of path

THE RECOMMENDED MINIMUM WIDTH FOR SIDEWALK CAFÉS IS 3'

SIDEWALK CAFÉS

PULLING INSPIRATION FROM EXISTING SIDEWALK CAFÉS

Sidewalk cafés are often situated right beside the building front. They can do a lot to increase the appeal of a restaurant through the use of colorful furniture, such as chairs, tables and umbrellas. Plants are another effective way to bring life to store-fronts with their many colors, textures and even scents.

One can also get creative with the barrier between dining space and cleared sidewalk. There are many options as to how this can be achieved: iron railing, planters, rope, etc.

The renderings on the following pages explore some different possibilities for Milledgeville's downtown sidewalks.



<http://www.bringfido.com/restaurant/1247/>



<http://artusibar.com>



<http://sfbetterstreets2.sfplanning.org/wp-content/uploads/2012/04/outdoor-cafe-restaurant-seating.jpg>



<http://denver.sheratoneplanner.com/Supplier-Files/322/Dining/05.jpg>

SIDEWALK CAFÉS



BEFORE

The sidewalk on West Hancock Street, which runs alongside restaurants such as The Brick, Asian Bistro & Grill and Buffington's Burger Lounge, posed the greatest challenge for sidewalk cafés. This strip of downtown consists of many restaurants and a sidewalk width of 10 feet. With every foot gained for outdoor dining, a foot is lost of the pedestrian pathway. Because downtowns are areas of high foot-traffic, it is critical to maintain wide sidewalks for the many people walking around. Therefore, a healthy balance between sufficient dining space and walking space had to be determined for sidewalk cafés.

Proposed changes:

- Reserve the first 4 feet of the sidewalk from storefronts for outside dining
- Reserve the outer 6 feet for pedestrian foot-traffic



AFTER (USING BLUE PAINT)

Because extensive sidewalk cafés would be a new implementation in the downtown area, an easy and inexpensive way to ease into that transition would be using paint to define outdoor dining spaces.

SIDEWALK CAFÉS

The top rendering depicts sidewalk cafés delineated by a change in pavement, allowing for easy set up and breakdown of tables and chairs. It also opens up the entire sidewalk for pedestrians when restaurants are not open. And by keeping the pavement in front of doorways the same as the concrete sidewalk, it informs the eye of where store entries are located.

Two more options are shown below. The bottom left image shows how sidewalk cafés can be roped off. The bottom right shows the use of planters to separate dining space from the open sidewalk. Both are removable barriers, allowing the entire sidewalk to be used as the pedestrian pathway during hours when sidewalk cafés are not open. It also makes the space outside flexible and adaptable should businesses change their need for outdoor seating.



AFTER (USING A CHANGE IN PAVEMENT)



AFTER (USING ROPE)



AFTER (USING PORTABLE PLANTERS)

SIDEWALK CAFÉS



BEFORE



AFTER (USING BLUE PAINT)

Other sidewalks in the downtown area will allow for wider sidewalk cafés and pedestrian pathways. For example, the sidewalks along West Hancock Street near Amici Italian Café range from 13 feet to 19 feet in width. The two renderings below show what this sidewalk might look like with the implementation of sidewalk cafés. The image in the lower left shows the use of blue paint, whereas the one on the right illustrates a change in pavement that defines the space reserved for outdoor dining.

Proposed changes:

- reserve the first 6 feet of the sidewalk from storefronts for outside dining
- reserve the outer 7 or 13 feet for pedestrian foot-traffic



AFTER (WITH A CHANGE IN PAVEMENT)

DOWNTOWN PARKING

As downtown Milledgeville continues to grow, the demand for downtown parking will increase. Finding places to construct parking in downtown areas calls for creative solutions.



The building shown to the left currently houses the Main Street Downtown Development Authority. It will soon become vacant once its current users transfer to another, nearby location.

Due to the building's structural liabilities, it has been suggested that it be demolished in order to construct a parking lot. Although this would alleviate some of the pressure for additional parking, it comes at the cost of an attractive building facade.

Various parking designs were considered and it was found that the maximum number of parking spaces that could be accomplished is 22. Such a parking lot would have absolutely no vegetation and no curb appeal.

Having a strong, continuous line of store-fronts is favorable and a key characteristic of successful downtowns. So it is strongly suggested to preserve the face, if not the entirety, of this building.

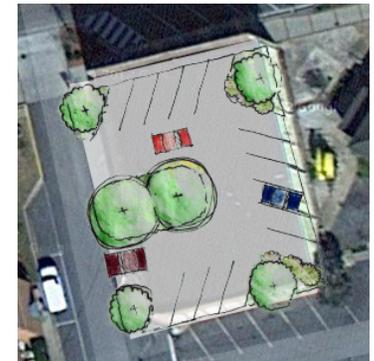
These eight parking designs explored various schematic layouts that yielded between 12 to 22 parking spaces. The different designs vary in parking orientation and the amount of vegetation incorporated into the parking lot.



12 SPACES



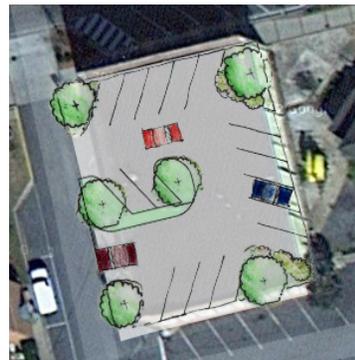
14 SPACES



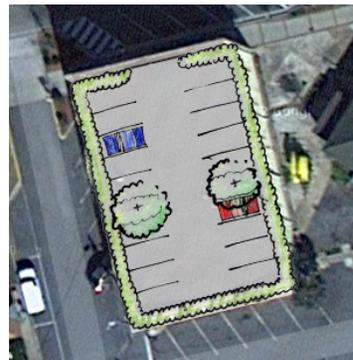
15 SPACES



17 SPACES



17 SPACES



18 SPACES



20 SPACES



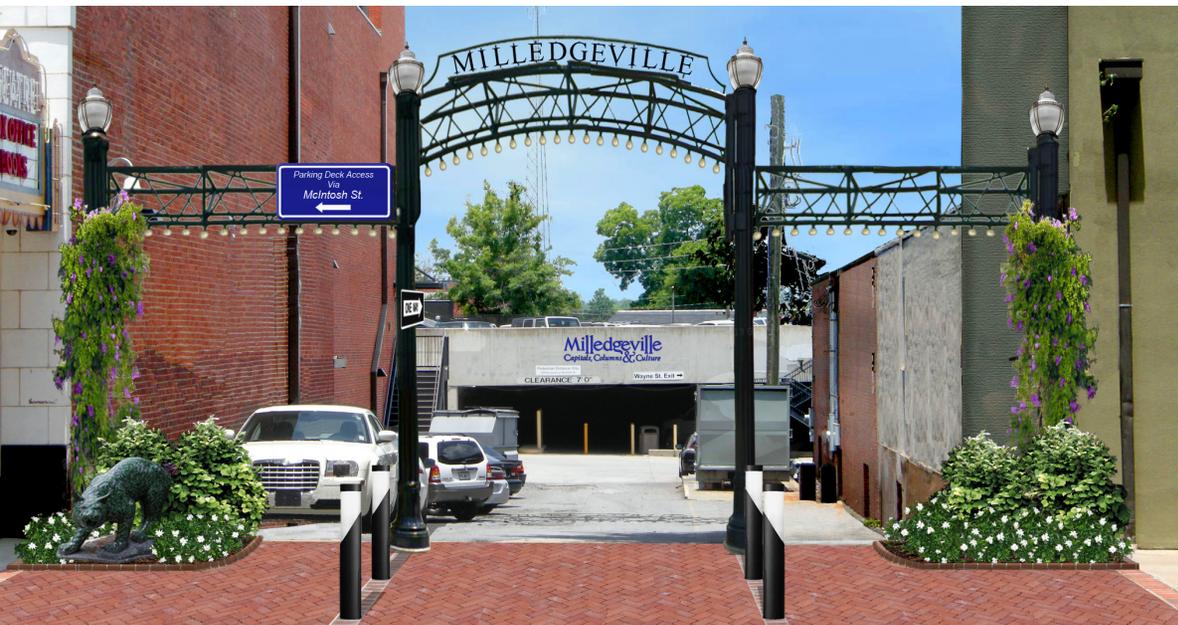
22 SPACES

HANCOCK ALLEYWAY

Between Box Office Books and Digital Bridges sits an alleyway that leads to parking behind the shops of Hancock Street. Because it faces a major street, it has great potential of being a priceless visual asset to Downtown Milledgeville.



