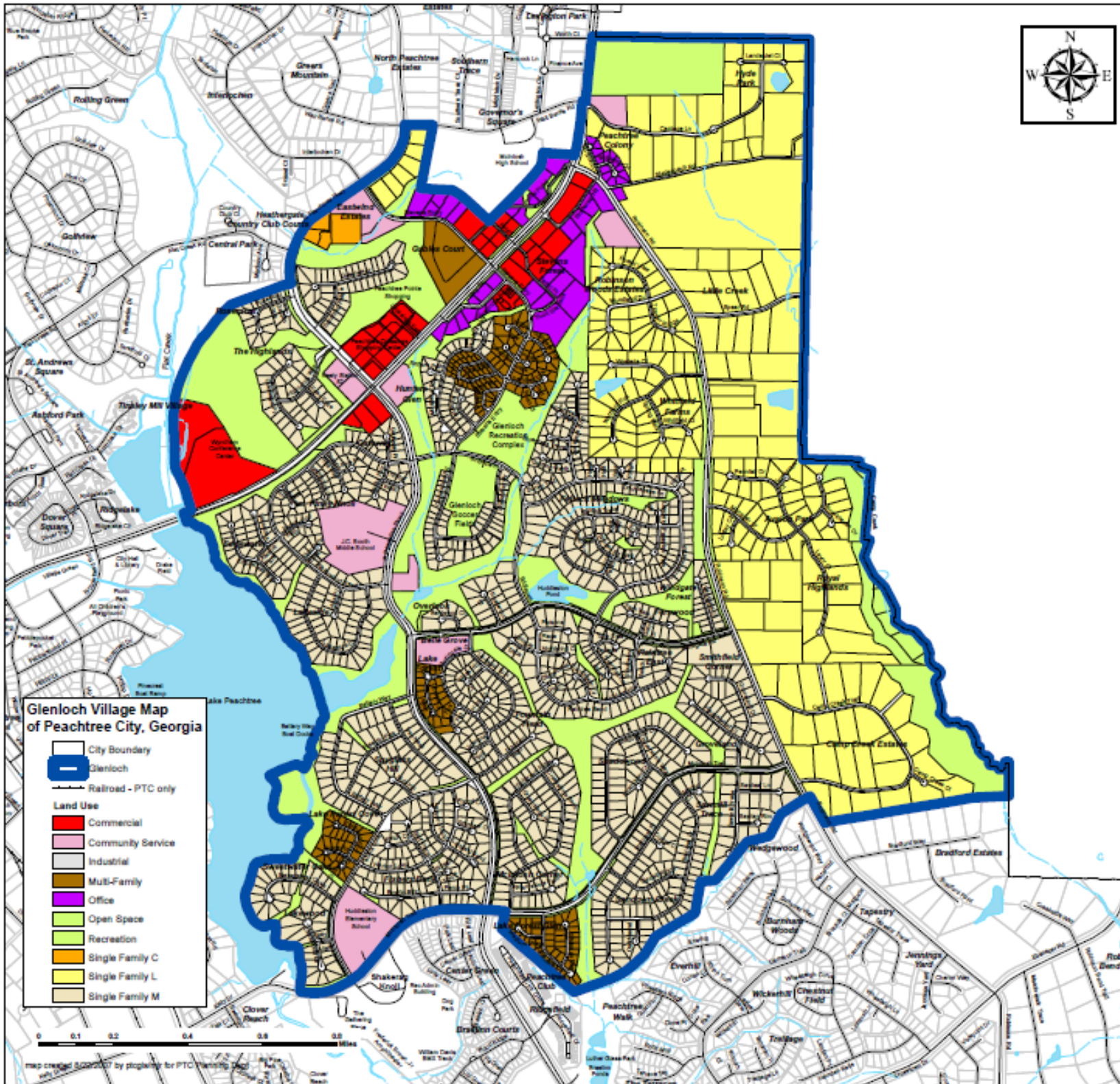




# GLENLOCH VILLAGE CENTER

PEACHTREE CITY

# GLENLOCH VILLAGE

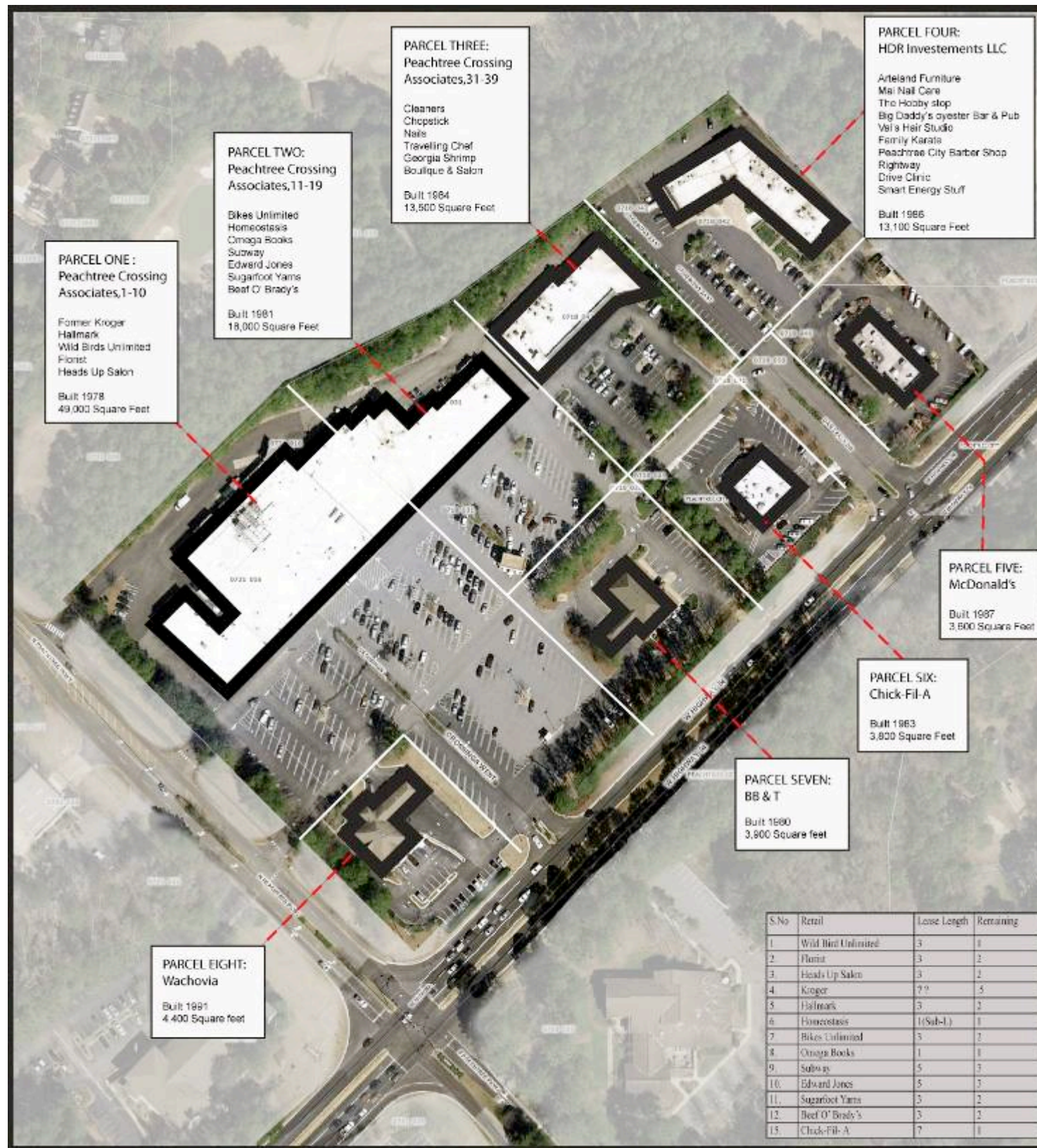


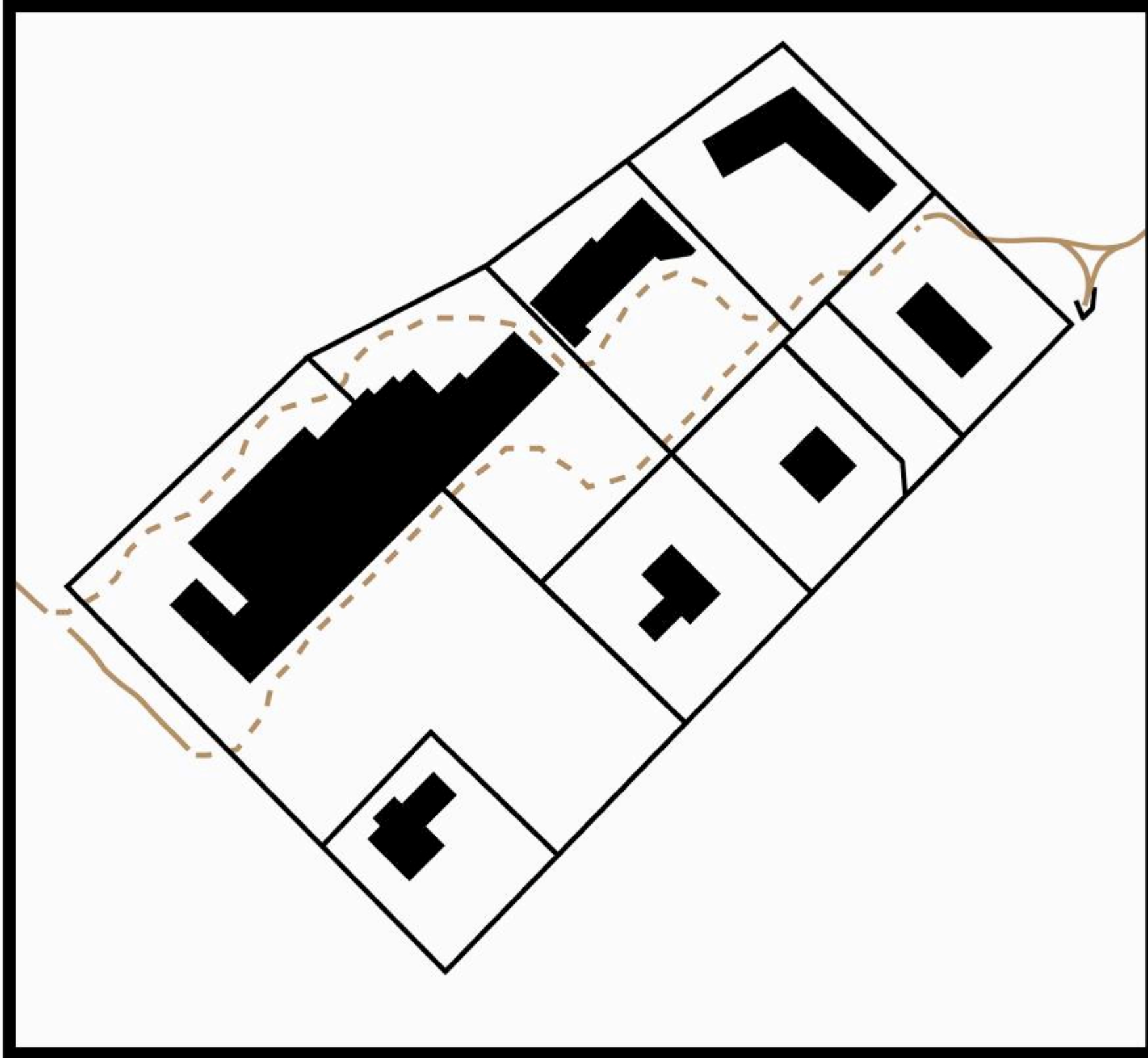


# GLENLOCH VILLAGE CENTER

## PEACHTREE CITY

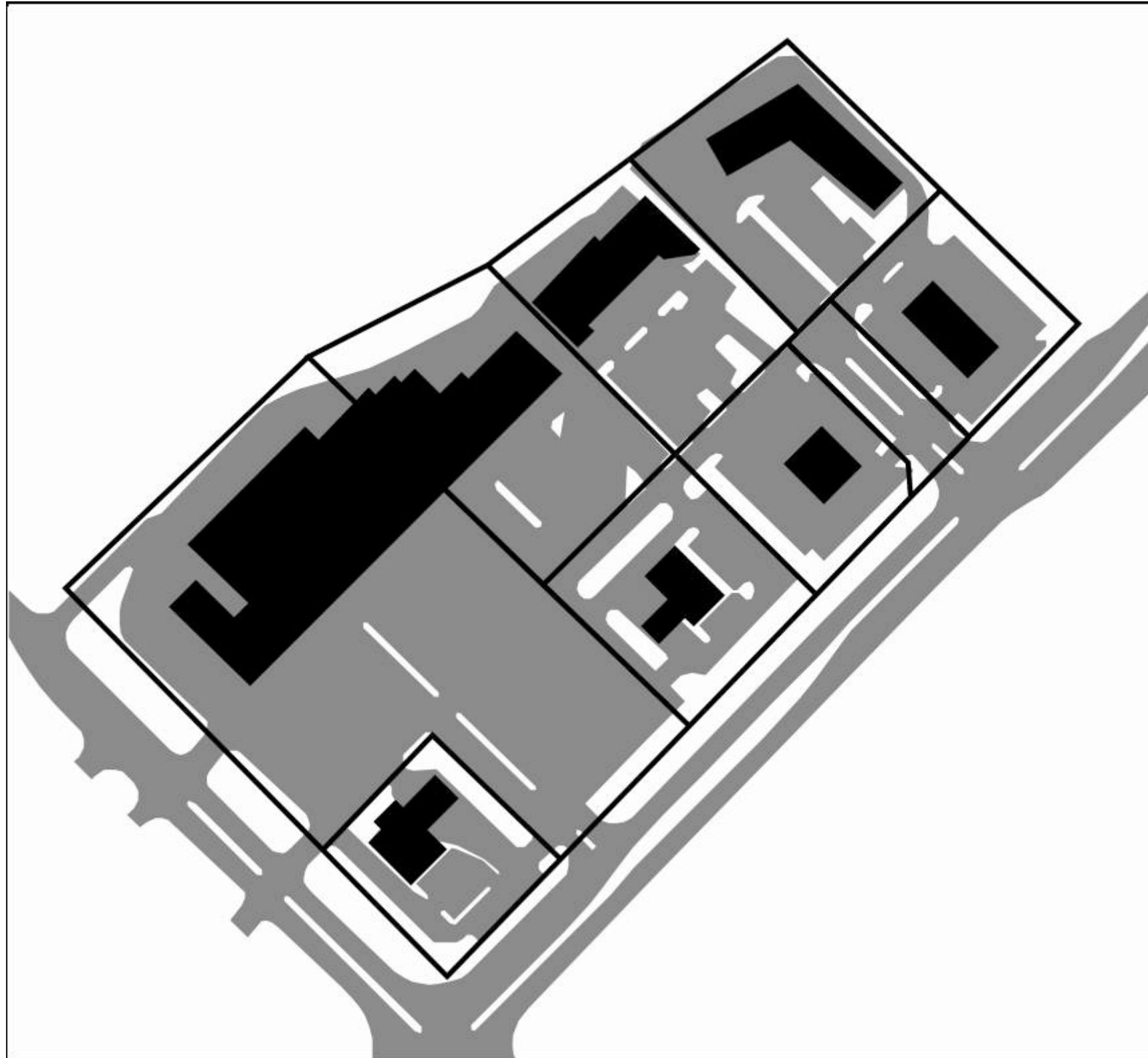
# PEACHTREE CROSSING





**GOLF CART  
HOSTILE**





## IMPERVIOUS SURFACES

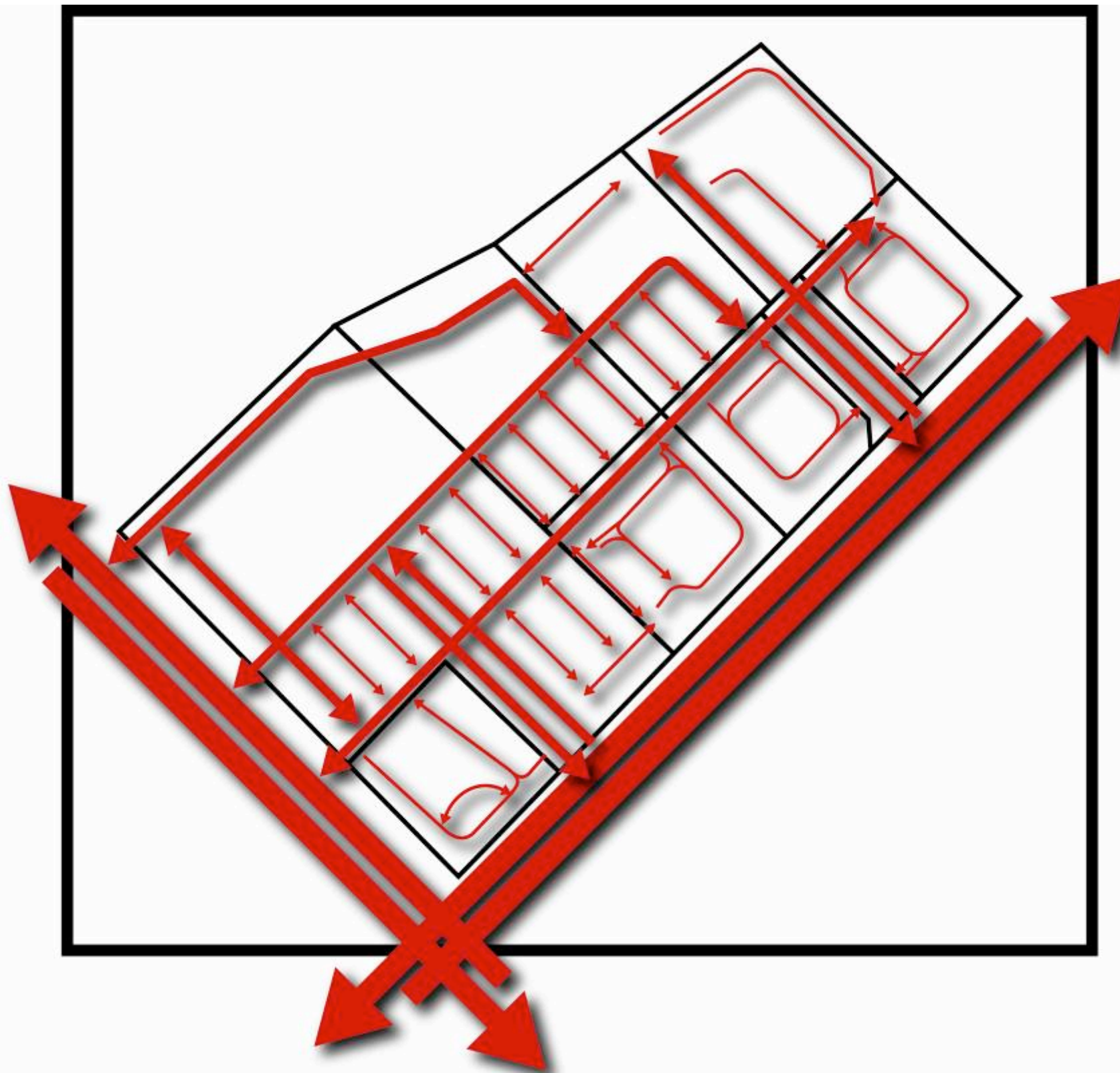


# GLENLOCH VILLAGE CENTER

PEACHTREE CITY



