

CITY OF OXFORD GEORGIA AND OF OXFORD COLLEGE EMORY UNIVERSITY MASTER PLAN STUDY AND SPECIAL PROJECTS

Metropolitan Design Studio 2012
The University of Georgia
College of Environment and Design



Acknowledgements

We would like to thank the City of Oxford and Oxford College for their involvement and commitment to creating a better community. Your contribution has been a tremendous help to us in meeting our goal of leaving the Oxford community with an improved Master Plan.

Mayor Jerry Roseberry
Clark Miller
Jim Windham
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Dean Stephen Bowan
Dean Joe Moon
Dean Myra Frady
Margaret Dugan
Oxford Council Members
Oxford Citizens
Oxford College Students
Board of Commissioners and other
Leadership Collaborative Members

The Center:
Kay B. Lee
Lucy Courchaine
Adam Kirk

University of Georgia Metropolitan
Design Studio

Alexis Chamberlin
Daniel Finnegan
Ann Nguyen
Kieu Chi Nguyen
Ji Soo Park
Veronica Pimentel
Stephanie Rattanong
Stephen Salvatierra
Eduardo Tapia
Alex Tidwell
Nicholas Voravong

Hank Methvin
Donnie Longenecker

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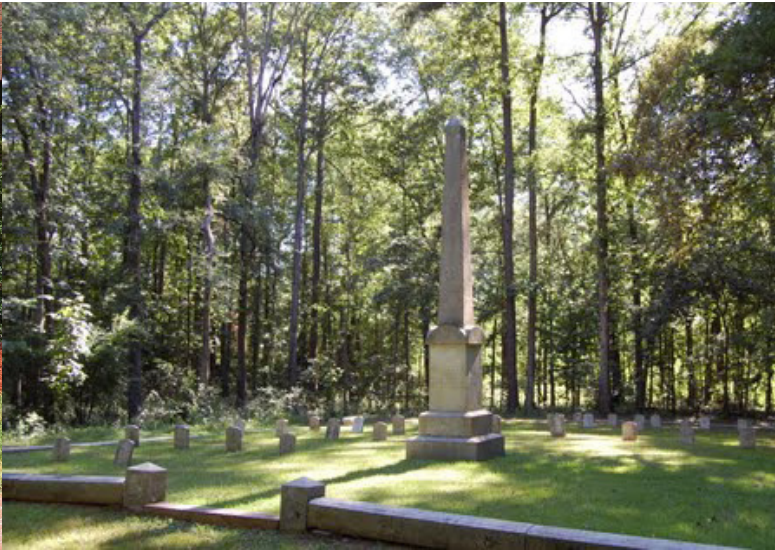
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Master Plan Strategy

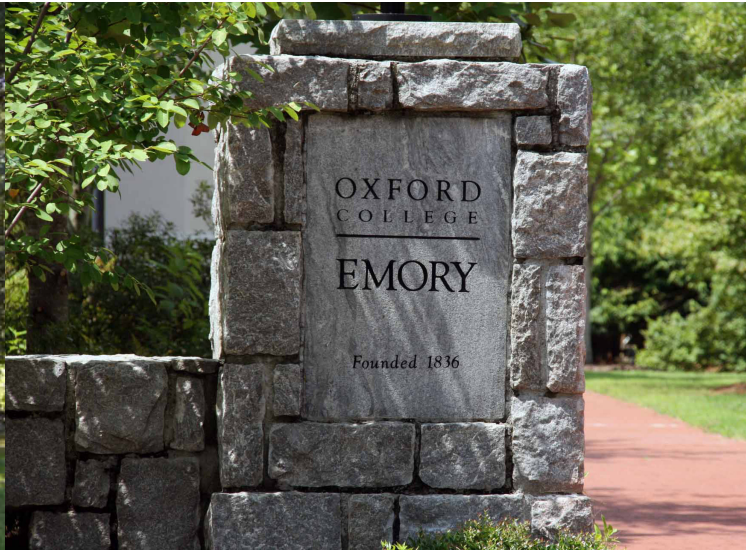
The linkage between community and campus directly affects the quality of life for Oxford. Using the same stylistic components, human scale, and community interaction within the campus limits, will help create a more desirable community that successfully unites the city and college.



Creating a town center that serves the City of Oxford and Oxford College of Emory University.



Maintaining the principles of the Newton County 2050, Plan City of Oxford Master Plan, Oxford Zoning Ordinances, and the Oxford College Master Plan.



Utilizing the 2006 Oxford College Master Plan and Future Planning Workshop to determine assets of Oxford.



Respecting the historic and natural characteristics that create the special environment that is Oxford.

Case Studies

The City of Oxford is unique with a campus located inside its city. The connection between the two is crucial for maintaining a certain style and college town atmosphere. Examples of this can be seen at Elon University, Georgia College and State University. These campuses connect well into the surrounding city, while also establishing their own identity. Another example is the Virginia Highland neighborhood, an area that can be a model for what a campus should emulate.



Case Study: Elon University

Elon University, located in North Carolina, connects with their town by using the central axis of the town to connect directly into the campus and also imitate stylistic components seen in the community and on campus. Components such as brick sidewalks and the similar outdoor lighting fixtures maintain continuity between both areas. The campus is also a botanical garden that is continued throughout the town by planting large oak trees.



Case Study: Virginia Highland

Virginia Highland, a neighborhood located in Atlanta, has won numerous awards for its design and engaging small town feel. A component that makes this community successful is that the scale of development has remained the same through decades of development. There are not businesses that are more than one or two stories tall so it does not take away the neighborhood feeling.



Case Study: Georgia College

Georgia College and State University, GCSU, like Elon, is able to connect to the surrounding community with strategic corridors. The corridors lead into the campus and surround it with businesses and places of worship to be used by the entire community. The campus is also able to maintain an easement into scale, as the buildings closer to the community are much smaller than those further away. The campus is at no point overwhelming upon arriving.

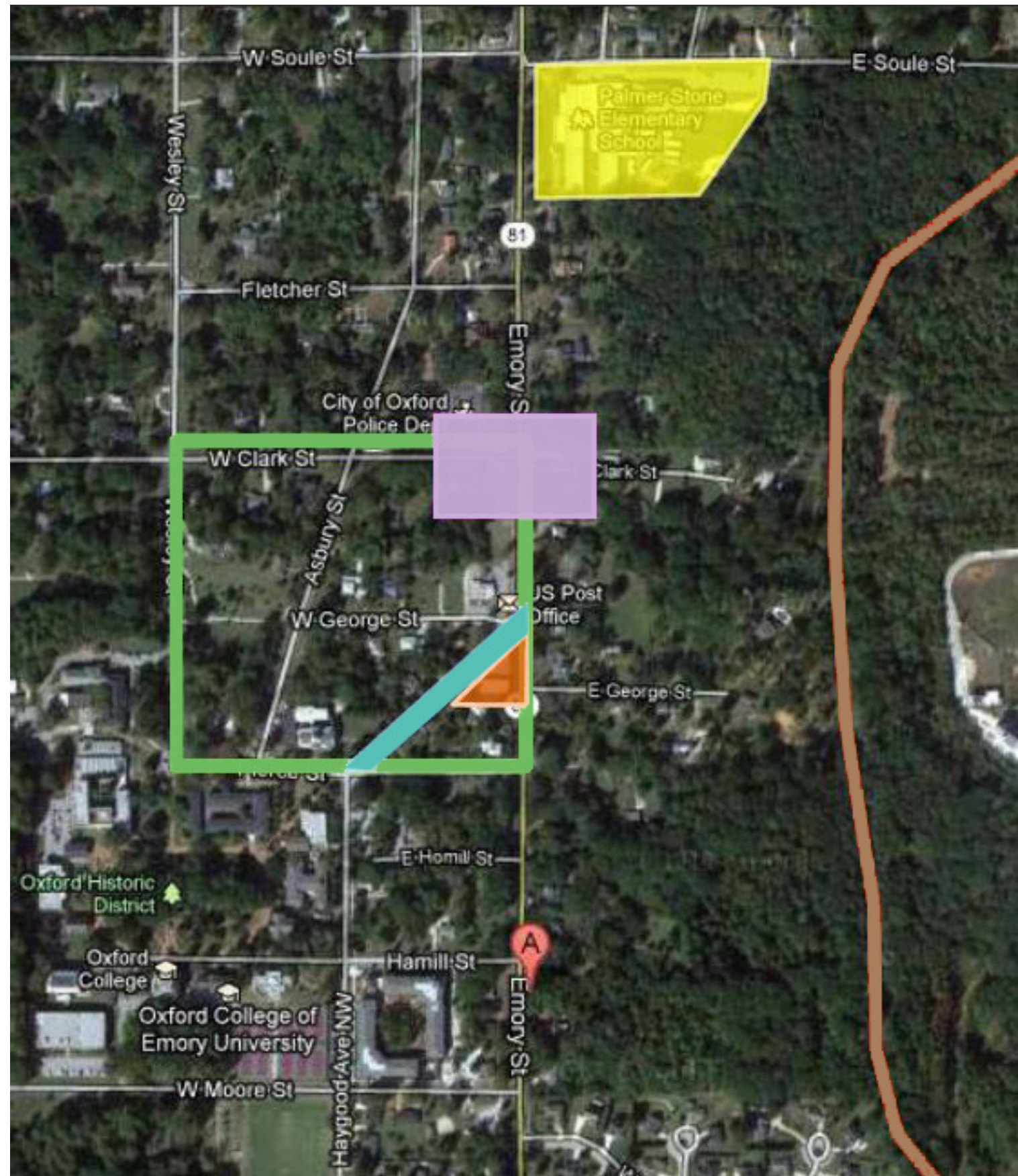


Key Map

- Project 1: Mixed-Use Buildings
- Project 2: Streetscapes
- Project 3: Whatcoat Street
- Project 4: Old City Hall Renovation
- Project 5: Trail System
- Project 6: Palmer Stone/Mainstay

Bird's Eye View Looking West

This view shows the location for the six projects represented by the Master Plan and Special Projects.

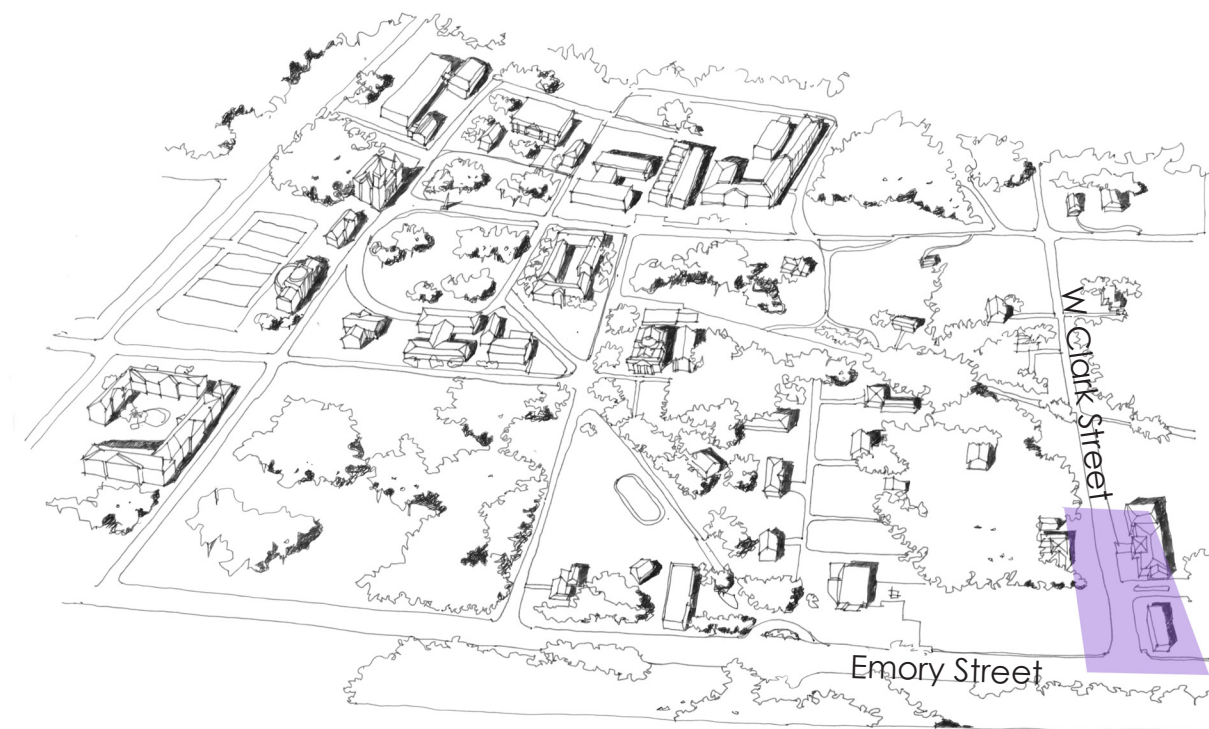


Aerial View of Project Sites

This view shows the location for the six projects represented by the Master Plan and Special Projects.

Key Map

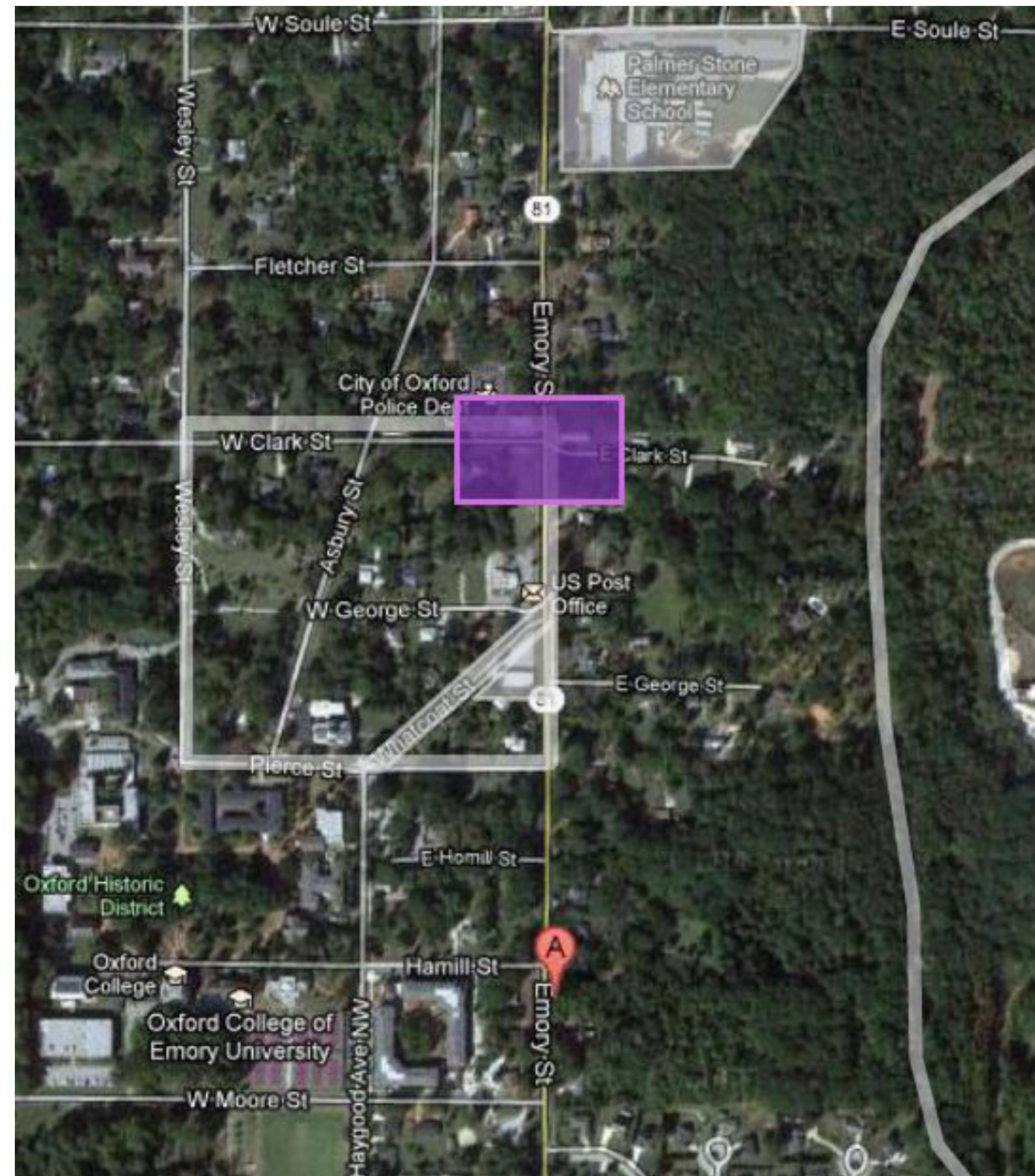
- Project 1: Mixed-Use Buildings
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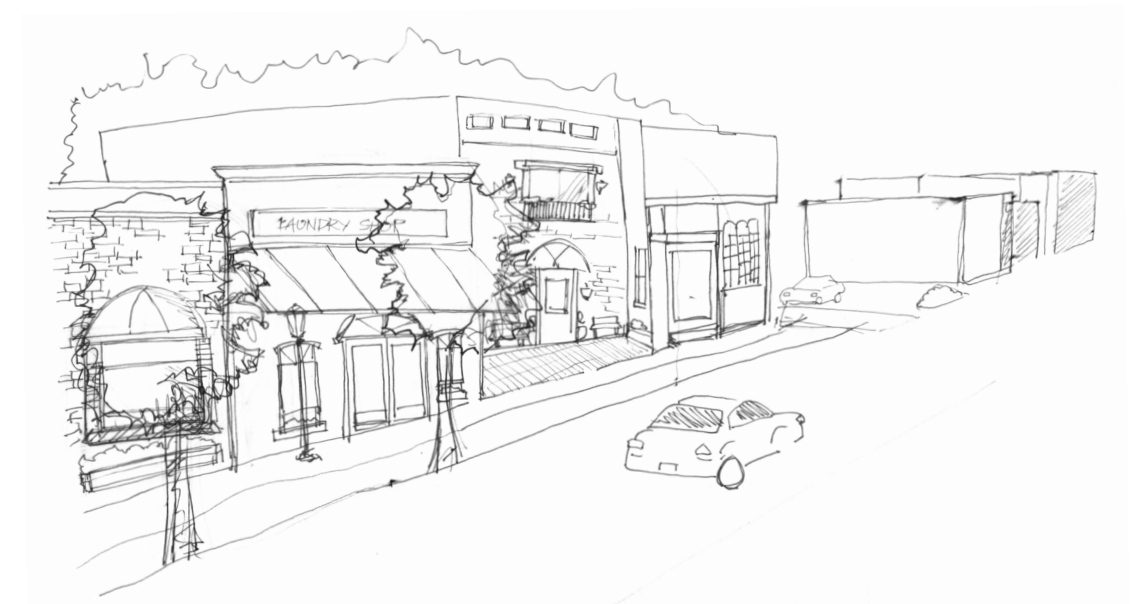
PROJECT 1: MIXED-USE BUILDINGS, RENOVATIONS

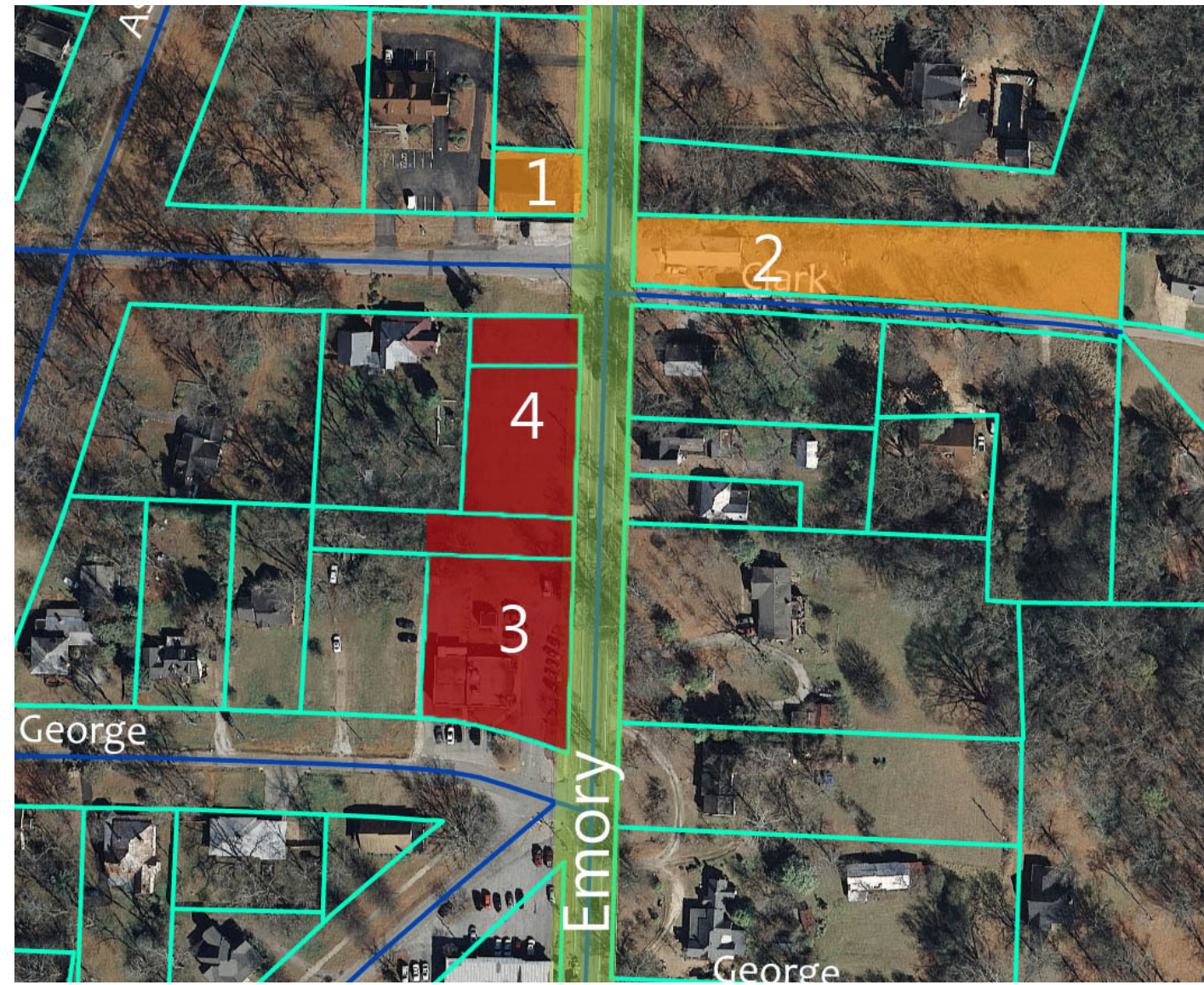
Project Goals:

- Make City of Oxford a pedestrian friendly town
- Provide a variety of amenities for both college students and surrounding neighbors
- Preserve distinct town character of Oxford through architectural styles
- Support current sustainability
- Live, Work, Play model

Project Members:

- Alexis Chamberlin
- Stephanie Rattanong





Proposed Site Development

The four proposed sites along Emory Street are intended to give the community ideas for preserving the unique characteristics of Oxford. After several meetings, the project team was able to select the sites. The designs took into consideration the concerns and visions for the City of Oxford. The four proposed projects include:

- Site 1. Rock Store Facade Renovation
- Site 2. New Grocery Store Proposal
- Site 3. Proposed Diner, Smoothie Shop, Laundry Shop
- Site 4. Proposed mixed-use and live-work units

Existing Site Images



View of post office from Emory Street



View of open lawn adjacent to post office



View of overall proposed mixed-use site



Existing Condition

Site 1: Rock Store Renovation

The Rock Store is monumental to the City of Oxford. Located on the corner of Emory and Clark streets, the Rock Store has had a variety of uses over generations, including a Post Office, hardware store, computer store and, at present, a hair salon. According to various Oxford citizens, the Rock Store is privately owned by a local couple, who at one time resided in the existing second floor apartment.