BEFORE



AFTER

This one-way alleyway leads to parking behind a line of shops on Hancock Street. It also has a few of its own parking spaces. Within the alleyway are two large Dumpsters that need to be accessible to sanitation trucks, a bike rack and a communal mail box.

The alleyway's entrance currently has two trees, one flanked on either side inside a raised planting bed. The tree next to Digital Bridges is growing into the foundation of the building, therefore must be removed. On the other side sits a young crape myrtle. Because it is not advisable to plant trees so close to buildings, a new design is proposed that will eliminate such a threat to the buildings' foundation as well as maximize the aesthetic potential of the space.

The design calls for the removal of the two trees, the bollards and the metal sign directing people to the parking deck. An archway made of iron is proposed for the entrance space, one that includes lighting and "Milledgeville" written out on top. Signs are incorporated into the archway to replace the existing sign.

To soften the corners of the buildings, a vine, such as American wisteria, should climb the outer posts. Surrounding the vines would be shrubs, such as dwarf Fothergilla, with a low-flowering plant, such as dwarf Gardenia. The planting beds are also an opportune place for an additional Georgia College State University bobcat statue, which can be found throughout Milledgeville.



BOBCAT STATUE AT THE CORNER OF HANCOCK AND LIBERTY STREET

HANCOCK ALLEYWAY

The design also includes the installation of a herringbone brick pattern for the sidewalk in front of the alleyway. The change in pavement will mark this space as being special and attract people's eyes towards it. The four proposed lighted bollards will help separate cars from pedestrians and add nice nighttime lighting.

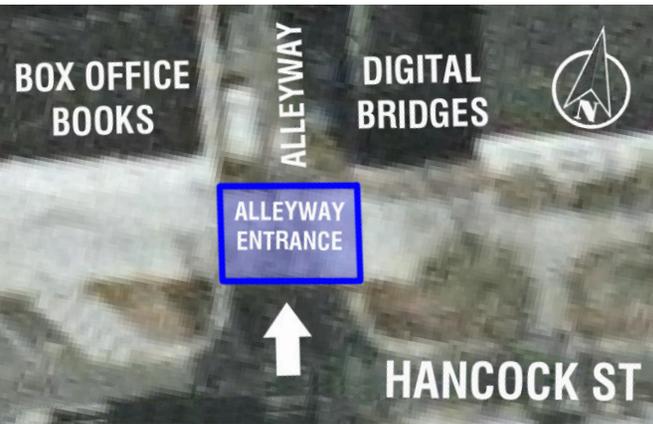
Additional lighting is provided by lights at the top of each post. Small bulbs lined along the archway will also provide soft lighting at night. Moreover, the Milledgeville logo should be painted on the outer wall of the parking deck. To make it visible both during the day and at night, lighting should be installed.



AFTER (AT NIGHT)

HANCOCK ALLEYWAY

PHASE I: OUTER LIGHT POSTS, BOBCAT & PLANTING PLAN



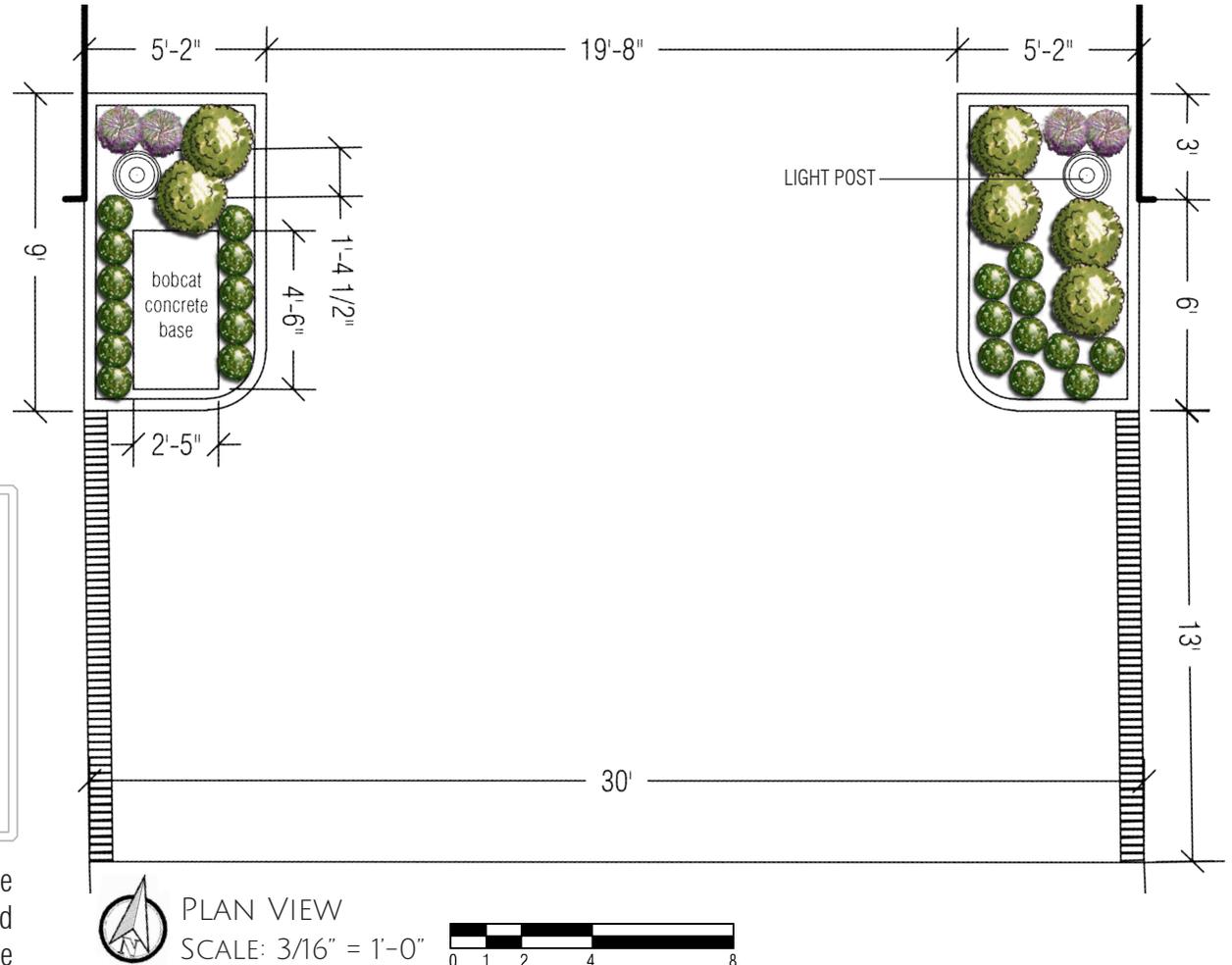
SITE LOCATION MAP

LEGEND:

-  *Fothergilla gardenii*
DWARF FOTHERGILLA
-  *Gardenia jasminoides 'Radicans'*
DWARF GARDENIA
-  *Wisteria frutescens*
AMERICAN WISTERIA

The implementation of this alleyway entrance can be broken down into three phases. The first phase would consist of installing the two outer light posts and the planting beds.

The plants in this design, American wisteria, dwarf Fothergilla and dwarf Gardenia, were selected because of their compatibility in soil and light requirements.