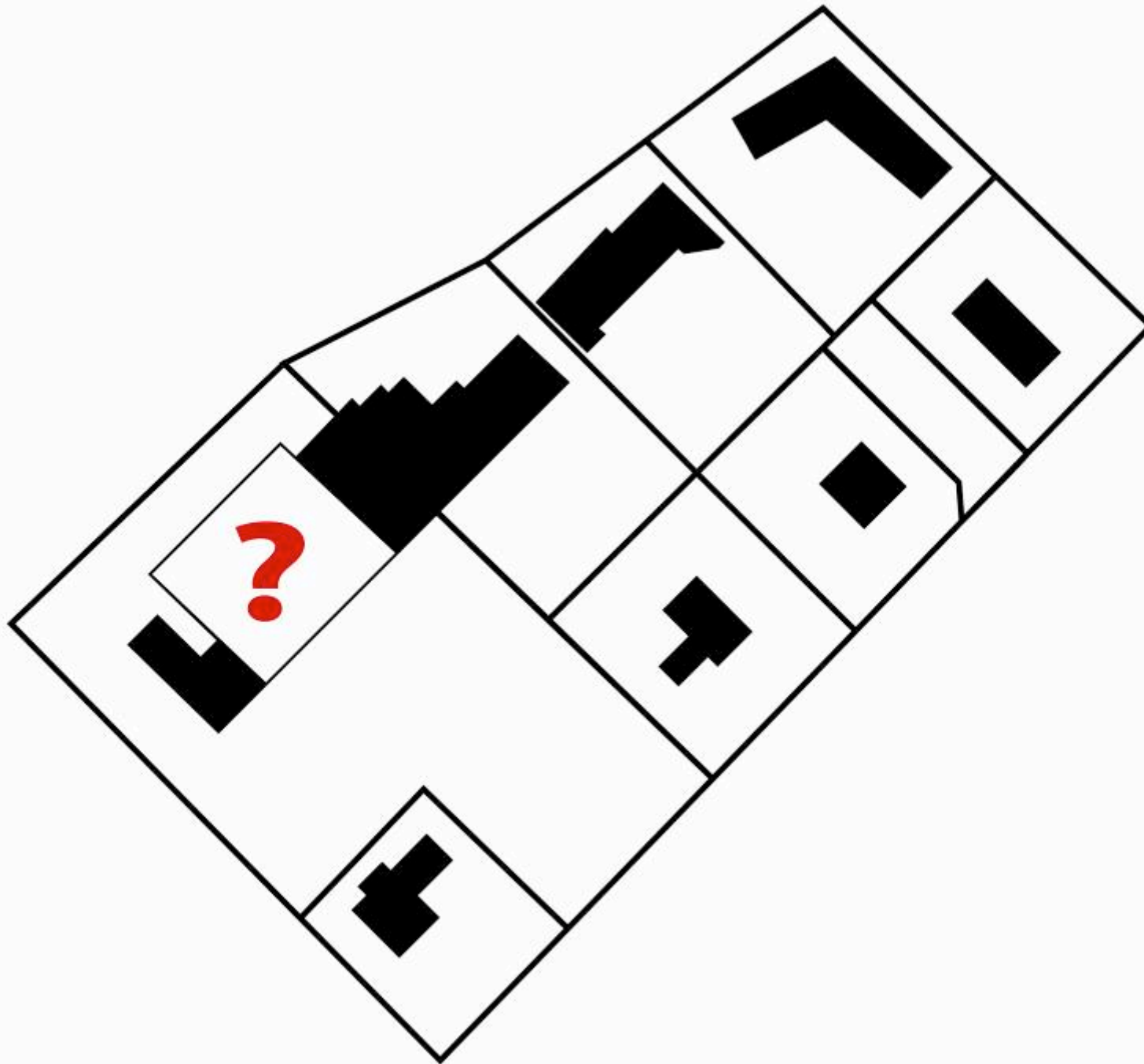




**AUTO-  
CENTRICITY**

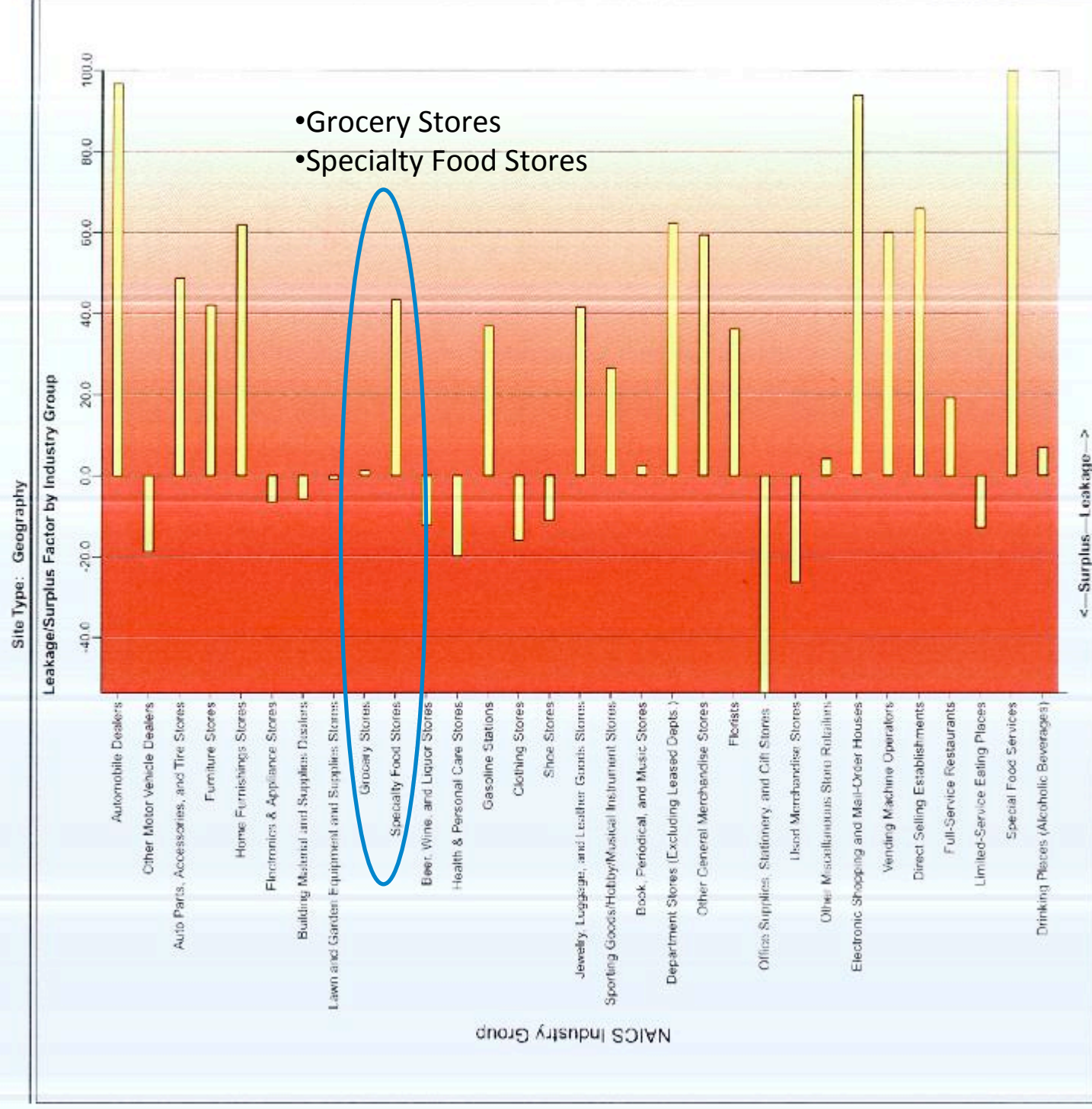


## MISSING ANCHOR





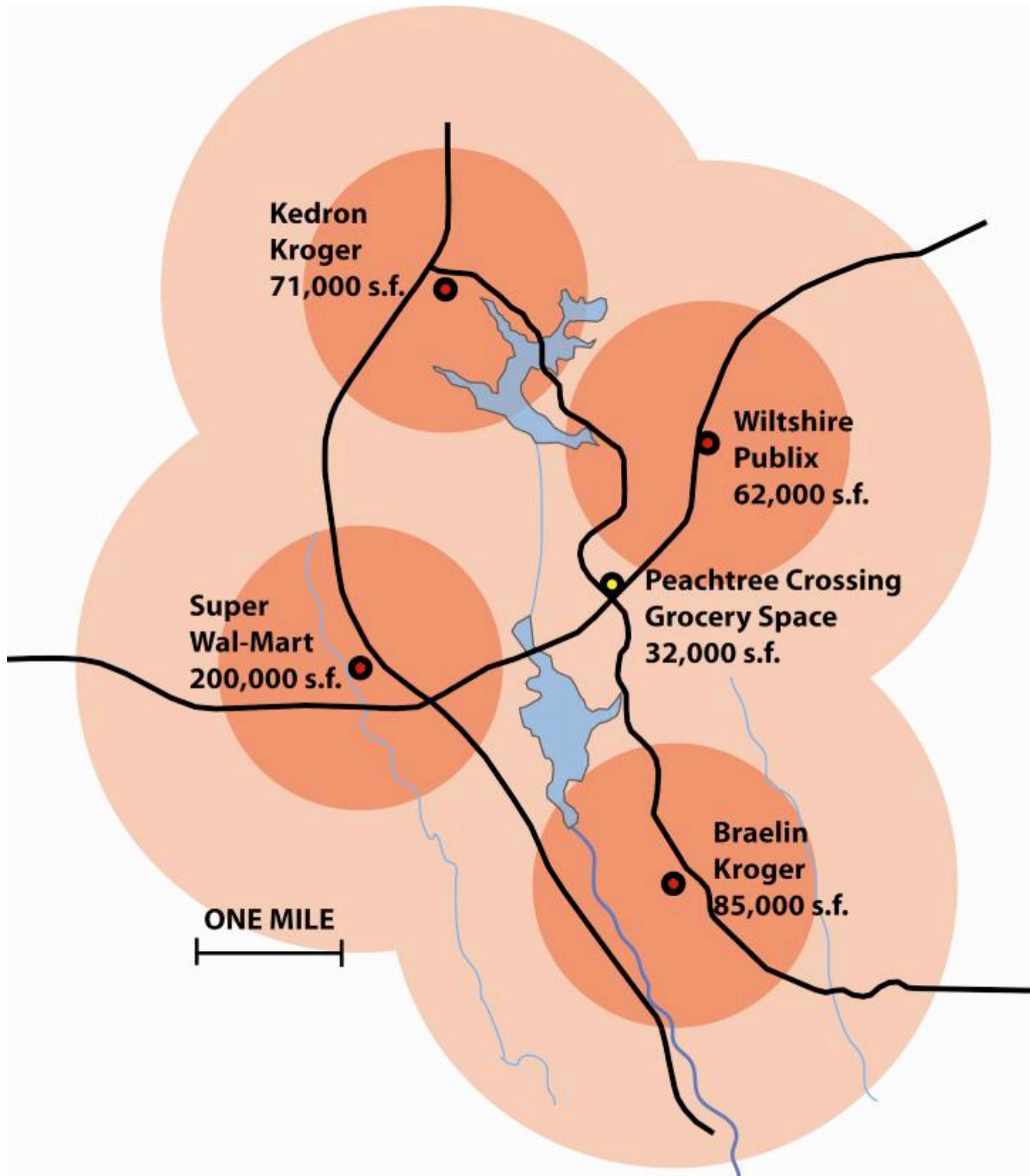
Peachtree City CITY



Source: ESRI and infUSA®

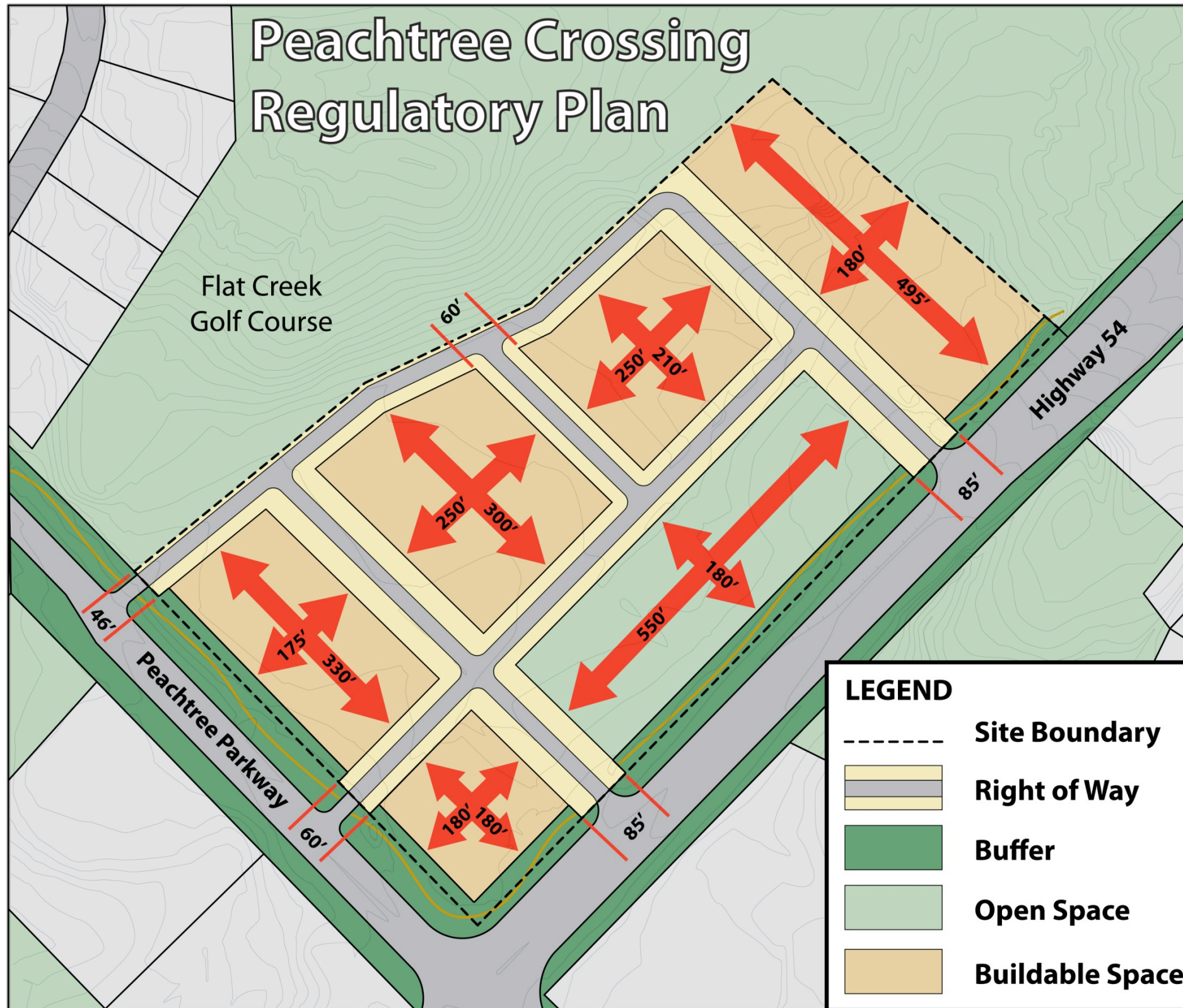
# GAP ANALYSIS

# MARKET ANALYSIS





# THE SOLUTION

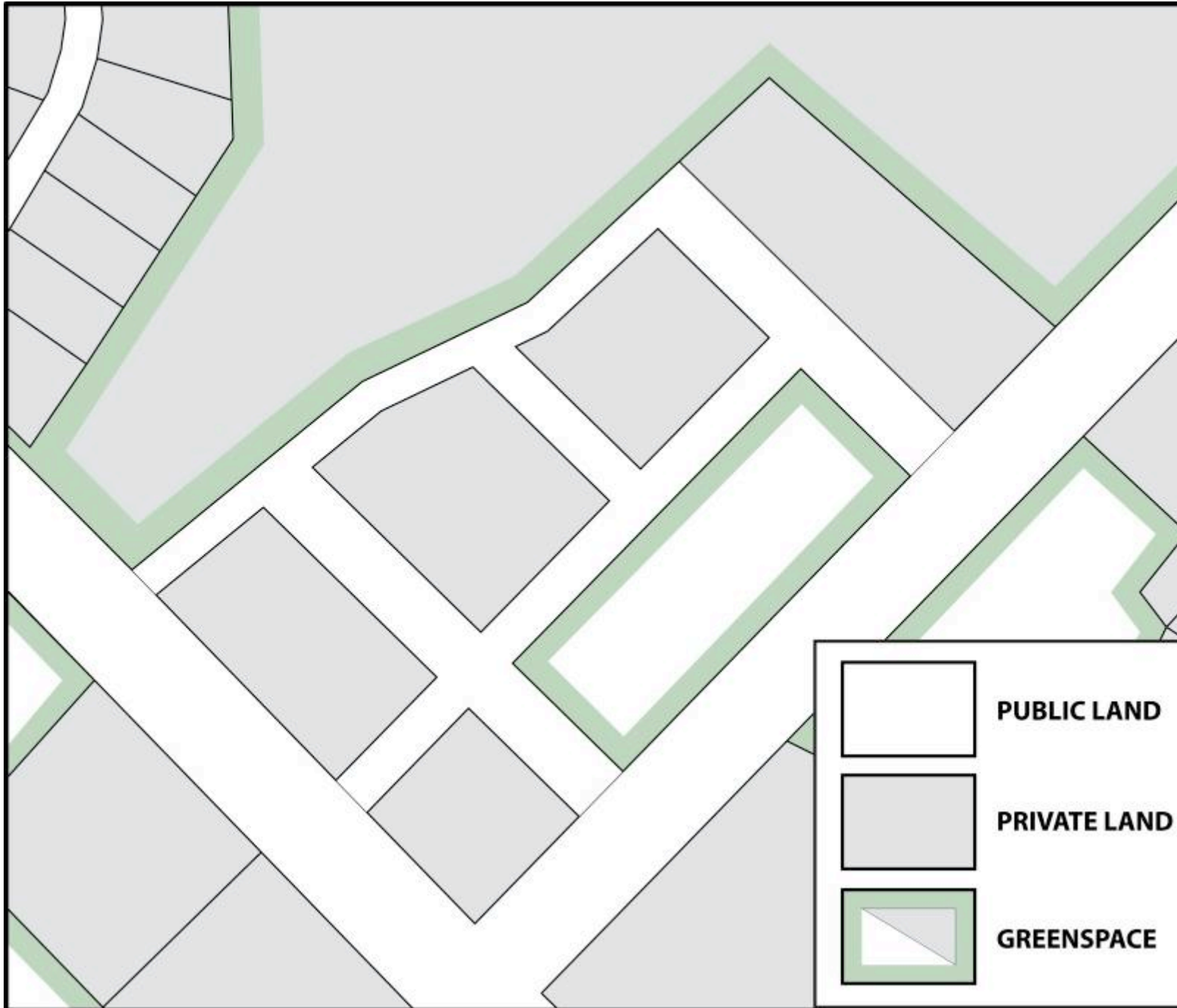




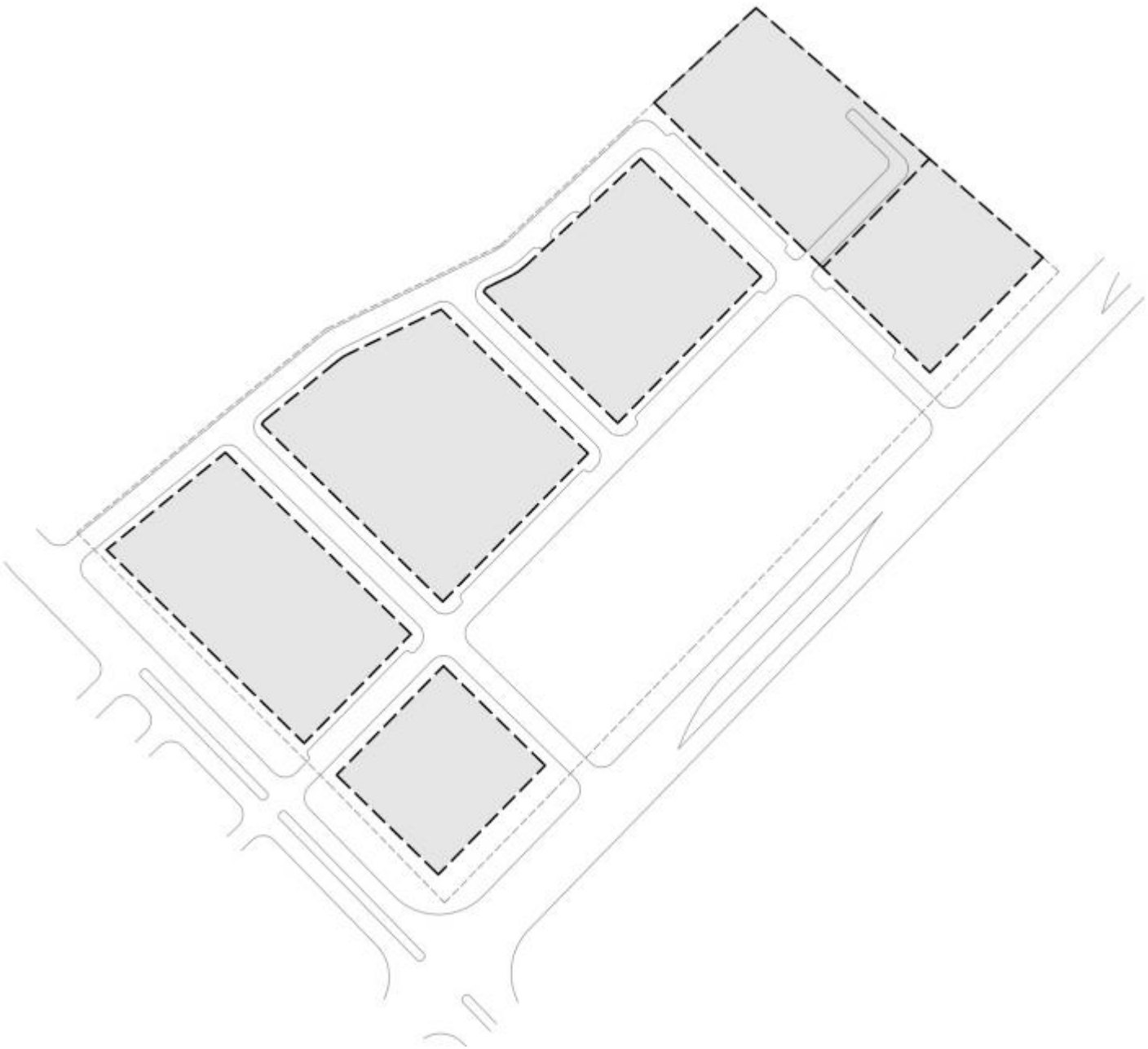
# PARK ACTIVITIES



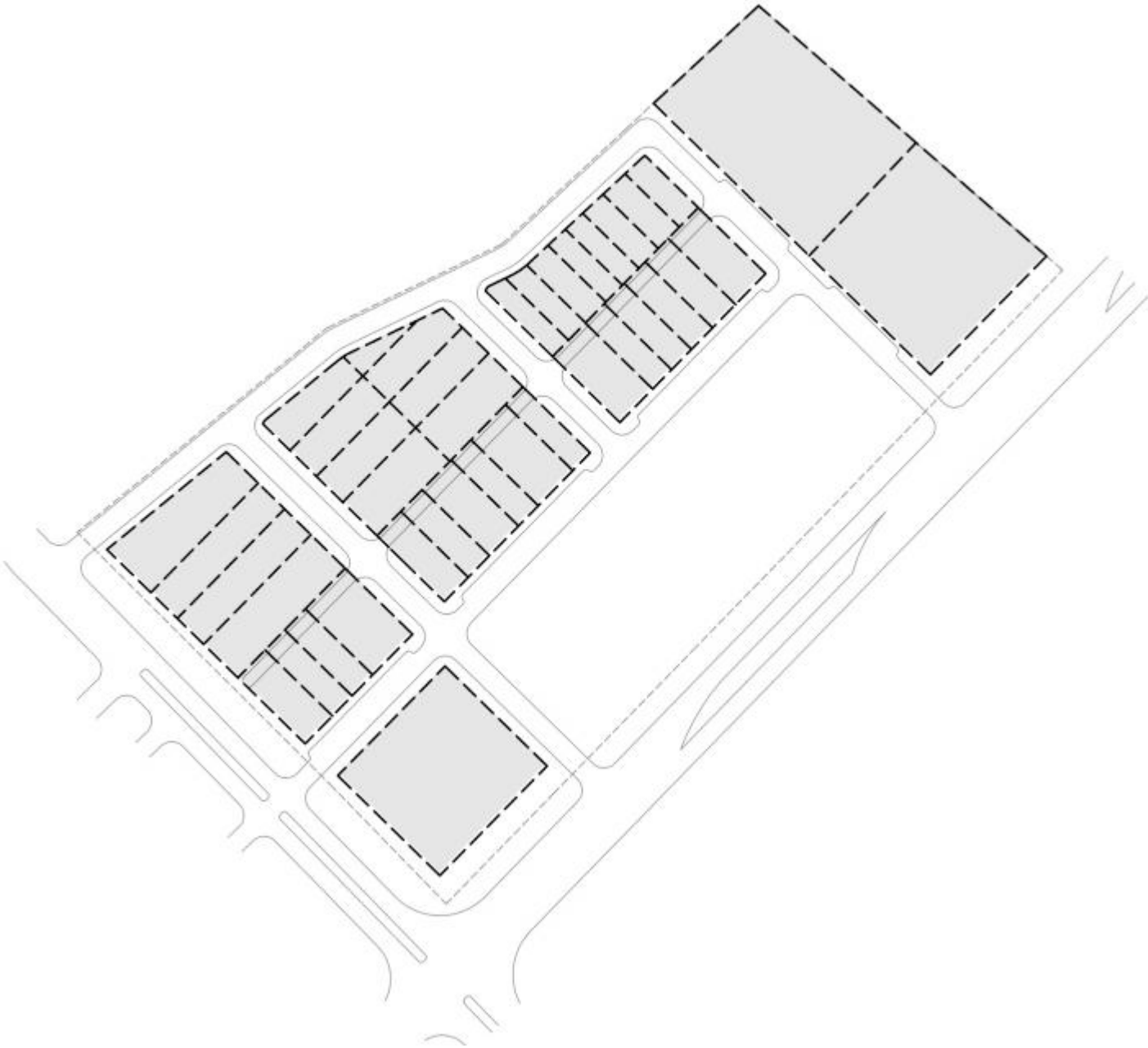


