



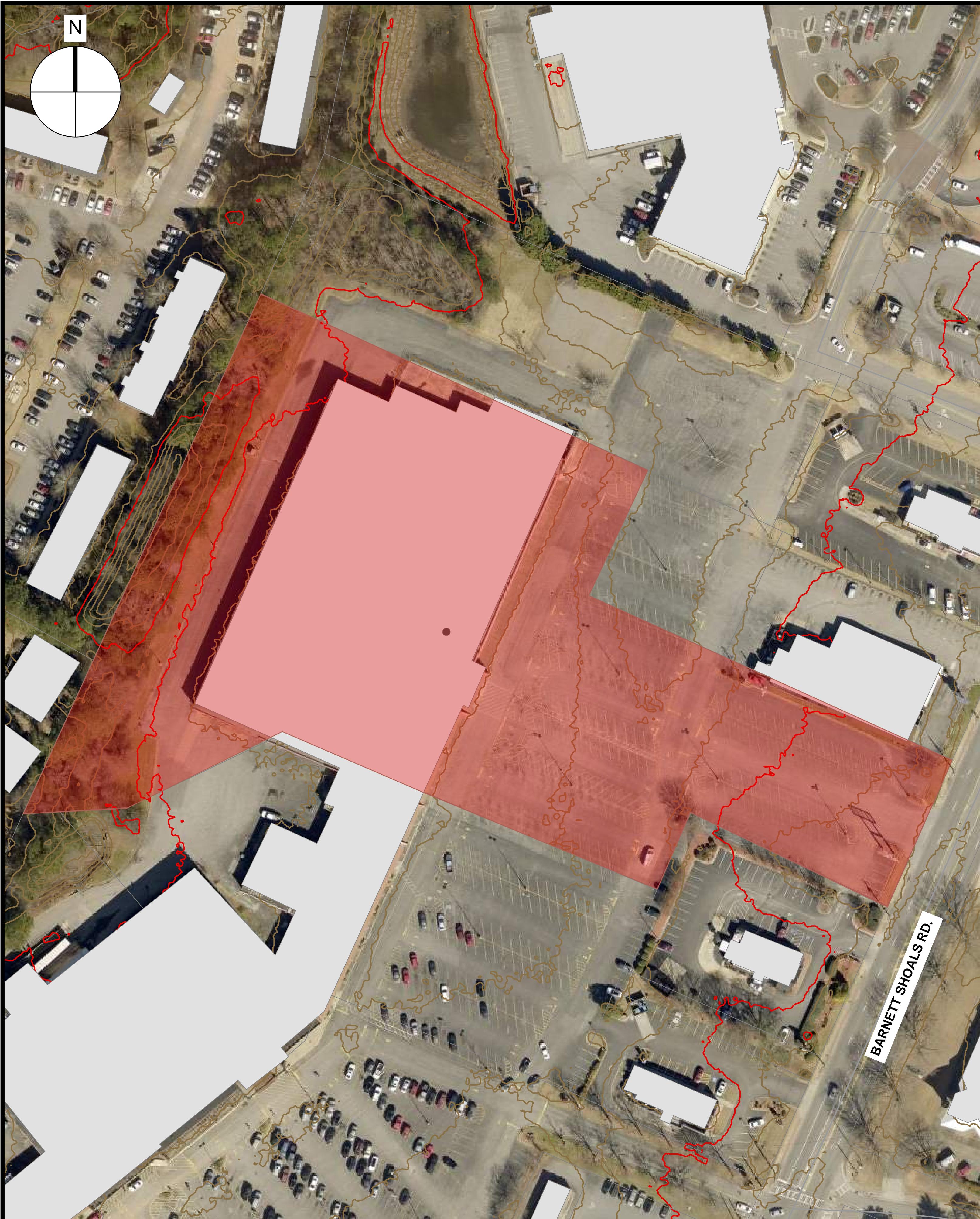
1030 BARNETT SHOALS RD, PARCEL NO. 174D 005 (SCORE 56, 6.293 ACRES)

BENEFITS:

- In the "Highly Wanted" Area
- Owned by the Unified Government of Athens-Clarke County
- Walkable within 5-10 minutes of a higher density residential community
- Bus routes on Barnett Shoals Rd. in each direction adjacent to the site
- Close proximity to density and underserved communities
- Close to the Fire Station #7 and police department
- Site has potential for high sustainability score due to tree coverage and proximity to a creek
- Clear of airport zones
- Potential for building and signage to be visible from a major road
- Potential for future expansion of the facility due to acreage
- Existing and proposed greenways are close to the site and greenway connections could be implemented

CHALLENGES:

- Current zoning RM-2 (Mixed density residential)
- Challenging walk from Joy Village Middle School
- Vehicular traffic is limited, access in and out on Barnett Shoals Rd only. Without traffic signal, left turns can be difficult.
- Georgia Power easement on the site that will impact the developable area.



**2000 BARNETT SHOALS RD, PARCEL NO. 182B 007B
(SCORE 56, 5.97 ACRES)**

BENEFITS:

- In the "Nice to Have" Area
- Existing building with potential for renovation on a currently developed site
- Walkable within 5-10 minutes of a higher density residential community
- 5 minute walk from a bus stop for routes 22 and 26
- Close proximity to density and underserved communities
- Fire station #7 is less than 1/2 mile away.
- Site has existing points for fire access lanes around existing building.
- Site redevelopment opportunity for existing site with no stormwater treatment.
- Clear of airport zones
- Building and signage visible from a major intersection
- Level site with minimal grading required and existing paved parking
- Site has signalized access at Barnett Shoals Rd

CHALLENGES:

- Only meets minimum sustainability requirements due to lack of tree coverage and previous land development
- Lack of existing green space
- Limited opportunity for expansion
- Not owned by the Unified Government of Athens-Clarke County