DWARF FOTHERGILLA



DWARF GARDENIA

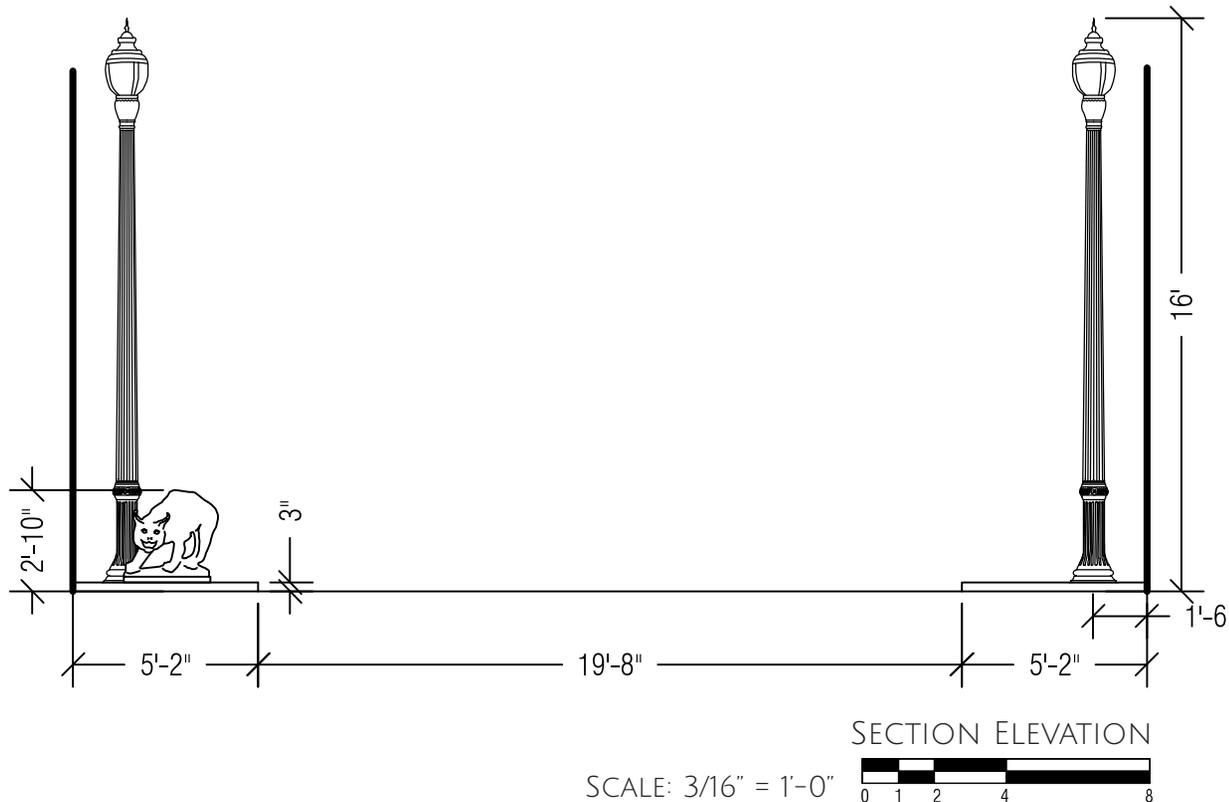


AMERICAN WISTERIA

*Plant images provided by sources found through Google.com search engine

HANCOCK ALLEYWAY

PHASE I: OUTER LIGHT POSTS, BOBCCAT & PLANTING PLAN



Vegetation is not included in the section elevation in order to ensure clarity of the other elements of the design.

In this design, the planting bed is proposed to be the height of one row of bricks. However, there is flexibility in this aspect. It should be taken into consideration that taller planting beds will offer plants greater protection from foot traffic.

Additionally, because the suggested plants can handle a moist environment, water can be directed to these planting beds from the adjacent buildings' water gutters to promote infiltration. The soil must have good drainage for the plants to withstand having water diverted into the planting bed.

PLANT ATTRIBUTES

Botanical Name COMMON NAME	Native	Height Spread	Form	Texture	Exposure	Soil Conditions	Ornamental Fruit/Flower	Fall Color	Pest/Disease Problems	Additional Remarks
<i>Fothergilla gardenii</i> DWARF FOTHERGILLA	Y	4-6' 3-5'	oval to broadly oval	medium	full sun to moderate shade	moist, well- drained, slightly acidic	white flowers in early April	brilliant red, reddish- orange	-	med. slow growth rate, found in coastal plains of SE, flower for 7- 10 days
<i>Gardenia jasminoides</i> 'Radicans' DWARF GARDENIA	N	12-18" 2-4'	horizontal spreading/low branching	medium fine	filtered shade (tolerates full sun when soil conditions are met), sensitive to poor drainage	moist, porous, acid soil	May & June (few last to Sept.)	-	leaf-eating insects	med. slow growth rate, only good for 8-10 years, good foreground plant for detail design
<i>Wisteria frutescens</i> AMERICAN WISTERIA	Y	indeterminate	twining vine	medium	full sun to light shade	slightly moist to moist and well- drained	slightly fragrant light lavender flowers that bloom mid-April to early May & sporadically throughout summer	-	-	med. slow growth rate, native to coastal plains of SE, found in woodland edges, good for fences & arbors

HANCOCK ALLEYWAY

PHASE II: BRICK PAVERS & BOLLARDS

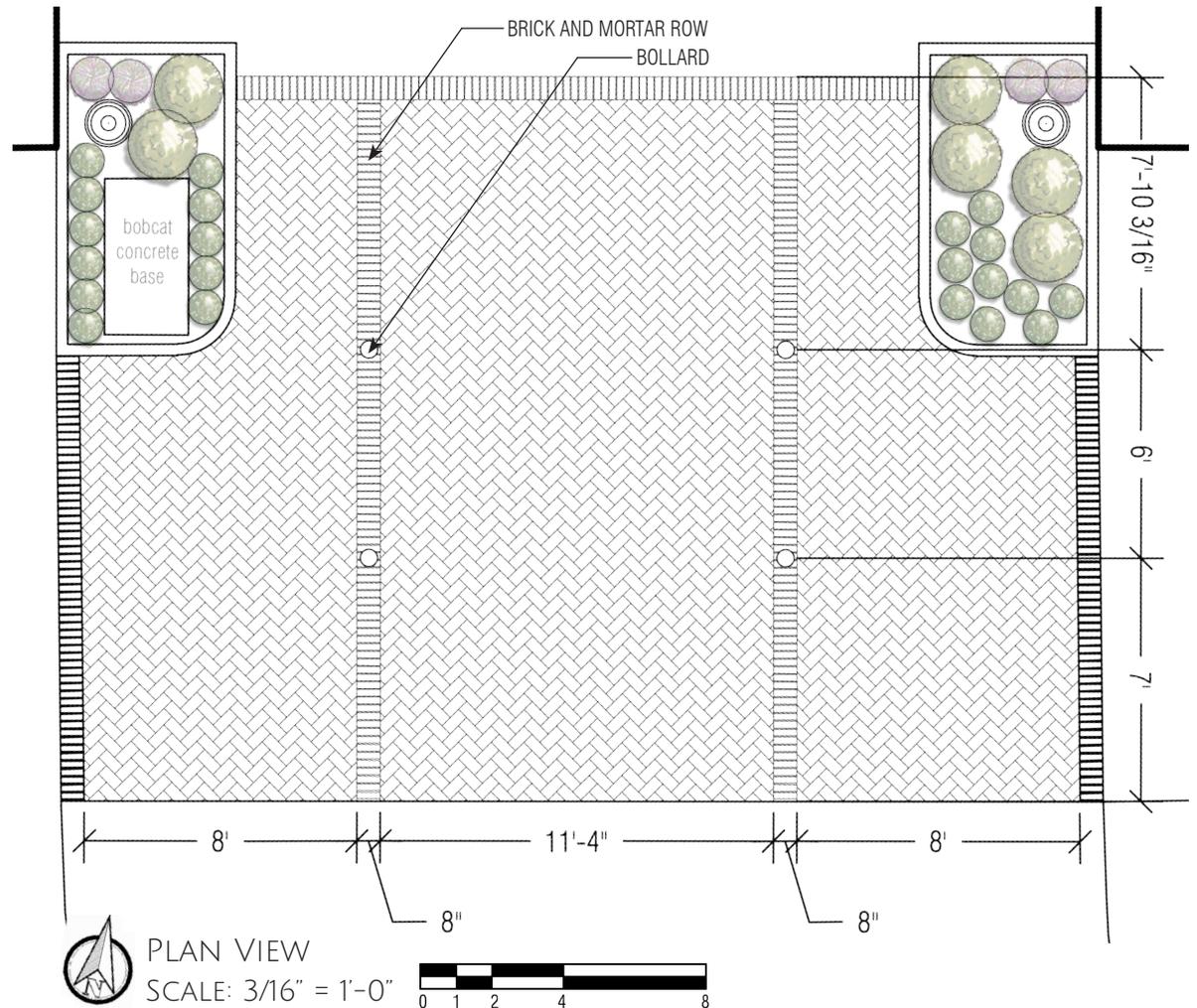


HERRINGBONE BRICK PATTERN

The next phase would be applying brick pavers to the sidewalk and adding four bollards. The herringbone pattern was selected for this site because it is the most structurally sound way to lay brick pavers. Therefore, it will be able to withstand the weight of cars driving into the alleyway.