In its current state, the Rock Store is already considered to be a mixed-use building because of retail and residential spaces on each floor. It would be possible to reinstate a Post Office on the first floor of the Rock Store while keeping the existing hair salon. Cosmetic changes would include awnings to help insulate the building in either warm or cold weather.

Mixed-Use Buildings, Renovations

The purpose of the Oxford Town Center is to incorporate mixed-use, live-work, and shop front development to create a walkable and pedestrian friendly center. Proposed mixed-use buildings along Emory Street are designed to incorporate existing historical buildings, such as the Rock Store and general store buildings. The Town Center would be within a 600 feet walking distance and would include an array of building types, such as the following:

- *Shop front buildings:* one story commercial or retail building that front the public sidewalk.
- *Mixed-use buildings:* buildings with two to three floors. The ground floor may be used for retail or office uses, while upper floors may be used for office spaces or residential.
- *Civic buildings:* buildings designed for civic purpose, such as government offices, schools, libraries, courthouses and other familiar purposes.
- *Live work:* a residential dwelling with a home office or retail component limited to the ground floor.

In order to maintain consistency, parameters have been defined for designing the town center's physical form, such as parking and sidewalk placement, building heights, and setbacks.



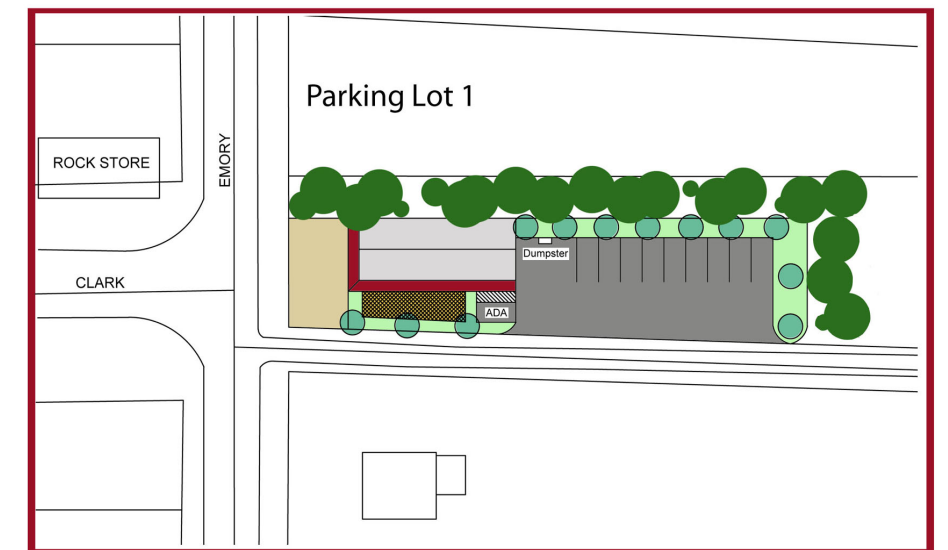
Rock Store Perspective View



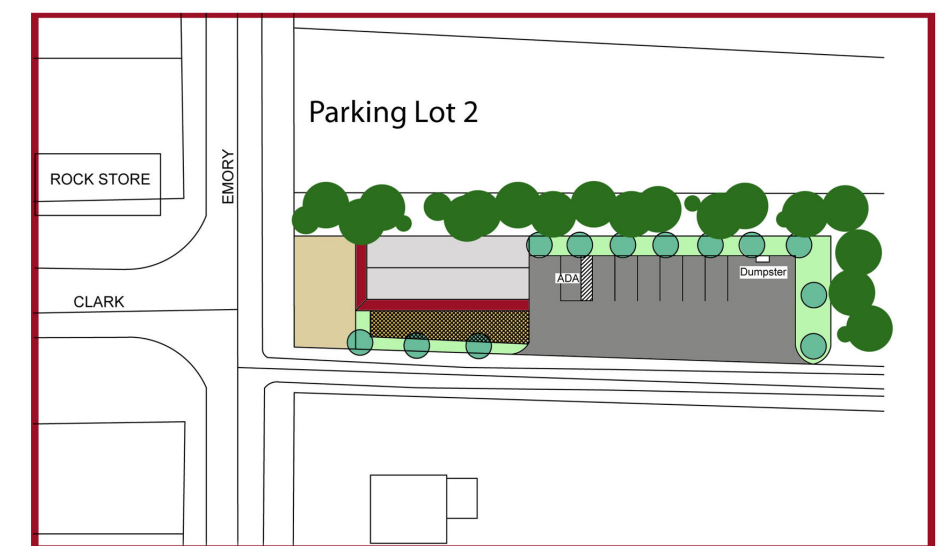
Existing Condition

Site 2: General Store Renovation

Across Emory Street from the Rock Store sits what used to be a general store. Several years ago, a fire destroyed much of the building's interior, leaving the roof, four concrete block sides and a small porch area. A general consensus showed that residents desperately need a store that carries basic household items such as milk, eggs, sugar, soft drinks, and snacks. Therefore, renovating for the existing general store and creating an updated exterior and parking lot will be beneficial to the community. The proposals to update the general store include creating a porch around the western and southern facades, a patio for a fresh market or picnic tables, and a parking lot that will accommodate deliveries, trash, and handicap spaces.



Alternative 1: Plan View



Alternative 2: Plan View





Post Office Redesign Master Plan



Diner
40'x55'

Oxford Laundry
35'x55'

Smoothie
40'x55'

Sidewalk
46'

Site 3 Elevation: Proposed Street Front Development



Perspective of street front development looking across Emory Street

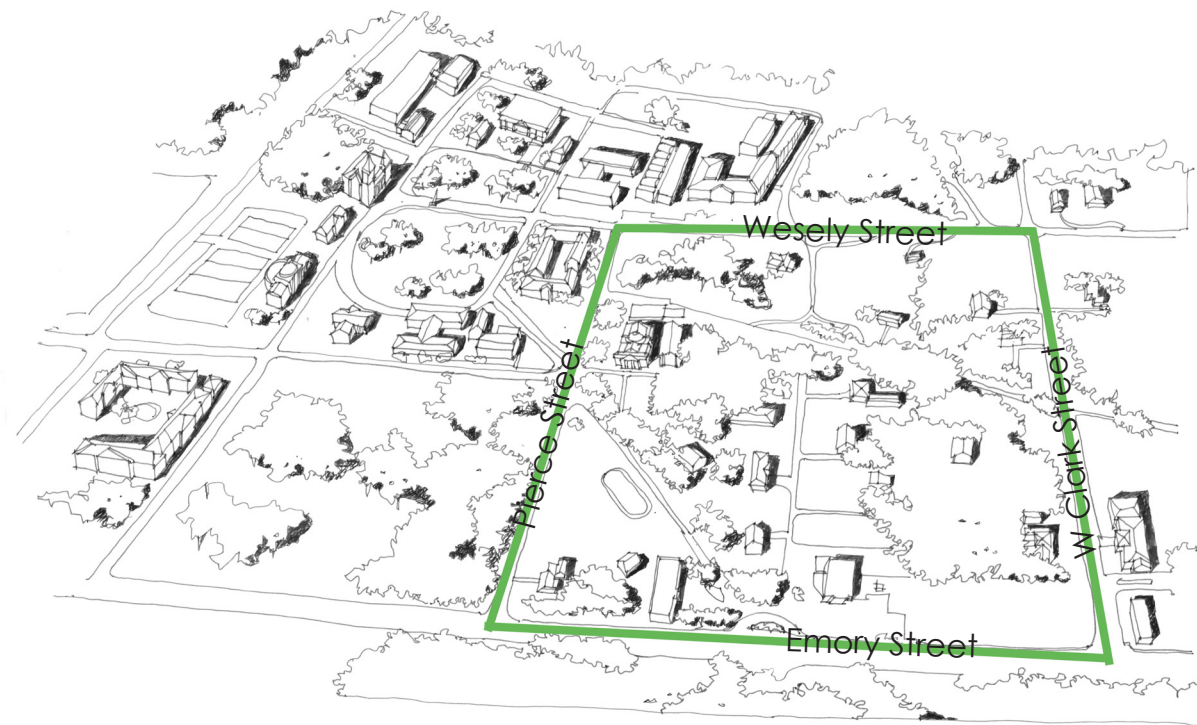


A brick pathway serves as a transition zone from the commercial retail site to the mixed-use and live-work areas. In order to promote the live, work, play model, the traditional neighborhood design standards are used in this plan.



Site 4 Elevation: Proposed Live-work Units on Emory Street

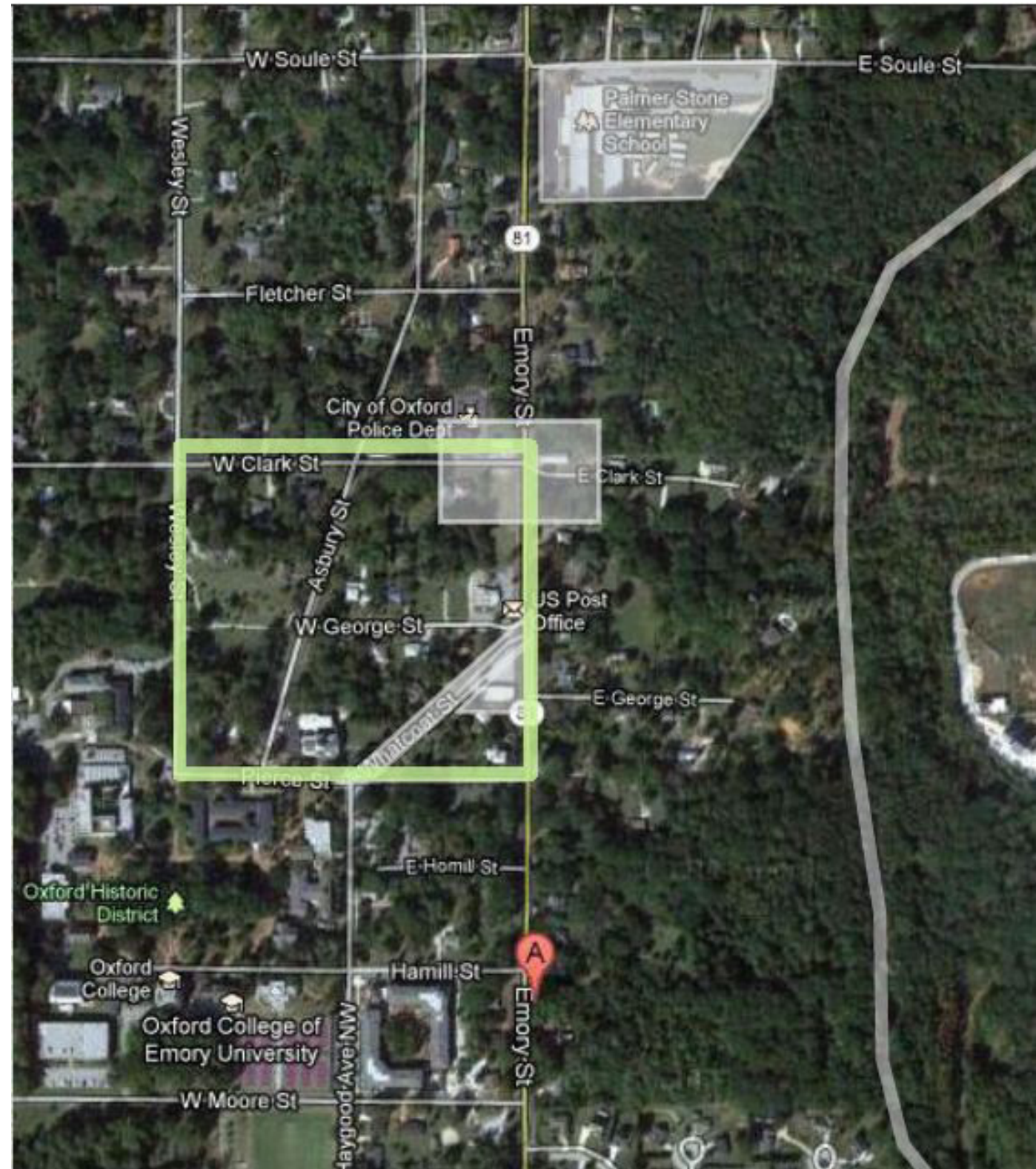
Depicted above is an elevation of the proposed live-work building. The architectural facade was inspired by Oxford's various building materials. The inspiration is seen through the lower facade that matches the stone gates into the college and the upper facade is similar to many of the brick buildings. The sidewalk is approximately eight feet wide to allow an enjoyable walking experience along Emory Street. Office spaces, deli, and repair shops could utilize the bottom floor. Living units would be located on the upper floors. The mixed-use design is also modeled after Clarks Grove in Covington.



Bird's Eye View Looking West

Key Map

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- Project 3: Whatcoat Street
- Project 4: Old City Hall
- Project 5: Trail System
- Project 6: Palmer Stone/Mainstay





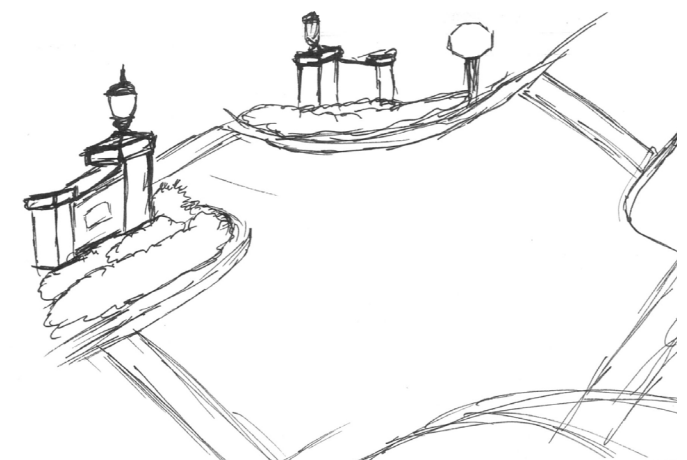
PROJECT 2: STREETSCAPES

Project Goals:

- Create a more walkable community
- Improve connection between city and college
- Give Oxford College more of a presence along Emory Street

Project Members:

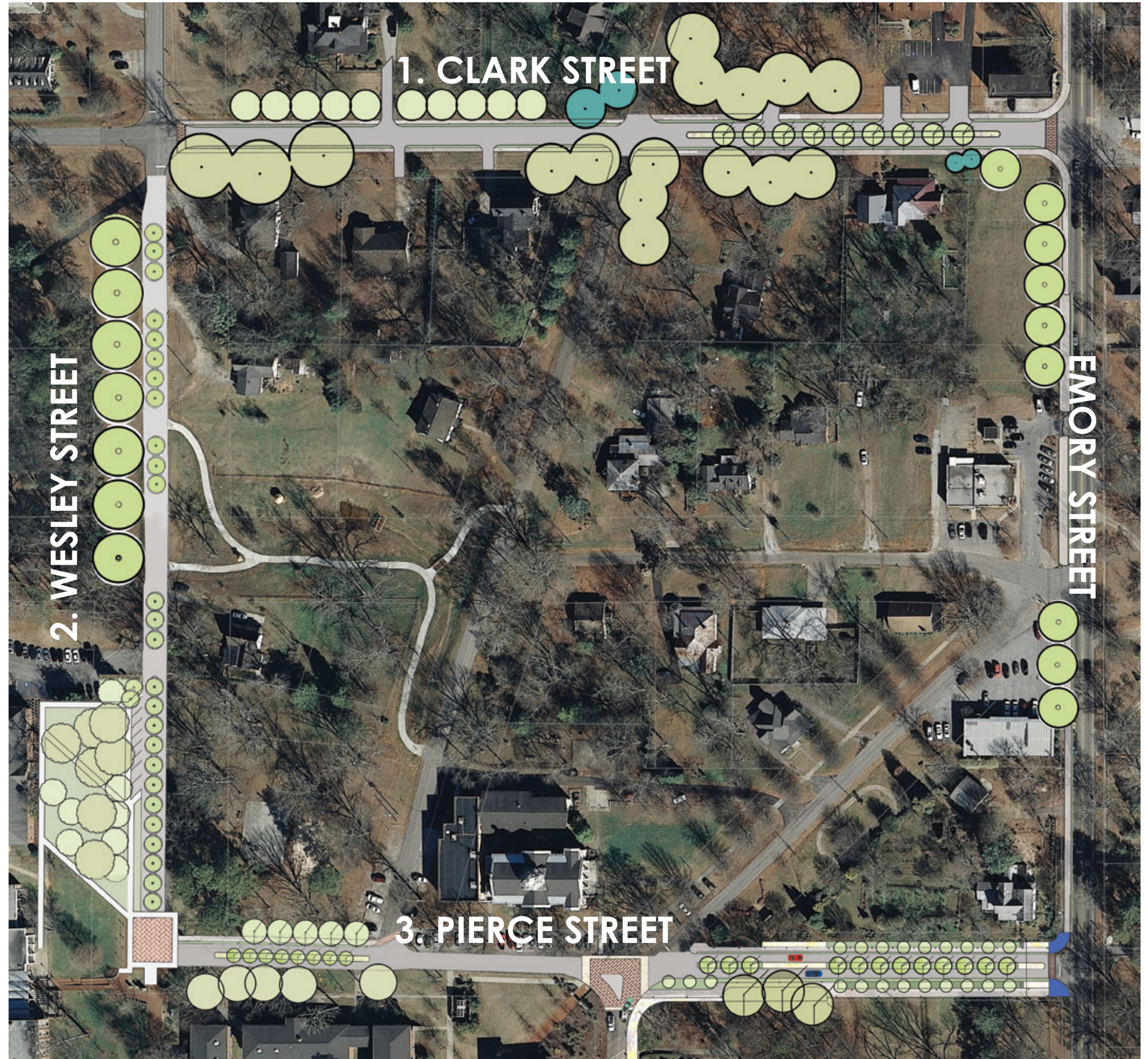
- Ann Nguyen
- Nicholas Voravong



Project 2: Streetscapes

Oxford College and the City of Oxford have the potential for more development as well as preserving their traditional character. The city and college have the opportunity to create a sense of place, a walkable environment and enhance existing spaces.

Currently the college does not have a presence along Emory Street. Wider sidewalks and a landscape median were added to the streets adjacent to campus; Clark, Wesley and Pierce Street. In order to create a seamless transition from campus to city, a boulevard-style streetscape design was continued on Clark and Emory Street. The proposed boulevard provides a sense of enclosure and encourages local citizens and students to use designated sidewalks and crosswalks. The streetscapes within a city not only provide efficient circulation but also enhance the cities traditional character.