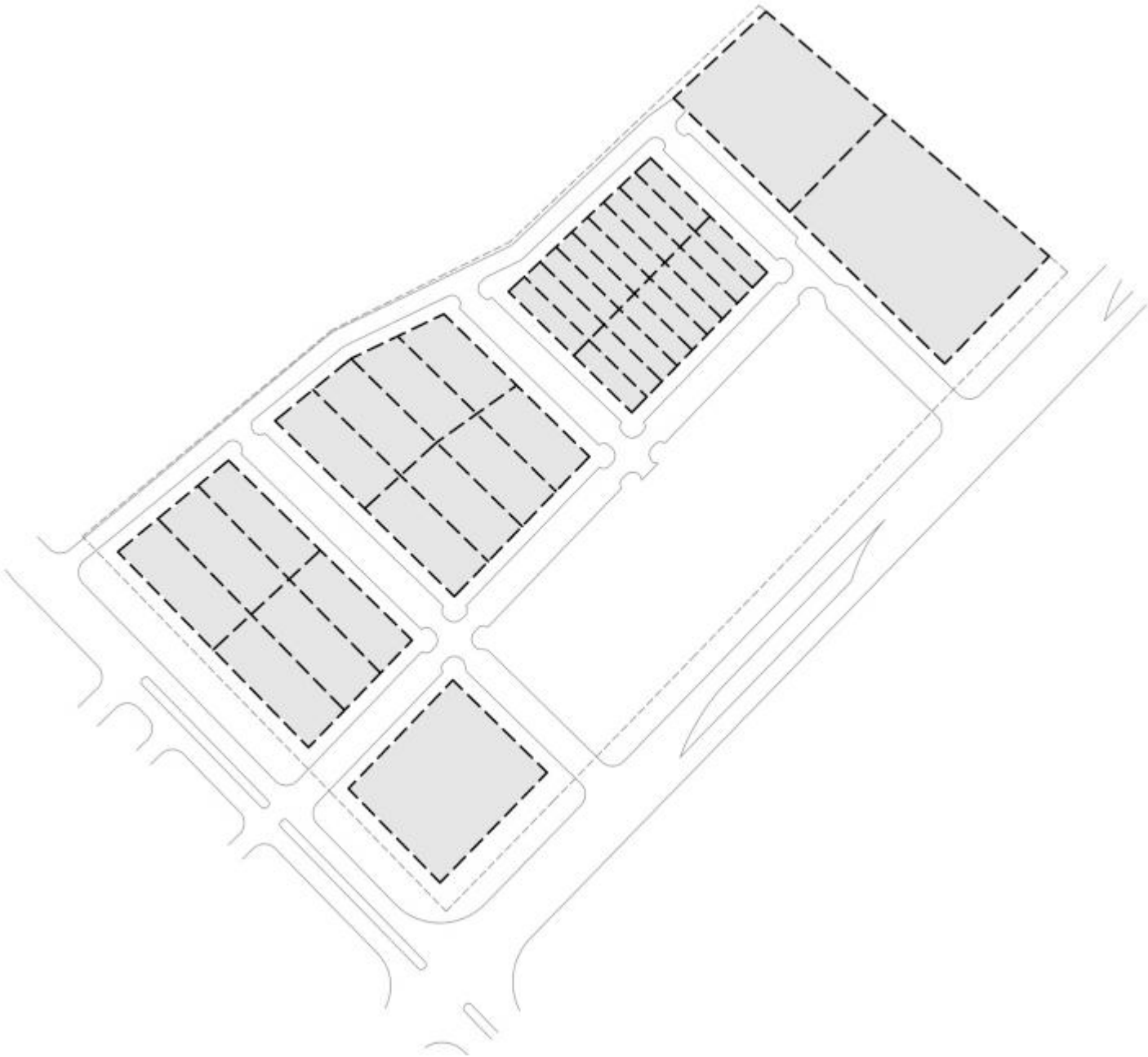


# LAND OWNERSHIP

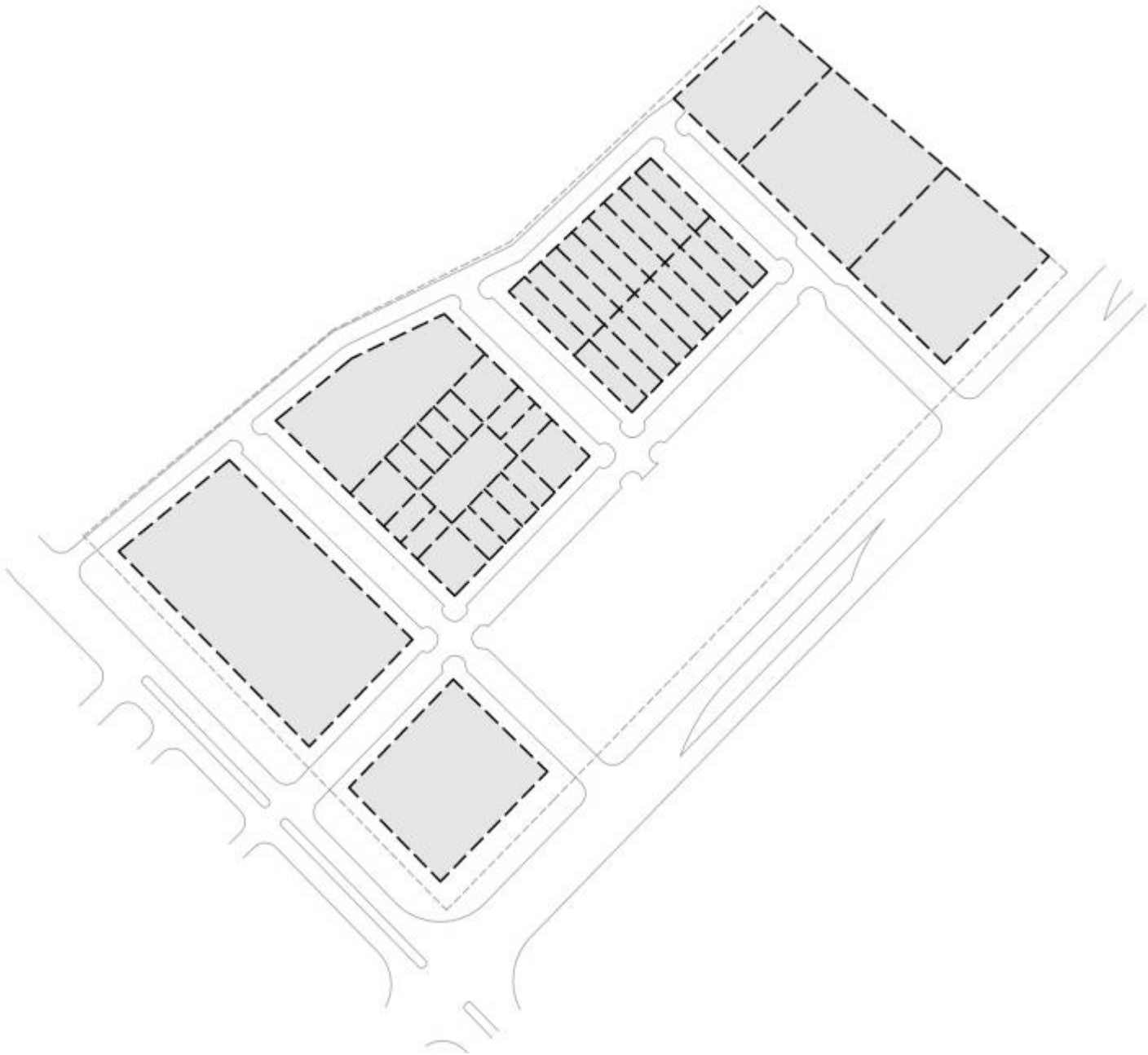












**GLENLOCH** VILLAGE CENTER  
PEACHTREE CITY





**GLENLOCH** VILLAGE CENTER  
PEACHTREE CITY



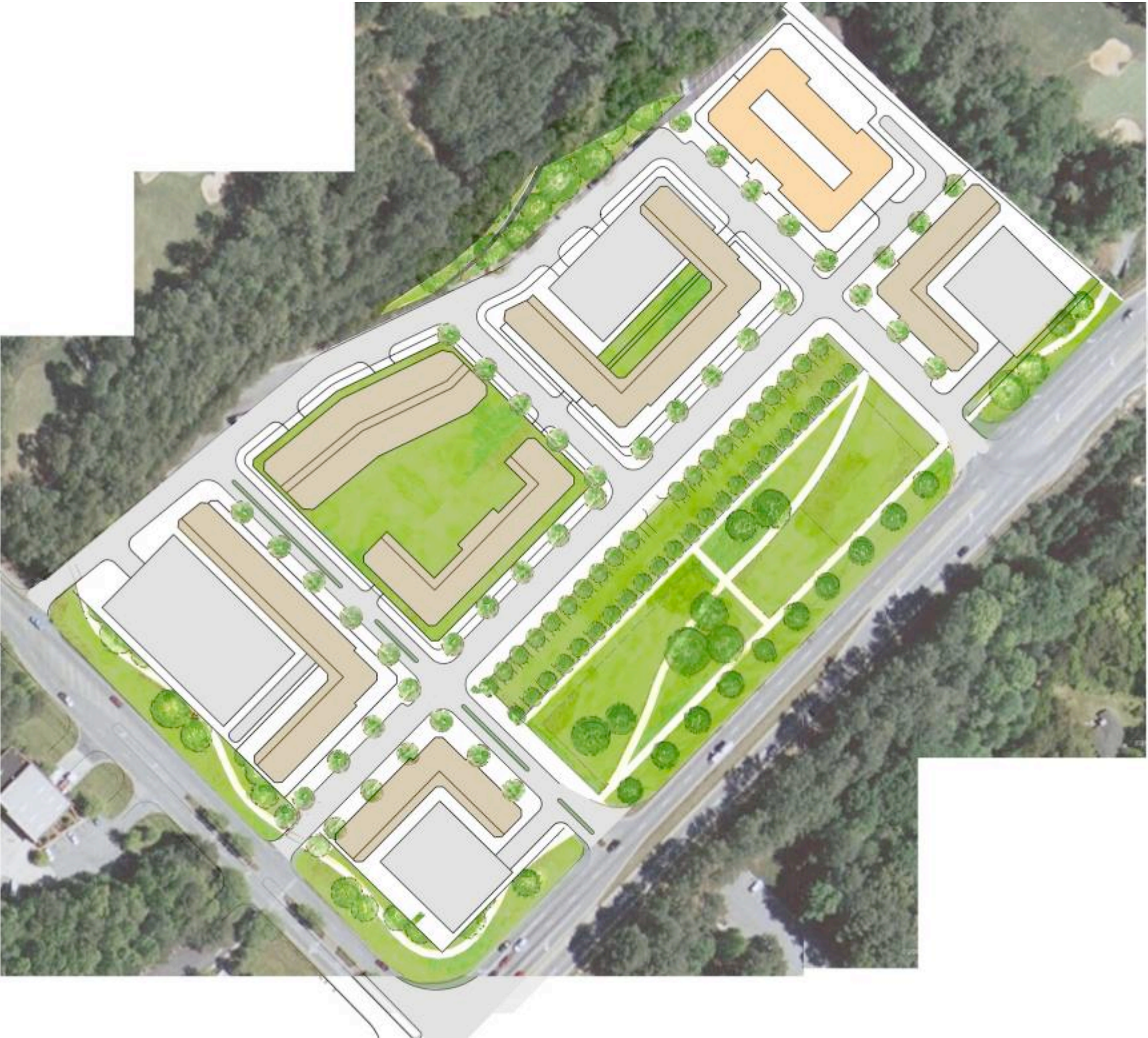


**GLENLOCH** VILLAGE CENTER  
PEACHTREE CITY

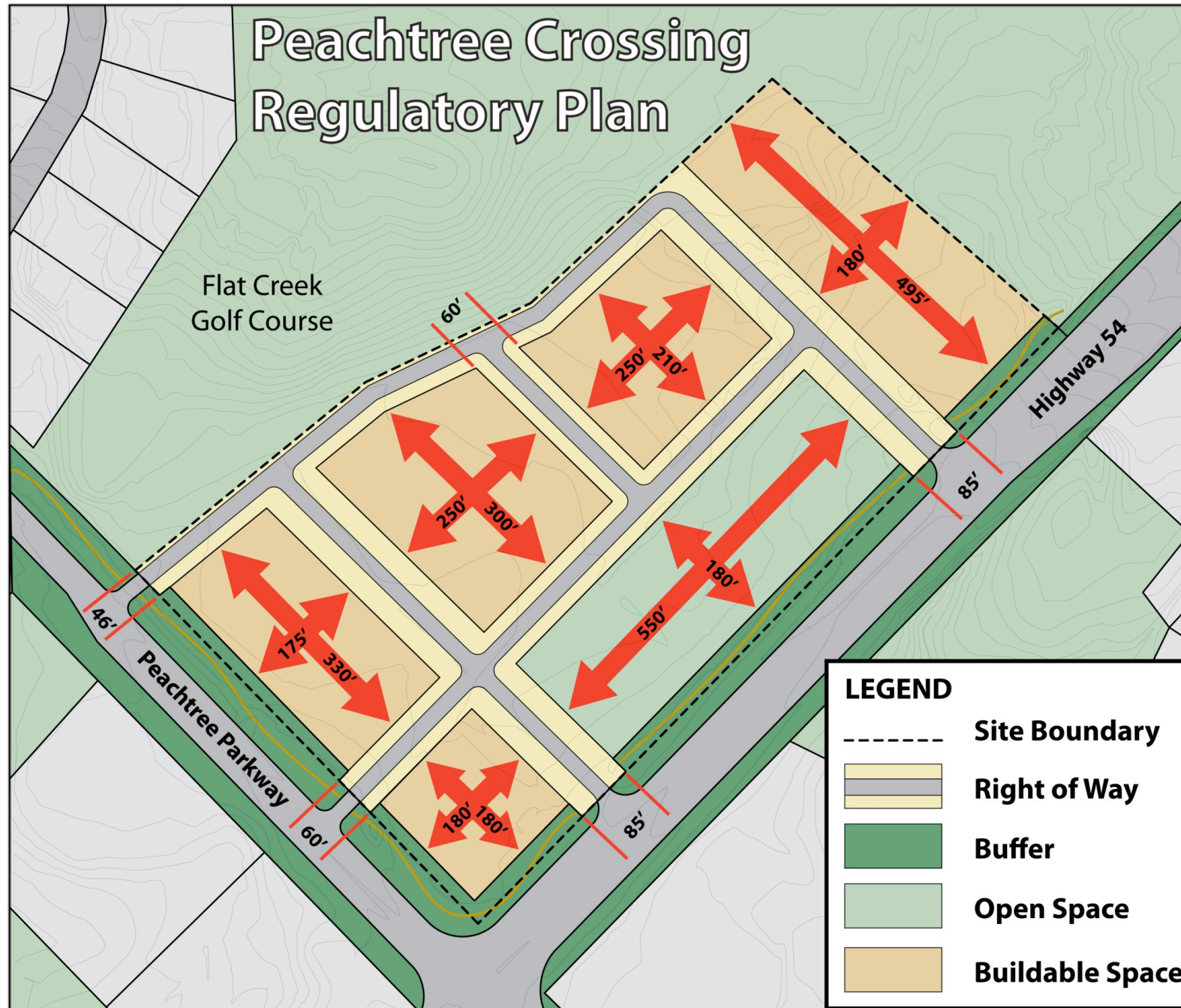




**GLENLOCH** VILLAGE CENTER  
PEACHTREE CITY





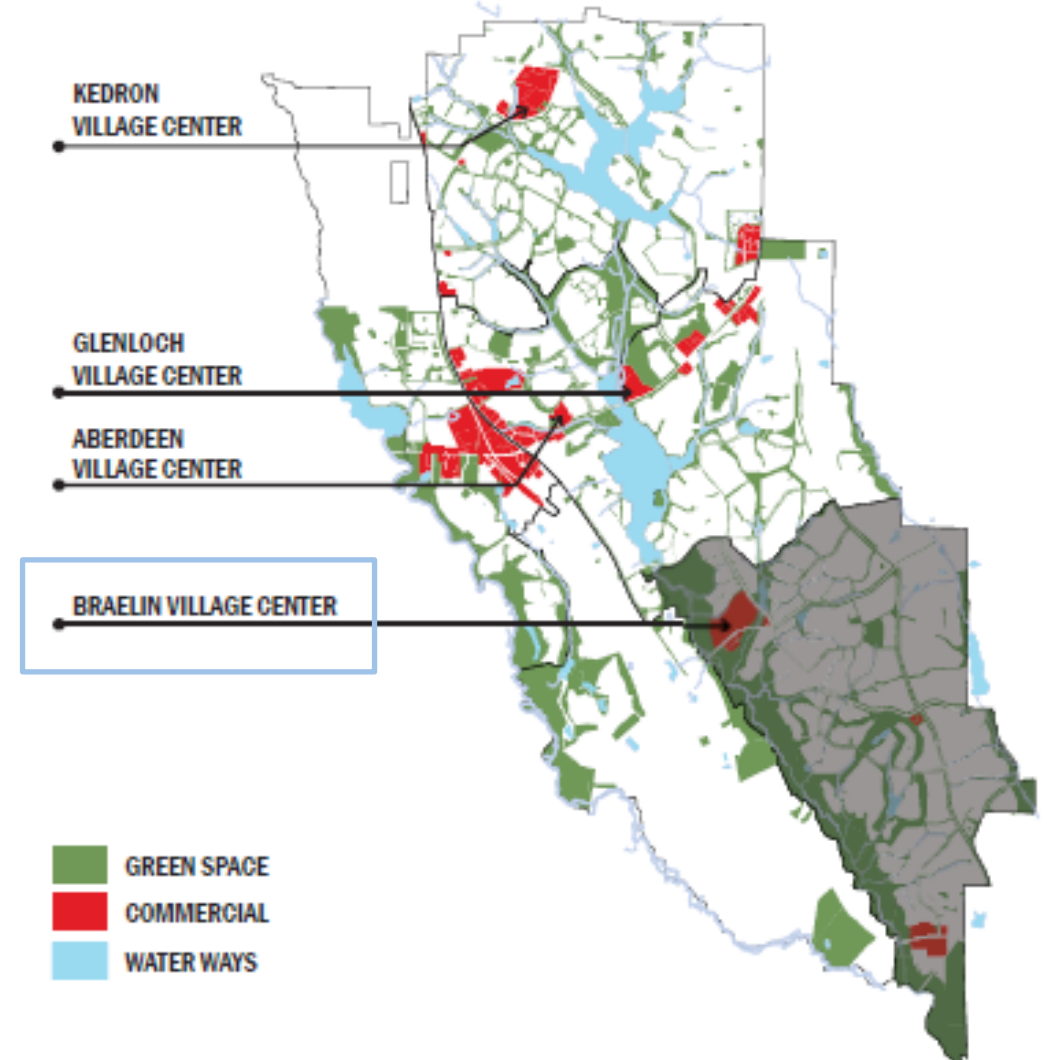
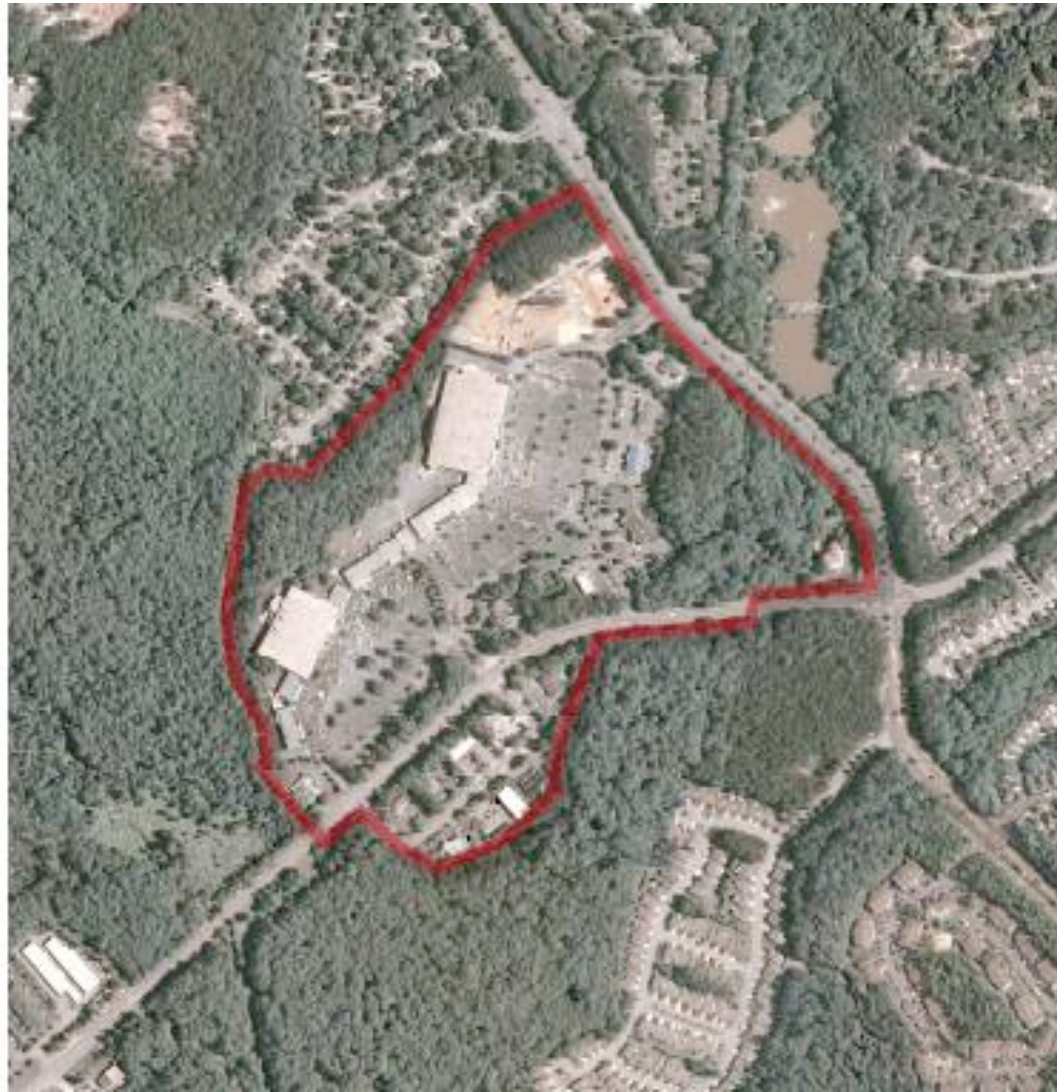