The brick pavers will define the space while staying true to the character of Milledgeville, since brick is commonly seen in the city's architecture and hardscapes.

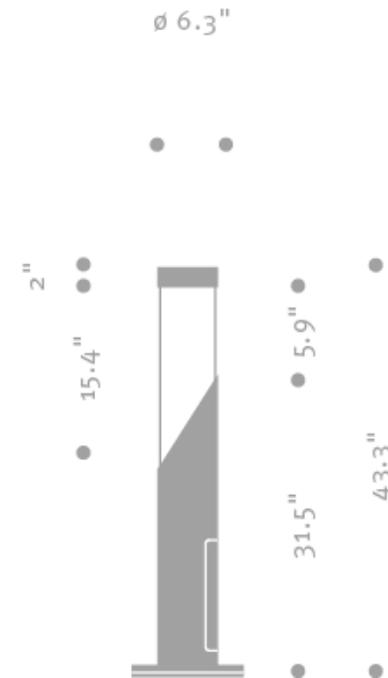
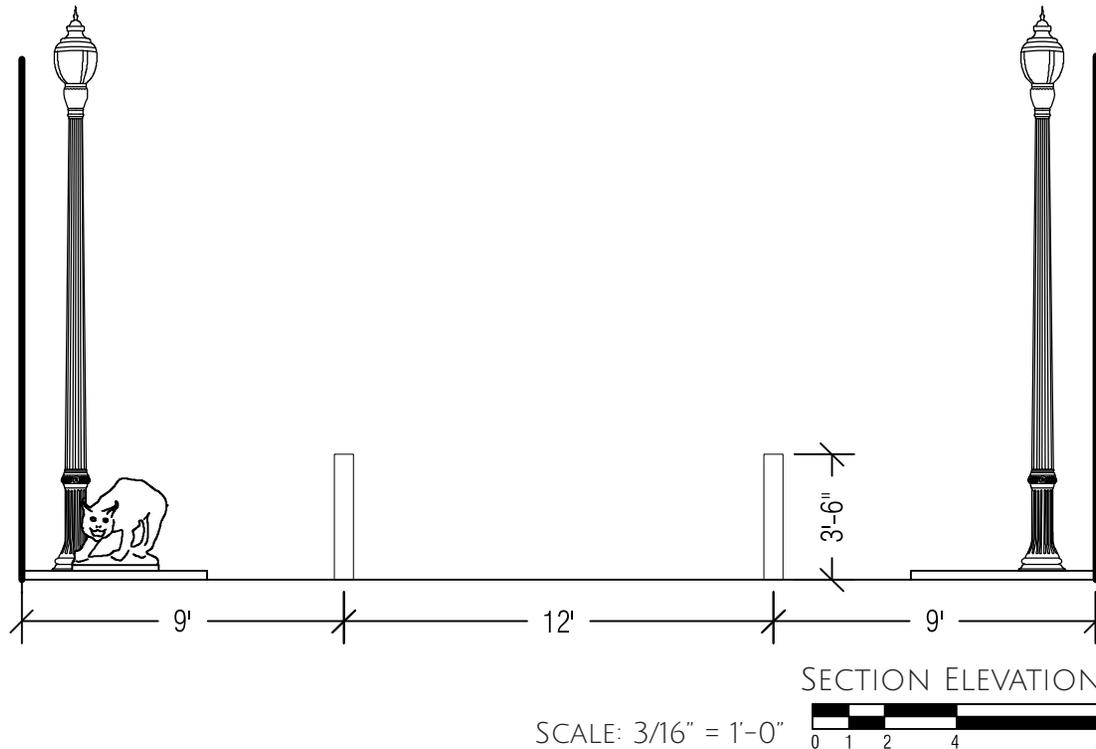
When laying brick, it is possible to do so with or without mortar. In this design, the brick and mortar rows are repeated in order to preserve the rhythm created by its repetition in the downtown sidewalks.



As for the brick in the herringbone pattern, it would be ideal if it was laid without mortar. Doing so will result in a permeable surface in which water will be able to travel through, down into the soil below. This is a more sustainable design that will help to reduce runoff.

HANCOCK ALLEYWAY

PHASE II: BRICK PAVERS & BOLLARDS



www.hessamerica.com/Products/Lighting/Illuminating_Bollard/SIERRA/

SIERRA BOLLARD

"Pure in form yet bold in statement, Sierra provides a striking appearance, day or night. The translucent matte acrylic lens diffuses light uniformly along its length through direct and indirect reflector elements. The extruded aluminum body features a diagonal transition to the lens. Standard colors; matte silver grey metallic or graphite grey. Special colors available."