**280 GAINES SCHOOL RD, PARCEL NO. 233 022
(SCORE 56, 14 ACRES)**

BENEFITS:

- In the "Nice to Have" Area
- Existing building on a currently developed site
- Walkable within 5-10 minutes of a higher density residential community
- Ten minute walk from Hilsman Middle School
- Existing bus stop for route 22 at entrance to site
- Close proximity to density and underserved communities
- Close to Fire Station #7 and police department
- Site has potential for high sustainability score due to the amount of undeveloped lot and some tree coverage
- Building and signage visible from a major intersection
- Current zoning G (Government)
- Potential for future expansion of the facility due to acreage

CHALLENGES:

- Owned by the Clarke County School District and unknown if it will fit within CCSD's long-term planning
- May require special sound construction due to proximity to the airport
- May require portions of the building to be demolished to allow vehicular access to additional parking needed in the back of the site.
- No traffic signal, left turns out of the site may be difficult



1935 BARNETT SHOALS RD, PARCEL NO. 241A3 B009A (SCORE 54, 6.36 ACRES)

BENEFITS:

- Existing building with potential for renovation on a currently developed site
- Walkable within 5-10 minutes of a higher density residential community
- 5 minute walk from a bus stop for route 22
- Potential to encourage community patronage and reach historically underserved patrons
- Fire Station #7 is less than 1/2 mile away. Site has multiple points for access and fire lanes around existing building.
- Clear of airport zones
- Building and signage visible from a major intersection
- Level site with minimal grading and existing paved parking
- Has a traffic signaled entrance

CHALLENGES:

- In the "Must Have" area outside of "Highly Wanted"
- Only meets minimum sustainability requirements due to lack of tree coverage and previous land development
- Lack of existing green space
- Limited opportunity for expansion
- Not owned by the Unified Government of Athens-Clarke County



**1065 GAINES SCHOOL RD, PARCEL NO. 241 005
(SCORE 50, 4.48 ACRES)**

BENEFITS:

- In the "Highly Wanted" Area
- Existing building on a currently developed site
- Walkable within 5-10 minutes of a higher density residential community
- Less than 10 minute walk from Gaines Elementary School
- Five minute walk from a bus stop for routes 22 and 27
- Fire Station #7 is less than 1/2 mile away. Site has multiple points for access and fire lanes around existing building.
- Site has potential for high sustainability score due to undeveloped landscape and the potential to add more green space.
- Building and signage visible from a major intersection
- Level site with minimal grading required
- Access to signal at Greencrest Dr.
- Potential for future expansion to the facility due to acreage

CHALLENGES:

- Would increase traffic on Greencrest Dr.
- Would need additional parking and storm water facilities to store/treat water due to increased impervious surface
- Not owned by the Unified Government of Athens-Clarke County
- Low potential to encourage community patronage and reach historically underserved patrons
- Proximity to the airport may create noise concern.



**1300 CEDAR SHOALS DR, PARCEL NO. 241 005D
(SCORE 46, 56.2 ACRES)**

BENEFITS:

- Developed site with an existing school on the property
- Walkable within 5-10 minutes of a higher density residential community
- Existing bus stop for route 22 at entrance to site
- Located in a diverse, highly residential area
- Site has potential for high sustainability score due to undeveloped landscape and some tree coverage
- Existing parking present
- Potential for future expansion of the facility due to acreage
- There is a signaled intersection for ease of access
- Current zoning G (Government)
- Sidewalks and bike lanes along Cedar Shoals Dr.

CHALLENGES:

- Current site of Cedar Shoals High School
- In the "Must Have" area outside of "Highly Wanted"
- Owned by the Clarke County School District
- Undeveloped land has steep topography or is within sensitive environmental areas
- Peak hour traffic if site is shared with school system.
- Site is already mostly developed
- Building visibility from the road due to trees and fencing



1934 LEXINGTON RD, PARCEL NO. 174B2 A017 (SCORE 46, 6.48 ACRES)

BENEFITS:

- In the "Highly Wanted" Area
- Existing commercial building on a currently developed site
- Close to Fire Station #7 and police department
- High potential for green space
- Building and signage visible from a major road
- Potential for expansion
- Generally flat site would require minimal grading

CHALLENGES:

- Does not meet "must have" criteria to be walkable to a school
- Accessibility and walkability on Lexington Rd. Currently lacks public sidewalk and bike lanes
- Only meets minimum sustainability requirements due to lack of tree coverage and site storm water requirements.
- Proximity to the airport may create noise concern
- No traffic signal, left turns in and out of the site may be difficult
- Not owned by the Unified Government of Athens-Clarke County



**2555 LEXINGTON RD, PARCEL NO. 233 003A
(SCORE 44, 5 ACRES)**

BENEFITS:

- Owned by Athens-Clarke County
- In the "Highly Wanted" Area
- Existing building on a currently developed site
- Close proximity to a high density residential area
- Some potential to encourage community patronage and reach historically underserved patrons
- Close to Fire Station #7 and police department
- Building and signage visible from a major road
- Adjacent to Athens-Clarke County owned property
- Current zoning G (Government)
- Walkable within 5-10 minutes from a bus stop

CHALLENGES:

- Current location of the ACCGov Landscape Management Department. Would need to relocate that facility if the East Side Library is located on this property.
- Does not meet "must have" criteria to be walkable to a school
- Only meets minimum sustainability requirements due to lack of tree coverage and previous land development
- Would require special sound construction due to proximity to the airport
- Lack of existing green space
- Limited opportunity for expansion
- No traffic signal, left turns in and out of the site may be difficult. Sight distance at driveway is limited
- Lexington Rd. at this location currently lacks public sidewalk and bike lanes.