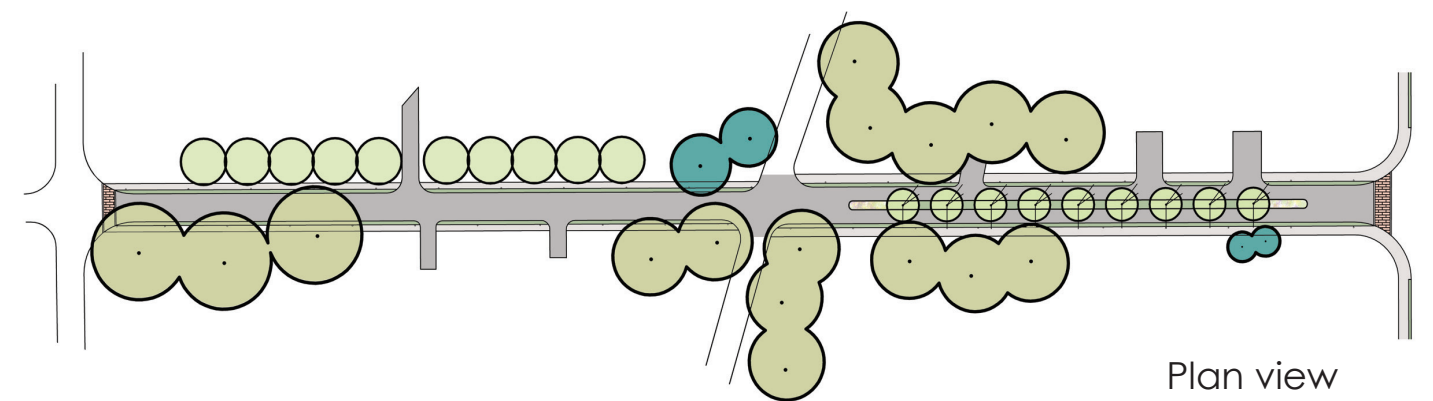
Site 1: Clark Street Recommendations

Multi-purpose sidewalks, more lighting, trash cans, and seating work well with residential and commercial areas of higher density. The City of Oxford has limited and compacted areas under the new zoning. Smaller sidewalks with less seating are appropriate for low density areas or areas with limited space.

Clark Street incorporates the boulevard-style design proposal but is not extended down the entire street, unlike Wesley and Pierce Street, because the residential properties would be too congested. The intention of the design proposal is to enhance the existing resources and spaces. Tree canopies and planting provide shade and protection from rain. The lush greenery contributes greatly to the walking experience. The elements that make up the streetscapes give the city more definition. These simple elements can enhance each site based on its needs and character.



Vicinity Map





Proposed signage



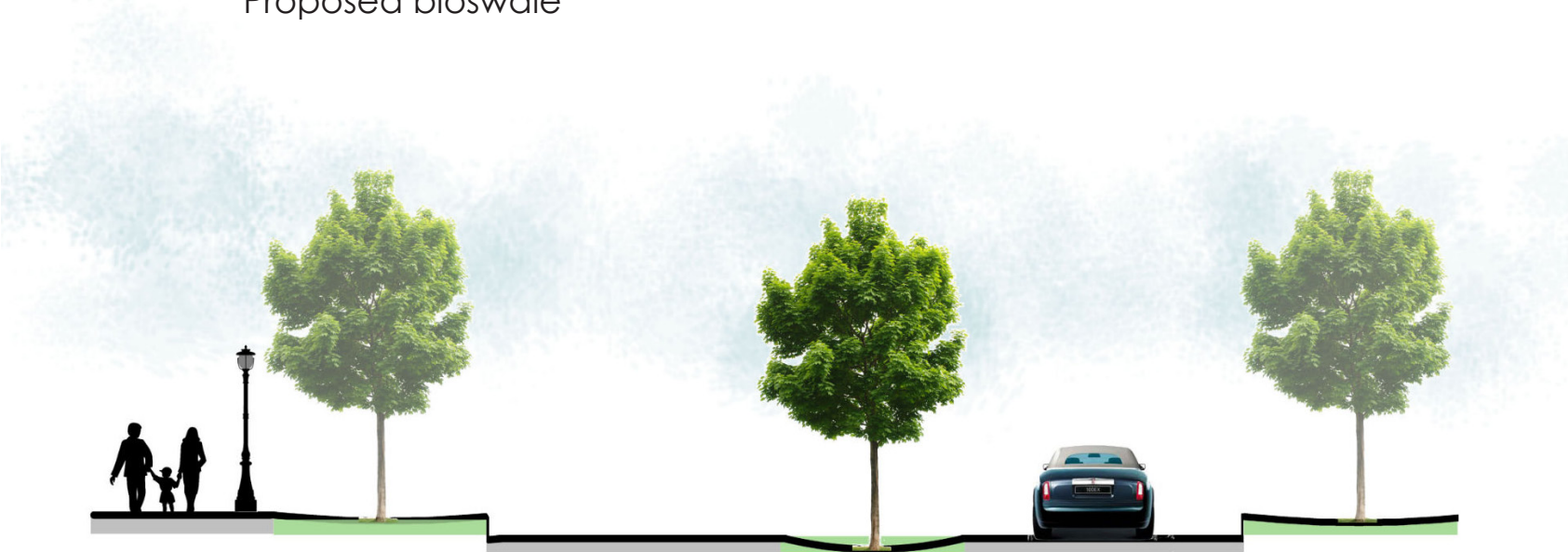
Proposed bioswale

Site 2: Wesley Street Recommendations

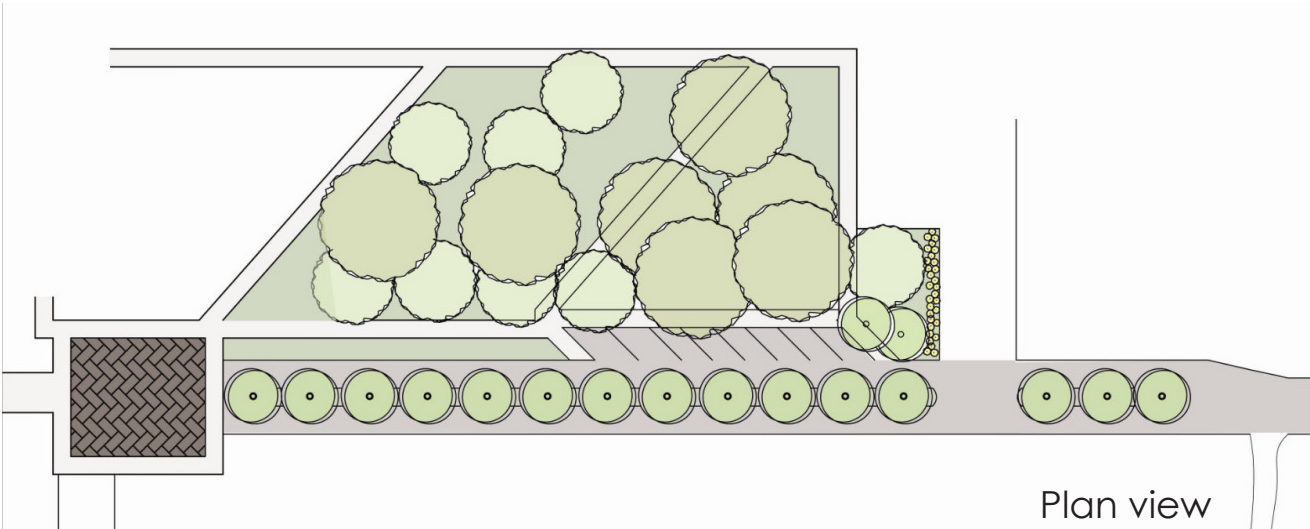
To ease current traffic and parking concerns, brick pavers are added to show a change in elevation. The new brick pavers are raised to calm traffic where there is high pedestrian use on the road. On Wesley Street, the parking spaces in front of the dining hall are replaced by brick pavers and new signage. The parking will be moved further down Wesley Street.



Vicinity Map



Typical section



Plan view



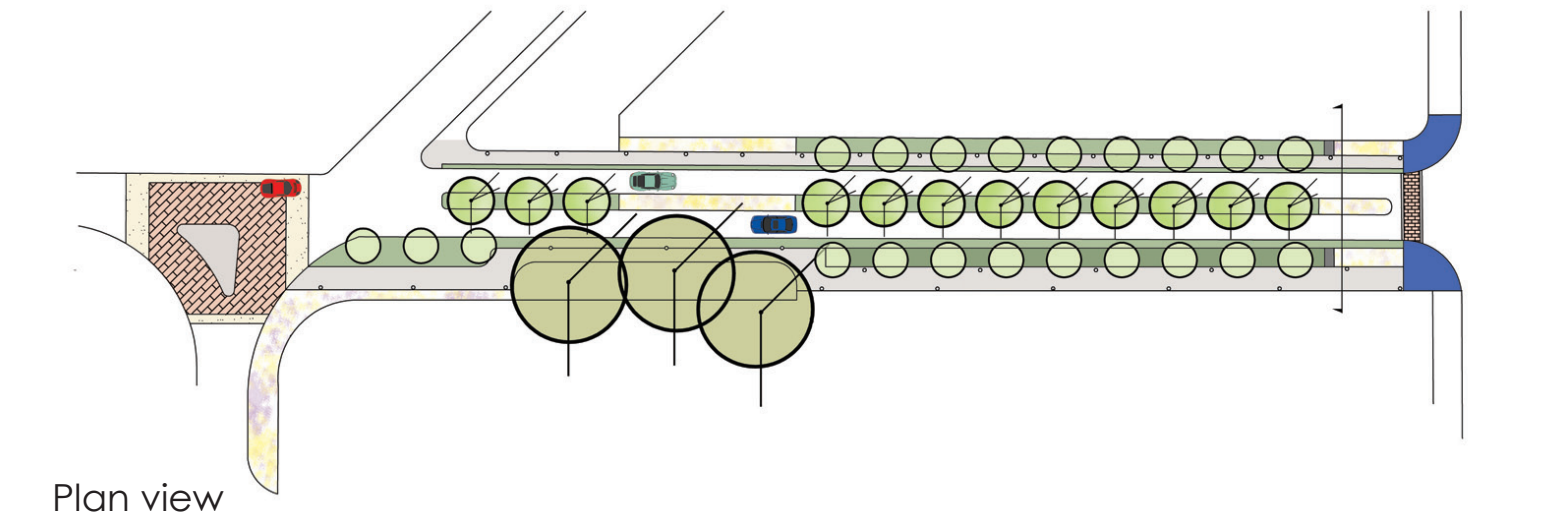
View down Pierce Street



Intersection crossing



Typical section



Plan view

Site 4: Pierce Street Recommendations

The existing trees are kept on site to provide maximum shade from Oxford's summer heat. The brick pavers and boulevard-style on Wesley Street are carried on to Pierce Street to create a cohesive design. Wesley and Pierce Street focus on views to the campus from Emory Street as well as visual entrances to the campus.



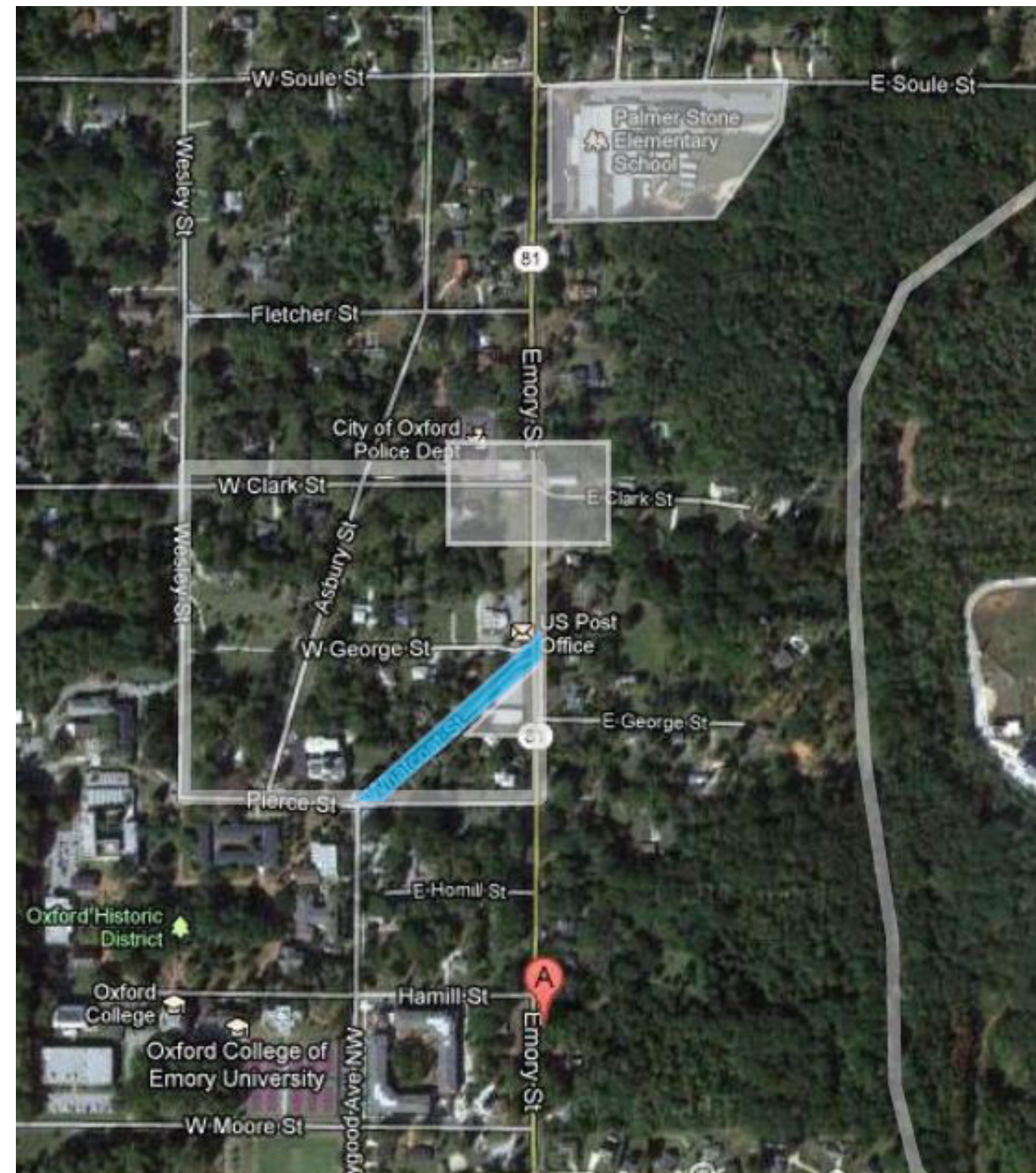
Vicinity Map



Bird's Eye View Looking West

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PROJECT 3: WHATCOAT STREET PROPOSALS

Project Goals:

- Create a more identifiable town center
- Maximize greenspace
- Unite campus and city greenspace

Project Members:

- Alex Tidwell
- Stephen Salvettierra





Old roller rink behind Old City Hall.



Allen Memorial United Methodist Church

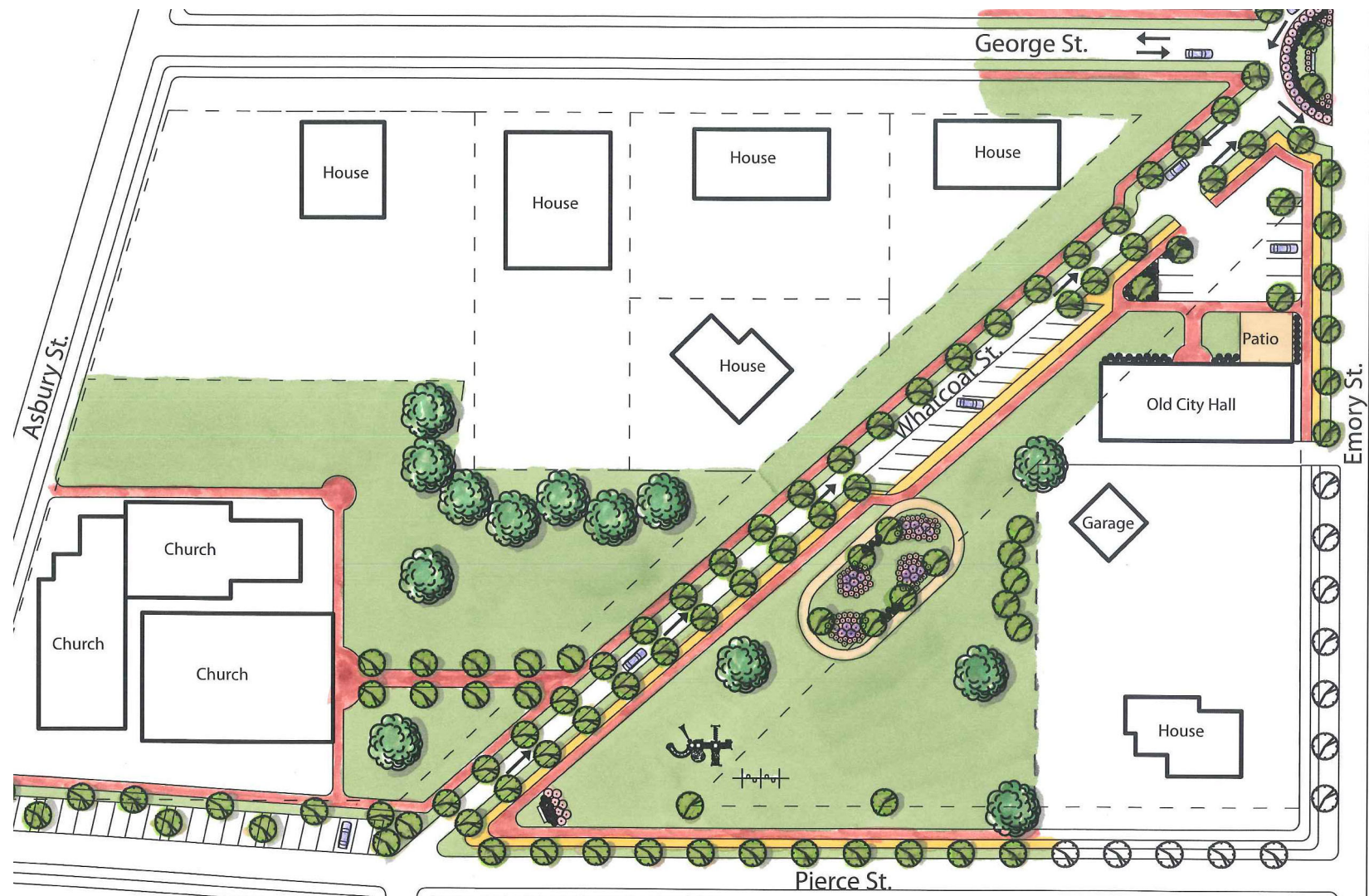


Whatcoat Street with view towards campus.



Historical Marker

Existing Conditions



Alternative 1: Rectilinear Design

The rectilinear design keeps the existing alignment of Whatcoat Street. The objective is to create a standout town center, maximize green space, and unify the connection between the city and college.

The semi-circle on the north end has planting and signage. The green addition will reduce the mass of asphalt and help slow the fast traffic of Emory Street. There is parking in front of the proposed bookstore and angled parking along Whatcoat Street. The brick sidewalks are along both sides of the road. The yellow strip shown on the plan is the swale which will have planting and will be used as a rain garden. The old roller rink will be recycled as a garden. In addition, there will be a play area with swings and slides. This greenspace serves the community and reinforces the concept of a walkable community.