- HessAmerica Lighting

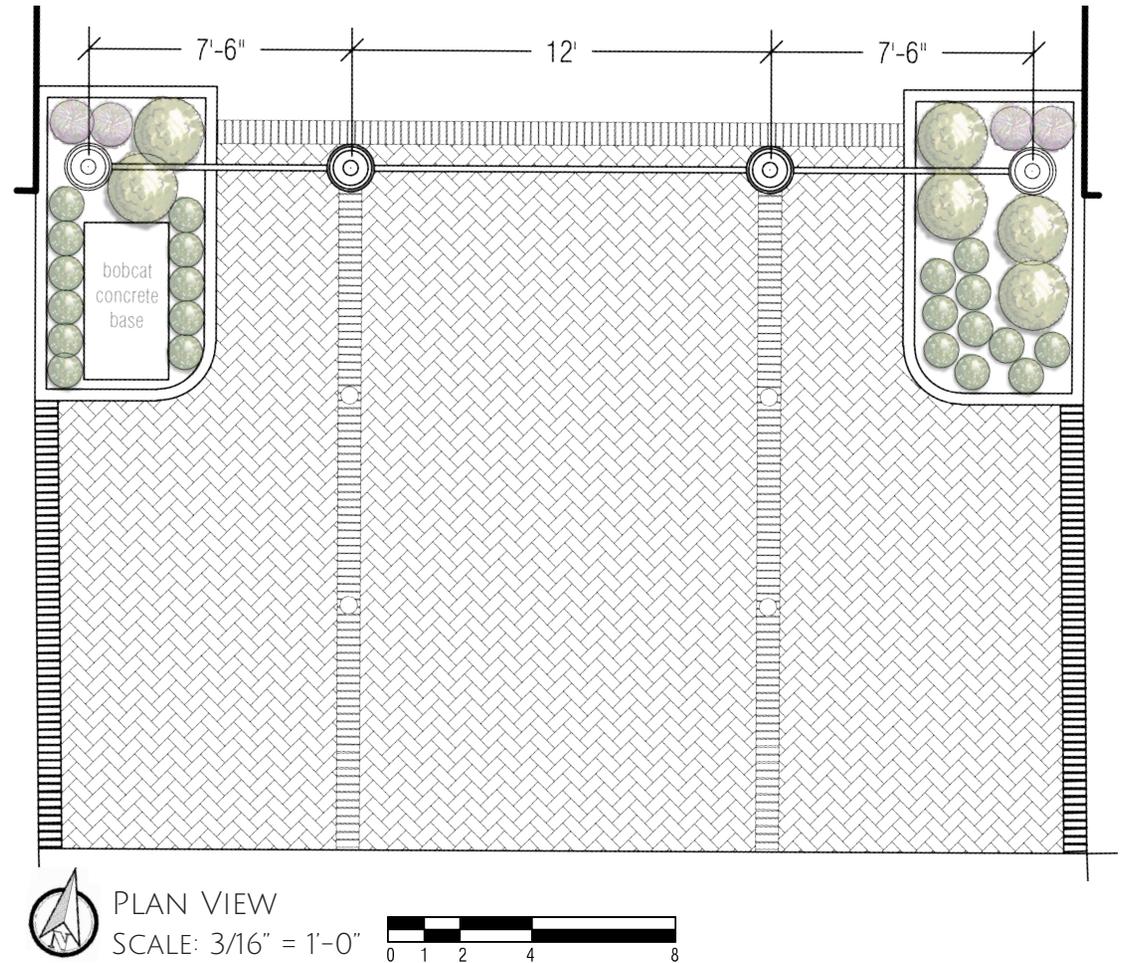
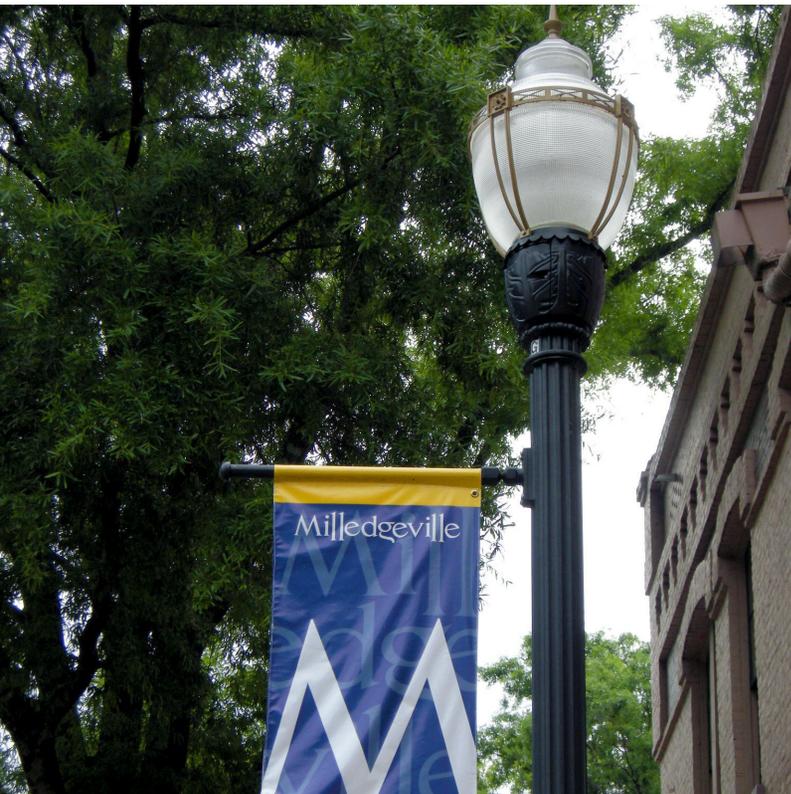
The four proposed lighted bollards will help to mark the vehicular entrance. This will increase pedestrian safety and add a nice aesthetic touch to the overall design. The bollard suggested in this design was chosen from a selection of lighted bollards provided by HessAmerica Lighting. This is just one model that could be used for this alleyway entrance. Lighted bollards are preferred because of their contribution to nighttime lighting.

HANCOCK ALLEYWAY

PHASE III: ADDITIONAL LIGHT POSTS & IRONWORK

The final phase of the alleyway entrance would be the addition of two more light posts and ironwork between each post that would make up the archway.

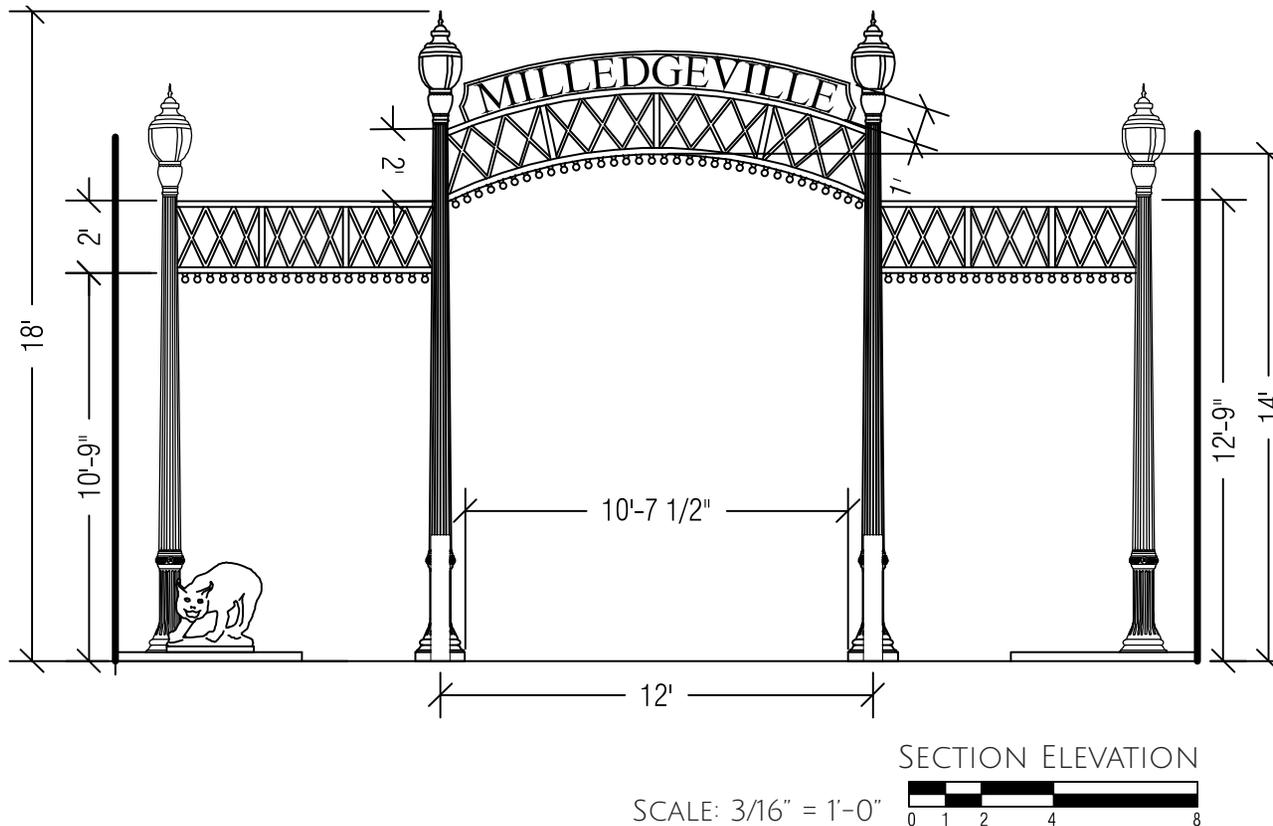
The two inner light posts are suggested to be situated 12 feet apart, from the center of their bases. The reason for this is to allow for a minimum of 10 feet for cars to pass through. Of particular concern are the sanitation trucks that need to be able to access the Dumpsters located within the alleyway.



The style of the light posts should be the same as others seen in downtown Milledgeville. This should be done to maintain an aesthetic unity throughout the downtown area.

HANCOCK ALLEYWAY

PHASE III: ADDITIONAL LIGHT POSTS & IRONWORK



INSPIRATION



COLUMBIA, OHIO

<http://www.tysto.com/articles05/q4/columbus.shtml>

EXAMPLES OF IRONWORK



http://superiorplatform.com/art-for-home/wrought_iron/wrought-iron.htm



http://www.flickr.com/photos/the_justified_sinner/7524543978/

The height of the arch is suggested to be 14 feet tall. This height must accommodate sanitation trucks. The other heights are suggestions that will allow the archway to have a large visual impact while remaining at a comfortable human scale for those walking around the downtown area.

The ironwork illustrated in the arch is a simply criss-cross pattern. However, ironwork is a craft within itself and can be extremely intricate and ornate. The above design should not limit Milledgeville's imagination as to what can be designed in the archway. Though it should also be noted that more complex designs will come at a greater cost.