**FLEXIBILITY,  
CONNECTIVITY,  
CHARACTER &  
CHARM**

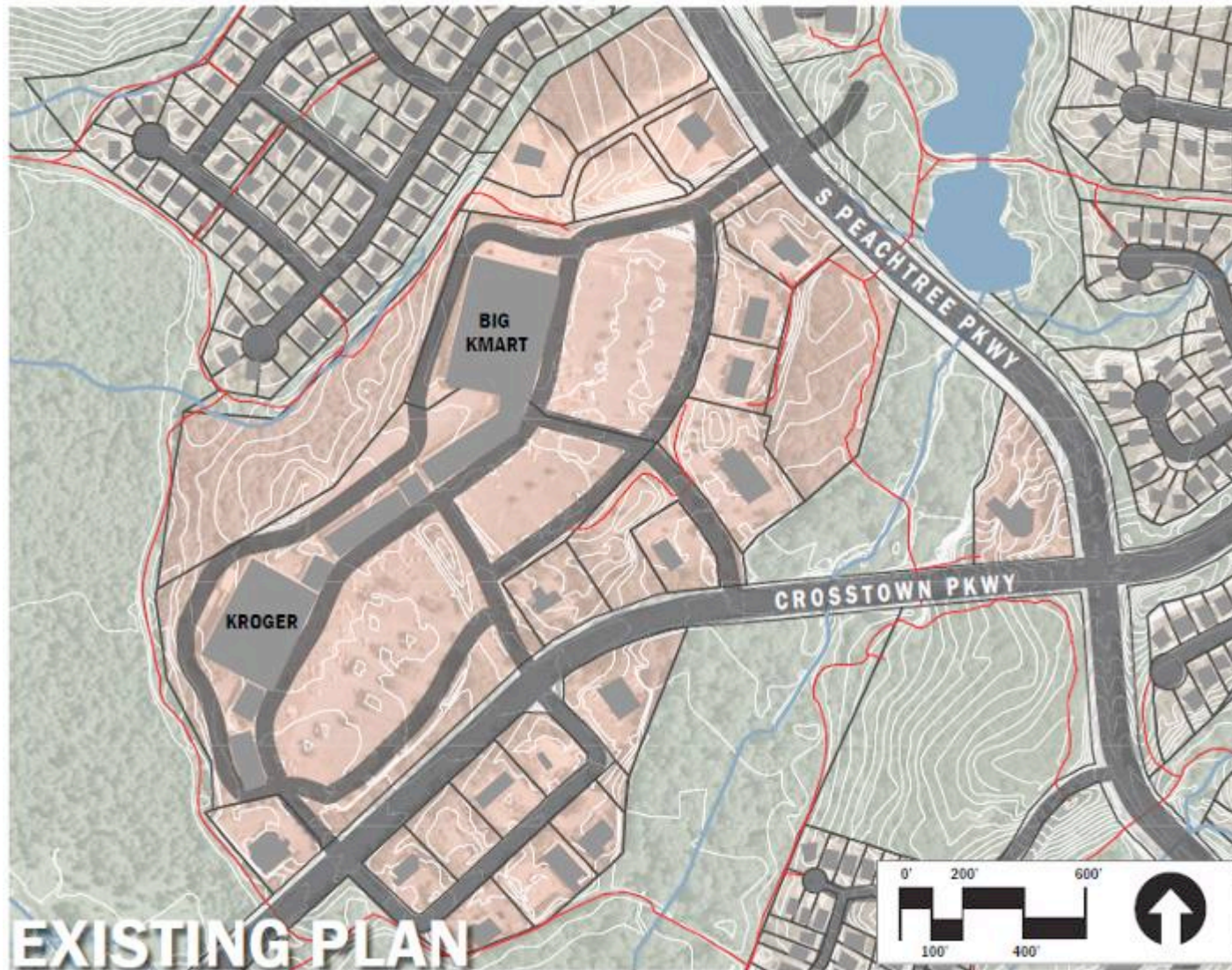


# BRAELINN VILLAGE CENTER

PEACHTREE CITY





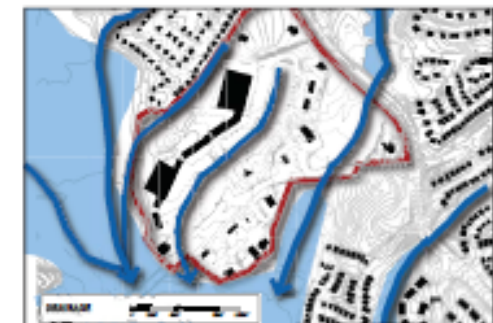
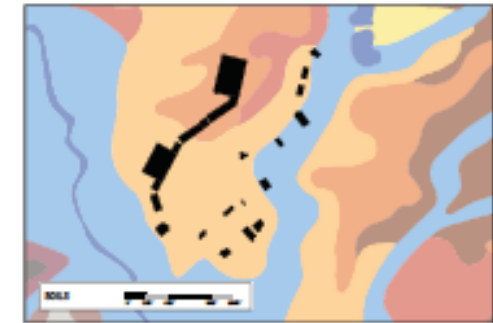


## CONDITIONS:

- Approximately 65 acres
- 225,872 sf of retail
- Kroger and Kmart anchor stores
- Currently undergoing storefront facelift
- Situated on top of a ridge
- Surrounded by undevelopable wetland and greenspace

## ISSUES:

- 1,249 surface parking spaces (346 excess spaces)
- High impervious surface draining into surrounding wetlands
- Retail suffers from poor visibility
- Golf cart connections – enter into “back” of buildings





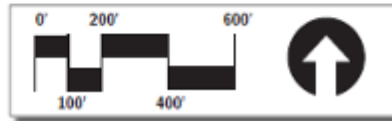
**BRAELINN VILLAGE CENTER**  
PEACHTREE CITY







## REGULATING PLAN



## GOALS:

- Front greenspace amenities
- Connect greenspace with central green avenue
- Re-establish block structure to accommodate various uses
- Assert public right-of-ways to create a hierarchy of streets and sidewalks
- Maintain and develop additional buffers



GREENWAY FRONTAGE



EXISTING BUILDING OVERLAY



RIGHT OF WAY DIMENSIONS



ROADWAY IMPLEMENTATION



GREENWAYS AND BUFFERS





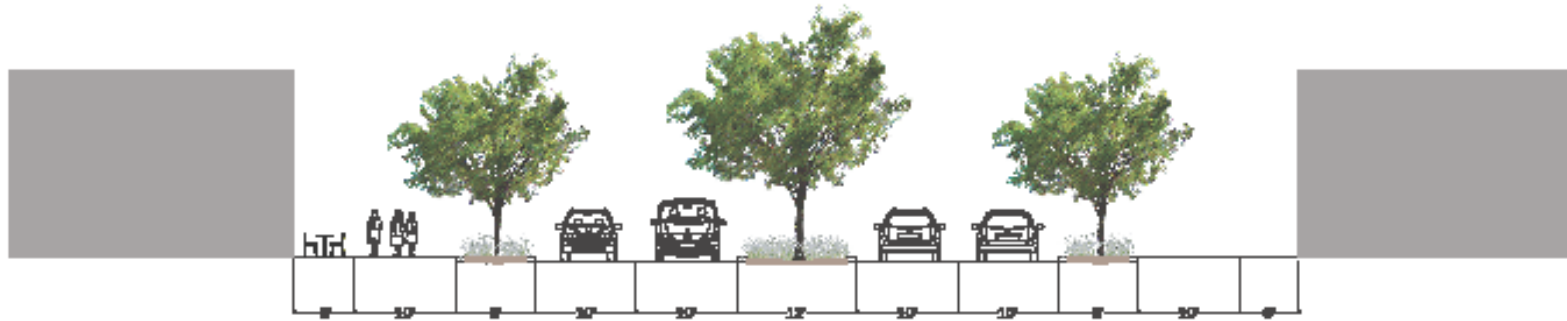
## GREENWAY FRONTAGE STREET 1



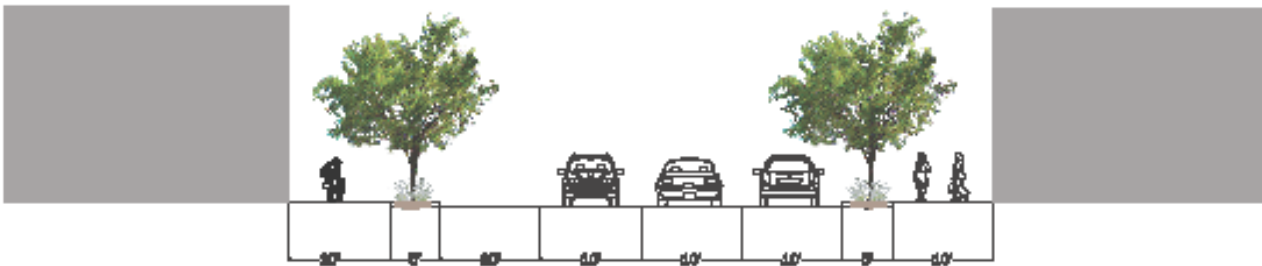
## GREENWAY FRONTAGE STREET 2

# BRAELINN VILLAGE CENTER

PEACHTREE CITY



## GREEN AVENUE



## TYPICAL STREET





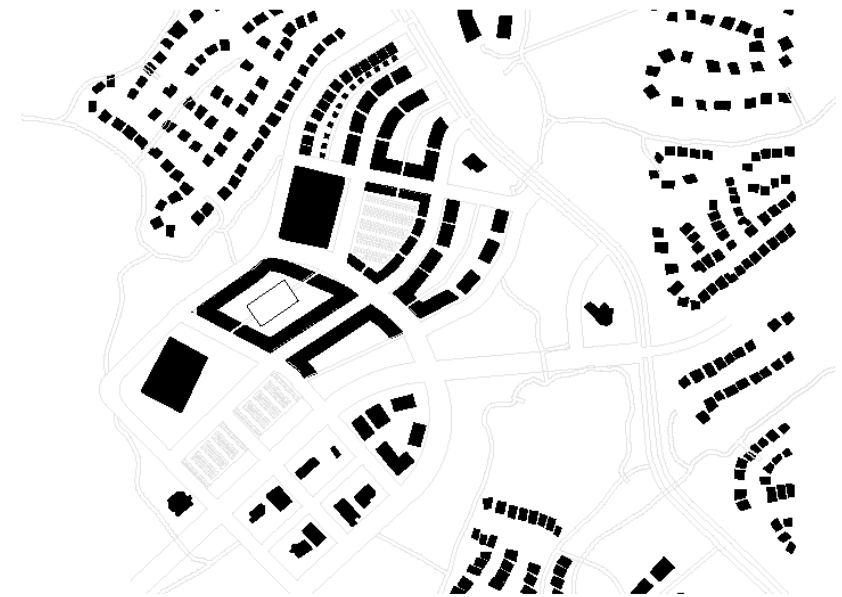
# BRAELINN VILLAGE CENTER

PEACHTREE CITY



POTENTIAL 1

- RETAIL
- MIXED-USE
- RESIDENTIAL
- BUFFER



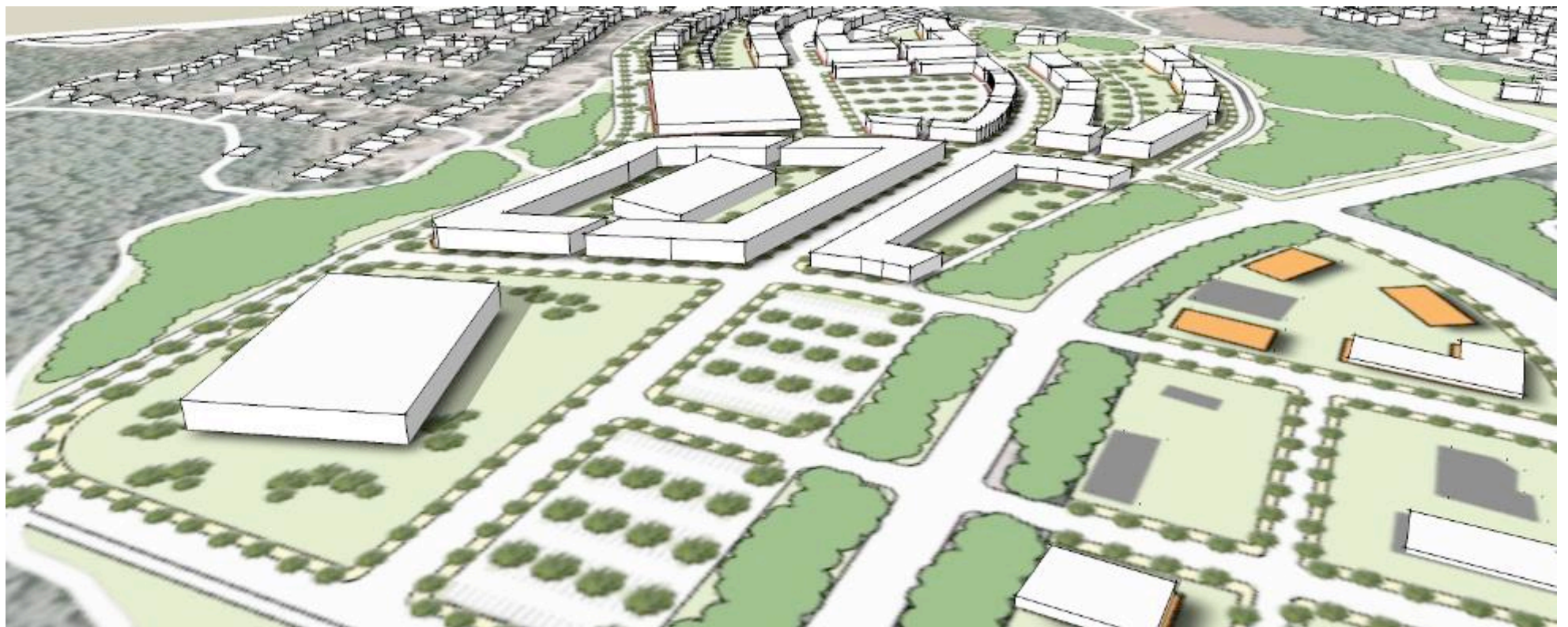


# BRAELINN VILLAGE CENTER

PEACHTREE CITY



POTENTIAL 1





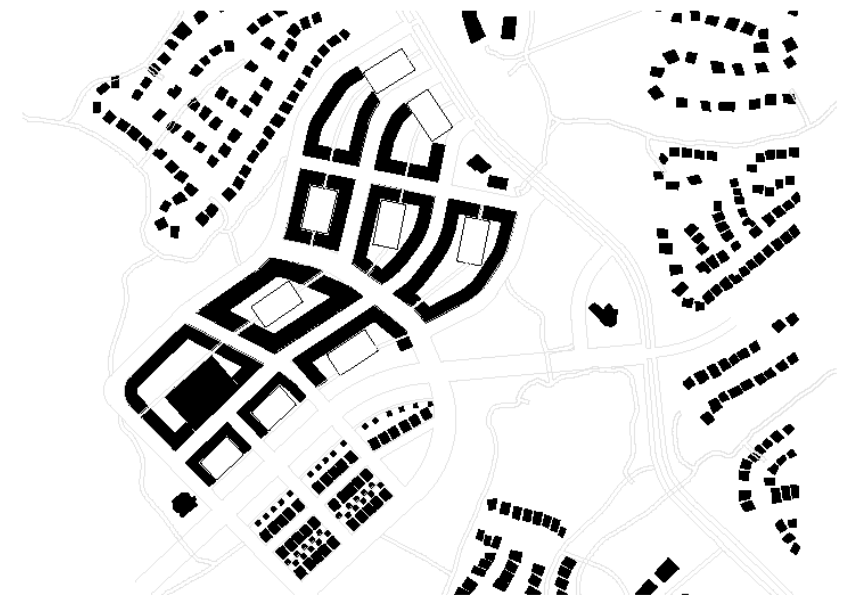
# BRAELINN VILLAGE CENTER

PEACHTREE CITY



POTENTIAL 2

- RETAIL
- MIXED-USE
- RESIDENTIAL
- BUFFER





# BRAELINN VILLAGE CENTER

PEACHTREE CITY



POTENTIAL 2





# BRAELINN VILLAGE CENTER

PEACHTREE CITY



POTENTIAL 3

- RETAIL
- MIXED-USE
- RESIDENTIAL
- BUFFER





# BRAELINN VILLAGE CENTER

PEACHTREE CITY



POTENTIAL 3



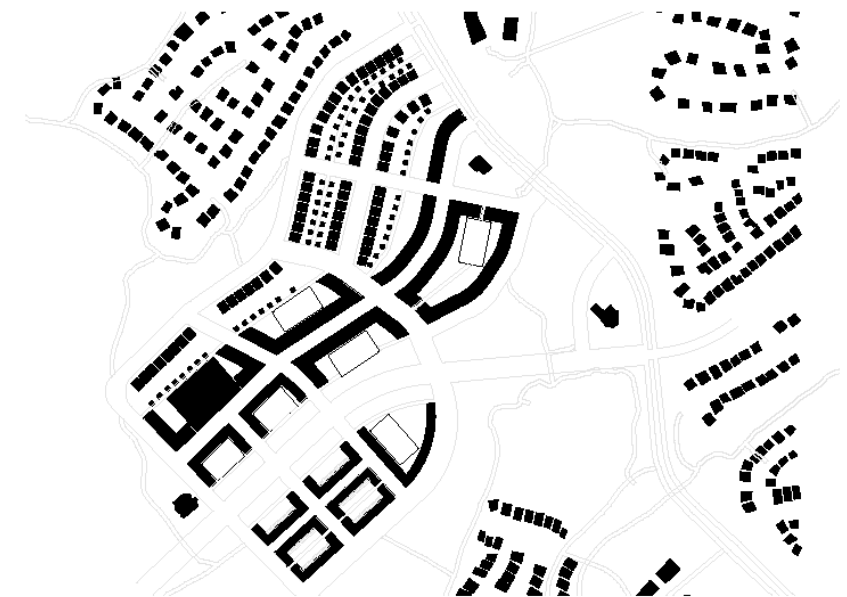


**BRAELINN VILLAGE CENTER**  
PEACHTREE CITY



POTENTIAL 4

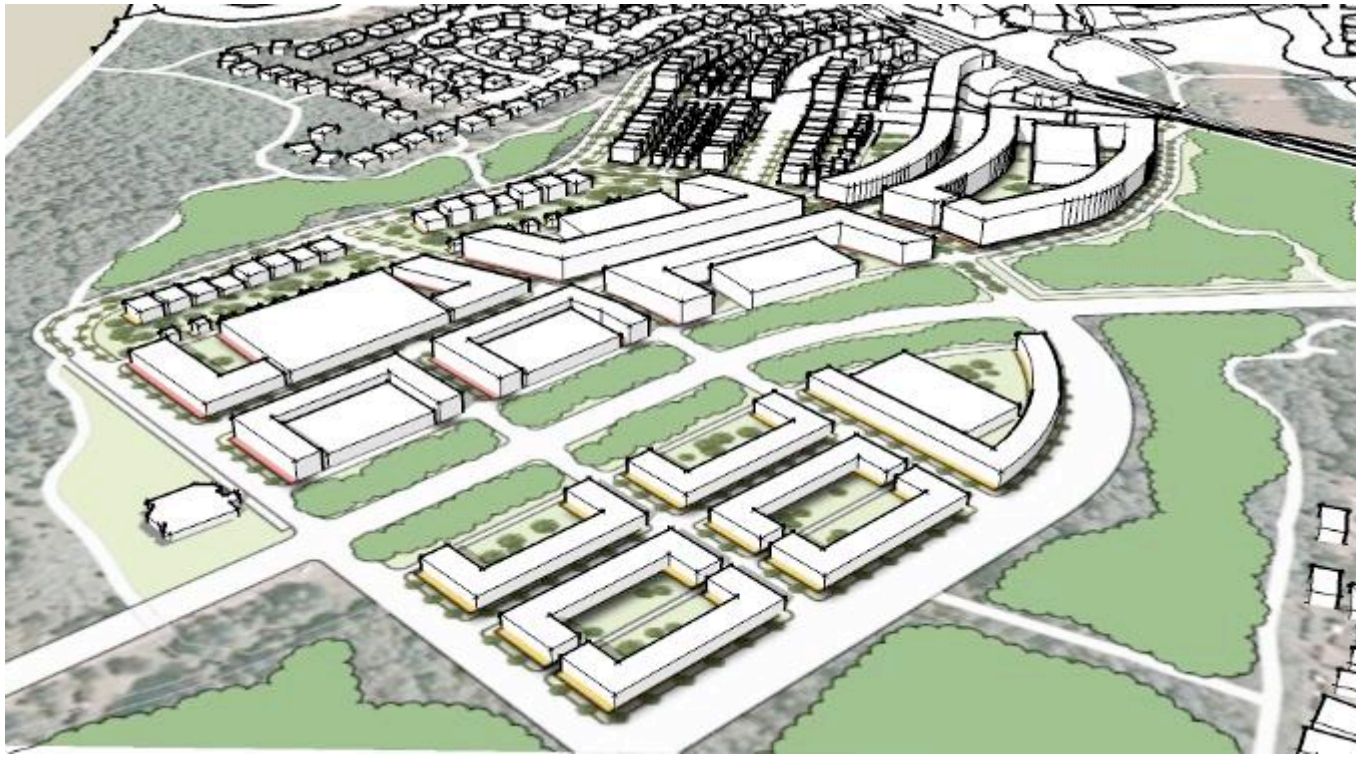
- RETAIL
- MIXED-USE
- RESIDENTIAL
- BUFFER