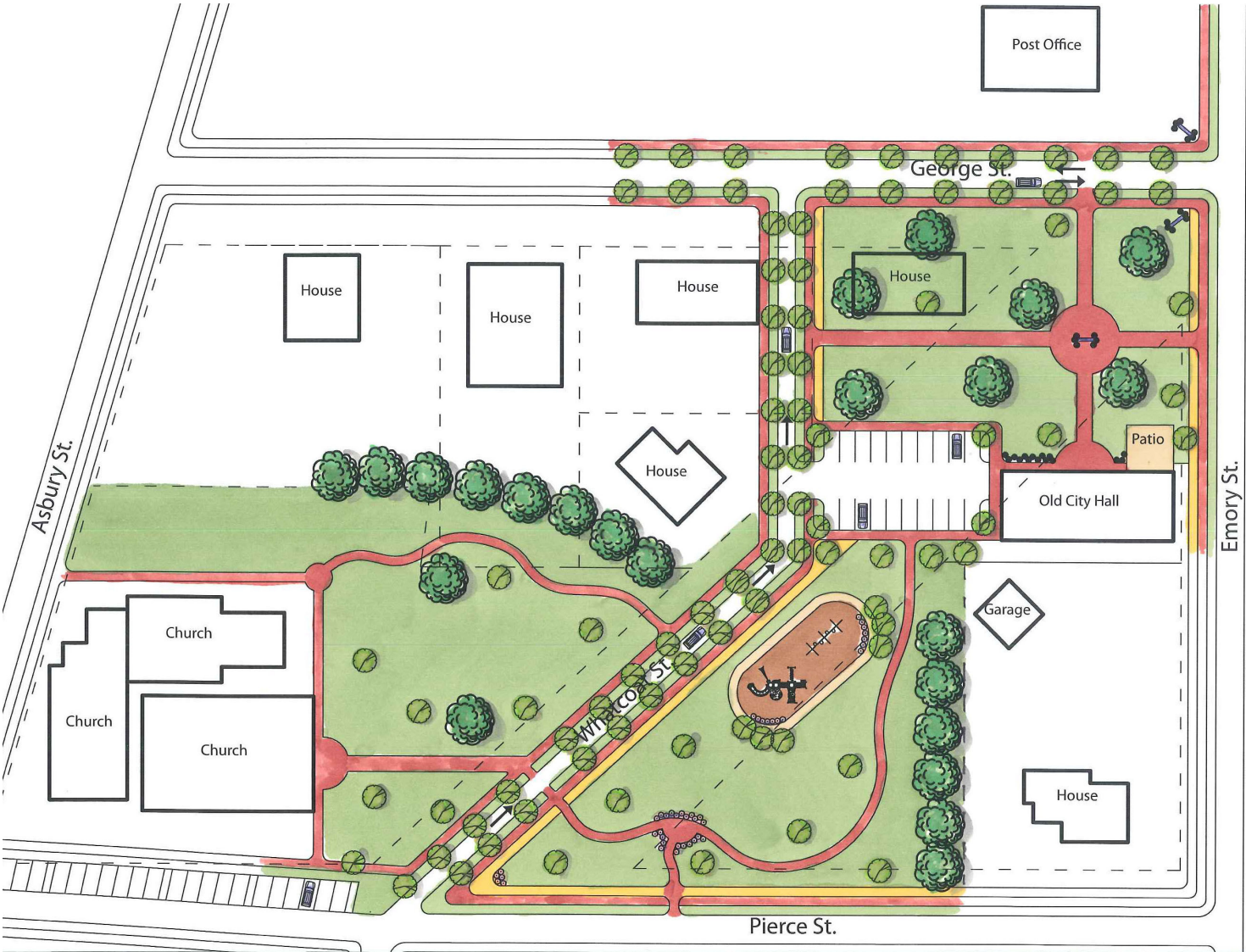
View from Whatcoat Street into the roller rink



Proposed perspective of the garden inside the roller rink



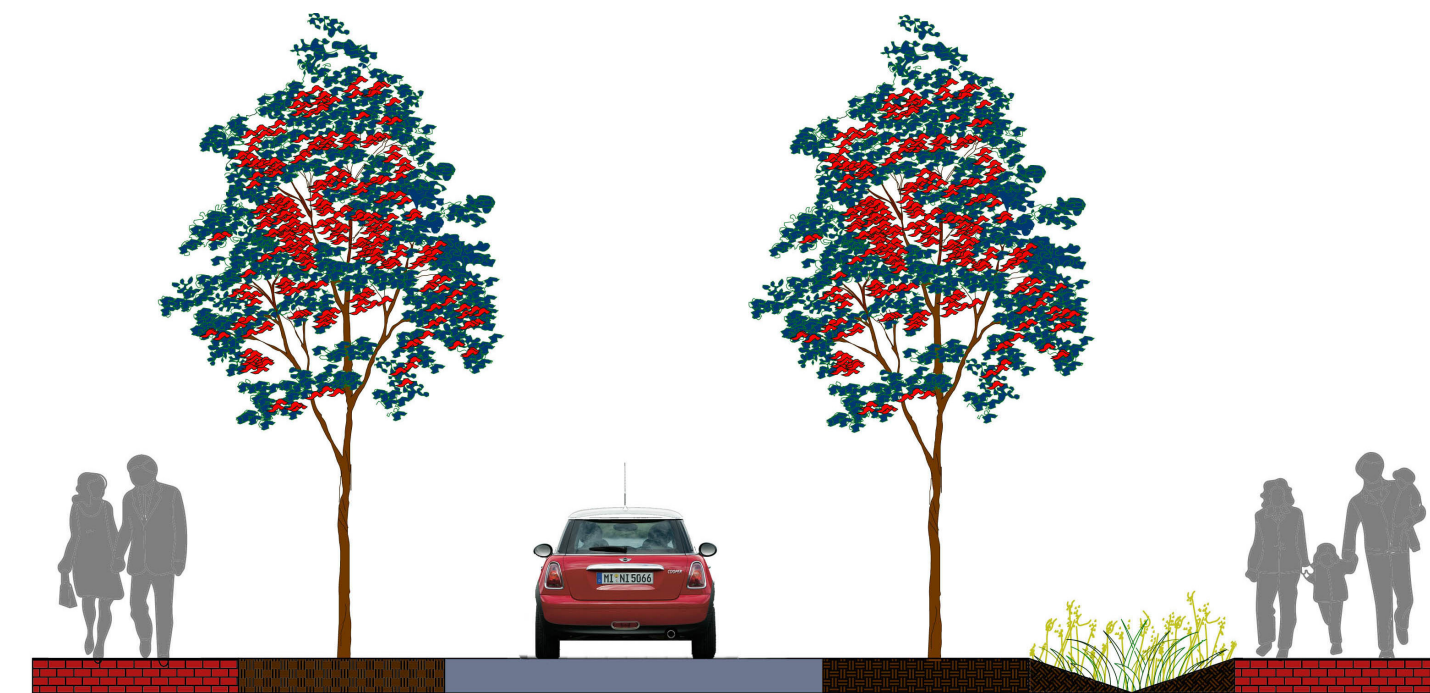
Whatcoat Street looking northeast



Alternative 2: Formal Design

The formal design of Whatcoat Street changes the alignment of the street. The objectives remain the same as the rectilinear design but are exaggerated in this plan. Whatcoat Street will intersect and be perpendicular to George Street.

This plan shows a more traditional and larger town center at the intersection of Emory and George streets. The pathway is a large cross with a town plaque in the center. The parking is placed on the west side and the patio for the bookstore will remain in front of Old City Hall. The pathways are curvilinear and the size of the space is increased for the community to enjoy.



Section drawing of Whatcoat Street



Alternative 3: Radial Design

The Whatcoat Street radial design takes the original Oxford City design and applies it to the new sidewalk layout. The red brick paths radiate from the college campus and spread out to the community park. The design would turn Whatcoat Street into a one way road and also redirects the road to go along the north side of the church. Haygood Avenue would extend from George Street to Pierce Street, running one way from north to south. The plan would require the purchase or donation of properties along the greenspace. By acquiring the land parcel near Asbury and George streets, additional parking could be placed near the church.



Existing conditions next to the church



Section drawing of Whatcoat Street



Existing intersection



Proposed semi-circle intersection



Alternative 4: Pedestrian Design

The proposed plan is pedestrian only. Whatcoat Street is removed completely and made into one large greenspace and park. This greenspace connects the college to the city.

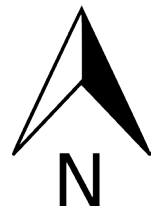
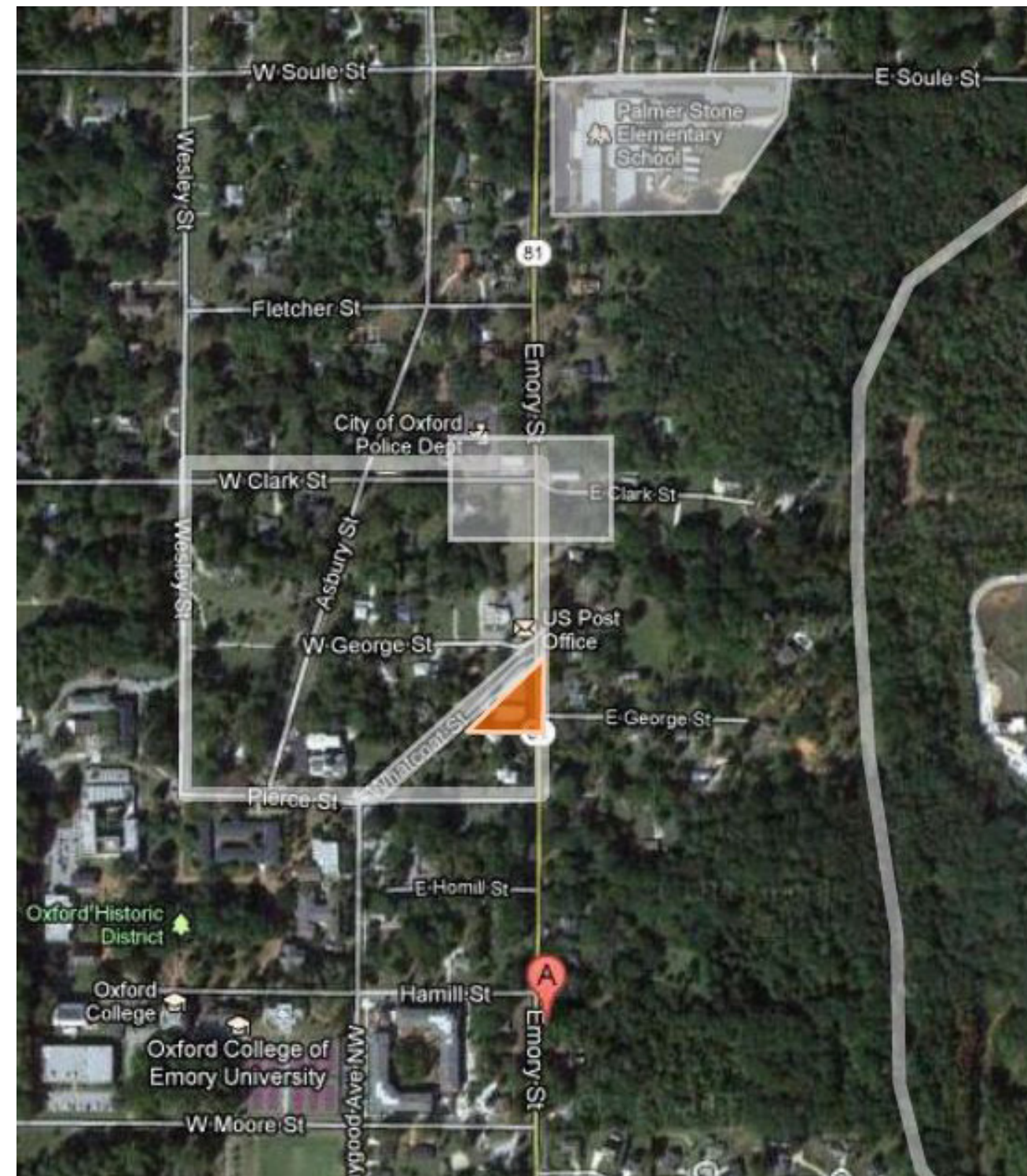
The semi-circle is enlarged to emphasize the town center with a smaller parking lot for the proposed bookstore. The greenspace includes multiple paths, plenty of passive space with shade and benches to accompany everyone.



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PROJECT 4: OLD CITY HALL RENOVATION

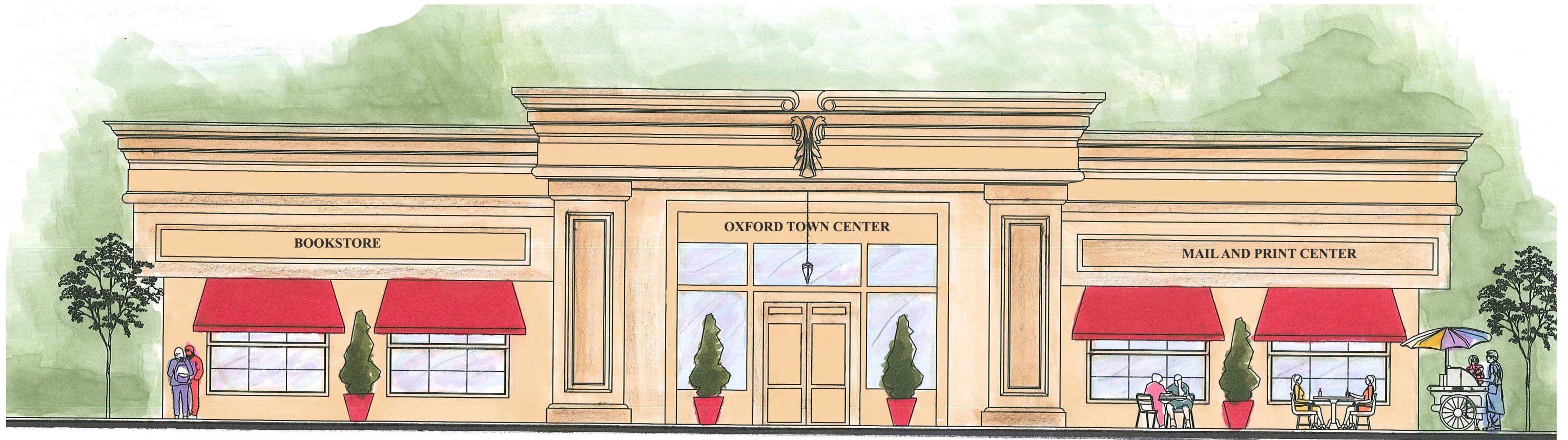
Project Goals:

- Encourage a walkable city
- Enhance existing resources
- Provide a destination for both the City of Oxford and Oxford College
- Create a sense of place where community and students can gather
- Propose a floor plan for a future bookstore, mail print center, and meeting room

Project Members:

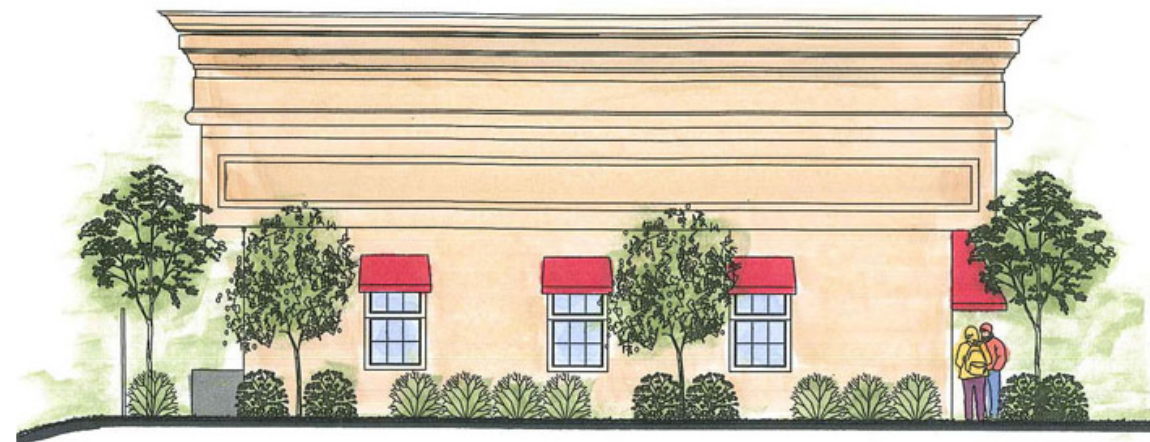
- Veronica Pimentel
- Ji Soo Park





Proposed Front Elevation

The proposed design is inspired by Candler Hall at Oxford College. The architecture shows a heavy rectangular shape that relates to the building. Awnings, large glass windows, and planters are incorporated to encourage citizens and students to share a public space which will provide a sense of community.



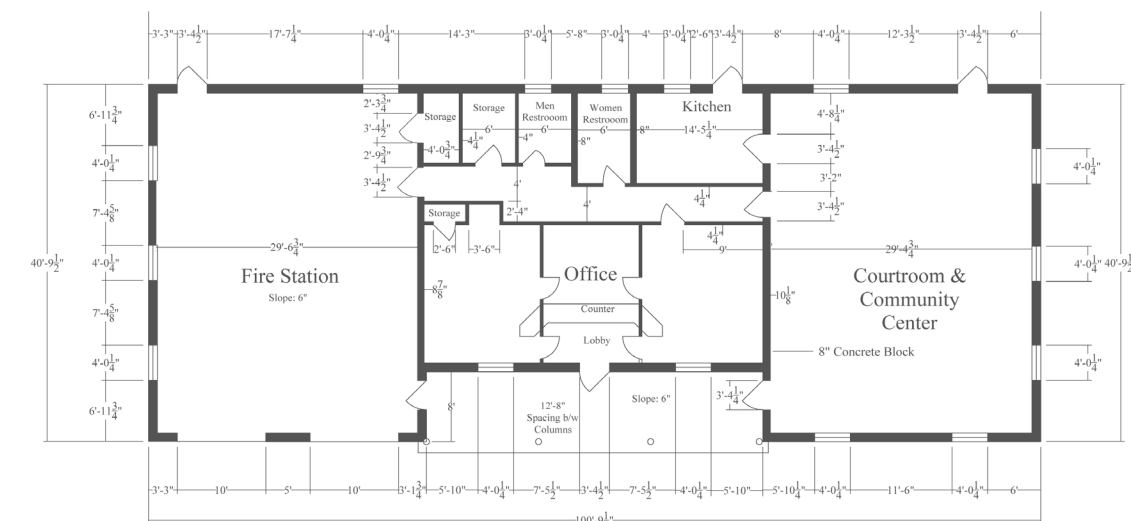
Elevation

The East near Emory Street and the back of the building are screened with planting to block noise and any unwanted views.



Elevation

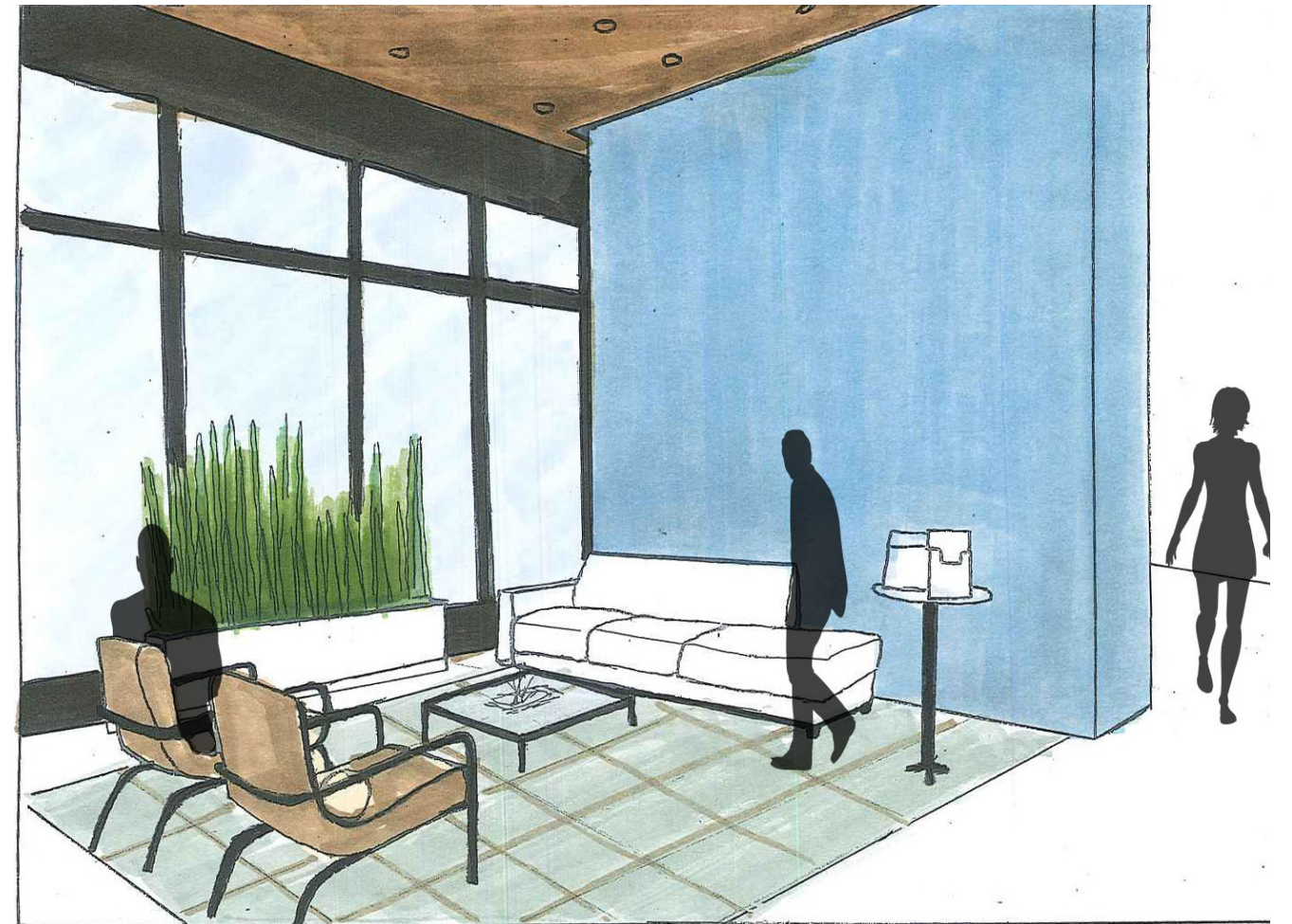
The West includes light planting and a double door for deliveries into the mail and print center.