VEGETATIVE BEAUTIFICATION

Plants help to liven up downtowns. The variety of colors, textures, and fragrances plants contribute do much to add vibrancy to downtown areas. Plants can also be a wonderful complement to architectural structures, whether it is by accentuating their forms or by softening their rough edges. The addition of vegetation in downtowns bring literal life in the area, which helps attract people to the space.

The part of Hancock Street that runs through downtown Milledgeville includes medians that run between the two lanes of traffic. Currently, these medians consist of nothing more than the poured concrete they are made of. While their purpose is purely functional, they present an opportunity to add to the beauty of downtown Milledgeville.

The width of these street medians is sufficient for small trees. The suggested tree for this project is the crape myrtle. The reason for this is that it is a fairly hardy

tree and is the most commonly Department of Transportation-approved tree for street medians. It also has many colorful blooms in the summer and great fall color as well.

Below are renderings that depict what downtown Milledgeville might look like with the addition of crape myrtles. Although these images portray grass as the plant material beneath the trees, it is feasible as well to grow other larger grasses or shrubs below the trees.



BEFORE



AFTER (WITH CRAPE MYRTLES)

VEGETATIVE BEAUTIFICATION

Similar opportunities exist in areas outside of downtown Milledgeville. Medians, such as the one shown to the right, contribute little to the visual appeal of the city. Such spaces can be vegetated and still serve its original purpose.

With the use of plants, such as ornamental grasses and wildflowers, little maintenance would be required. Vegetating these medians would allow them to absorb water through infiltration, reducing runoff.



BEFORE

The rendering to the right shows what one of these vegetated medians might look like. This triangular median is located at the intersection of Vinson Highway and South Elbert Street. It is shown with Miscanthus grass, muhly grass and purple coneflowers.



AFTER

VEGETATIVE BEAUTIFICATION



EXISTING PLANTING BEDS WITH CRUSHED BRICK

Large planting beds run alongside the downtown sidewalks. Some have little more than crushed brick beneath the shade trees. Research for plants that would do well in this kind of environment began with looking at the soil and existing plants.

Conditions considered:

- Georgia red clay soil has a lower pH, making it acidic
- Clay holds onto water
- Clay has good cation exchange capacity
- Crushed brick can have limiting effects on growth due to high levels of salt

Existing plants: Indian hawthorn, glossy Abelia and dwarf Gardenia

What do these plants have in common?

All of these plants do well in both sun and shade, thrive in well-drained, somewhat acidic soil, and are considered salt-tolerant.

SUGGESTED PLANTS FOR GROUNDCOVER IN ALPHABETICAL ORDER

Carpet bugleweed (<i>Ajuga reptans</i>)	Gumpo Azalea (<i>Azalea 'Gumpo'</i>)	Wintercreeper (<i>Euonymus fortunei</i>)
		
<p>This fast-growing herbaceous perennial enjoys both sun and shade, but does best in moderate shade. Its bluish-purple flowers bloom in late March to mid-April. Soil should be moist, well-drained and loose. It spreads by above-ground stolons and is easy to grow and transplant. It is good for detail design, rock gardens and between stepping stones.</p> <p>Be wary that its leaves have a slight narcotic effect and that it has no tolerance for foot traffic.</p>	<p>This slow-growing deciduous shrub does well in sun and shade, but performs best in filtered sun. Its pink flowers bloom in late spring. This azalea is salt-spray tolerant, which makes it suitable for more acidic soils.</p> <p>Water weekly and more often in extreme heat.</p>	<p>This hardy evergreen vine starts out slow in growth, but then speeds up with age. It does well in sun and shade and requires fertile, moist soil with high organic matter. It climbs by aerial rootlets and is salt-spray tolerant, making it suitable for more acidic soils.</p> <p>This vine can show erratic behavior and mutates easily. It can be low maintenance, unless you want to keep it low. It is a better ground cover in Zone 6, and is considered invasive in the South.</p>

All of the suggested plants are similar to the existing plants in their growing conditions and tolerance. The plant chart on this page and the next provide some basic details about each. The bold, blue text in the chart lists characteristics to be wary of, such as a plant's invasiveness in this particular region's hardiness zone, 7b.

The plants with the most qualifying characteristics for these planting beds are the following: *Gumpo Azalea*, *Algerian ivy*, *English ivy*, *Asian jasmine*, *greater periwinkle*, and *common periwinkle*

**All images included in the plant chart were provided by sources found through Google.com search engine*

VEGETATIVE BEAUTIFICATION

Algerian ivy (<i>Hedera canariensis</i>)	English ivy (<i>Hedera helix</i>)	Liriope (<i>Liriope muscari</i> , <i>L. spicata</i>)	Japanese honeysuckle (<i>Lonicera japonica</i>)	Virginia creeper (<i>Parthenocissus quinquefolia</i>)
				
<p>This evergreen vine starts out slow in growth, but then speeds up with age. It does well in light to heavy shade, and does best in moderate shade. It requires moist, well-drained soil and is salt-tolerant, making it suitable for more acidic soils. It spreads by aerial rootlets, and once its roots are established, it can help with erosion control. It is easy and inexpensive to establish. It is suggested that these be grown within a confined space.</p>	<p>This hardy evergreen vine will have a slow growth rate for the first 3-5 years, but speeds up with time. It does well in sun and shade and needs well-drained soils. It is slightly salt-spray tolerant, which makes it suitable for more acidic soils. Its whitish flowers are often hidden amongst the foliage. This plant spreads by aerial rootlets and can grow by cutting pieces of stem and burying it a few inches below soil. It will potentially climb trees, and is considered invasive in the South.</p>	<p>This medium-growing evergreen does well in sun and shade, but prefers some shade. It has purplish flowers around August, is good for erosion control and is not bothered by deer. For <i>L. muscari</i>, prune before the 1st of February every other year, <i>L. spicata</i> is an aggressive spreader and will spread out to form a dense mat of vegetation. It is considered invasive in the South.</p>	<p>This semi-evergreen vine is a good groundcover for dry sites. It does well in sun and shade and requires well-drained soils. It is also drought-tolerant. It can climb a tree by twining and can grow as much as 20-30 feet per year. It produces white-yellowish flowers in late April to early May and black berries that are food for birds. It is used more often in the West as ground cover and is considered invasive in the South.</p>	<p>This fast-growing deciduous vine does well in sun and shade and requires medium moisture and well-drained soils. Its salt tolerance makes it suitable for more acidic soils. It usually grows in unmaintained sites, is tolerant of most conditions once established, and is good for erosion control. New growth is reddish, and its leaves turn burgundy red to yellowish-orange in the fall. Its dark blue seeds are harvested by birds. It is used as a groundcover more often in the North. Also, poison ivy often grows nearby.</p>
<p>Creeping thyme (<i>Thymus</i> spp.)</p>	<p>Asian jasmine (<i>Trachelospermum asiaticum</i>)</p>	<p>Confederate jasmine (<i>Trachelospermum jasminoides</i>)</p>	<p>Greater periwinkle (<i>Vinca major</i>)</p>	<p>Common periwinkle (<i>Vinca minor</i>)</p>
				
<p>This herb grows well between cracks, in dry sites and in full sun. Its flowers bloom in late spring/early summer, attracting bees, butterflies and birds. It also has fragrant leaves. It is drought-tolerant and poor-soil tolerant, making it suitable for xeriscaping. It also tolerates air pollution. Soil is suggested to be dry to medium moist. Loose, sandy/rocky soils with excellent drainage are best. Cut back stems to maintain appearance. It is also susceptible to root rot in moist soils.</p>	<p>This fast-growing hardy evergreen vine does well in sun and shade, and requires moist, well-drained soils. It is drought- and salt- tolerant, making it suitable for more acidic soils. It has fragrant, creamy white flowers in late spring. In the winter, its leaves turn a purplish-red when exposed to sun. This is probably the most common ground cover in the South. It climbs by twining and will flower when it climbs. Be wary that this plant is possibly toxic.</p>	<p>This fast-growing hardy evergreen vine does well in sun and shade. It requires moist, well-drained soil and is salt-tolerant, making it suitable for more acidic soils. It can climb by twining, and has fragrant, creamy white flowers in late April to early May. It may be better for walls and trellises, and is possibly toxic.</p>	<p>This fast-growing hardy evergreen vine does well in sun and shade, but does best in light shade. It requires loose, cool, moist, and well-drained soils. Once established, it is drought-tolerant. It has bluish-purple flowers in late February to late March and tends to be more open and loose than <i>V. minor</i>. It is very tolerant of soil conditions and requires little maintenance. It is considered invasive in the South.</p>	<p>This medium fast-growing hardy evergreen vine does well in sun and shade. It requires loose, moist, and well-drained soils. It is drought-tolerant and not bothered by deer. Lavender flowers bloom in mid-March to mid-April. It grows by above-ground stolons and is excellent under trees. It is considered invasive in the South.</p>