# BRAELINN VILLAGE CENTER

PEACHTREE CITY



POTENTIAL 4

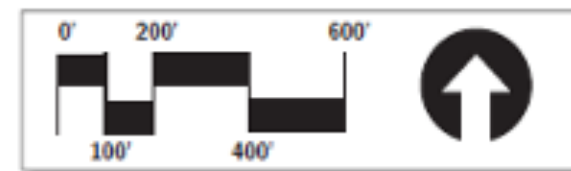




**BRAELINN VILLAGE CENTER**  
PEACHTREE CITY



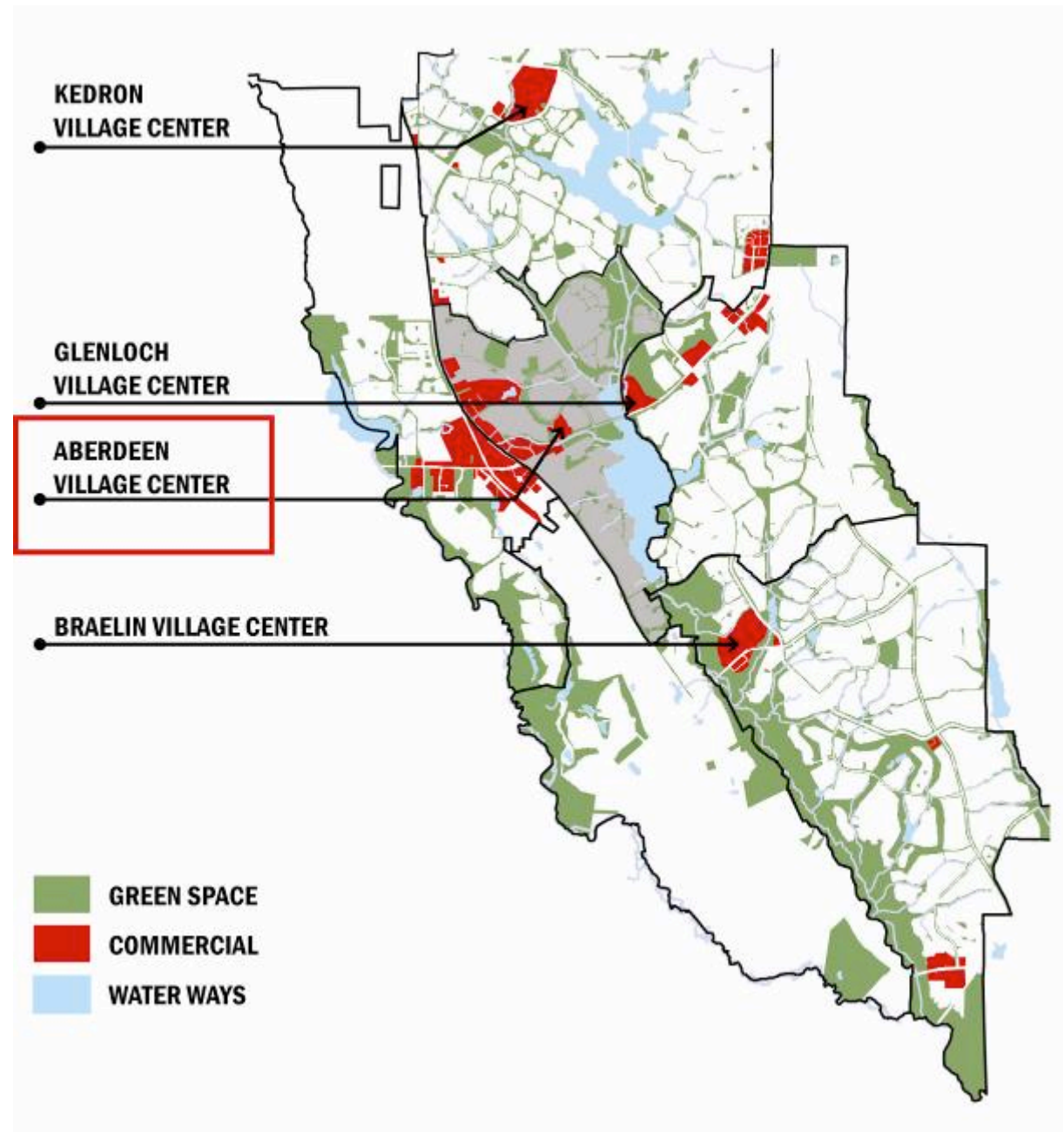
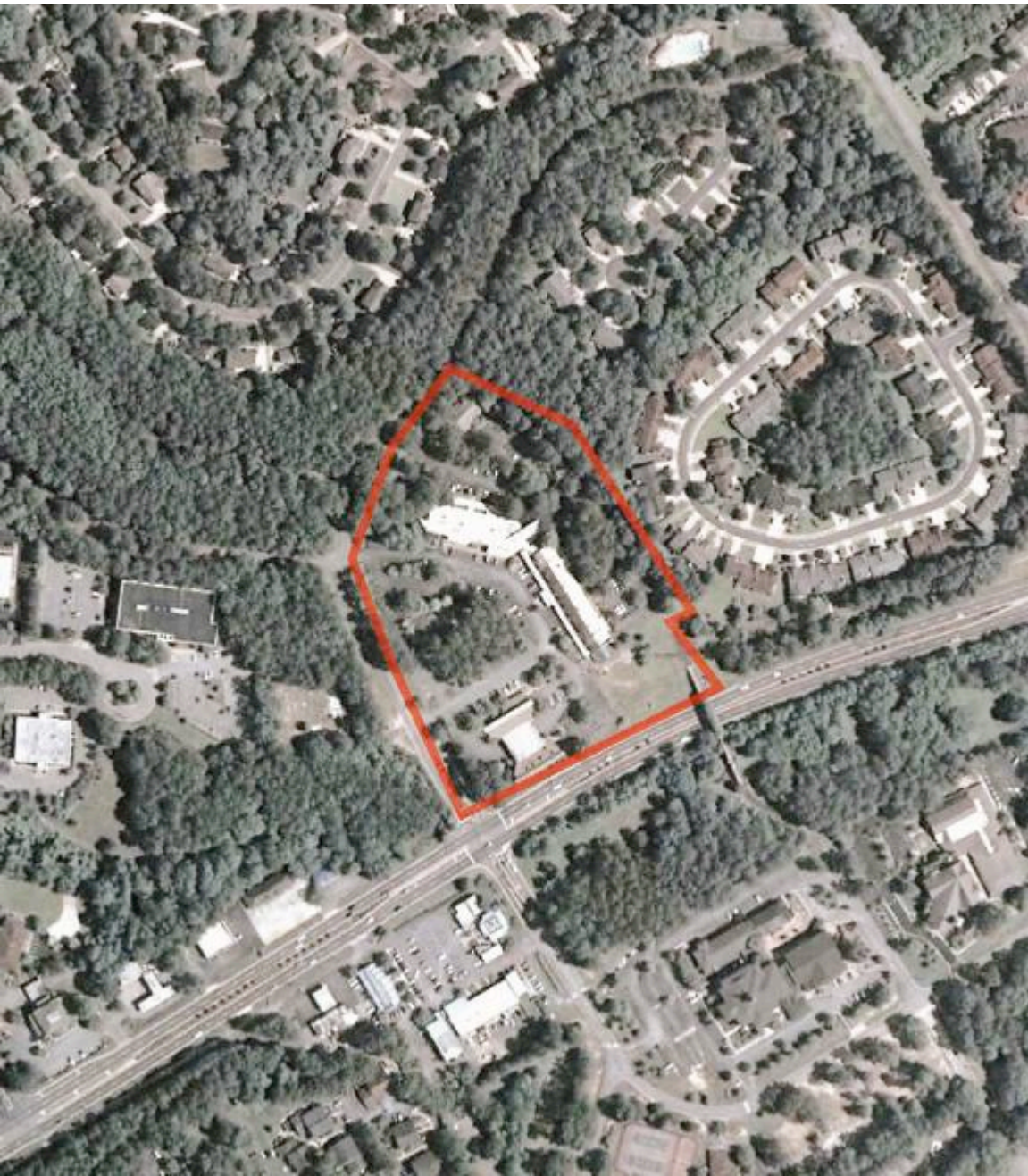
**REGULATING PLAN**





# ABERDEEN VILLAGE CENTER

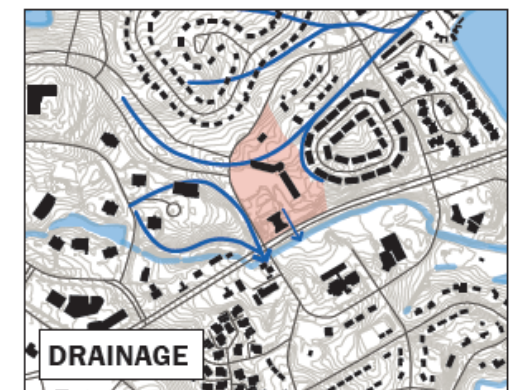
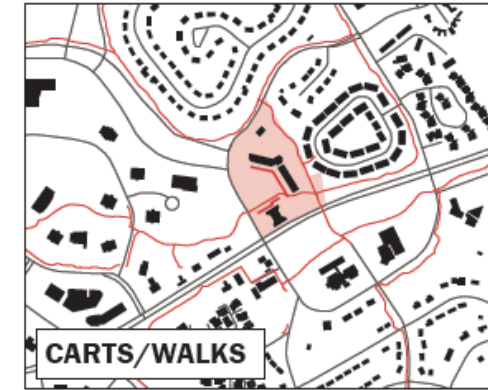
PEACHTREE CITY





# ABERDEEN VILLAGE CENTER

PEACHTREE CITY



## Site Stats:

Area: +/- 11 acres (475,661 square feet)

Total Retail Square Footage: 56,343sf

Parking: 312 spaces

Parking Ratio: 5.5 space/1,000sf of retail space

## Site Issues:

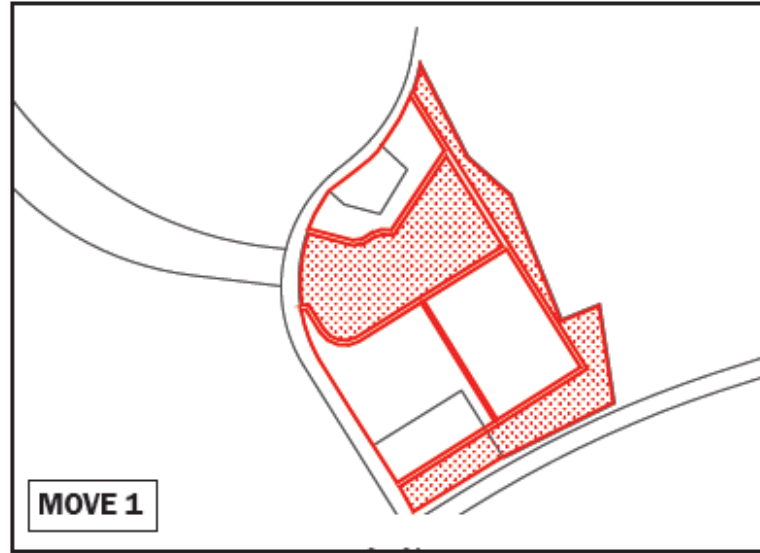
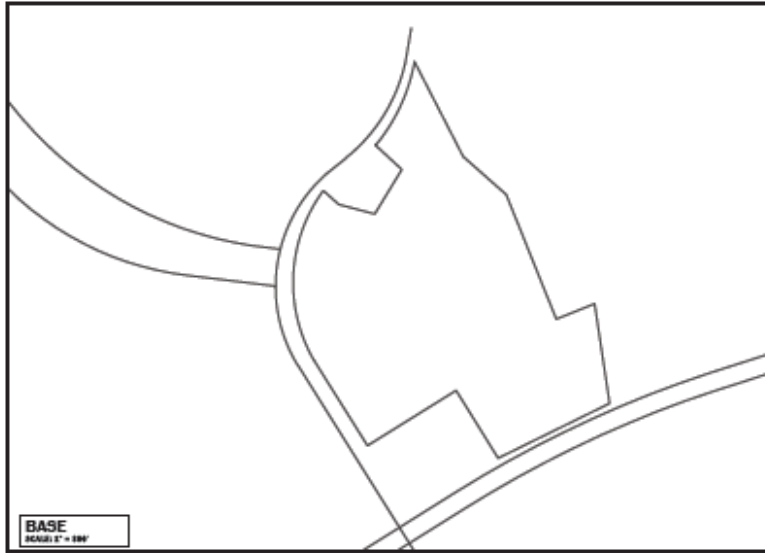
- Competition from unchecked growth of nearby retail
- Lack of visual identity/ visibility
- Lack of physical connections to surrounding community
- Antiquated buildings and poor site layout

**We understand the critical problem with Aberdeen village center is a lack of presence & purpose for the community**

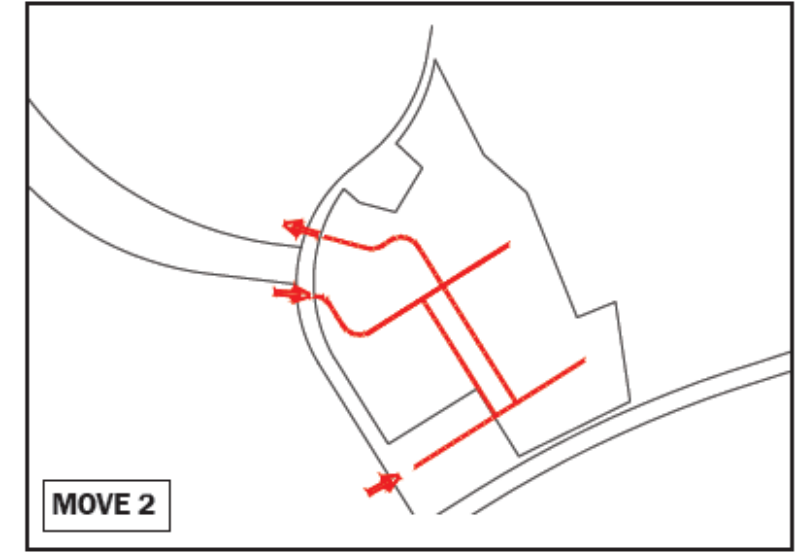


# ABERDEEN VILLAGE CENTER

PEACHTREE CITY



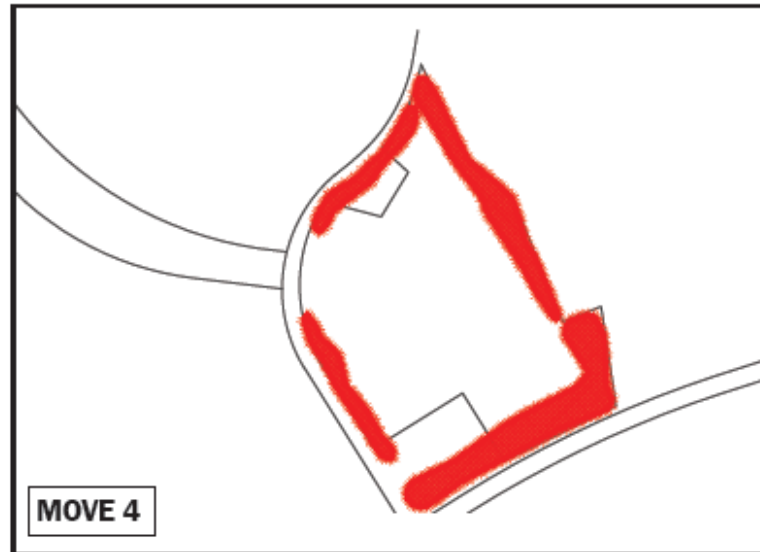
Subdivide land into public and private parcels



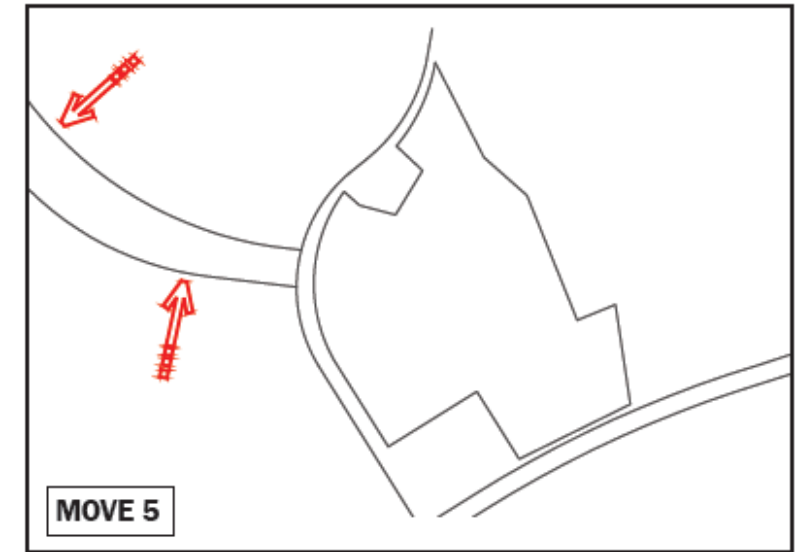
Establish connections through framework of right-of-ways



Design storm water run-off into an amenity feature



Plant tree buffers to visually separate village center from adjacent roads



Establish connections from adjacent parcels to Aberdeen Parkway

**Base**, Existing Conditions

**Move 1**, Subdivision of land into public and private parcels

**Move 2**, Increase opportunities for future connections to the site by establishing a frame work of right of ways

**Move 3**, Design storm water run-off into an amenity feature

**Move 4**, Plant forest buffers to protect the village center from adjacent roads

**Move 5**, Establish connections from adjacent parcels to Aberdeen Parkway



## Site Improvements:

### ROW Dimensions:

- One Way Road: 40'
- Road: 60'
- Median Road: 100'

### Private Parcel Dimensions:

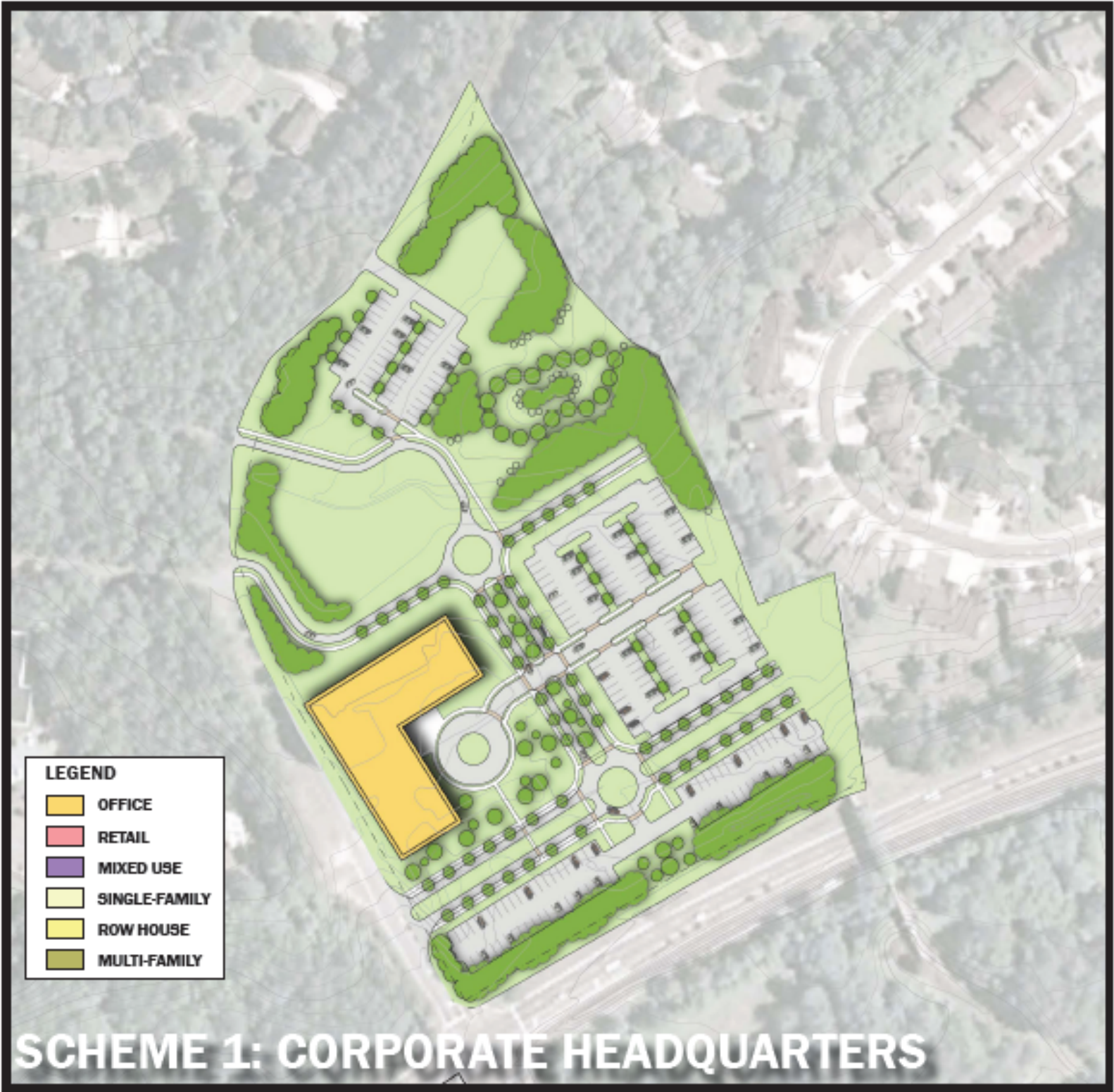
- P1: 1.3ac (350' x 150')
  - P2: 1.7ac (295' x 240')
  - P3: 1.3ac (295' x 200')
- Total: 4.3ac