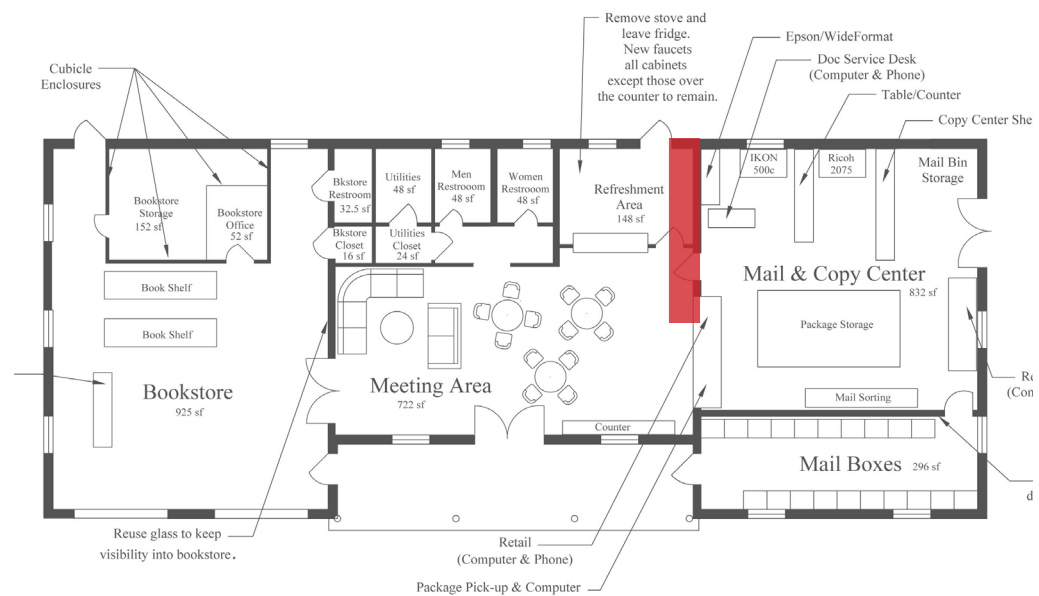
The final proposed floor plan is divided into three main areas: the bookstore, the meeting area, and the mail and print center. These amenities are available to students and the community. The design is based on the requirements required by the zoning ordinances and the needs of featured amenities. The bookstore includes 152 square feet of storage room and 52 square feet of office space. The glass wall on the right side of the bookstore provides a view into the bookstore. The bookstore has a restroom and utility closet. A meeting space at the center of the building provides seating, a refreshment area, ADA restrooms and a utility closet. Student packages can be picked up at this location. The area also includes student mailboxes that will be open 24/7 with security and accessibility.



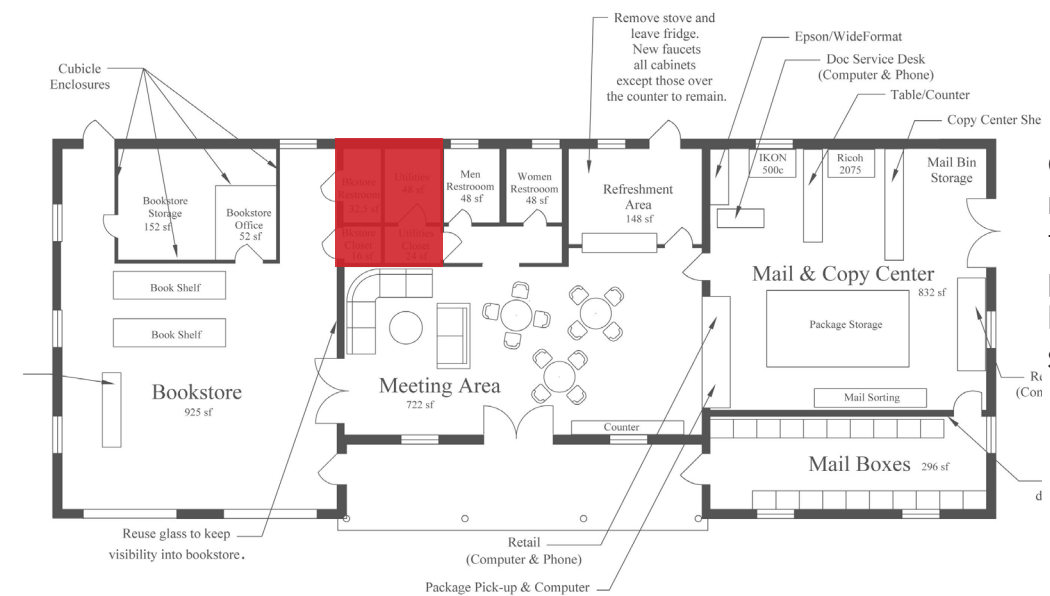
Mail and Print Center



Meeting Area



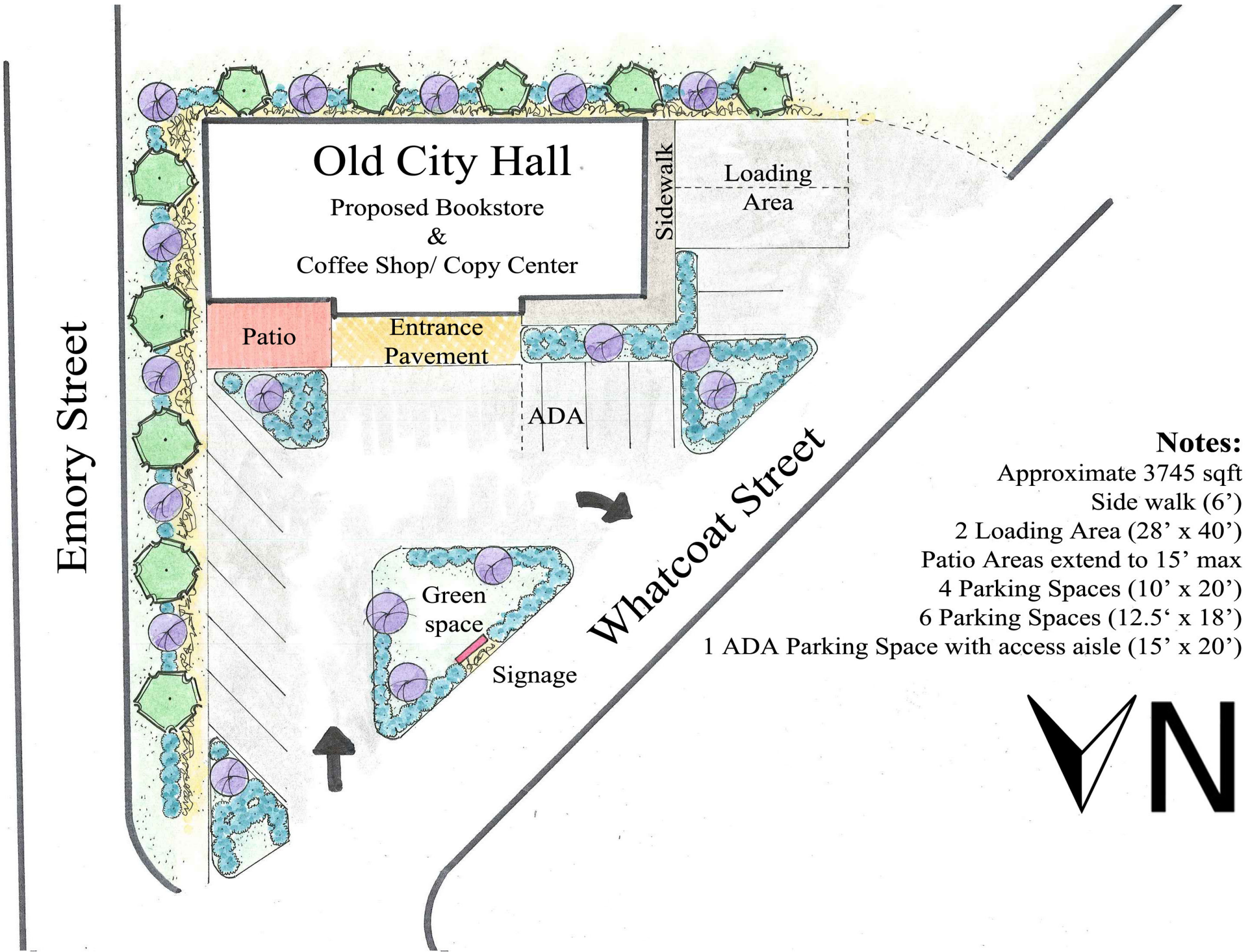
Perspective of proposed open wall counter in the mail and print center looking from the meeting area.



Corner view of the meeting area. It shows the glass wall that will provide views to the bookstore and the screen wall.

Proposed Landscape Design

The purpose of the landscape design is to create a sense of place for Old City Hall. The site is within walking distance from Oxford College, the post office, and New City Hall. This location has a lot of potential to attract people by enhancing the landscape, including an inviting entrance, a small greenspace for gathering, and attractive planting beds. Several shade trees are proposed for outside activities. The City of Oxford codes and ordinances were also used to determine the number of parking spaces, loading area, sidewalk, signage, building, and other landscape improvement requirements.



Overall Plan View



Front View





East Side



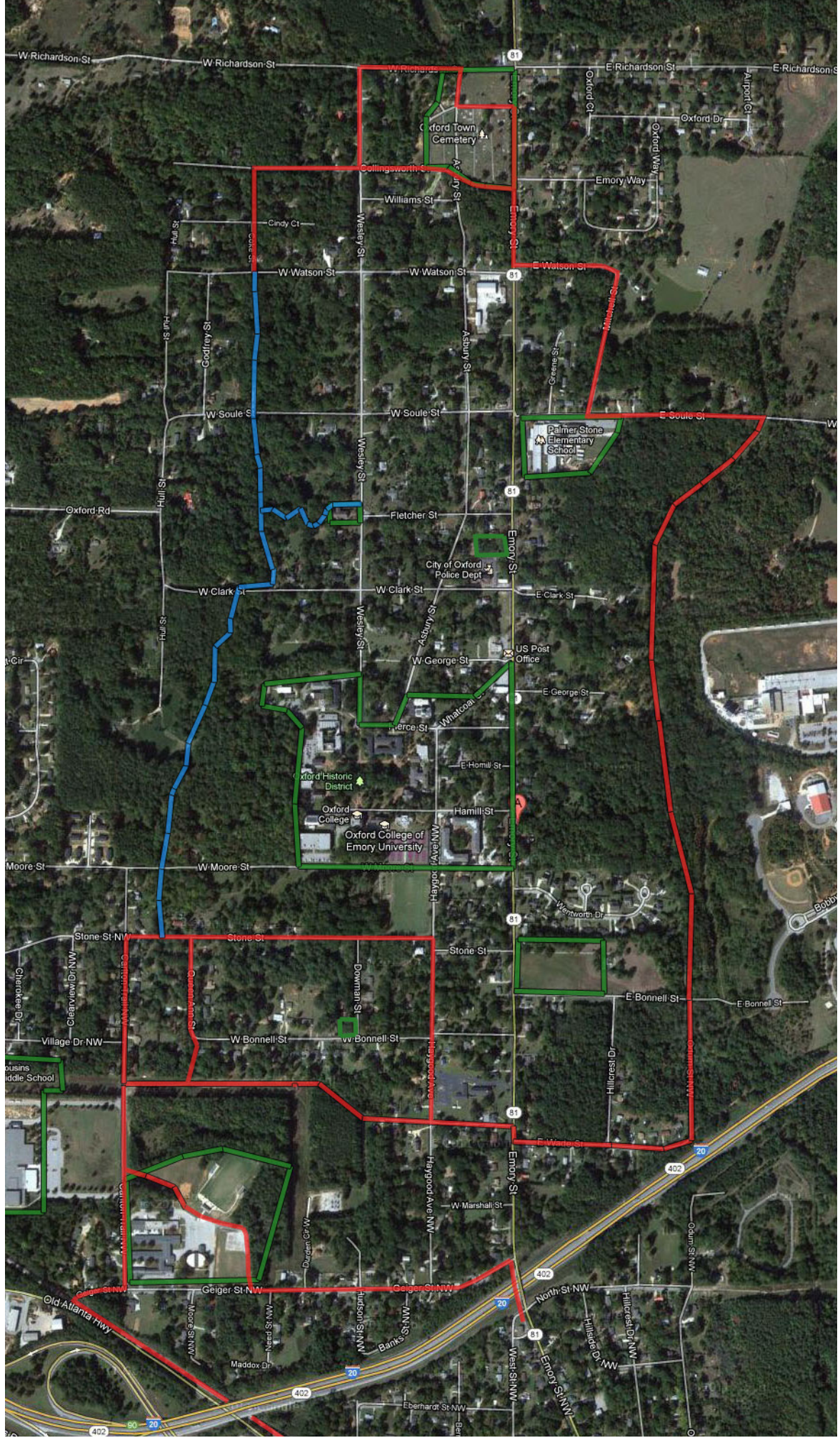
West Side



Bird's Eye View Looking West

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- Existing Trail
- Proposed Trail
- The proposed trail will extend from Richardson Street to I-20



PROJECT 5: OXFORD TRAIL SYSTEM

Project Objectives:

- Continue development of pedestrian corridors
- Improve existing conditions of the Oxford trail system
- Expand the trails to improve connectivity to the rest of Newton County
- Integrate historical sites and areas of interest into the trail system for a walking city tour
- Develop the Oxford Town Cemetery as a historic site destination

Project Team:

- Eduardo Tapia
- Kieu Chi Nguyen





Misplaced bollards are a sign that the trail requires more upkeep. There are also crosswalks that need to be repainted to improve driver visibility.



Evidence of vandalism can be found along the trail system. Bridges along paths are being torn apart, which creates dangerous crossing conditions for people using the trails.

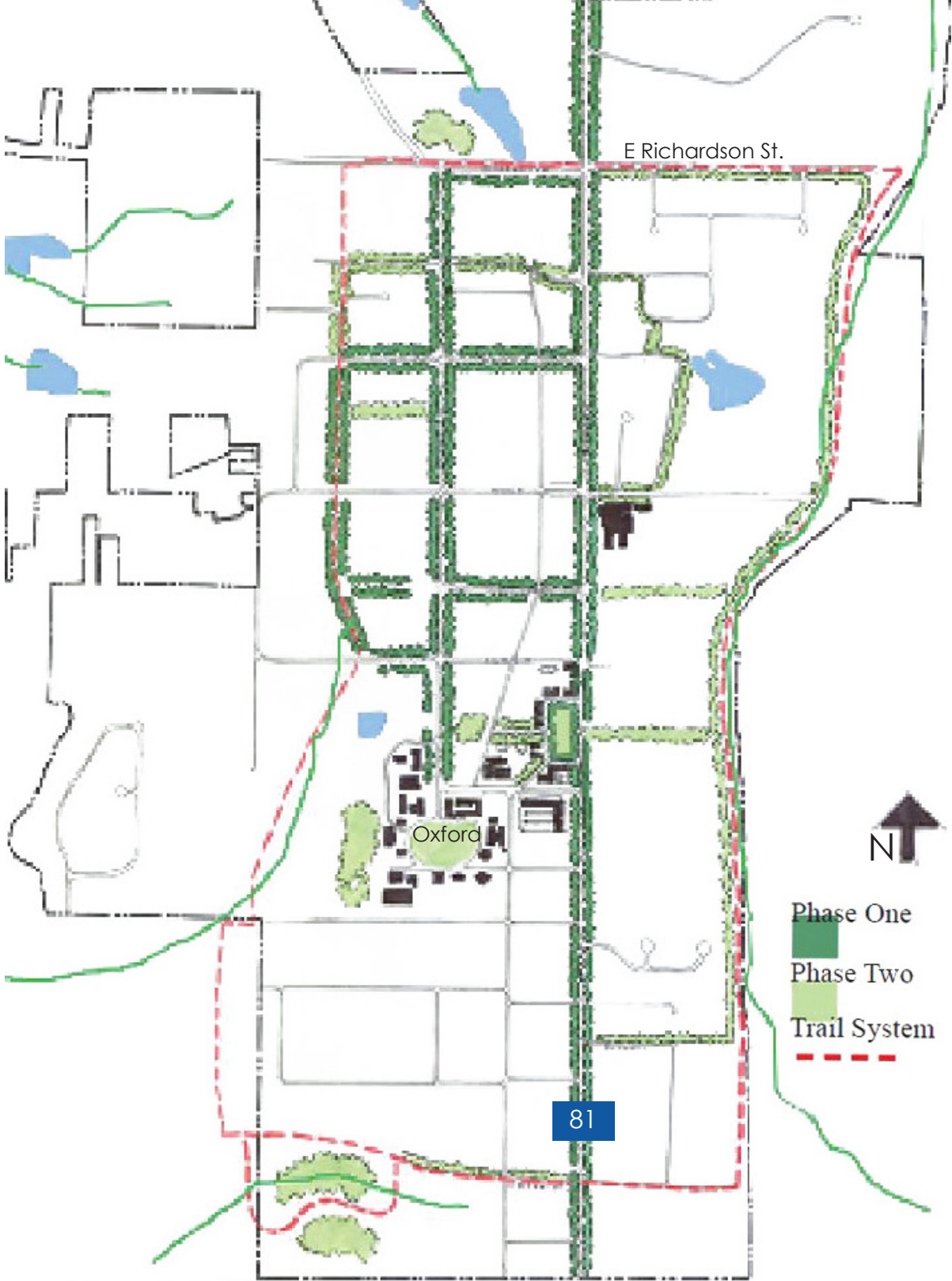


Lack of screening between public spaces and private lots can lead to noise pollution issues or unintended trespassing.



Entry ways into the trail system are difficult to identify, reducing the likelihood of citizens using them.

Existing Conditions



The Metropolitan Studio of 2006 developed an early proposal for the Oxford City trail system, while focusing on the improvements for pedestrian corridors. The proposal was utilized to construct a foundation for the updated proposals. Public input from the Old City Hall visits were used to further develop the trail expansion. Each update for the plan built upon the 2006 proposal.



Entrance Columns:

Stone columns can be placed at either side with small, solar powered lighting fixtures to indicate trail entrances. These columns can hold the existing small wooden plaques that are found at the Oxford College. By using the stone columns, the entrances are emphasized and another connection between the college and the community is formed. The college utilizes stone columns and stone walls throughout its campus.



Open Space Design:

There are various areas with large open spaces. These can be used to create many trail destinations to attract citizens into the system. Cycling, running and jogging can all take place on the trail. Trash receptacles need to be increased to reduce the amount of littering. Seating would allow for less active citizens to enjoy the space, especially if there is something to admire and enjoy.



Sheltered Areas and Public Art:

The installation of sheltered areas would encourage the community to come out and use the trail systems. Areas for public gatherings would welcome the use, especially on a warm evening. Also, public art could be incorporated into the trail system design including sculptures, the community members can personalize the trail system and create a more intimate connection to the space.

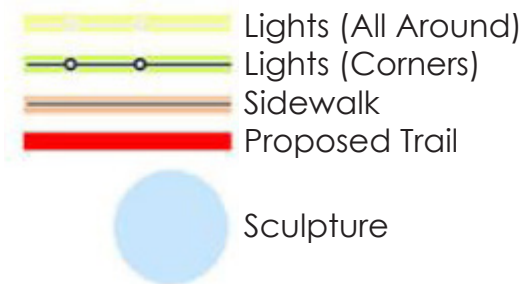


Screening:

Vegetative screening would help create a visual boundary between the adjacent private lots and the public space around the trail system. The screening will help guide visitors along the trail and reduce sound traveling to neighbors along the trail.



Legend



Seating Proposal

This plan incorporates a sidewalk and lighting around the Oxford Town Cemetery. A sidewalk will wind around the cemetery. In one option, lights and seating, can go along the length of the sidewalk. In the second option, lighting can be installed at the corners and intersections. Lights alternate between tall street lamps to path lights that can be solar powered.

Plan for Oxford Town Cemetery



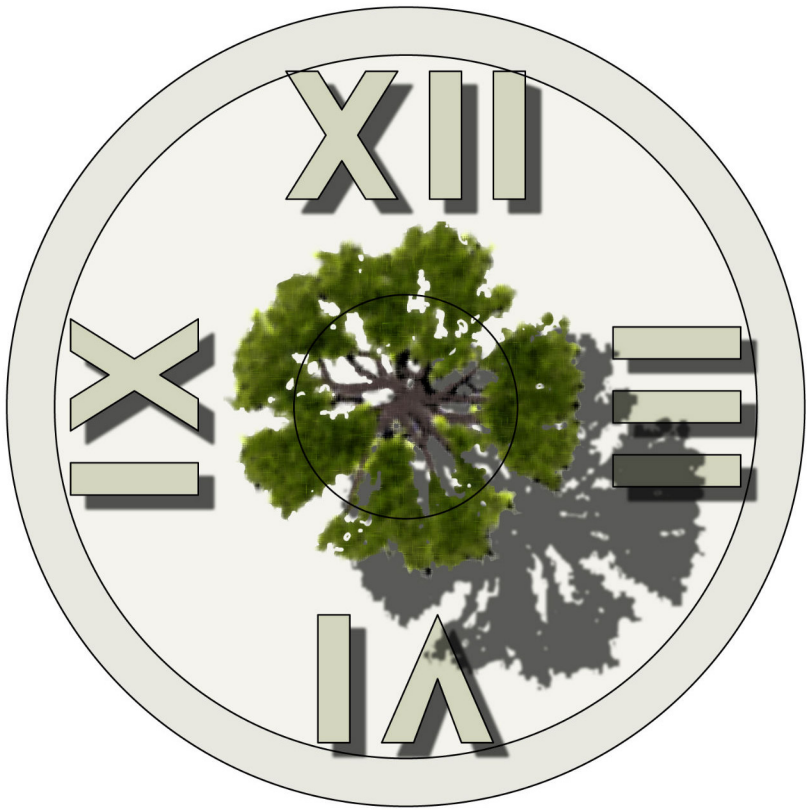
Vicinity Plan



Lighting Plan

A clockface sculpture is proposed at the left corner of the property or just north of Wesley Street. True to a clockface, the park will feature Roman numeral letters that are raised to provide seating. The installation surrounds an existing tree.