MARKETPLACE FARMERS' MARKET

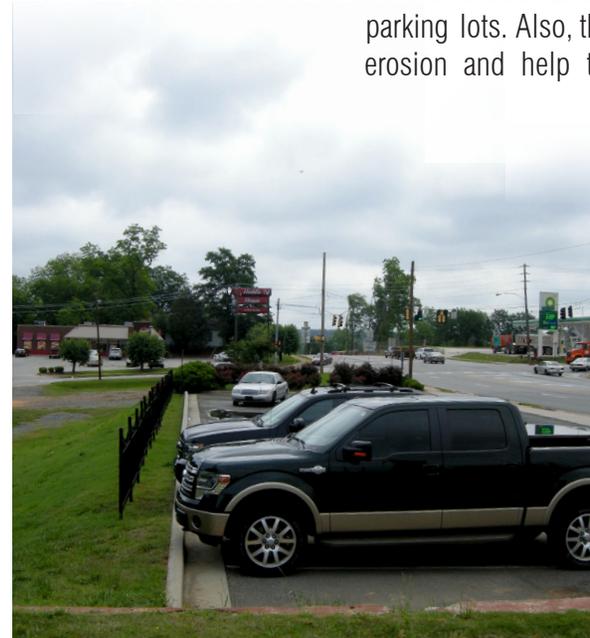
The Milledgeville Marketplace Farmers' Market is located at 222 East Hancock Street and runs from April through October, every Tuesday. It is an opportunity for local farmers and vendors to sell produce and crafted goods.



GUEST PARKING LOT

Guests of the Marketplace Farmers' Market can find parking adjacent to the market's location in a lot that accommodates 15 vehicles. The lot sits at the top of a hill by the vendors' parking, which sits at the bottom of the hill.

The hill that separates guest parking and vendor parking is an opportune location for trees. These trees would not only be an aesthetically pleasing addition to the space, but would also offer shade for cars and function as a vegetative screen between the two parking lots. Also, the tree roots would help to prevent erosion and help take up stormwater when it rains.



The steepness of the hill is not of concern in selecting a tree species. What is important is that the tree thrives in full sunlight and is tolerant of urban conditions. The renderings on the next page show the growth of river birches, should they be planted in this location. River birch is only one possible tree and is not intended to be a limiting suggestion.

EXISTING CONDITIONS, LOOKING EASTWARD

GUEST PARKING LOT

PHASE 1: PLANT RIVER BIRCH SAPLINGS



PHASE 2: 5-10 YEARS OF GROWTH



PHASE 3: MATURE GROWTH



PAVILION LANDSCAPING

A pavilion design, by Timothy Thomas, has been proposed to be constructed on the empty lot just to the right of the Chevron gas station on East Hancock Street. Once built, it will house the seasonal Milledgeville Marketplace Farmers' Market.



DESIGN AND RENDERING BY TIMOTHY THOMAS

While Mr. Thomas's design focuses primarily on the structure of the pavilion, the design of the surrounding landscape is also important.



DESIGN AND RENDERING BY KRISTI KORNGOLD

Kristi Korngold, also a Renaissance Fellow, helped to develop a realistic rendering of what the pavilion area could look like with the addition of plants.

In her design, she has proposed a line of deciduous trees on either side of the pavilion. These trees will provide shade for vendors and guests, but will not disrupt the accessibility into and out of the pavilion. By the entrance should be two ornamental, flowering trees. This will help attract people's eyes towards the pavilion as they drive or walk by.

Furthermore, including shrubs and flowering plants in the front will bring life and vibrancy to the space. This will draw people into the area.

FARMERS MARKET SIGN

A sign denoting public parking for the Marketplace Farmers' Market is situated by the adjacent sidewalk and right between the guest parking lot and the proposed pavilion. The current frame of the sign is beginning to show signs of weakness and may need to be replaced in the future.

Although the existing sign is beautiful as is, due to its lack of structural sturdiness, it may need a new frame. In keeping with the theme of classical columns, the design for this sign aims to emulate the character of the "Welcome" signs discussed earlier in this booklet. By staying with this theme, it will help to unify the aesthetics of the city.

Because the sign competes with the rather large and towering sign from the Chevron gas station, it is suggested to build a larger and more monumental frame. This proposed frame keeps with the classical architectural style and also has recessed lighting to have the sign illuminated at night.

The base of the frame also doubles as a planting bed in which edible, ornamental plants can be planted, which will reinforce the idea of the value and importance of having local farmers markets.



BEFORE



AFTER (DAYTIME)



AFTER (NIGHTTIME)

STREETSCAPE TREES

Trees help to liven up streets. They add a wonderful splash of color and help to reduce urban heat island effects. Some trees do better in urban situations than others, therefore it is wise to look into a tree's tolerance of urban conditions when choosing a tree species to incorporate into a streetscape.

The following spreadsheet includes information about all of the trees considered for the streetscape design by the Marketplace Farmers' Market. These trees were chosen due to their tolerance of urban conditions, their relatively small size, and the visual interest they would add to the streetscape. The table is organized alphabetically by the trees' botanical name.

Botanical Name COMMON NAME	Native	Height Spread	Form	Texture	Exposure	Soil Conditions	Ornamental Fruit/Flower
<i>Carpinus caroliniana</i> IRONWOOD, MUSCLEWOOD	Y	15-20' ±15'	rounded	fine	full sun to mod. shade	moist, well-drained, deep, rich, slightly acidic	N/A
<i>Cercis canadensis</i> EASTERN REDBUD	Y	20-30' 20-30'	broadly oval	med. coarse	full sun to part shade	well-drained, drought- & pH-tolerant (esp. alkaline)	rosy pink flowers (mid-March to early April)
<i>Cornus kousa</i> KOREAN DOGWOOD	N	15-25' 15-25'	rounded (more so in youth)	medium	full sun to part shade	moist, well-drained, somewhat acidic, salt-spray tolerant	edible red berries, creamy white flowers (late April - late May)
<i>Cornus mas</i> CORNELIAN CHERRY DOGWOOD	N	15-20' 15-20'	rounded, broadly oval	med. coarse	full sun to part shade	moist, well-drained	yellow flowers (March)
<i>Cotinus coggygria</i> SMOKETREE	N	10-15' 10-15'	spawling, irregular, broadly oval	med. coarse	full sun	well-drained, drought & pH-tolerant	smoky pink flowers (late April - mid/late May)
<i>Crataegus phaenopyrum</i> WASHINGTON HAWTHORN	N	25-30' 25-30'	rounded to broadly oval	medium	full sun	moist, well-drained	white, fragrant flowers (June), small red fruit
<i>Koelreuteria bipinnata</i> CHINESE FLAME TREE	N	20-30' 20-25'	broadly oval to picturesque	medium	full sun to filtered shade	porous, fertile, well-drained, pH tolerant	pink to brown fruit, yellow flowers (Aug. & June)
<i>Lagerstroemia spp.</i> CRAPE MYRTLE	N	20-25' 15-25'	upright/oval to irregular	med. fine	full sun to light shade	porous, well-drained, slightly acidic, mod. salt tolerance	multiple colors (June - Aug.)
<i>Magnolia x loebneri</i> LOEBNER MAGNOLIA	N	20-30' 15-25'	broadly oval	medium	full sun to part shade	moist, well-drained	slightly fragrant white flowers (late Feb. - early March)
<i>Malus hybrida</i> FLOWERING CRABAPPLE	N	15-30' 15-30'	broadly oval	medium	full sun	moist, well-drained, slightly acidic	edible crabapples, white/pinkish flowers (late March - early April)
<i>Ostrya virginiana</i> HOPHORNBEAM	Y	20-25' 14-17'	pyramidal (in youth), broadly oval to rounded w/age	med. fine	full sun to part shade	cool, moist, well-drained	edible fruit
<i>Parrotia persica</i> PARROTIA	N	20-30' ±20'	upright oval to broadly oval	medium	full sun to mod. shade	slightly acidic, well-drained, soil tolerant, drought tolerant	burgundy flowers (March)
<i>Prunus campanulata</i> TAIWAN CHERRY	N	20-25' 15-20'	broadly oval	medium	full sun to part shade	well-drained	tiny, edible cherries, rosy pink flowers (late Jan. - early Feb.)
<i>Prunus cerasifera</i> 'Atropurpurea' PURPLELEAF PLUM	N	20-30' 15-25'	broadly oval	medium	full sun	moist, well-drained	smokey white/pink flowers (early to mid-March)
<i>Prunus x 'Okame'</i> OKAME CHERRY	N	20-30' 20-30'	broadly oval	medium	full sun	moist, well-drained	smoky pink flowers (mid. to late Feb.)
<i>Prunus persica</i> FLOWERING PEACH	N	15-25' 20-30'	broadly oval to rounded	med. coarse	full sun	moist, well-drained	edible peaches, white to pink flowers (mid - late March)
<i>Prunus x yedoensis</i> YOSHINO CHERRY	N	20-30' 20-30'	broadly oval	medium	full sun to part shade	moist, well-drained, slightly acidic	smoky-pinkish-white flowers (mid - late March)
<i>Sassafras albidum</i> COMMON SASSAFRAS	Y	30-40' 20-30'	upright oval, graceful branching	med. coarse	full sun to part shade	moist, well-drained, drought-tolerant	edible bluish fruit (birds like), greenish-yellow flowers (March)
<i>Viburnum rufidulum</i> SOUTHERN BLACK HAW	Y	20-25' 15-20'	broadly oval	med. coarse	full sun to part shade	well-drained	white flowers (April - May), edible fruit (Sept./Oct.)

