



SPLOST 2011

PROJECT REQUEST FORM

I. PROJECT SUMMARY SHEET

A. Submitting Department, Agency, or Association:

*Co-Sponsors: Athens-Clarke Heritage Foundation and Lyndon house Arts Foundation
(Subcommittee: Ware-Lyndon House Historic House Committee)*

B. Project Name / Brief Description:

Garden at the Ware-Lyndon House: A garden to be created between the front of the Ware-Lyndon House and Hoyt Street, and that its design be based on key historical attributes of the former Stevens Thomas Garden, which is believed to be comparably applicable to the setting of the Ware-Lyndon House. The Stevens Thomas Garden was an historic Athens garden designed and planted in 1848 on the corner of Pulaski St. and Hancock Ave., the setting of which is thought to be

Check box if project represents a continuation from a previous SPLOST:

C. Project Location / Address:

293 Hoyt St., Athens, Ga 30601

Check box if Site Selection required:

(If site selection is required, fill out section VII. Site Criteria & Standards)

D. Proposed Project Budget (round to nearest thousands):

Please refer to page 8 of the attached Concept Plan for budget breakdown and annual operating costs (ATTACHMENT A).

Please refer to the Cost for Annual Maintenance from ACC Landscape Division Administrator (ATTACHMENT B)

*150/2
225*

Total SPLOST 2011 Request: ¹	215,000
Annual Operating Cost: ²	5,000

¹ Figure from section IV Project Costs, first column (Total) for SPLOST 2011 Project Total

² Figure from section VI. Operating Costs, Total Operating Costs of Project.

E. Contact Person: Ron Evans

Work Phone: 706.548.8789

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E-mail Address: ron@kgathens.com

F. Project Classification (check one):

Public Safety (This category includes: fire stations, police sub-stations, fire trucks, police vehicles, etc.)

Basic Facilities & Infrastructure (This category includes: water lines, roadway improvements, sidewalk improvements, etc.)

Quality of Life (This category includes: parks, library resources, greenway improvements, etc.)

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II. PROJECT JUSTIFICATION:

A. Project Mission Statement / Goals & Objectives:

The purpose of this garden is to further the mission of the Ware-Lyndon House to interpret its historical period in the region. The garden is proposed as a history-based landscape which will complement the historical house and be actively interpreted to enrich the experience of visitors and educate citizens and children, which is central to the mission of the Ware-Lyndon House Historic House Committee.

B. How will this project help meet the Public Safety, Basic Facilities / Infrastructure, and/or Quality of Life needs in Athens-Clarke County?

This project will help meet quality of life needs in Athens-Clarke County through:

- *Enhancement to our local historic tourism and downtown visitor's industry*
- *Enhancement to environmental education concerning Athens' Historic Gardens and Southern plants*
- *Enhancement to environmental education concerning the use of cisterns to harvest water for supplying the garden's irrigation system to sustain plantings*
- *Enhancement to an existing Athens-Clarke County Art Center and National Register House Museum*
- *Enhancement to income potential for private or public events in the garden and on the historic front porch. Night time lighting for the garden and front of the historic house included in this project will also increase rental possibilities.*
- *Enhancement to the public art inventory in Athens-Clarke County*

C. Why should this project be considered for SPLOST 2011 type funding?

In 1994, the citizens of Athens-Clarke County passed SPLOST IV which included the construction of the Lyndon House Arts Center and restoration of the Ware-Lyndon House as an interpretive house museum. This project included in its master plan improvements to the front lawn of the historic Ware-Lyndon House which had seen very little attention to the landscape during the past 70 years. The project suffered multiple cost overruns during the design and construction phase. Due to this, most landscaping and lighting for the Ware-Lyndon House had to be postponed.

We consider this historic garden plan a continuation of the original intent of SPLOST IV to not only restore the home throughout, but improve the historic front vista of the house. In the current economic climate, raising funds privately to improve the grounds of our public arts center would be extremely difficult. We believe that SPLOST 2011 is the only process that would allow us to reach our goal of an historically accurate front garden entrance to the National Register Ware-Lyndon House.

D. To meet the Project Goals & Objectives, when should this project be completed?

There is no firm deadline for this project's completion. However, the sooner the garden is installed, the sooner the Lyndon House Art Center and Ware-Lyndon House can satisfy the original intent of the historic front vista and provide the quality of life improvements listed in Section II, Project Justification - Part B of this document.

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E. Is this project recommended / included in any approved ACCUG Land Use Plan, Master Plan, or Service Delivery Plan? If yes, please explain and provide necessary information.