### Public Parcel Dimensions:

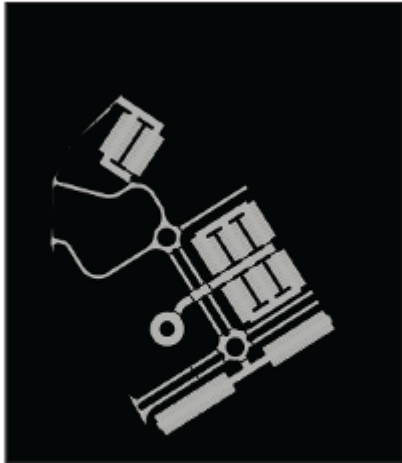
- P1: 0.9ac
  - P2: 1.0ac
  - P3: 1.2ac
  - P4: 1.3ac
- Total: 4.4ac







**Parcels**



**Vehicular  
Circulation**



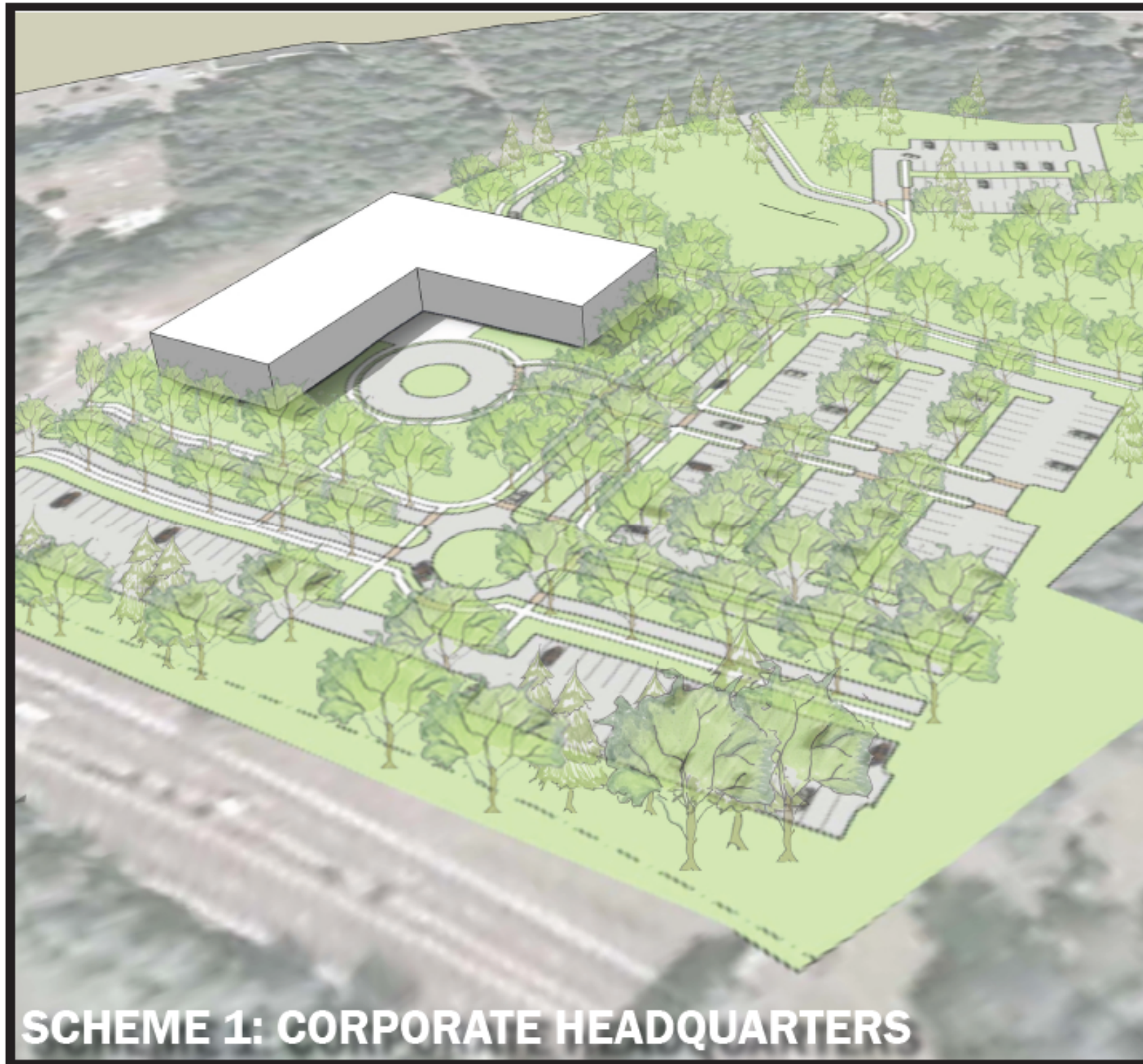
**Pedestrian  
Circulation**



**Landscape**



**ABERDEEN** VILLAGE CENTER  
PEACHTREE CITY



**View towards northwest**



**View towards southeast**



**View towards southwest**

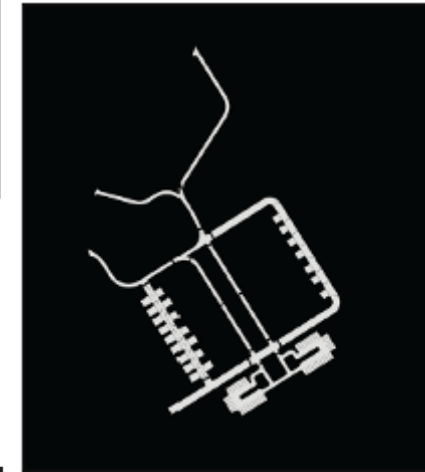




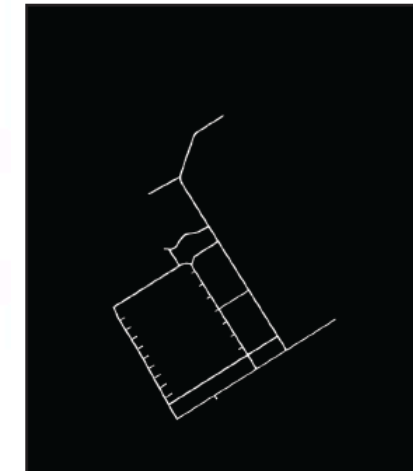
SCALE: 1" = 150'



**Parcels**



**Vehicular  
Circulation**



**Pedestrian  
Circulation**



**Landscape**





**View towards northwest**

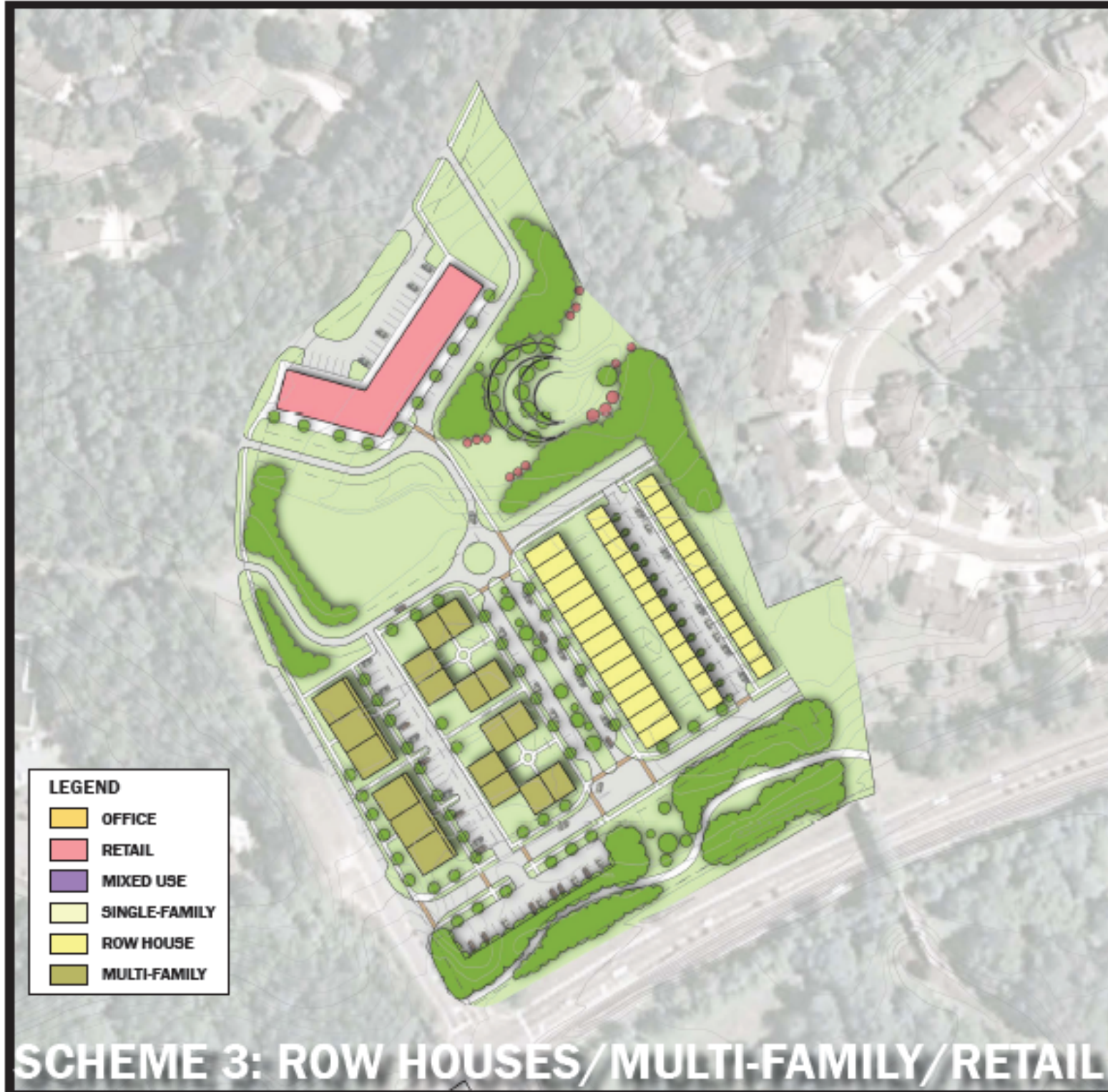


**View towards southeast**

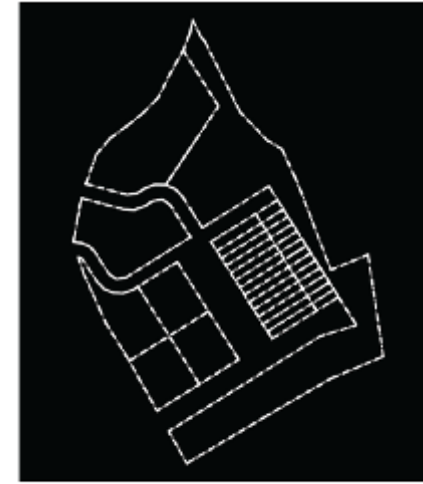


**View towards southwest**

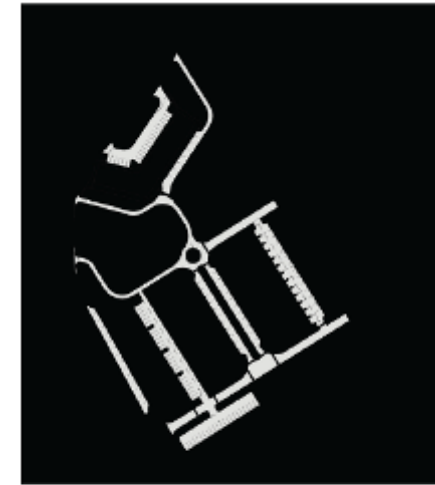




SCALE: 1" = 150'



**Parcels**



**Vehicular  
Circulation**



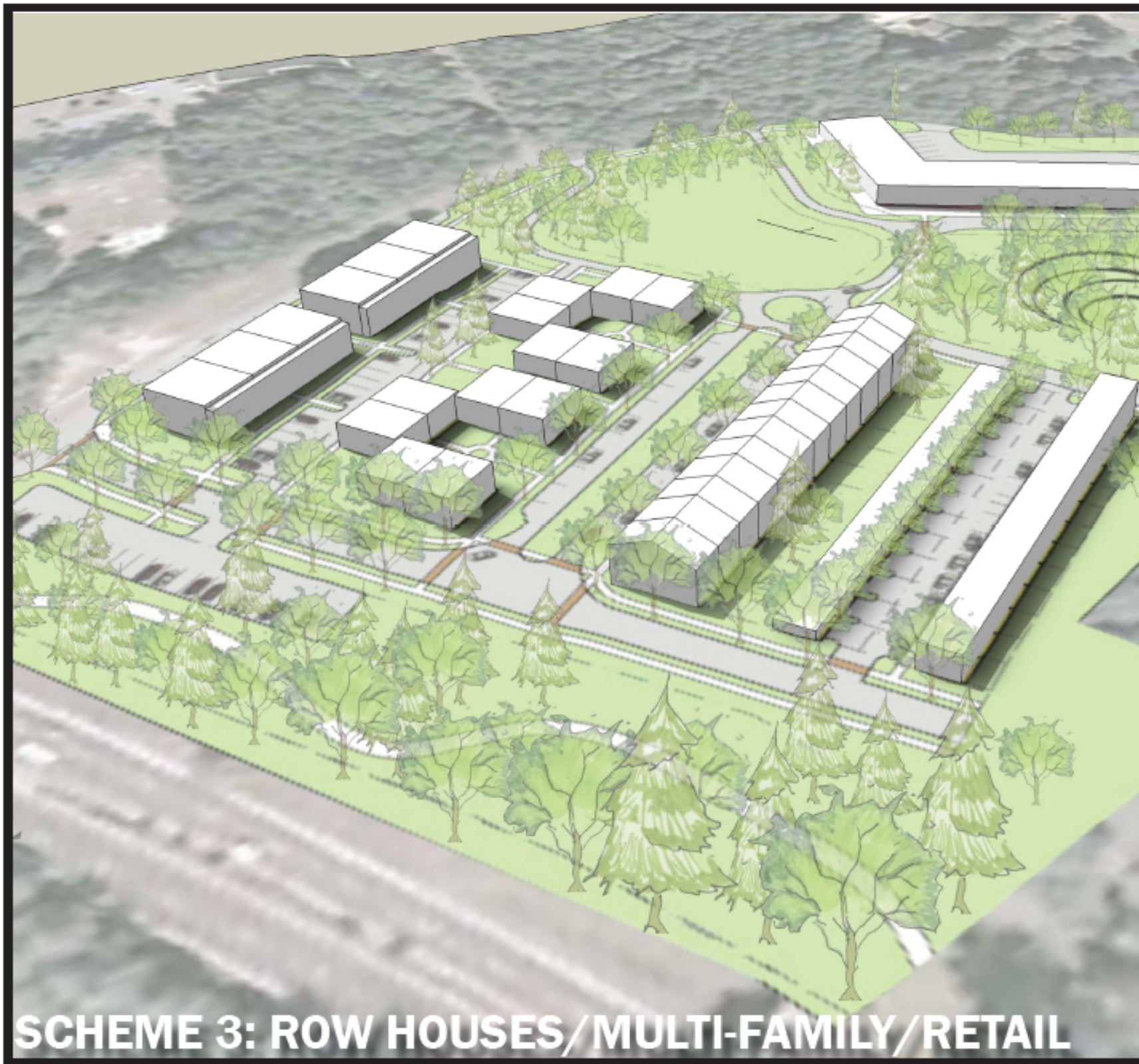
**Pedestrian  
Circulation**



**Landscape**



**ABERDEEN** VILLAGE CENTER  
PEACHTREE CITY



**View towards northwest**

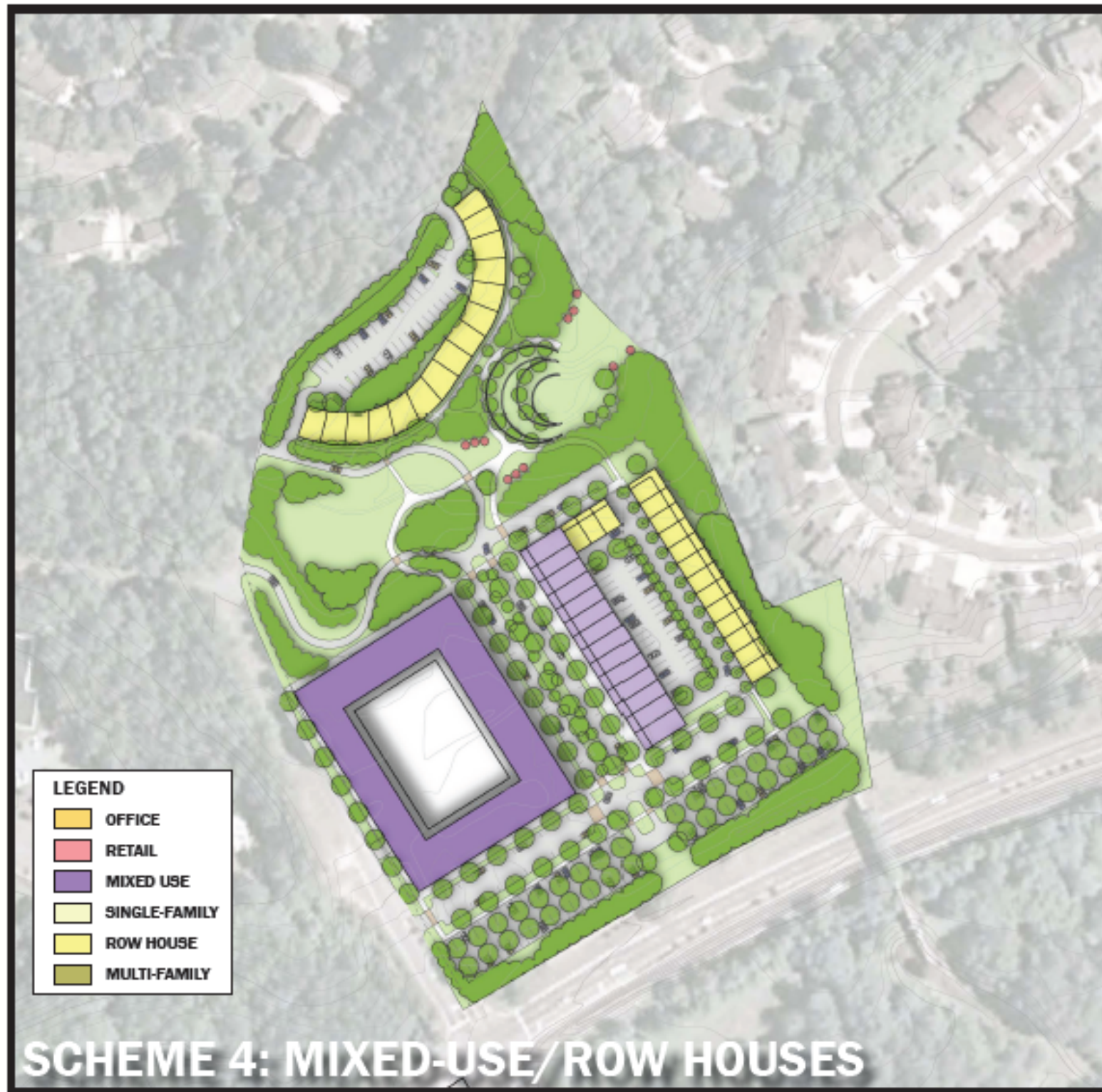


**View towards southeast**

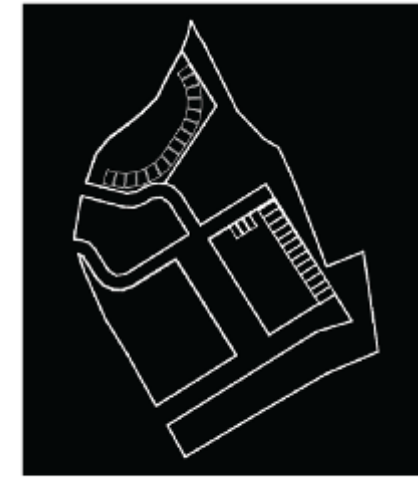


**View towards southwest**

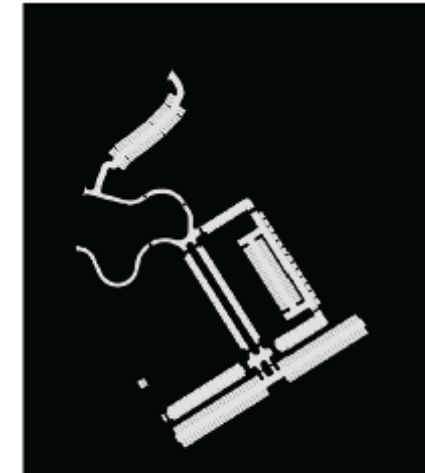




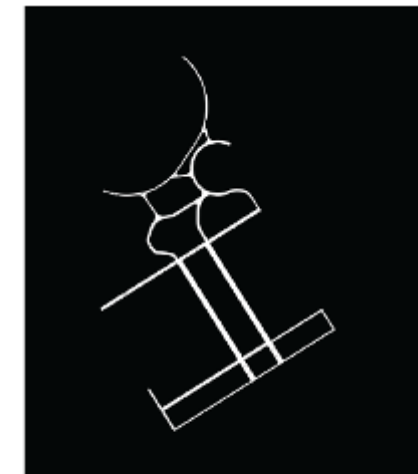
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**Parcels**