STREETSCAPE TREES

It is always preferable to use native species within a landscape. Nevertheless, non-native species can be a pleasant addition to a landscape's plant palette. When using non-native species, it is critical that they are not considered invasive. The use of non-native invasive plants can threaten native plants, and are not conducive to a sustainable landscape.

Ornamental Bark	Fall Color	Pest/Disease Problems	Additional Remarks
muscular, smooth bark, multi-trunked	brown to yellow	N/A	slow growth rate, has surface roots w/age, good for small spaces
-	yellowish	N/A	med. fast growth rate, foliage is green to wine red
exfoliating bark	orange-red	N/A	med. slow growth rate, less susceptible to disease than native dogwood
exfoliating, multi-trunked	dull purple tinge	N/A	low maintenance, tolerates clay soil & deer, used as hedge, remove root suckers to control spread
-	reddish-purple	N/A	med. growth rate, buff filaments stay after flowering
-	scarlet & orange	fire blight, fungal leaf spots, powdery mildew, cankers & apple scab	med. growth rate, air pollution-tolerant, good as hedge, flowering tree & street tree, attracts birds & butterflies, has thorns
smooth bark, multi-trunked	yellowish	some	fast growth rate, ~25 year. life span, multi-trunked, fruit keeps color when cut green (can be used as decoration)
smooth, exfoliating bark, multi-trunked	yellow, orange, red	N/A	fast growth rate, has long bloom (~100 days)
smooth, gray, often multi-trunked, some white horizontal bands	yellowish	N/A	slow growth rate, needs cool temps. to set flowers, does better up N
-	orangey-red	fire blight, leaf spot disease	fast growth rate, member of rose family (cannot handle damp soils), fruit can be made into a jelly, short-lived (20-30 yrs)
somewhat exfoliating	yellowish	few	med. growth rate, excellent for urban situations
exfoliating bark, multi-trunked	yellow, orange, red, purple	N/A	med. slow growth rate, long-lived, clean tree
horizontal bands	orange-yellowish	N/A	med. fast growth rate, short-lived (20-25 yrs)
rough appearance	-	N/A	fast growth rate, 20-30 yr. life expectancy, dark purple foliage
horizontal bands	orangey	N/A	med. fast growth rate, fairly short-lived (20-30 yrs)
-	yellowish	yes, if poorly drained	fast growth rate, weak-wooded, short-lived (20-30 yrs), member of rose family
horizontal bands	yellowish-orange	N/A	med. fast growth rate, cannot handle damp soils, short-lived (~30 yrs)
-	orange to red, sometimes reddish-purple	N/A	med. growth rate, good for road planting, foliage has spicy odor when crushed, root oil used to make Sassafras tea, flavors root beer & gumbo, wood is durable
-	reddish-purple	N/A	attracts birds & butterflies, heavy fruit production, root suckers must be removed to prevent colonial spread

After tallying up the positive attributes of each tree species, it was then determined which were the best options for this particular site. The lists below rank the trees from most suitable to least suitable.

Best native trees

1. Hophornbeam (*Ostrya virginiana*)
2. Southern black haw (*Viburnum rufidulum*)
3. Eastern redbud (*Cercis canadensis*)
4. Common Sassafras (*Sassafras albidum*)
5. Ironwood/musclewood (*Carpinus caroliniana*)

Best non-native trees

1. Korean dogwood (*Cornus kousa*)
2. Parrotia (*Parrotia persica*)
3. Crape myrtle (*Lagerstroemia spp.*)
4. Cornelian cherry dogwood (*Cornus mas*)
5. Yoshino cherry (*Prunus x yedoensis*)
6. Smoketree (*Cotinus coggygria*)
7. Loebner magnolia (*Magnolia x loebneri*)
8. Okame cherry (*Prunus x 'Okame'*)
9. Taiwan cherry (*Prunus campanulata*)
10. Purpleleaf plum (*Prunus cerasifera 'Atropurpurea'*)
11. Chinese flame tree (*Koelreuteria bipinnata*)
12. Flowering peach (*Prunus persica*)
13. Flowering crabapple (*Malus hybrida*)
14. Washington hawthorn (*Crataegus phaenopyrum*)



CONTACTS

Carl Vinson Institute of Government

University of Georgia

201 North Milledge Avenue

Athens, GA 30602

(p) 706.542.2736

(f) 706.542.9301

www.vinsoninstitute.org

Danny Bivins

Renaissance Fellows Supervisor

Carl Vinson Institute of Government

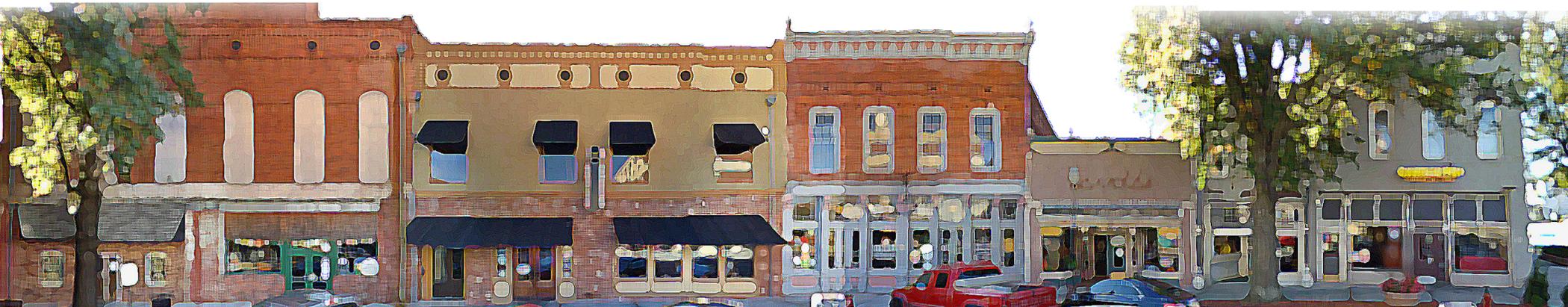
dbivins@uga.edu

Quynh Pham

Renaissance Fellow

College of Environment & Design

quynhp@uga.edu



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