- *The goal and vision for improved grounds for the Lyndon House Art Center was part of the original master plan completed by Rob Fisher Associates during the center's initial expansion in the late-1990s for SPLOST IV.*
- *The goal and vision of installing an appropriate period landscape garden for the Ware-Lyndon House was part of the strategic plan created by the Ware-Lyndon House Historic House Committee in February, 2008, and reviewed by the Athens-Clarke County Department of Leisure Services (see ATTACHMENT C).*
- *The 2001 Athens-Clarke County Comprehensive Plan states, ...to come.*

F. Projects that primarily respond to one or more of the following criteria established by the Mayor and Commission will be considered for the SPLOST 2011 program. Check all that apply.

Conserves energy and reduces the use of fossil fuels

Reduces vehicle miles traveled and traffic congestion

Promotes the use of alternative modes of transportation

Maintains or Improves air quality

Maintains or Improves water quality, water resources and/or wastewater resources

The garden at the Ware-Lyndon House is envisioned as an educational pilot program illustrating the use of a cistern. This will be the first time a dedicated cistern has been used to sustain a garden or the landscaping at an ACCUG facility. The cistern is proposed to harvest water to supply the garden's irrigation system and water feature. It will be discretely located to collect water from the roof of the house and the art center, as well as from the complex's air conditioning system, which in the summer is estimated to produce 250- 500 gallons of water per day. This means the garden will not rely on city water. The cistern, while itself hidden, will be a featured part of the garden's interpretive display on sustainability and wise water use.

Maintains or Improves resources associated with stormwater management

Promotes the upgrade and continued use of facilities currently owned by ACCUG

The garden at the Ware-Lyndon House will upgrade the use of the Lyndon House Art Center and the Ware-Lyndon House by enhancing the Jackson and Hoyt Street historic entrance which faces downtown Athens. Not only will this upgrade greatly improve the aesthetics of the entire facility, but the garden will give more importance to the front vista of the National Register Ware-Lyndon House for tours and events. Currently, the Ware-Lyndon House is one of four interpretive house museums

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the Athens Convention and Visitors Bureau and Classic City Tours promotes for the tourism industry. The other three historic house museums (the Church-Waddel-Brumby House, the Taylor-Grady House, and the T.R.R. Cobb House) all have formal boxwood gardens that can be included as part of the historic tour experience, and to enhance events. This important feature is missing at the Ware-Lyndon House.

Protects the community's current infrastructure investments

In the mid-1900s, the citizens of Athens-Clarke County approved 6 million dollars for the expansion of the Lyndon House Art Center, and restoration of the Ware-Lyndon House. The Art Center and historic house have proven to be a wise community investment for art, culture and education. Most landscaping and lighting improvements for the facility had to be postponed due to cost overruns during the project's construction. The garden and lighting enhancements will help fulfill the original vision of the project and protect the community's current infrastructure investment.

Reduce existing and/or future operating costs

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III. PROJECT DESCRIPTION:

A. Project Construction Program / Description:

Please refer to ATTACHMENT A - "Concept for a Garden at the Ware-Lyndon House" This attachment includes a detailed narrative, site photo of the current lawn and landscape condition, a garden rendering, a scale site plan, and budget for implementation and annual maintenance costs for the proposed project. Please also refer to ATTACHMENT B - A letter and cost estimate for annual maintenance from Roger W. Cauthen, Landscape Division Administrator.

B. Projected Useful Life of Project:

With ongoing maintenance, the garden at the Ware-Lyndon House should last into perpetuity.

C. Site Specific Information:

- *Address: 293 Hoyt Street, Athens, GA 30601*
- *Tax Parcel Number: 163D3 D001*
- *Electronic version of location map attached (see ATTACHMENT D - Location Map)*

Check box if site currently owned by Athens-Clarke County:

D. The Leadership in Energy and Environmental Design (LEED) Green Building System compliance:

This is a garden implementation request and not a new construction request. LEED specifications do not apply. However, we are planning to use high-efficiency lighting for the garden and house. Also, the implementation of a cistern for wise water use.

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IV. PROJECT COSTS:

A. Detailed project capital budget costs (to be funded from SPLOST 2011 only):

Provide Budget Costs for each of the identified categories below. Cost estimates should be in current year dollars. Please round all dollar amounts to the nearest \$1,000.

[NOTE: an additional amount for escalation may be added during technical review.]

NOTE: Use the F1 key for additional help in each cost category.

Project Costs (round to thousand)	Amount
1. Land Acquisition / ROW / Easement:	0
2. Design Fees:	20,000
3. Miscellaneous Fees:	0
4. Fixtures, Furniture, and Equipment (for a facility)*:	65,000
5. Construction:	100,000
6. Construction Contingency:	9,000
7. Acquisition of Capital Equipment:	0
8. Testing:	0
9. Project Management:	5,000
10. Project Contingency:	10,000
11. LEED Certification:	0
12. Other (describe): <i>see ATTACHMENT A, p.8</i>	
13. Other (describe):	0
Project Subtotal:	209,000
14. Program Management (3% of Project Subtotal):	6,270
SPLOST 2011 Project Total:	215,270

* Garden Furnishings, fixtures, lighting, cistern and interpretive signage (please see ATTACHMENT A, p.8 for complete cost estimate breakdown).