Clockface Sculpture

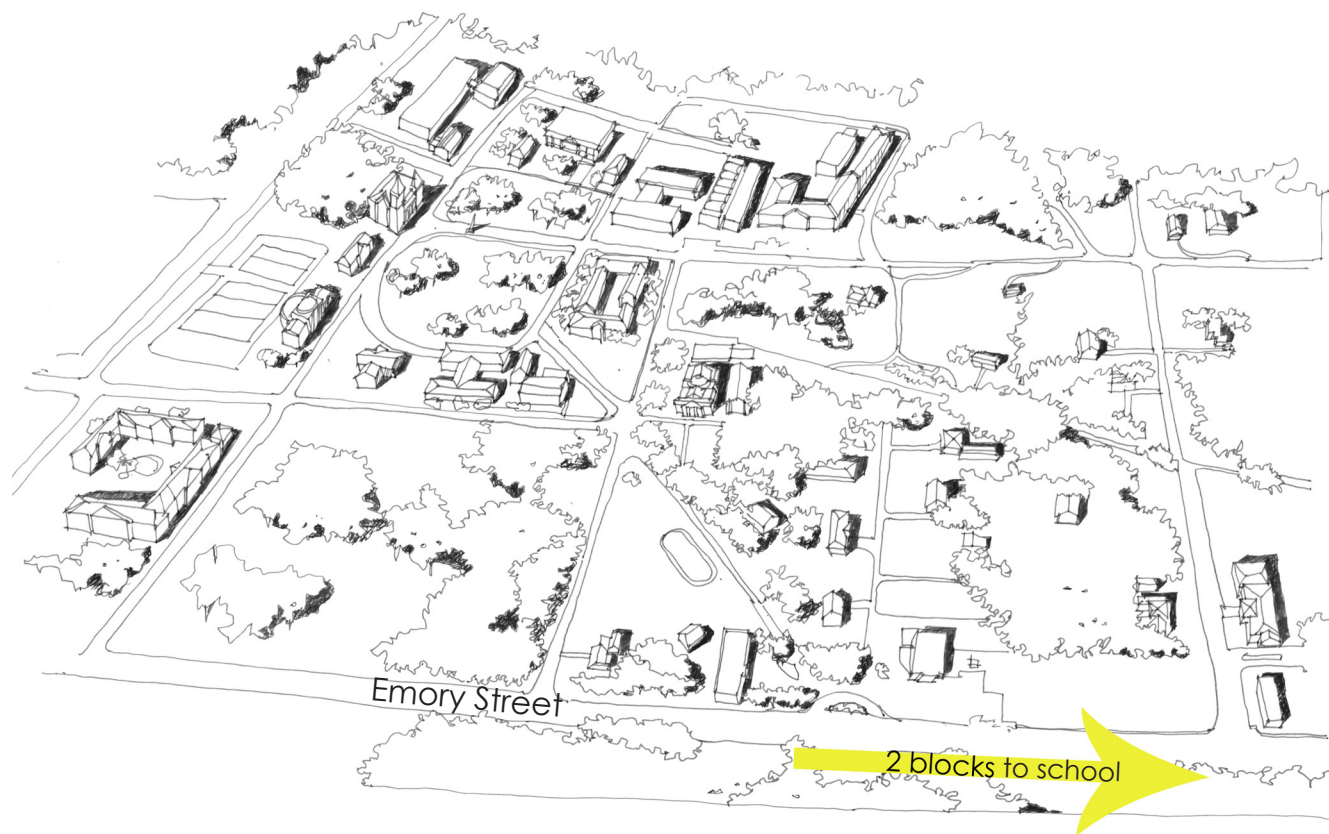


The strip around the park is gravel or other material that will tell pedestrians that they are walking into to a specific place.



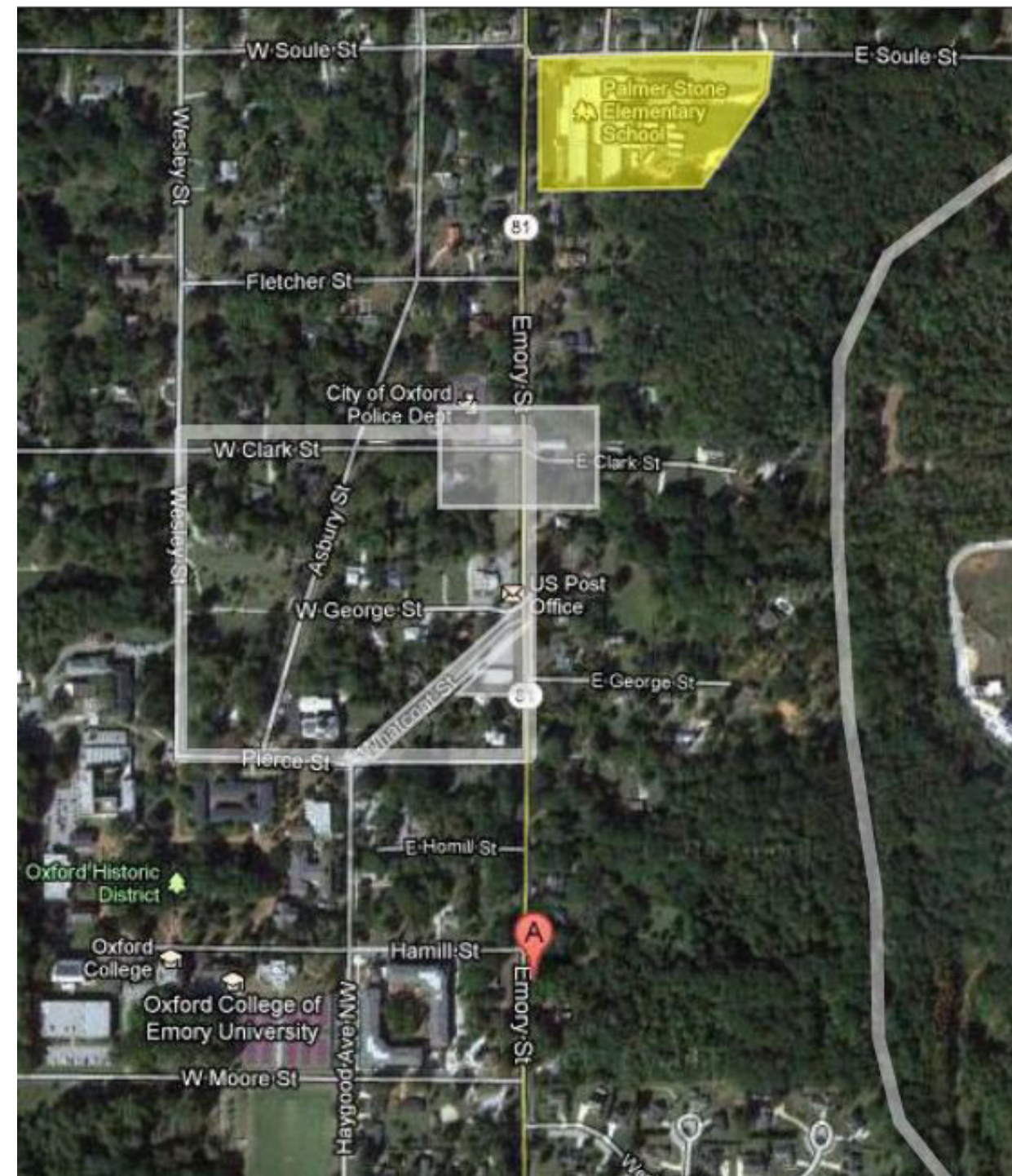
Clockface Sculpture Location





Key Map

- Project 1: Mixed-Use
- Project 2: Streetscapes
- Project 3: Whatcoat Street
- Project 4: Old City Hall
- Project 5: Trail System
- Project 6: Palmer Stone/Mainstay





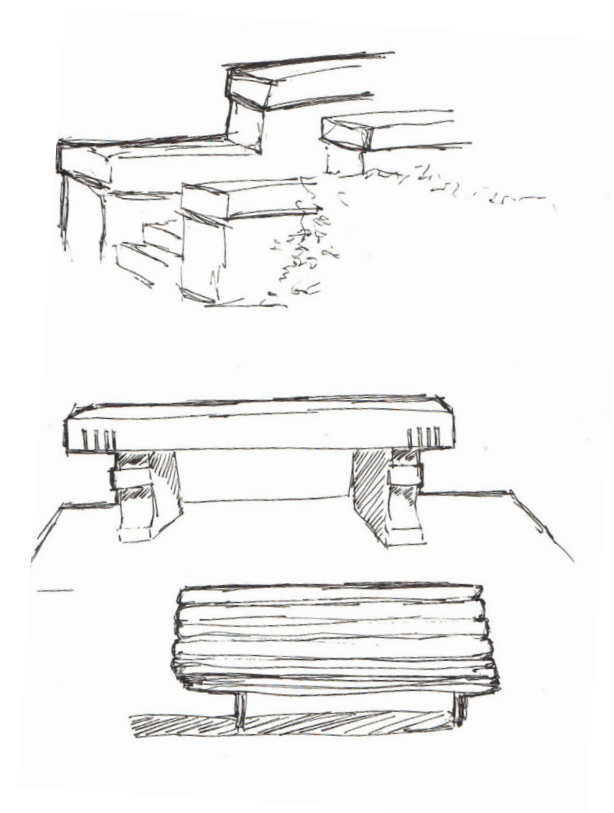
PALMER STONE ELEMENTARY/ MAINSTAY ACADEMY

Project Goals:

- Create community gathering space
- Provide historic linkage to the City of Oxford
- Create an environmentally conscious design
- Have a space that can be utilized year-round

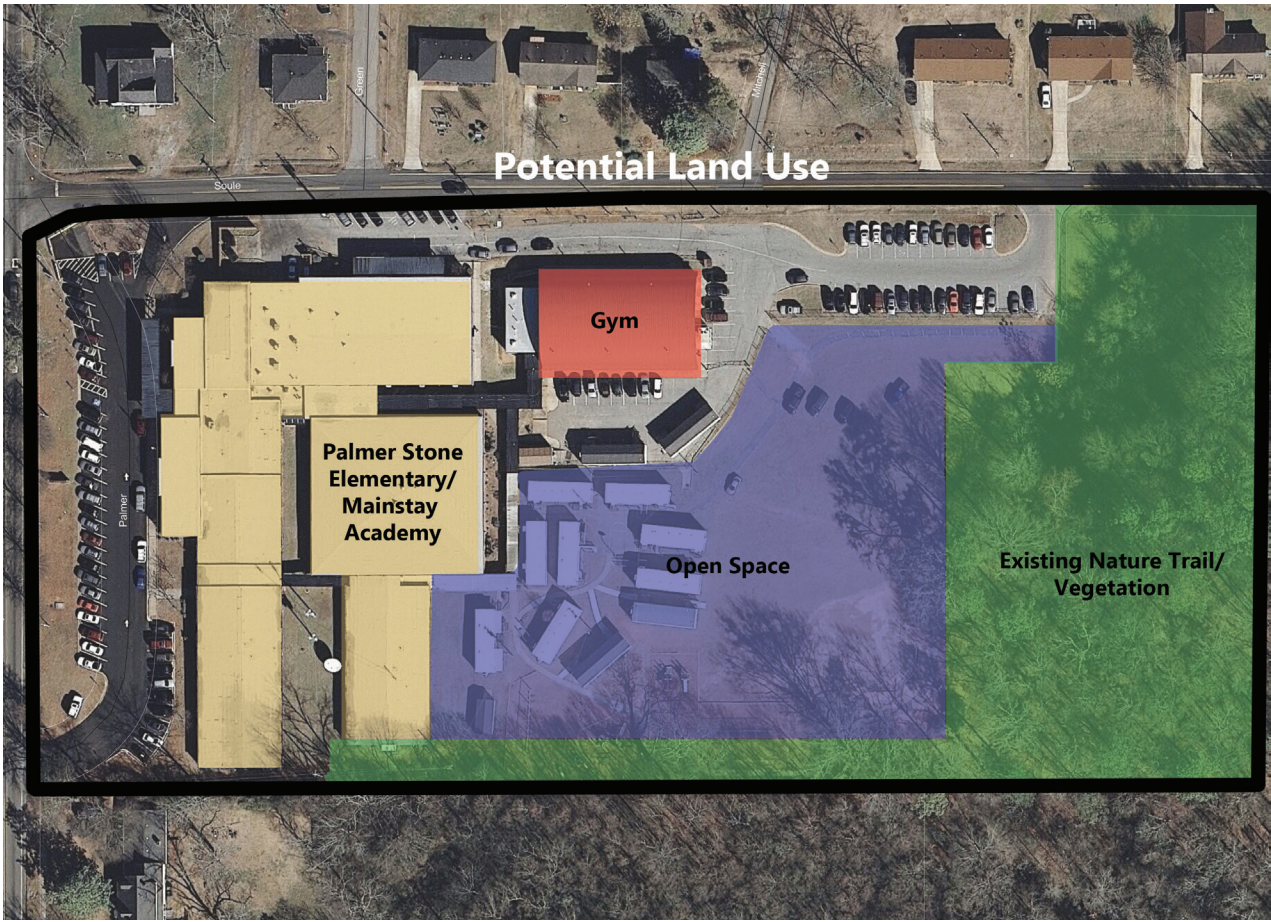
Project Members:

- Daniel Finnegan





The site is located at the intersection of Soule Street and Emory Street. The school property has been owned by the Board of Education since its inception. Recently, the school was turned into Mainstay Academy. After school the site sits vacant.



The site is composed of four different areas: the school, gym, open space, and the existing nature trail and wooded area. The citizens of Oxford gave recommendations for utilizing this space. The suggestions for the school include a meeting place, renting out offices, banquets, or other ways of generating revenue for its use. With a full-time supervisor, the gym can be used as a recreational space for children. The gym can also become a large banquet hall. The open space currently consists of trailers and an existing baseball field. This space can be transformed into recreational fields or a dog park. The existing wooded area can be connected to the existing and newly proposed trails.

Existing Conditions

Open Space behind Palmer Stone/Mainstay



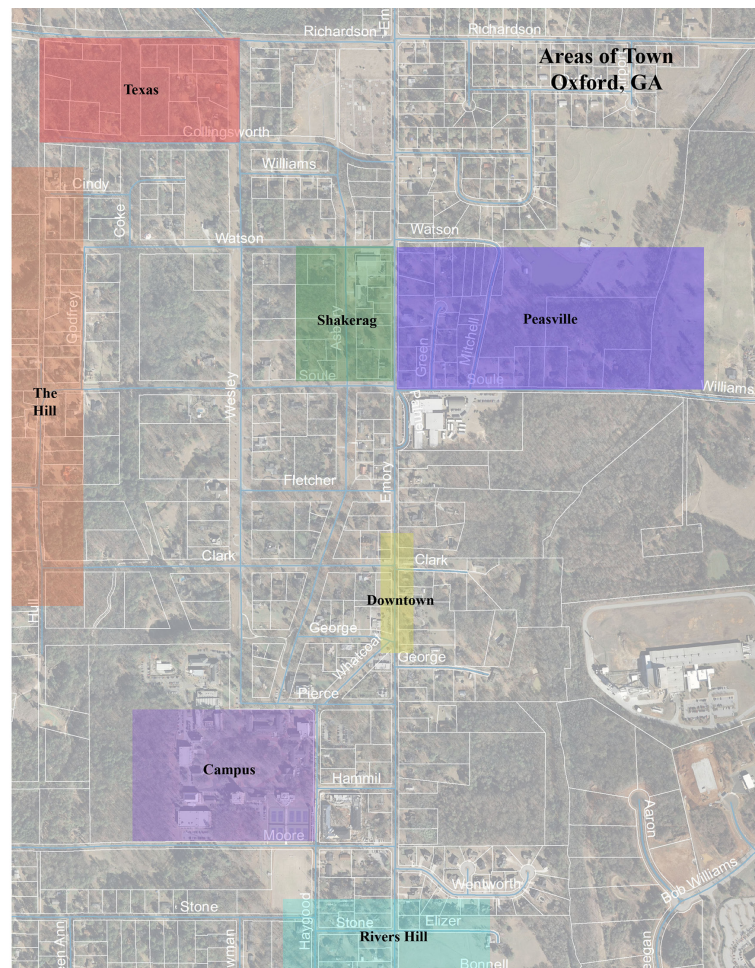
Looking uphill toward the school



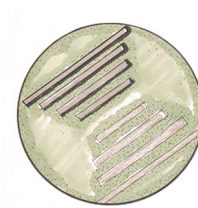
Existing playground and trailers



Path connecting nature trail to school

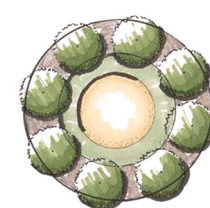


The historic Oxford communities were created based on the location or the events that happened in these respective communities. Each one has played a significant part in Oxford's history. For the concept of the open space located behind Palmer Stone Elementary, each circular greenspace represents a historic area of the community. The site will also function as a bioswale.



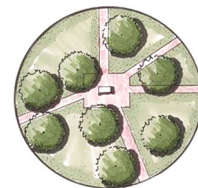
Shakerag

Students and residents throughout Oxford came to this area not only to hang out but to do their laundry. The area represents a washboard which will be an amphitheater for seating and educational use.



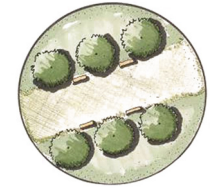
Peasville

Known as the local hangout. During the weekends, older kids would socialize in this part of town. It will serve as another retention pond on the southern portion of the site in addition to providing tiered seating so it can be used as a gathering area when it is dry.



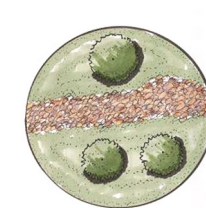
Campus

Oxford College is filled with large trees and quad areas. The site mimics the large quad and brick paved pathways located on campus.



Downtown

Part of downtown is Highway 81. Since Oxford does not have a distinct downtown area, this site will become an "environmental highway" and an entrance corridor into the site.



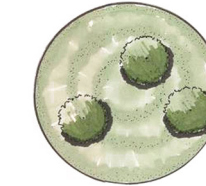
River Hill

This area was named after the Rivers Family and their estate located in southern Oxford. This will be used as a dry rock bed between two hills guiding the water into Texas, the retention pond.



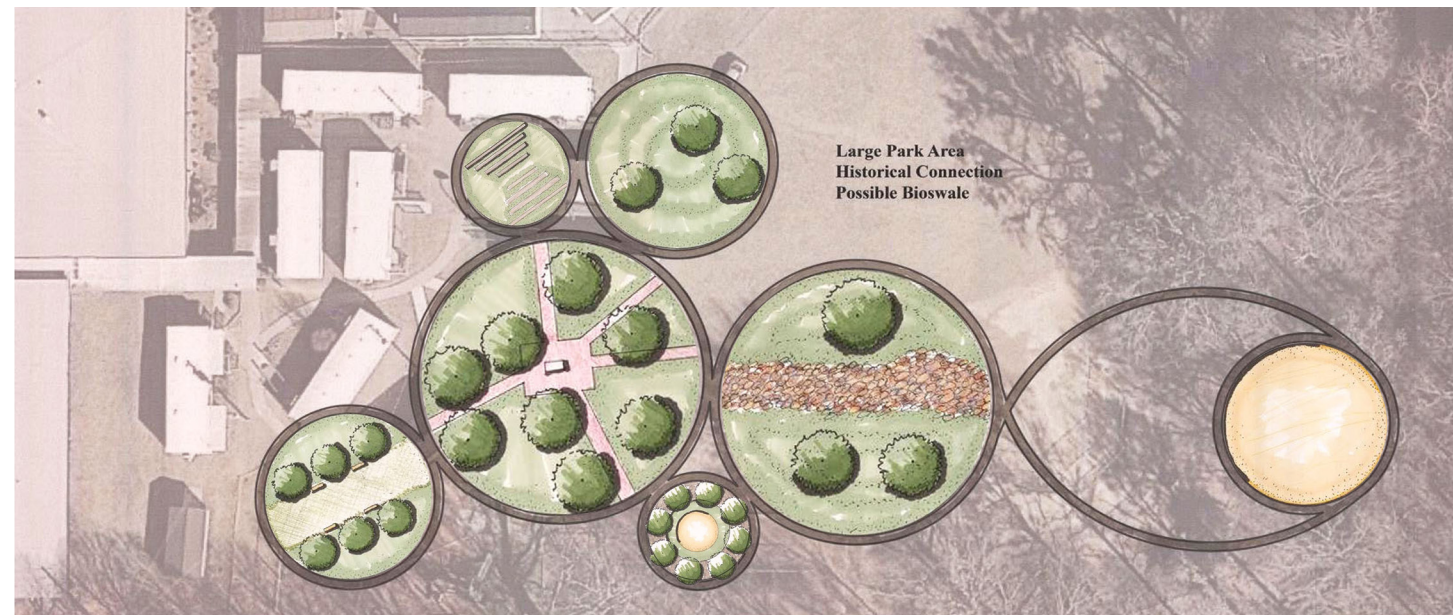
Texas

The site was said to be so far away that it was like going to Texas. This area will be planted with ornamental grasses and serve as a large retention pond.