**Vehicular  
Circulation**



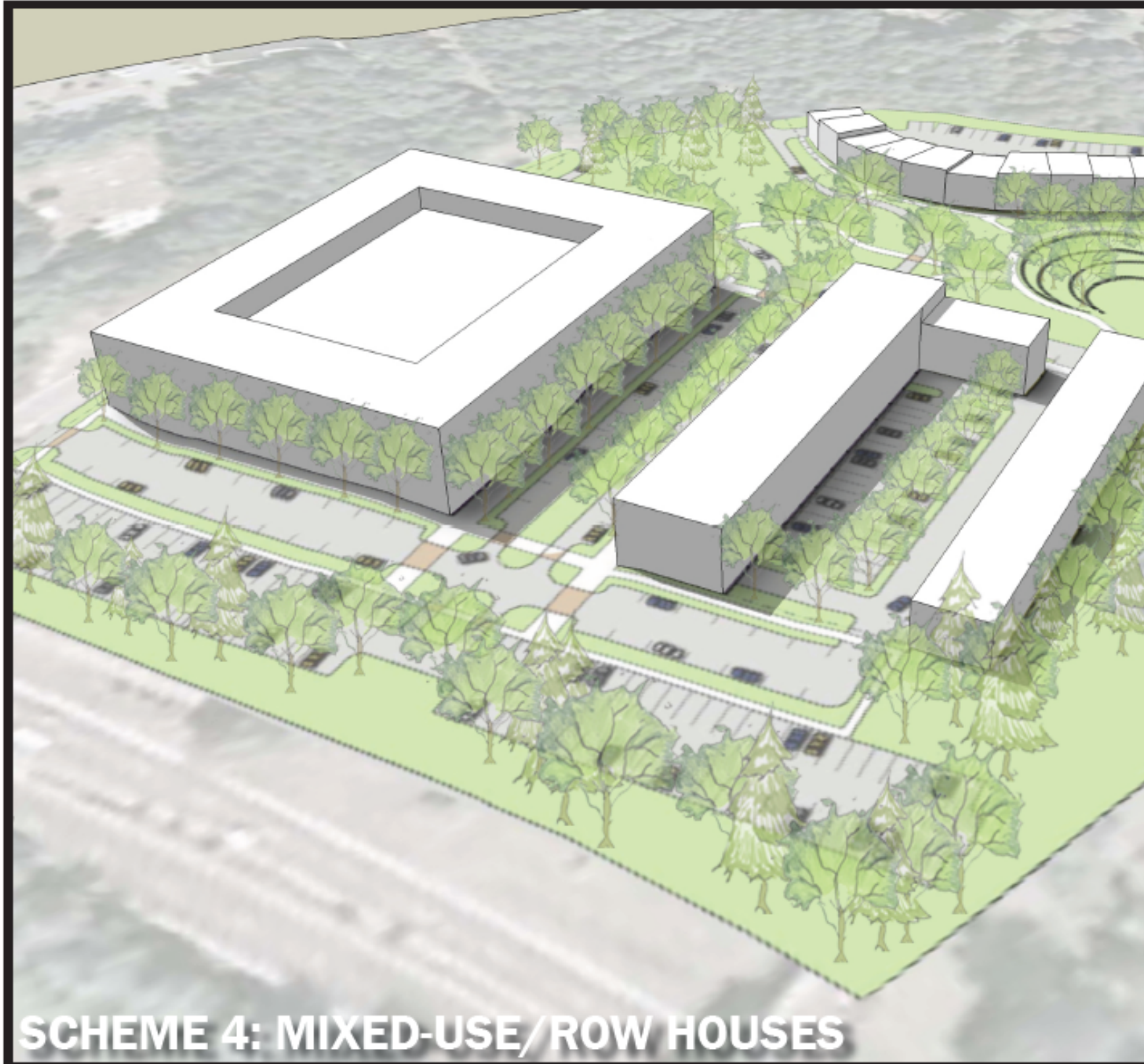
**Pedestrian  
Circulation**



**Landscape**



**ABERDEEN** VILLAGE CENTER  
PEACHTREE CITY



**View towards northwest**



**View towards southeast**

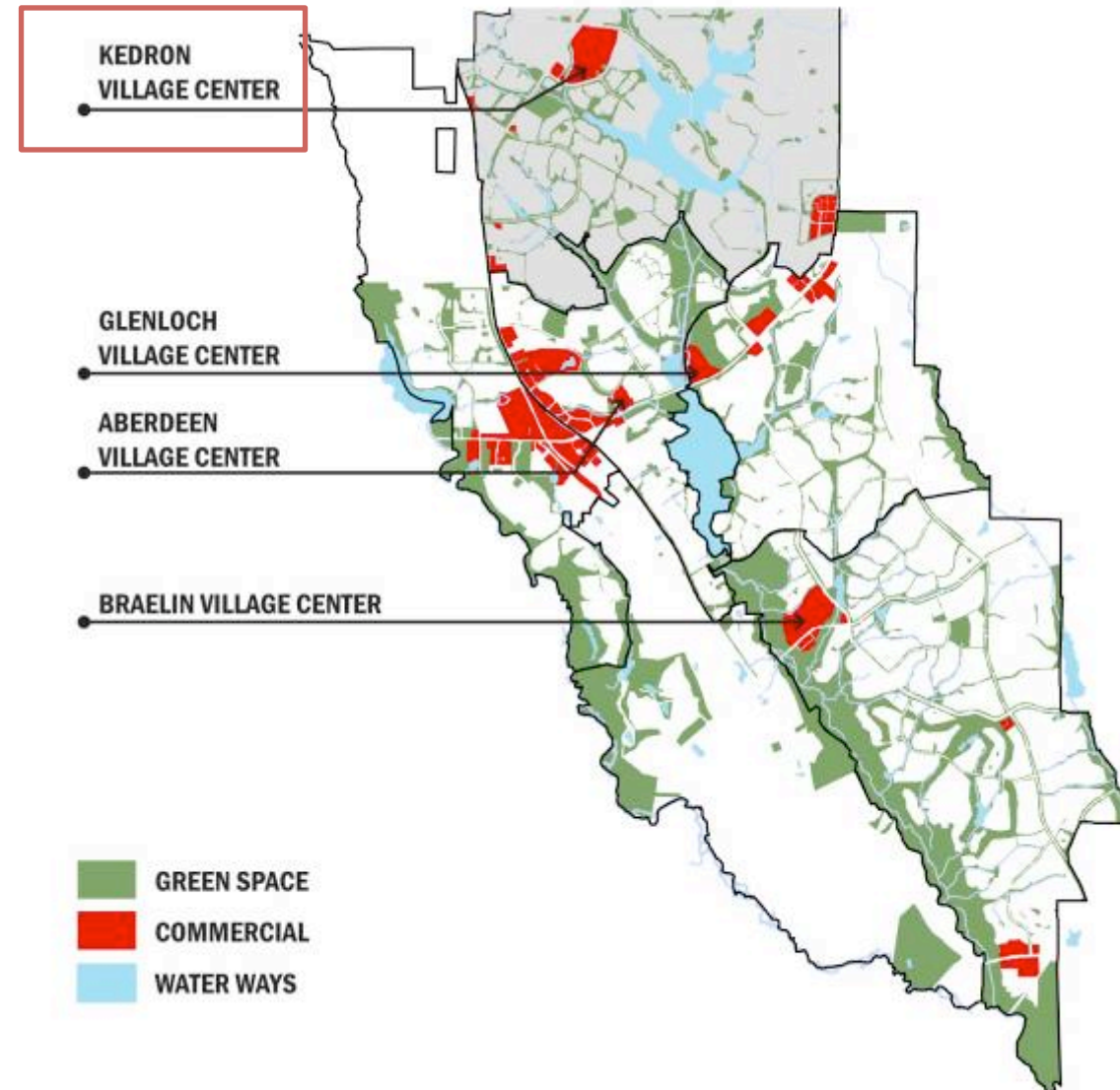


**View towards southwest**



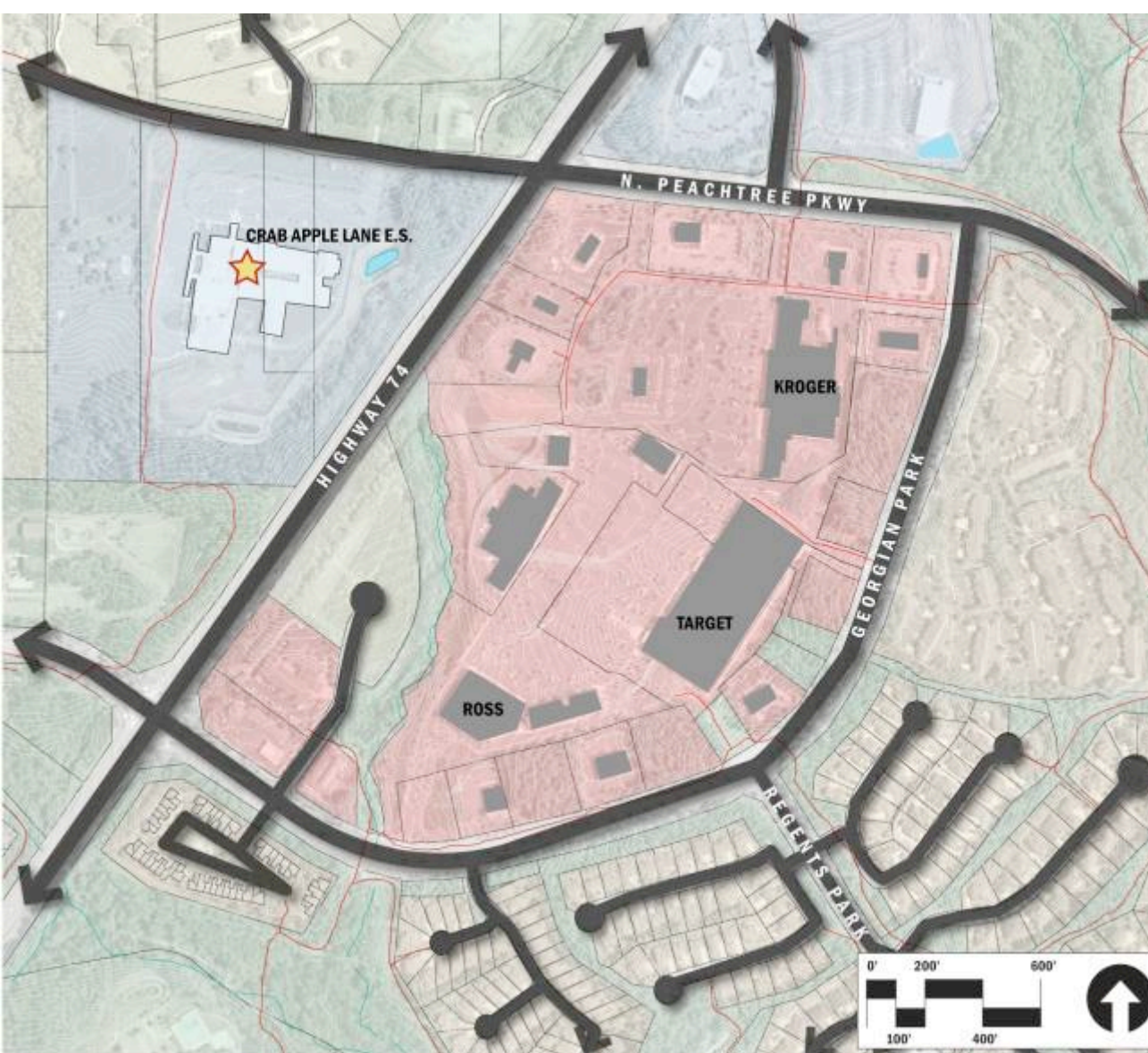
# KEDRON VILLAGE CENTER

PEACHTREE CITY



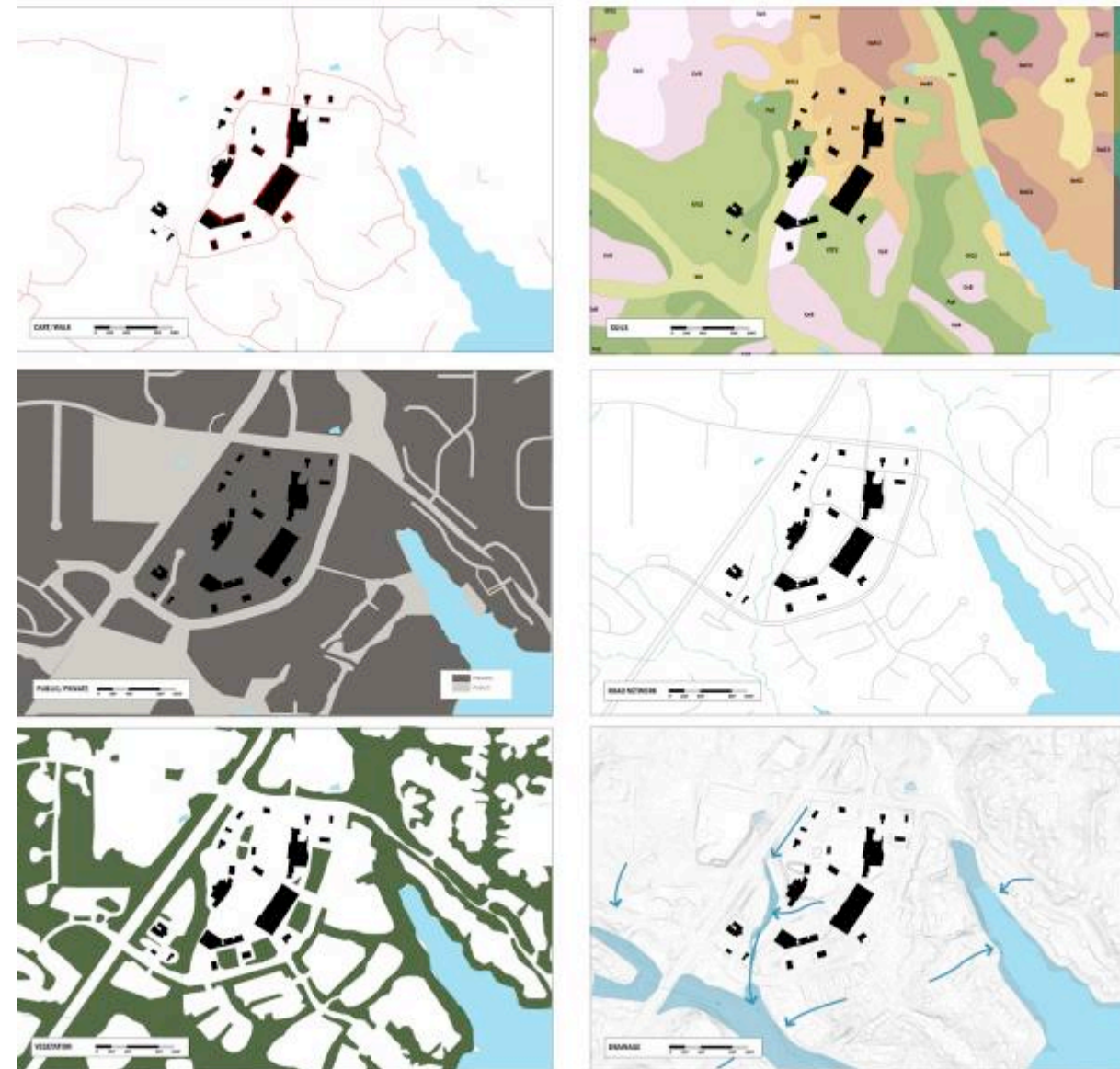


# KEDRON VILLAGE CENTER PEACHTREE CITY



## Site Stats:

- Approximately 2,000 parking spots required at 1/250sf
- +/- 70 acres
- +/- 511,019 square feet of building space



## Site Issues:

- 30 acres of non-permeable surfaces
- Heat island
- Poor pedestrian environment
- Lack of connectivity for carts
- Lack of flexibility for future use of site



## Preliminary Exercises:

Parking Orchards



How do we make a parking lot more comfortable? How can we make the design more environmentally Responsible?

Village Green



How do we reformat the framework of the village so that an actual village might occur? Can we make a framework that will help growth in the future?

Parking Demand Study

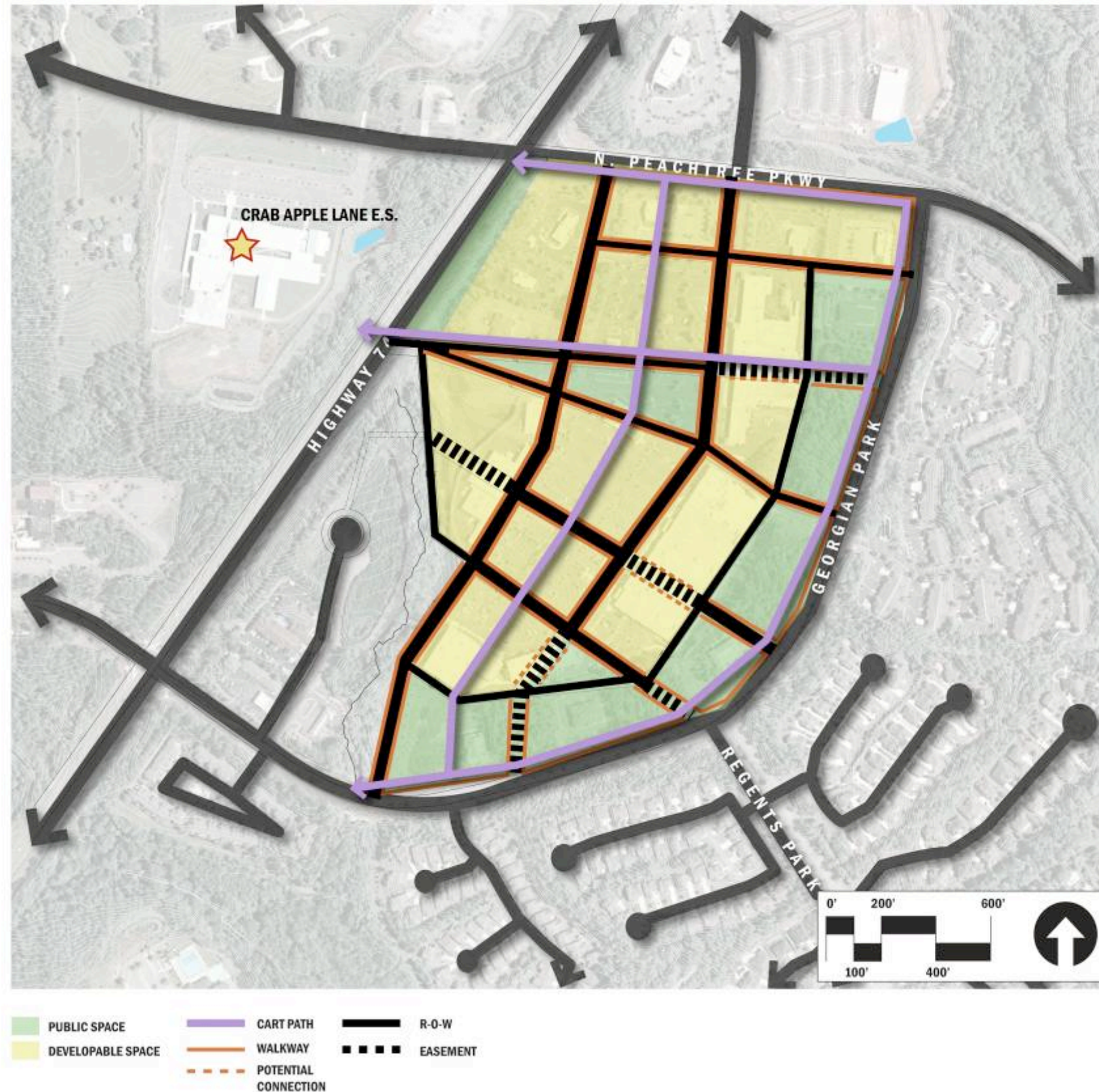


How can we work with the existing parking demands so that changes that are made now will not restrict future growth?