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V. PROJECT FINANCING:

A. Total Capital Financing for Project:

If project is proposed to receive funding other than SPLOST 2011, provide a listing of amounts for the proposed project. Please round all dollar amounts to the nearest \$1,000.

Project Sources (round to thousand)	Amount
1. SPLOST 2011: ¹	215,000
OTHER SOURCES	
2. ACCUG General Fund:	
3. ACCUG Enterprise Fund:	
4. State Grant:	
5. Federal Grant:	
6. Previous SPLOST:	
7. Other (describe):	
8. Other (describe):	
TOTAL SOURCES:	215,000

B. Describe the current commitments for the other sources funding this project:

(N/A)

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¹ Figure from section IV. Project Costs: SPLOST 2011 Project Total, on previous page.

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VI. OPERATING COSTS:

A. Total Annual Operating Costs when Project is complete:

Only identify additional or net operating costs to be paid by the Unified Government of Athens-Clarke County. Identify the additional or net costs needed above ACCUG's current operating budget to operate the requested project and any additional project related revenues that would be generated. Provide budget costs for each identified category below. Please round all dollar amounts to the nearest \$1,000.

Operating Costs (round to thousand)	Estimated Impact for Annual Operating Expenditures
Total Revenues from Project	
Expenditures	
1. Personnel Costs:	2,000
2. Utilities:	
• Gas:	
• Electrical:	
• Water:	
• Sewer:	
• Phone:	
• Solid Waste Collection:	
• Other:	
3. Operating Supplies:	1,000
4. Equipment Maintenance:	
5. Facility Maintenance:	
6. Other (describe): <i>plantings</i>	1,000
7. Other (describe): <i>repairs</i>	1,000
8. Other (describe): <i>see ATTACHMENT A, p.8</i>	
TOTAL EXPENDITURES	5,000
NET OPERATING COSTS OF PROJECT:	5,000

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VI. OPERATING COSTS:

B. Additional Personnel Information:

1. Identify the number of additional staff positions needed when project is completed:
 - Full-time:
 - Part-time:
2. Briefly describe the responsibilities of each additional staff position:
Seasonal gardening duties during 8 month growing season.
3. Identify the projected salary and fringe benefit cost for each additional staff position:
Contract labor: \$10/hr., \$2,000/yr., no benefits. Please see ATTACHMENT B for complete cost analysis.

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VII. Site Criteria and Standards (only applicable if Site Selection is required):

A. General Criteria:

1. Current Property Owner (if applicable):

N/A. Site is currently owned by Athens-Clarke County.

2. Acreage:

- Size:
- Topography:
- Estimated cost per acre:

3. Location / Accessibility:

- Relative to its service area:
- Vehicular:
- Pedestrians:
- Bicycle Access:

B. No further information on site criteria and standards is necessary for the project request form at this time. However, additional information may be requested during the administrative or technical review processes. If applicable, be prepared to furnish information regarding the following criteria:

- **Development / Adjacent Impacts** (visibility, compatibility with land use plan, buffering, etc.)
- **Economy / Financing** (on- and off-site development costs, joint development opportunities, stimulation to private interests, etc.)
- **Environmental** (historic standards, traffic impacts, aesthetic standards, air quality, noise impacts, drainage types, wetlands compatibility, etc.)
- **Community Values** (displacements required, security needs, etc.)

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VIII. OTHER IMPACTS:

A. Positive/Negative Impacts on ACCUG Departments, Agencies, or other Organizations:

Please see ATTACHMENT B - Annual Operating Cost Estimates provided by ACC Landscape Mgmt. Division.

B. Positive/Negative Impacts on existing Infrastructure/Systems:

This project will be an enhancement to the Lyndon House Art Center, and it will have no negative impact on the Athens-Clarke County infrastructure.

C. Positive/Negative Impacts on Athens-Clarke County Tax Base:

This property is already owned by Athens-Clarke County. There will be no impact on the tax base.

IX. OTHER INFORMATION:

A. Provide other information that would assist in the review of this proposed project:

Please refer to the following attachments:

ATTACHMENT A - Concept for a Garden at the Ware-Lyndon House

ATTACHMENT B - ACC Landscape Division cost estimate for annual maintenance for a historic garden in front of the Ware-Lyndon House

ATTACHMENT C - Ware-Lyndon House Rehabilitation History and Future Strategic Plan

Please electronically append or scan in any additional information necessary, and submit via CD or e-mail. DO NOT add any physical attachments to the printed version of this request form that are not also electronically submitted.