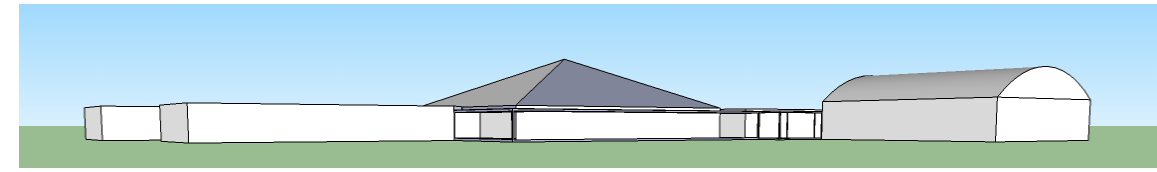
The Hill

The Hill is the highest point of Oxford. The entire town can be viewed at the peak. This area will be a hill located on the northern end of the bioswale overlooking the site and providing a shaded area.



Masterplan

The entrance of the park starts on the west side of the Masterplan with the Downtown corridor. This provides an entryway into the largest area, the quad from Oxford College campus. This will act as a small park in a larger one and provide shade and seating. On the north of the plan, Shakerag and the Hill overlook the site and provide seating areas which help guide rainfall to the southern end of the site. Peasville, a low point, is located between Campus and River Hill and will act as a retention pond to catch runoff. River Hill will act as a dry bioswale. It will be surrounded by two hills that will also provide shade and seating. On the far east side of the plan, Texas will act as a retention pond planted with large or ornamental grasses. Together these historical communities will provide both a link to the rest of Oxford and serve an environmental purpose and educational opportunity.

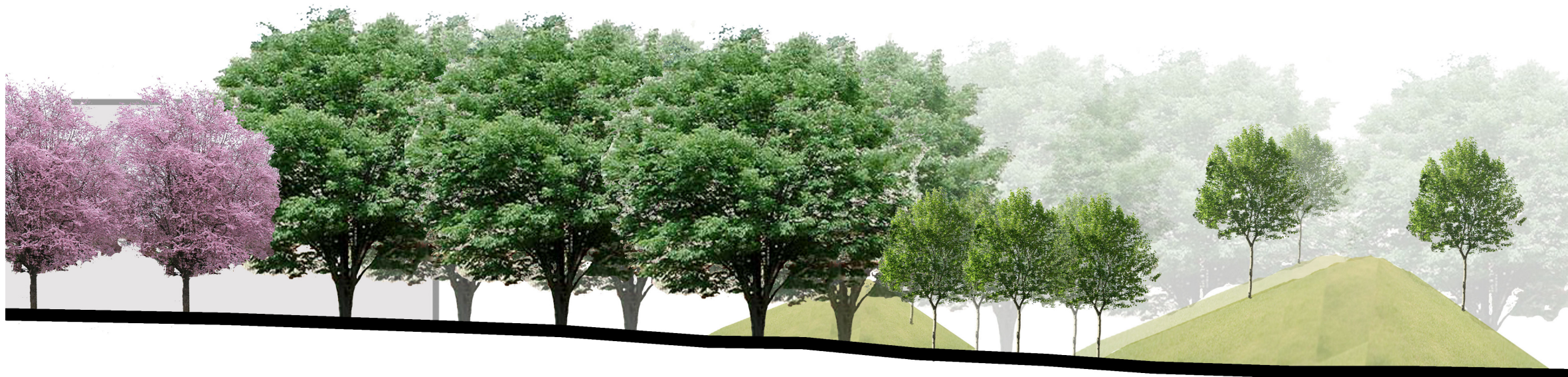
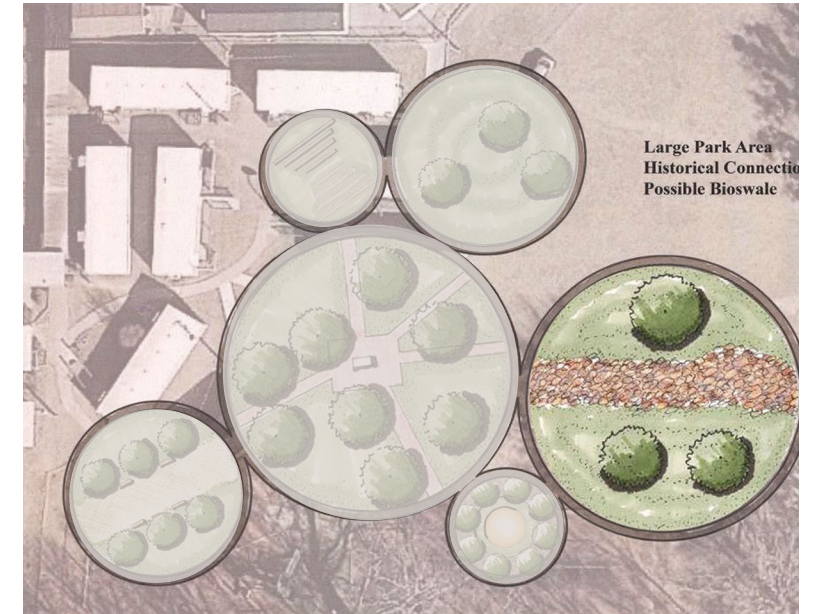


School Perspective

The school's backyard area has an uphill slope leading to the gym and school area.

Perspective of River Hill

The perspective shows a view from south of River Hill looking back toward the school. The area will be open and planted with trees. People can enjoy this space due to its size and shade provided by the trees.



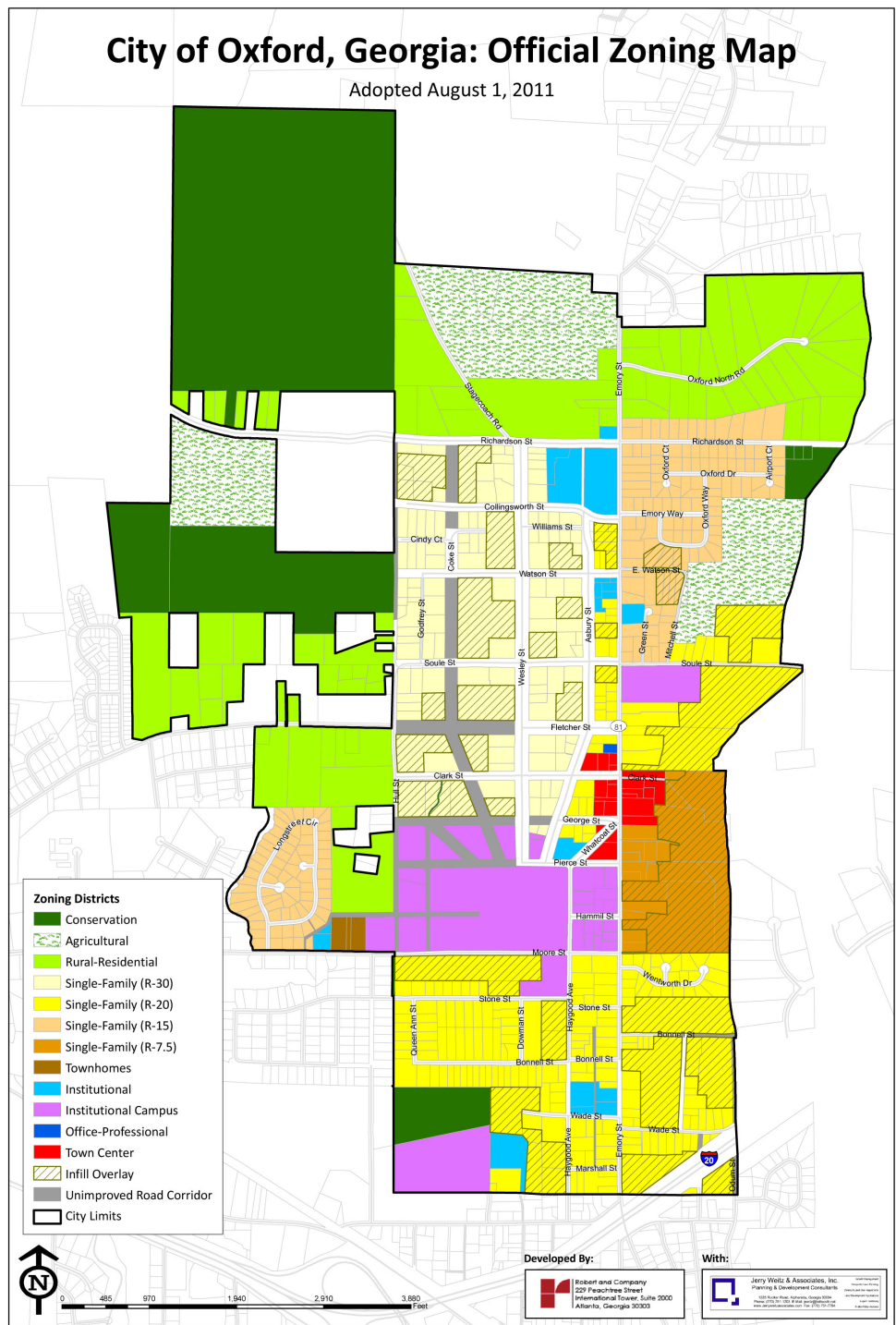
Section Elevation

The section elevation is standing south of Peasville looking north. The elevation shows how the bioswale will be possible with the existing slope. River Hill will play a crucial part in controlling the flow and transitioning into the Texas retention pond.

APPENDIX A - CITY OF OXFORD

Students from the University of Georgia Metropolitan Design Studio used resources as design guidelines.

A-1 Official Zoning Map



Official zoning map was referred to determine building types and locations.

City of Oxford, Georgia: Official Zoning Map. (2011, August 1). City of Oxford. Retrieved from oxfordgeorgia.org/mm_upload/OX_Zoning_11x17.pdf
Retrieved March 12, 2012

A-2 Multi-Use Trail System



This is a multi-purpose trail system that the previous UGA students designed in 2006. The city and college have partnered with each other for several years to build a five-mile trail around the City of Oxford. The Oxford trail will connect three schools: Palmer Stone Elementary School, Cousins Middle School, and Oxford College of Emory University. Erik Oliver and Jim Windham gave a walk-through of the existing trail systems and helped establish future trail systems for the city.

Oxford Future Planning Workshop (p. 30). (2006). Pedestrian Corridors and Covington: Metropolitan Design Studio. Streetscapes.

A-3 History



This is the Haygood House built in honor of Atticus G. Haygood, who was president of Emory College from 1875 to 1884. Haygood House is one of the many historic homes of Oxford that form the character and unique architectural details which helps create a sense of place for the community

APPENDIX A - CITY OF OXFORD

Students from the University of Georgia Metropolitan Design Studio used resources as design guidelines.

Oxford Zoning Ordinance: Chapter 40 Oxford City Code

- **Zoning Districts, Overlay Districts, and Maps:**

There are various types of zoning districts from the official zoning map. The districts include the conservation district, agricultural district, single-family residential, institutional campus district, commercial district, and other resources. The Town Center District code provides a template for establishing a mixed-use, main street character.

- **Specific Use Regulations:**

Proposed specific use developments include projects such as the day care center, farmers market, recreational facility, institutional and outdoor spaces, and townhouse.

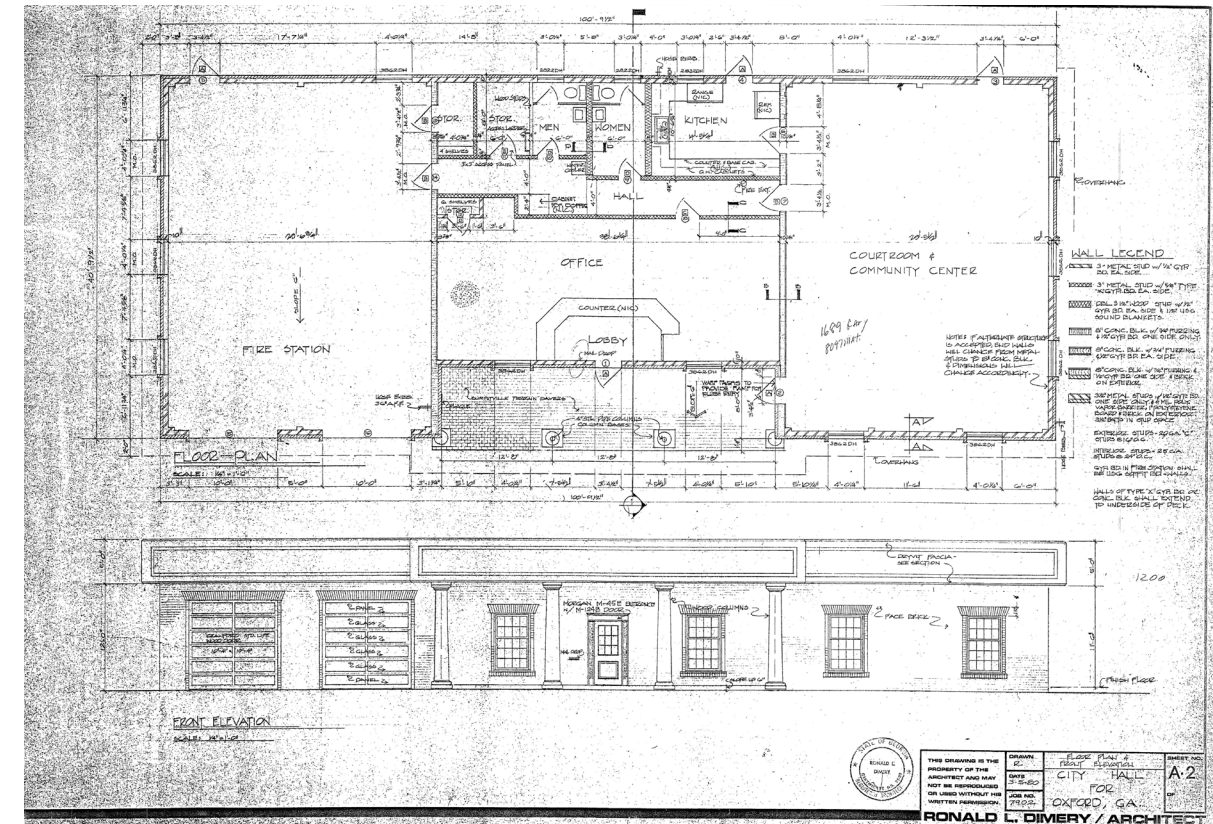
- **Access, Parking and Loading:**

Design requirements for multi-modal access into sites, include vehicular, truck service, and pedestrian. Off-street parking, number of on-site parking spaces, number of handicapped parking space, loading area specification, visibility at intersections and driveways, and accessibility were also other design considerations for project sites.

- **Sign Regulation:**

To enhance the city's identity and attractiveness, signage was considered for designs. Signs would help locate goods, services, and facilities.

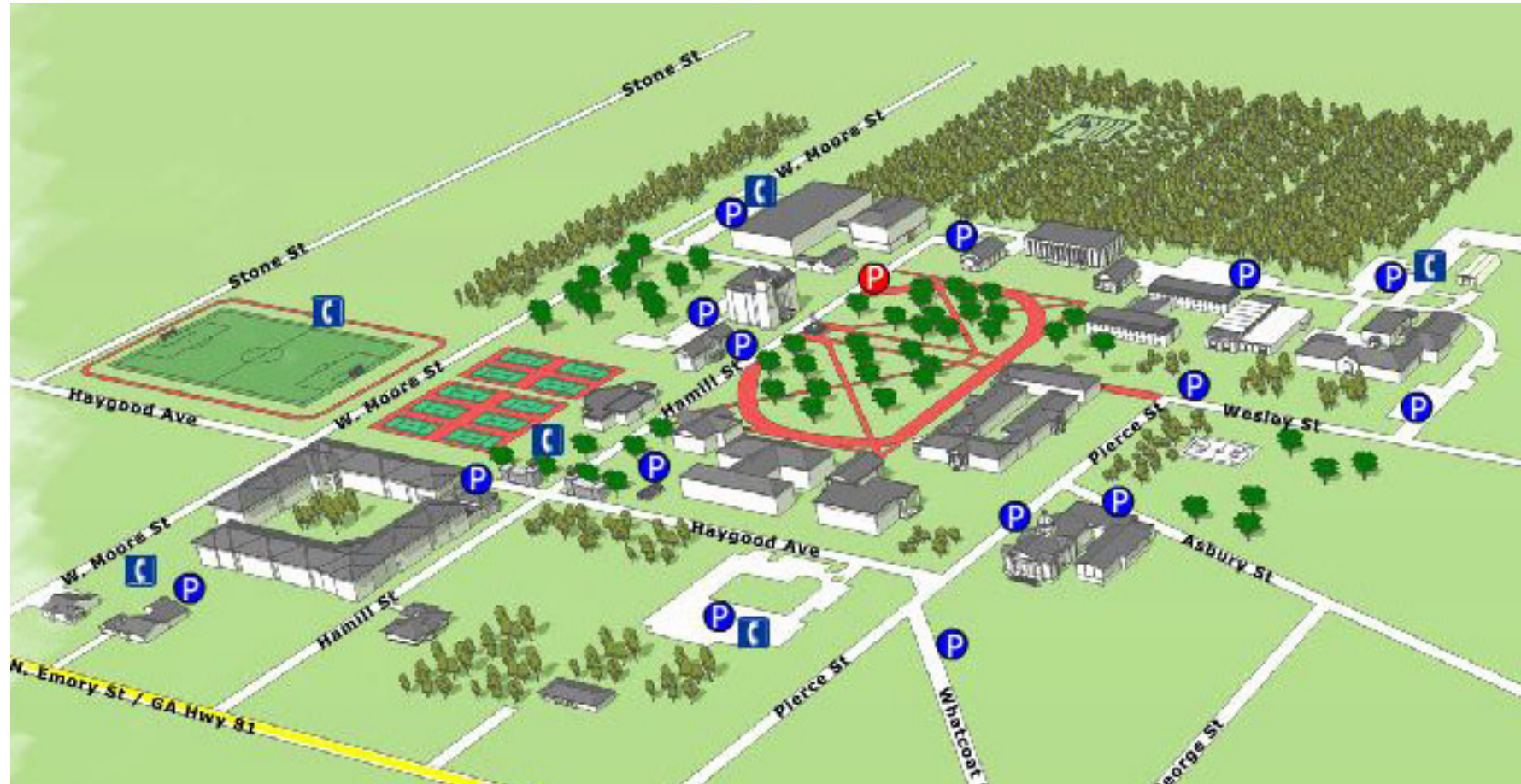
A-4 Old City Hall



Jim Windham provided original construction documents for Old City Hall. Accurate measurements of the existing floor plan, windows and door dimensions were useful in determining the newly proposed floor plan. This document was critical for the calculations of square footage for the existing space to be separated into three spaces for the bookstore, meeting room and mail and copy center.

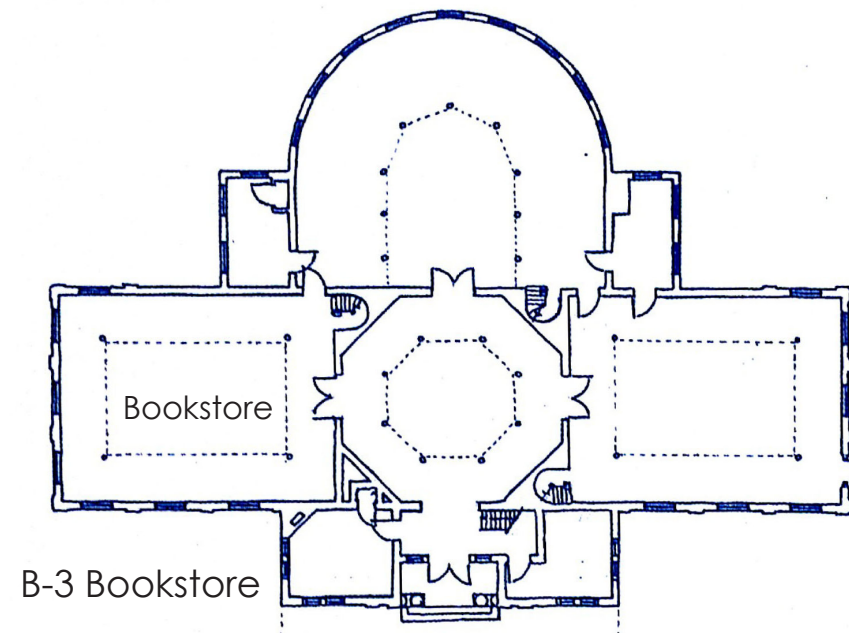
APPENDIX B - OXFORD COLLEGE

Students from the University of Georgia Metropolitan Design Studio used resources from Oxford College as design guidelines.