## Site Improvements:

- Pedestrian connectivity
- Cart connectivity
- Easements and right of ways put into place that will foster future growth and uses.
- Addition public space and green buffers introduced
- Street network defined



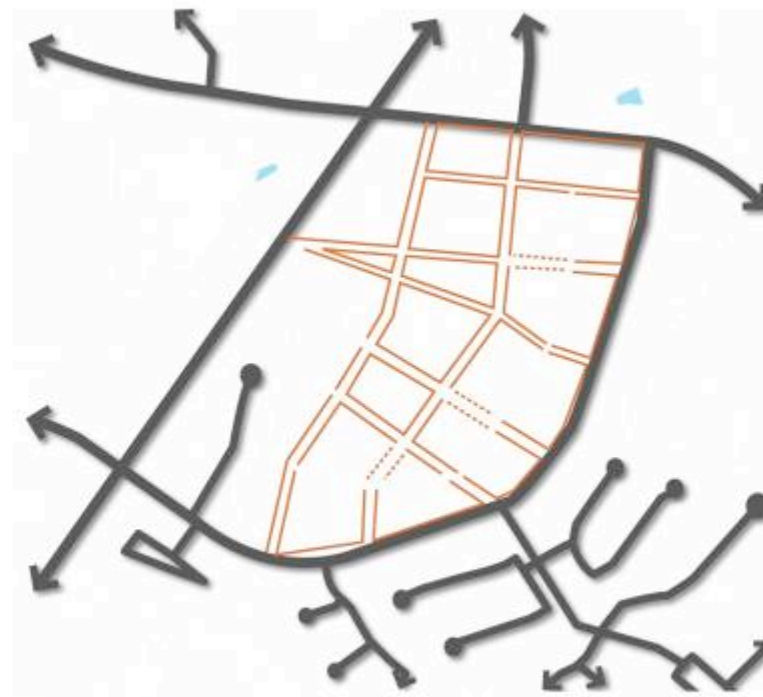


## R-O-W & EASEMENT



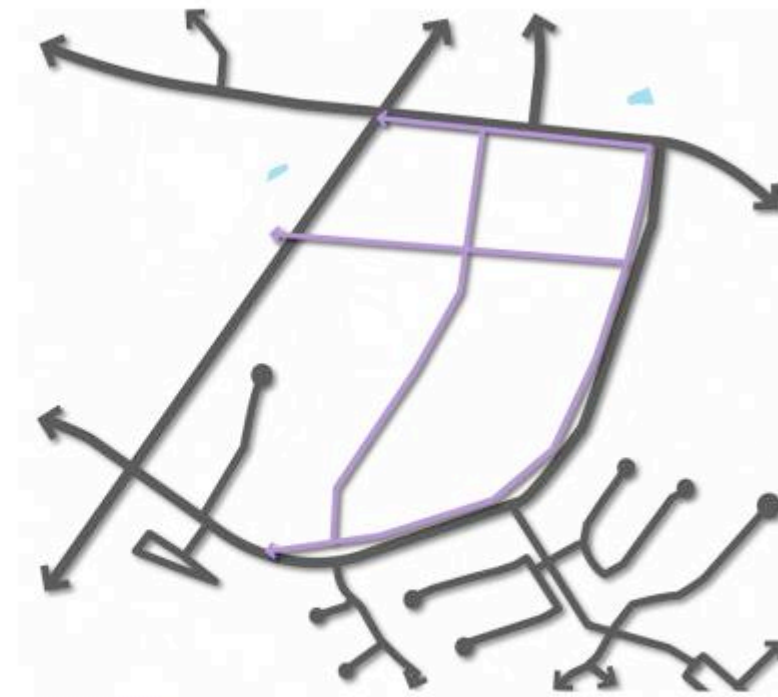
- Main Connections, 63' in width.
- Secondary Connections, 55' in width.
- Alley Connections, 34' in width.
- Easement for potential connections.

## WALKWAY NETWORK



- Walkways, 10' width typical
- Potential Connections

## CARTPATH NETWORK



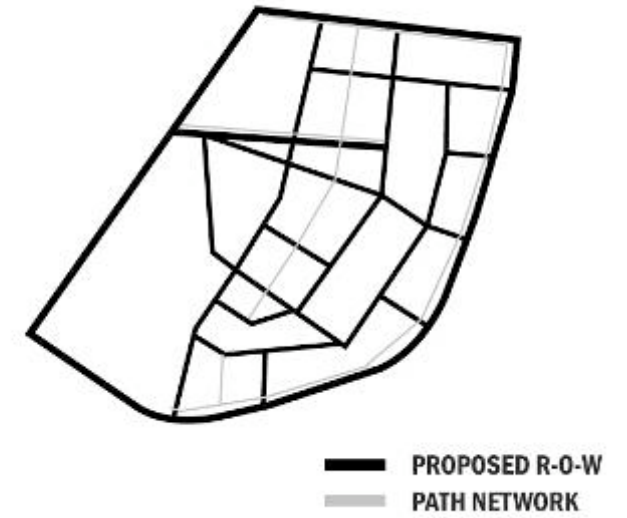
- Designated cart path network



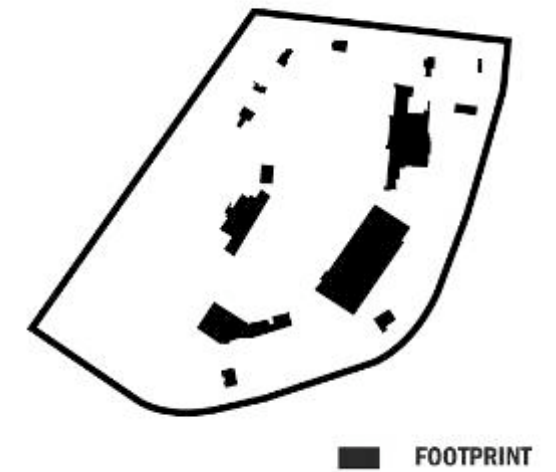
## SCHEME 1



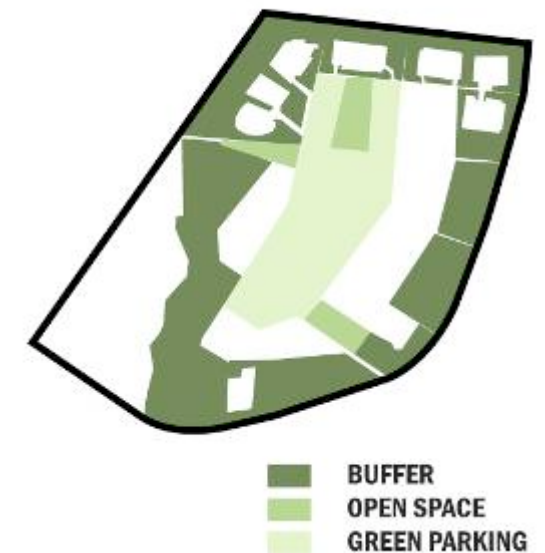
### CIRCULATION NETWORK



### FIGURE GROUND

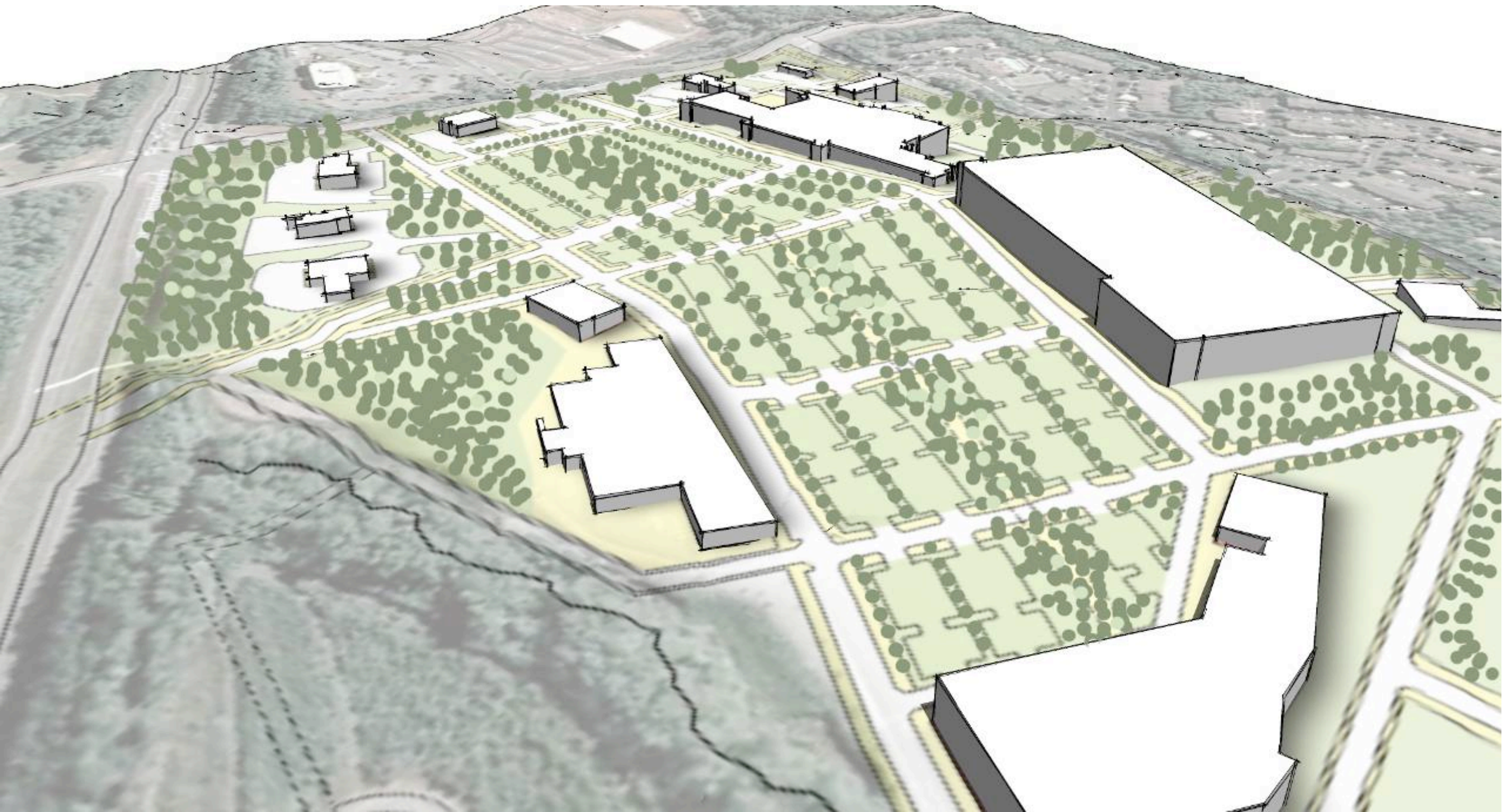


### GREEN NETWORK





**KEDRON** VILLAGE CENTER  
PEACHTREE CITY

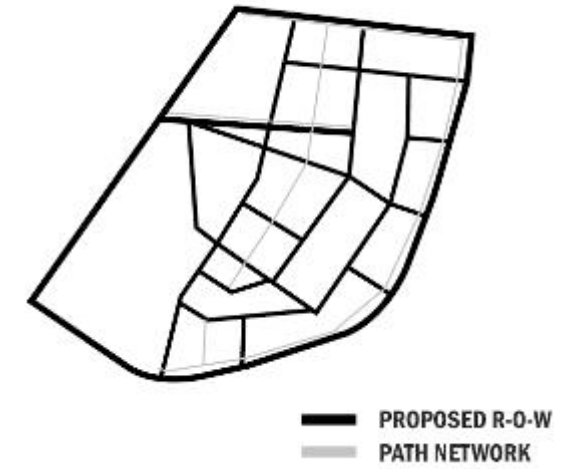




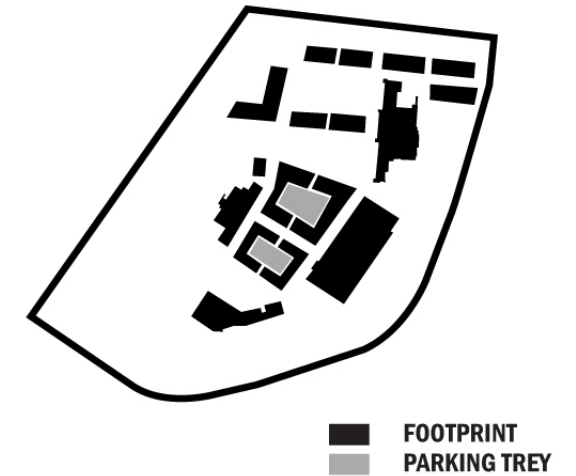
## SCHEME 2



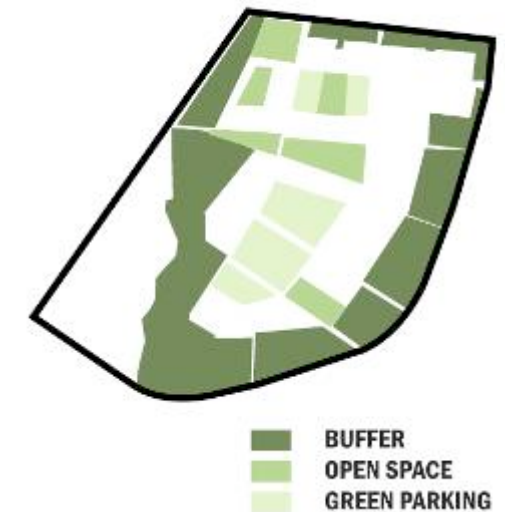
### CIRCULATION NETWORK



### FIGURE GROUND



### GREEN NETWORK





**KEDRON VILLAGE CENTER**  
PEACHTREE CITY

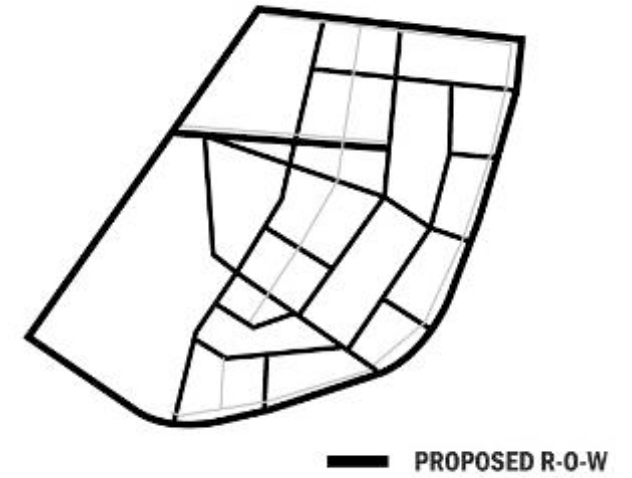




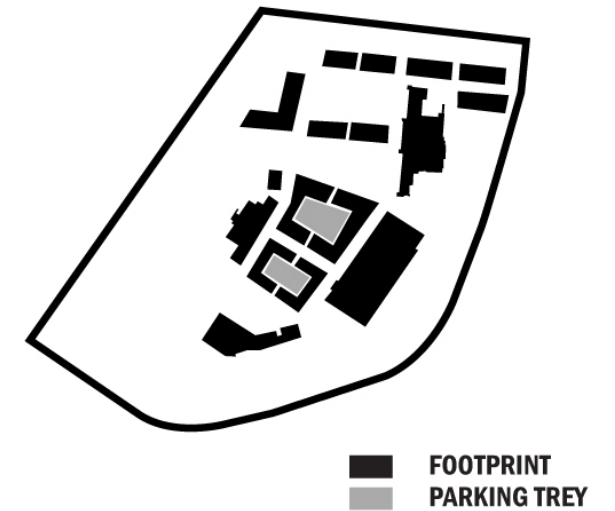
## SCHEME 3



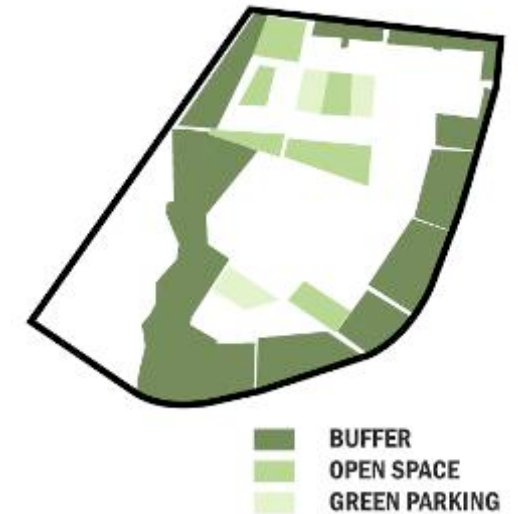
### CIRCULATION NETWORK



### FIGURE GROUND

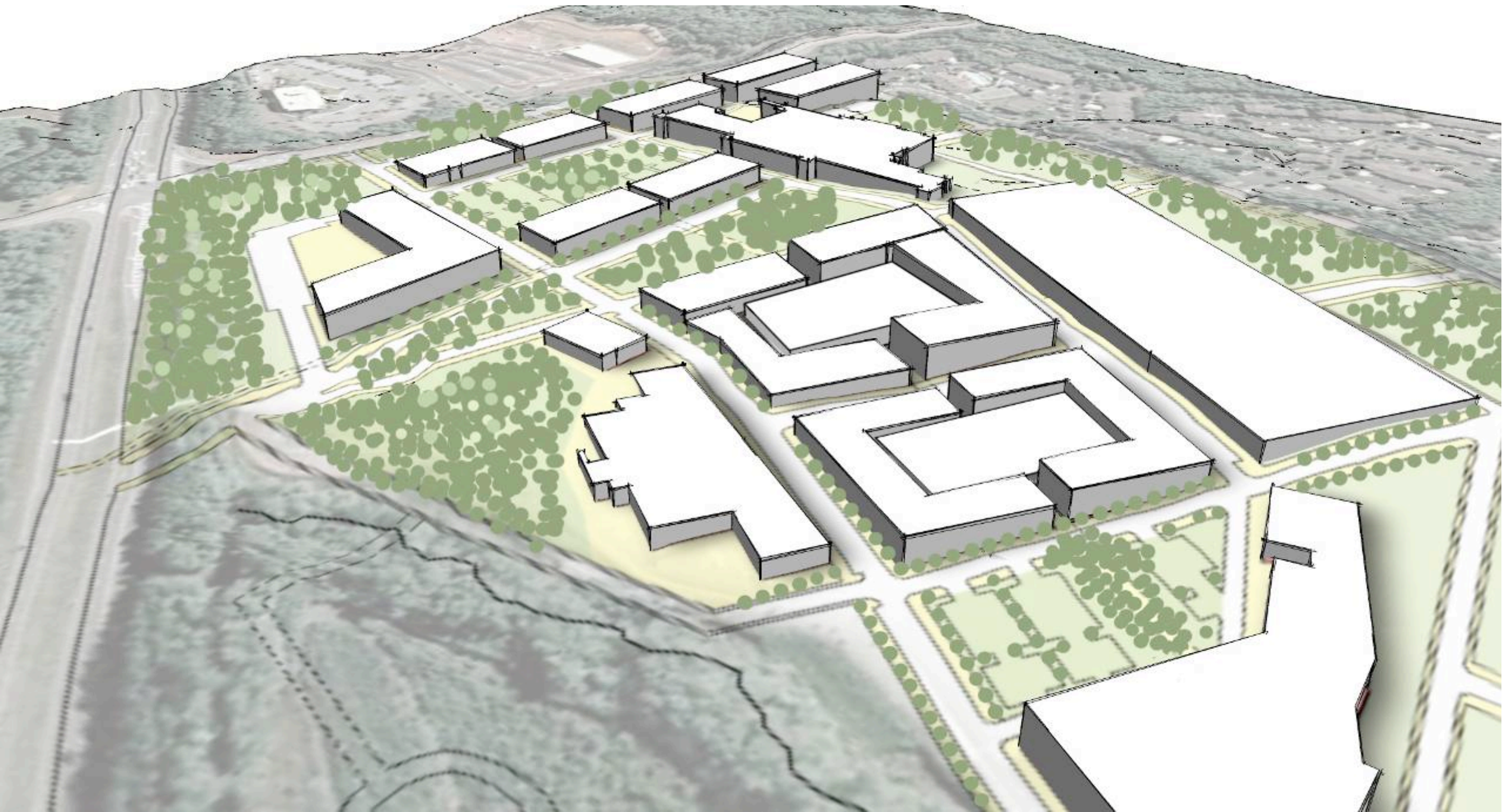


### GREEN NETWORK





**KEDRON VILLAGE CENTER**  
PEACHTREE CITY

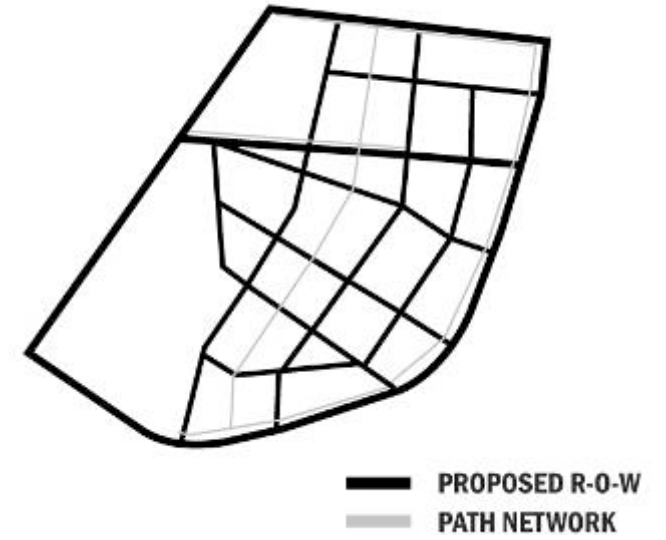




## SCHEME 4



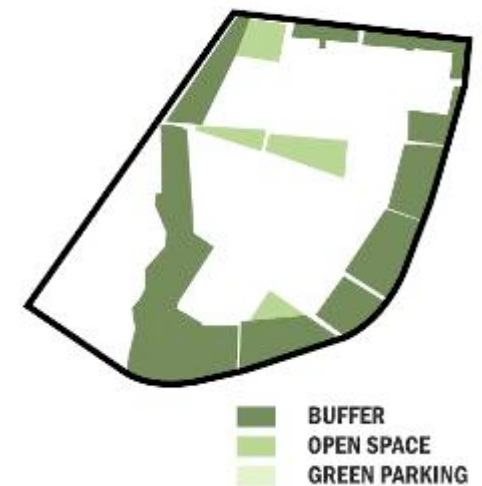
### CIRCULATION NETWORK



### FIGURE GROUND



### GREEN NETWORK





**KEDRON** VILLAGE CENTER  
PEACHTREE CITY