B-1 Oxford Campus

To the right is a floor plan of Candler Hall. The Oxford College bookstore is located on the left rectangular side of Candler Hall. The small rectangular building adjacent to the bookstore is used as the bookstore storage room. The area of the Oxford College bookstore is approximately the same size as the Old City Hall's fire station. Moving the existing bookstore to the Old City Hall allows for more vertical space.



B-3 Bookstore

Oxford College has always been part the town's history. The original town plan had fields cultivated to support the college and Oxford's inhabitants. A large, quadrangular parcel was set aside specifically for the campus. The current quad used to be irregular with narrow concrete sidewalks and an asphalt parking circle around it for carriages. The quad is now a successful destination for Oxford College students, providing an excellent example for creating a more walkable, pedestrian-friendly place.



B-2 Buildings

One of the buildings observed and studied was Candler Hall. Candler Hall used to be one of the eight libraries on campus. This neoclassical building is made of a limestone called Tennessee marble. The building consists of Corinthian style capitals at the entrance, stylized Ionic capitals on pilasters around the building, and chiseled masons blocks providing a lighter texture. Currently, it is used to house the campus life and bookstore facilities.

APPENDIX B - OXFORD COLLEGE

Students from the University of Georgia Metropolitan Design Studio used resources from Oxford College as design guidelines.

Document Efficiency
At Work.

A RICOH COMPANY

Site Survey Specifications

For All Connected Digital Products And Solutions

Information - Product Specific

Ricoh Aficio 1060/1075/2060/2075

Weights and Dimensions:

	Width	Depth	Height	Weight
Copier/Printer	28.00	30.00	47.00	441.00
ADF	12.60	18.30	26.40	44.00
SR850 Finisher	28.00	24.80	38.40	143.00

NEMA 5-20R

- Space Requirements:** Door Width Required: 30 in. Elevator Load Capacity Required: 1000 lbs.
- The Copier/Printer dimensions posted are for the largest machine in that category. Please see equipment guide for full space requirements, for specific machine configurations and dimensions.
- Customer is responsible for providing the electrical requirement listed below prior to machine installation.**
120V, 60Hz, 20A, NEMA 5-20R
The dedicated electrical supply will be available on date: / /

IKON CPP-500/CPP-650/CPP-8050

Weights and Dimensions:

	Width	Depth	Height	Weight
Copier/Printer	30.00	35.00	47.00	690.00
FS-215 Booklet Finisher	30.00	NA	47.00	NA
PI110 Post Sheet Inserter/TU109 Trimmer	51.00	NA	NA	NA

NEMA 6-20R

- Space Requirements:** Door Width Required: 36 in. Elevator Load Capacity Required: 1500 lbs.
- The Copier/Printer dimensions posted are for the largest machine in that category. Please see equipment guide for full space requirements, for specific machine configurations and dimensions.
- Customer is responsible for providing the electrical requirement listed below prior to machine installation.**
208-220V, 60Hz, 20A, NEMA 6-20R
The dedicated electrical supply will be available on date: / /

Epson Stylus Pro Color Wide Format Printer Series

Weights and Dimensions:

	Width	Depth	Height	Weight
Model 3880 - 17" wide	27.00	15.00	10.00	43.20
Model 4880 - 17" wide	33.00	30.00	14.00	89.00
Model 7700 - 24" wide	54.00	27.00	48.00	220.00
Model 7880 - 24" wide	46.00	30.00	46.00	131.00
Model 7900 - 24" wide	54.00	27.00	48.00	187.00
Model 9700 - 44" wide	74.00	27.00	48.00	295.00
Model 9880 - 44" wide	67.00	30.00	46.00	198.00
Model 9900 - 44" wide	74.00	27.00	48.00	256.00
Model 11880 - 64" wide	92.00	28.00	46.00	384.00

NEMA 5-15R

- Space Requirements:** Door Width Required: 36 in. Elevator Load Capacity Required: 500 lbs.
- The Copier/Printer dimensions posted are for the largest machine in that category. Please see equipment guide for full space requirements, for specific machine configurations and dimensions.
- Customer is responsible for providing the electrical requirement listed below prior to machine installation.**
120V, 60Hz, 15A, NEMA 5-15R
The dedicated electrical supply will be available on date: / /

B-4 Mail and Copy Center

The dimensions for the outlet and weights of machines are provided by IKON, a company that Oxford College Mail and Copy Center uses. This reference material was necessary to determine room size and floor layout plan.



B-5 Hearn Nature Trail

This is a photograph of Professor Curry T. Haynes. He re-established the Hearn Nature Trail in 1978. A stone gateway marks a formal entrance. An interesting feature on the trail is a small clearing where Confederate soldiers were buried. Deeper into the woods, there is the Serenity Circle for meditation and outdoor learning, which is made of stone seat walls for gatherings. The trail continues to further enrich the campus landscape and provides a place for Oxford College students to enjoy nature.

APPENDIX C - OXFORD MEETINGS AND INTERVIEWS

Through meetings and interviews, the concerns from various participants of the Oxford community were taken into consideration. The Oxford Planning Committee, Oxford College, and community stakeholders each considered and offered valuable input for future development proposals for the city. The various meeting notes and interviews became the foundation from which the UGA Metropolitan Studio based their designs.

C-1 Oxford City Planning and Commission Meetings

Date: January 23, 2012 @ 5:00

Project: Oxford Preview

Client: City of Oxford

Members Present:

- Council - George Holt
- Mayor - Jerry Roseberry
- City Clerk - Laura Willis
- City Manager - Clarke Miller
- Patsy Burle (PC)
- Vivian Aerus (PC)
- Council - Lyn Pace
- Council - David Eady(PC) Liason
- Dave Harvey (Chief)
- Penny Windham
- Jim Windham
- Hoyt Oliver
- Latrell Oliver
- Erik Oliver(PC) Chair
- Claude and Era Sitton
- Jody Reid

- Mayor Jerry Roseberry opened the meeting
- Hank Methvin introduced the UGA Student Group
- To enhance the city's identity and attractiveness, signage was considered for designs. Signs would help locate goods, services, and facilities of the community.
- The students also introduced various topics that would be revised from the 2006 "Oxford Future Planning Workshop." Topics included from the study were:
 - History of Oxford
 - Oxford Assets
 - Oxford's Liabilities
 - Recommendations
 - Environmental Analysis
 - Urban Tree management
 - Regional Traffic patterns
 - Pedestrian Corridors as streetscapes
 - Oxford and the SmartCode
 - Town Center and Architectural details
 - Case Studies
 - Town Center Phasing
- The City Residents gave a number of suggestions for topics to be included in the study:
 - Develop traffic calming techniques
 - Improve community connectivity
 - Emphasize walkability
 - Incorporate Highway 81 as part of the town
 - Increase recreational space
 - Use of post office as public gathering space
 - Incorporate coffee shop and bookstore
 - Develop roller rink near Old City Hall
 - Research existing zoning ordinances, see Oxford website
 - Research updated town center plan
 - Refer to plans developed through Oxford College (Margaret Dugan)
 - Public art and other cultural amenities welcomed
 - Generate housing opportunities for town and gown, a variety of "types and sizes"
 - Pursue a new spirit for the future of the city and respect Oxford's history
 - Develop the character of Oxford to serve and integrate both the town and the college.
- Our next meeting at Oxford is planned with Margaret Dugan on January 31, 2012 @8:30 am, Old City Hall Building. The UGA students will also arrange interviews with community members.

APPENDIX C - OXFORD MEETINGS AND INTERVIEWS

Through meetings and interviews, the concerns from various participants of the Oxford community were taken into consideration. The Oxford Planning Committee, Oxford College, and community stakeholders each considered and offered valuable input for future development proposals for the city. The various meeting notes and interviews became the foundation from which the UGA Metropolitan Studio based their designs.

C-1 Oxford City Planning and Commission Meetings

Date: February 1, 2012

Project: Oxford Master Plan

Client: City of Oxford

Location: The Center

Attendees:

Mayor Jerry Roseberry
Hank Methvin
Nicholas Voravong
Eduardo Tapia
Veronica Pimentel
Stephanie Rattanong
Ji Soo Park
Chi Nguyen

- Whatcoat Street
 - Brick like Oxford campus
 - Convert green strip behind Old City Hall into park space with outdoor market
 - Model after Asheville Arcade
- Post Office to Old City Hall (West Clark & Emory Street)
 - Add parking spaces
 - Widen sidewalk
 - Greenspace
- Hammil Street is not a preferred entrance, Wesley Street is a possibility.
- Emory Street
 - Timetable for it to become a city street is five years
 - Currently a high traffic area
 - Use Pace Street as a model for streetscape
 - Randy Vinson
 - John Devine – NE GA Regional Commission
 - Leave it green
- Pocket Parks
 - Target age group twelve and under
 - Focus on walkability and benches
 - Willing to acquire land
- George Street Park
 - Used sometimes as an outdoor classroom
 - Amphitheater as possibility
- Palmer Stone Elementary/Mainstay Academy School
 - Convert to a community center, daycare, and/or retirement center
 - If developed would require new sidewalks leading to it
 - Open recreation gym
- Cemetery
 - Open to idea of park redevelopment
 - Mainly just benches
 - Trails throughout centered around famous graves
 - Lighting possibilities
- Old City Hall
 - Copy Center, Coffee Shop, Bookstore
 - Link to new City Hall
- Preference for townhomes
 - Possible under new zoning
- More room for public functions at the end of Fletcher Street
 - 4th of July
- Dried Indian Creek
 - Off of Airport Road
 - In a flood plain
 - Possible park
- Organic Farm
 - Emory at Oxford project
 - Located behind the house
 - No plans for space in front of the house
 - Elzor property

APPENDIX C - OXFORD MEETINGS AND INTERVIEWS

Through meetings and interviews, the concerns from various participants of the Oxford community were taken into consideration. The Oxford Planning Committee, Oxford College, and community stakeholders each considered and offered valuable input for future development proposals for the city. The various meeting notes and interviews became the foundation from which the UGA Metropolitan Studio based their designs.

C-2 College of Oxford Meeting

Date: January 31, 2012 @ 9A.M.

Project: Oxford Campus Information

Client: Oxford-Emory College

Location: The Old City Hall

Members Present:

- Myra Frady
- Jim Windham
- Margaret Dugan
- Eva Sitton
- Hank Methvin
- UGA Metropolitan Studio

Myra:

- Library renovation – 10,000 square feet
- Seney Hall – windows
- Science Hall – 29,000 sf (Labs) to resemble Pierce
- Whatcoat – closed for pedestrian use
- Childcare is great asset
- Live/work scenario for new housing

Jim:

- Trail under I-20
- Trail continued to Richardson Street with canopy bridge
- Oak trees
- Lights – similar style as on campus
- Park like setting for cemetery with lighting and walking paths
- Consider accommodating festival in new open space design
- Perimeter trail to include Richardson Street and water tower.

Eva:

- Importance of schools and recreational facilities
- Importance of trails – cycling enthusiasts

Things to Consider:

- New dorm is LEED certified
- New zoning regulations allow for smaller lots/compact development
- Update/upgrade intersection of Wesley and Pierce Streets
- Look at city park upgrade

Margaret:

- Accommodate outdoor vendors
- Ownership of Highway 81 – turned to city street for control
- Elon College, NC as a reference
- Look at arcade in Asheville
- Organic farm on Elzer property for cafeteria use – please locate
- Self-guided tour for historic sites/communities – Shakerag, Texas, Riverhill
- Research “Cornerstone and Grove” by Eric Oliver
- Weekend/change in numbers (see master plan)
- Closing the quadrangle to vehicular traffic – must study new entrance to campus (ask if need for replacing parking)
- Will add/remove parking in front of dining hall
- Look at parents’ day and related events – 4th of July Parade, barbeque, etc.
- Remove parking next to library to insert green space and possibly use as outdoor classroom.

Projects to Connect Campus and City:

- Whatcoat pedestrian corridor
- Streetscape on Emory Street
- Study new approach into campus
- Shared community space
- Housing
- Renovation of Old City hall
- Trails and historical markers/sites
- Transitional Area

APPENDIX C - OXFORD MEETINGS AND INTERVIEWS

Through meetings and interviews, the concerns from various participants of the Oxford community were taken into consideration. The Oxford Planning Committee, Oxford College, and community stakeholders each considered and offered valuable input for future development proposals for the city. The various meeting notes and interviews became the foundation from which the UGA Metropolitan Studio based their designs.

C-2 College of Oxford Meeting

Date: February 2, 2012 4 P.M.

Project: Students' Inputs

Client: Oxford-Emory College
Students

Location: Candler Hall 2nd Floor

Members Present:

Jim Windham
20+ Oxford College Students
Hank Methvin
UGA Metropolitan Studio

- Dean Moon, Dean of Students, has agreed to organize a group of students for the focus group on Thursday from 4:00 to 4:30 in room 27 of the student center (upstairs west side conference room toward Seney Hall).
- The impromptu Q&A will be from 3:30 to 4:00 during the Cookies in Candler in the Rathskeller.
- The Q&A session concerned a number of questions with regards to Oxford campus life and future development goals.
- Sketches of the studies for the architecture facade of the Old City Hall building were displayed.
- Students expressed enthusiasm for:
 - Coffee shops, restaurant eateries
 - Walkable town center
 - Diner, convenient shop, somewhere for late night dining/eateries
 - Many students do not stay on campus during the weekends for a number of reasons
 1. No transporation
 2. Commute to Atlanta
 3. Lack of amenities and recreation at the campus



APPENDIX C - OXFORD MEETINGS AND INTERVIEWS

Through meetings and interviews, the concerns from various participants of the Oxford community were taken into consideration. The Oxford Planning Committee, Oxford College, and community stakeholders each considered and offered valuable input for future development proposals for the city. The various meeting notes and interviews became the foundation from which the UGA Metropolitan Studio based their designs.

C-3 Oxford City Community Interviews - 1

Date: January 31, 2012

Project: Individual Interviews

Client: Eva Sitton

Location: Old City Hall

Members Present:
Ann Nguyen
Eva Sitton

- Eva Sitton, City of Oxford Citizen
 - Felt that the school is the focus because it makes up so much of the city's character
 - City not pedestrian friendly
 - Needs more accessibility
 - Visibility issues to the campus

C-3 Oxford City Community Interviews - 2

Date: February 1, 2012

Project: Individual Interviews

Client: David Eady

Location: Old City Hall

Members Present:
David Eady
Stephen Salvatierra
Alex Tidwell

Introductions

Discussion

- Infill Housing
 - Attract young families and young professors to town center
 - Architecture to match city or a village type setting and "craftsman's"
 - References made to Porterdale, Augusta, and Clark's Grove
- Whatcoat Street
 - Redirect houses on the street
 - The new town square starting with oak tree
 - Get rid of excess asphalt
 - Small one-way road to cut to George Street
- Haygood Street
 - Passage way to town in one direction and middle school on the other
 - Heavy pedestrian traffic
 - Guide people to crossings if possible
 - Relocate bus stop
- Hull Street
 - Continue Hull to Moore Street
 - Open up more space along Soule Street and Clark Street for town entrance
 - Parking for surge events

APPENDIX C - OXFORD MEETINGS AND INTERVIEWS

Through meetings and interviews, the concerns from various participants of the Oxford community were taken into consideration. The Oxford Planning Committee, Oxford College, and community stakeholders each considered and offered valuable input for future development proposals for the city. The various meeting notes and interviews became the foundation from which the UGA Metropolitan Studio based their designs.

C-3 Oxford City Community Interviews - 2 Continued

Date: February 1, 2012 (Continued)

- Downtown
 - Have live-work retail
 - Small retail, grocery shop, BBQ restaurant, ice cream shop
 - Low impact parking, small patches for cars
 - Possible underground utilities
 - Connect to Northeast part of town
 - The Lions Club has 40 trees which need to be planted in near future
- Buffer Zones
 - ROW of Highway 81 continue into residence yards
 - Widening of the road would be welcomed with a center tree median
 - Sidewalks along the side of the road
- Oxford College
 - Expect expansion that double last year applicants
 - Place bus stop behind Seney Hall
 - Visitors center along Pierce Street
- Downtown
 - Planting and trees use to exist along Highway 81 and adjacent roads

C-3 Oxford City Community Interviews - 3

Date: February 1, 2012 @ 12P.M.

Project: Individual Interview

Client: Hoyt and Latrelle Oliver

Location: Candler Hall

Members Present:
Hoyt Oliver
Latrelle Oliver
Ji Soo Park
Stephanie Rattanong

- Green space (future location for festivals, kiosks, vendors) on Whatcoat Street around 135 ft wide
 - Two houses on Whatcoat Street can be rented out
 - Green space area is between the post office and the church
 - At the end of 4th of July Parade huge festival
 - Oliver was part of the initial planning of this festival in 1966
- Future Organic farm
 - 13 acres of land
 - Across from Emory Street
- College to be part of the city, but the city was laid out around the college
- City has dominant power over Highway 81
- Wants the trucks to go around the town (Covington) instead of going through the highway
- The old church on Wesley Street is not used as a church anymore
- George Street Park
 - Erik Oliver used to be in Tree Board Planning Commission
 - Erik and Randy worked together to vision a walkable community with connectivity around the town and the college
 - Used to be a derelict place, very boggy, huge improvements made in the park
 - Paths in the park make an effort to connect the college, trails and streets

APPENDIX C - OXFORD MEETINGS AND INTERVIEWS

Through meetings and interviews, the concerns from various participants of the Oxford community were taken into consideration. The Oxford Planning Committee, Oxford College, and community stakeholders each considered and offered valuable input for future development proposals for the city. The various meeting notes and interviews became the foundation from which the UGA Metropolitan Studio based their designs.

C-3 Oxford City Community Interviews - 3 Continued

Date: February 1, 2012 @ 12 P.M. (Continued)

- West of New City Hall
 - New park space
 - Arbor Day on February 18, 2012, at New City Hall 10:00-12:00
- Trail System
 - Additions to the trail system intends to connect North of town, East of town, and loop down to town center (seven miles in length)
 - Trail system does a great job at connecting diversity
- Zoning
 - Look up chapter 40 on the Oxford Comprehensive Zoning Book
 - Gives details about the new zoning implemented
- Highway 81
 - Pedestrian bridge over highway (crossover to town)
 - Funded by SPLOST
- History: Emphasized understanding the history
 - Become more familiar with the History of Town
 - Book "Cornerstone and Grove" By Erik Oliver
- College Park Apartments
 - Low rent apartments, no connections
 - Racial community, opportunities for enhancement
 - Hull Street is part of the future plan and it cuts through
- Churches
 - Four different types of churches - are not really integrated within the community
 - Brainstorm ideas of how to bring the community and churches and college together
- Town Center and Institutional Connectivity
 - Palmer stone alternative school, future proposal by the council to allow it to become a future senior center/recreational center
 - Cousins middle school - not really part of the connectivity between the College and the town Old Church on Wesley Blvd.
 - Currently used space for bluegrass concerts, entertainment, etc.
- Visions and Hopes
 - Attract more college students to Town Center
 - Sidewalks and walkability
 - Interface of public and private property on Emory Street

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C-3 Oxford City Community Interviews - 4

Date: February 2, 2012

Project: Individual Interview

Client: Clark Miller

Location: Old City Hall

Members Present:

Clark Miller

Veronica Pimentel

Eduardo Tapia

The following are the various statements, requests and suggestion that Mr. Miller provided for the UGA Metropolitan Studio:

- The coffee shop should have vending machines
- A public event area with patios – for past 8:30 functions
- Street smoking on city streets
 - No smoking on campus, it's dangerous
- Empty lot next to post office to be used as mixed-use development
- Utilize West Soule and Moore streets to be used as traffic calming streets
- Increase in walkability and cycling
- A more pedestrian friendly Covington connection
- Find a solution to people cutting through Richardson, the cemetery or Watson Street when they are trying to avoid Highway 81 due to accidents or traffic.
- Only using the front wing of Palmer Stone, develop the rest
- Crossings on Haygood Street are a hazard, coming off Pierce Street
 - People in the school are coming from many different places with different laws
- Implementation of 15 minute loading zones near dormitories off Hammel Street for students
 - Help with moving days, grocery drop off, etc.
 - Existing shuttle stop would have to be moved to Haygood Street, near the tennis courts
- Develop science building off Wesley Street instead
 - Sewage and electric opportunities already exist
 - It would be fine on Haygood Street if pedestrian issue is addressed
- Lanes for delivery trucks and loading are necessary
 - Deliveries cause a huge traffic issue

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C-3 Oxford City Community Interviews- 5

Date: February 7, 2012

Project: Individual Interview

Client: Lauren Willis

Location: Old City Hall

Members Present:
Lauren Willis
Alexis Chamberlin
Daniel Finnegan

- Proposed a public library, shops, and senior housing because of the large population of widows, and a daycare
- Adamantly against any gas stations
- Promote the historical aspects of Oxford using historical markers as well as preserving and adding trees.
- To have a town center with a “home town feel.”
- Adding resources such as a coffee shop, convenience store, sandwich shop, workout facility, senior center, and places to volunteer to allow for “the city to give back.”
- Mentioned an area that could be a potential liability to developments because of high crime rates and minimal housing requirements.

