

**PARKS**  
ATLANTA  
**OPEN**  
**SPACE** *and*  
**GREENWAYS**  
DECEMBER 1993  
**PLAN**





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*Atlanta*  
*Parks, Open Space and Greenways Plan*

December 1993

*Prepared by the*

City of Atlanta  
Department of Planning and Development  
Bureau of Planning,  
in conjunction with the  
Department of Parks and Recreation,  
The Bureau of Cultural Affairs  
and  
The Mayor's Green Ribbon Committee

*With the Assistance of*

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# INTRODUCTION



Kevin C. Rose

*We seek to ready the City, not simply to welcome our Olympic visitors in 1996, but to prepare for the 21st century.*

Mayor Maynard Jackson

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## PURPOSE

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The purpose of the *Atlanta Parks, Open Space and Greenways Plan* is to give Atlantans a new way of experiencing their city; to provide a new way of socializing, recreating, commuting, working, living and growing, and in doing so, enhance the enjoyment and quality of life for all Atlantans. This plan proposes a strategy which will increase the abundance, quality and accessibility of parks, plazas and public open spaces; create more opportunities for pedestrian movement; highlight the visual quality and beauty of Atlanta; secure irreplaceable historic heritage and cultural life; and protect the natural and man-made environment.

The *Atlanta Parks, Open Space and Greenways Plan* establishes park planning policies which are intended to guide the development of parks and recreational facilities for the next 15 years. The plan views parks and recreation as a single, citywide system of public open spaces and facilities that provide cultural, educational, recreational and leisure-time opportunities. It reevaluates the system's open space framework, planning and design standards, facility distribution, and cultural, educational and environmental protection roles.

***The 1968 Parks Plan*** The last time Atlanta undertook such a systemic reassessment was in 1968. The 1968 plan, *Atlanta Parks and Recreation Projection...1983*, projected Atlanta's needs through 1983. The policies that the 1968 plan established regarding open space planning, facility distribution and design standards have guided the development proposals made in all subsequent plans. Since 1968, the demographic and economic profile of Atlanta has changed dramatically. As a result, the 1968 policies no longer adequately address Atlanta's recreational needs or the increasing responsibilities of the Department of Parks and Recreation (DPR).

***The Parks Congress*** This plan targets issues identified during the Parks Congress, which was organized and sponsored by the Mayor's Green Ribbon Committee and held on September 30, 1991. Over 250 participants commented on park issues, including design, maintenance, security, infrastructure, festivals, endowment and funding. The resulting *Parks Congress Issue Papers*, published in April, 1992, stated that the *Atlanta Parks, Open Space and Greenways Plan* should address the following priorities:

- Existing parks and recreation facilities represent a major investment and should be maintained.
- Parkland in the City of Atlanta should equal or surpass the National Recreation and Parks Association (NRPA) standard of 10.5 acres of core parkland per 1,000 people by the year 2000.

## Purpose

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- An advisory board should be established and responsible for overseeing implementation of Atlanta's Parks and Recreation Master Plan, including the procurement and management of funds.
- The master plan should guide the balanced development of both active and passive recreation facilities for each park.
- Parkland should be used only for park related activities, with preference for open space preservation.

***The Recovery Action Plan*** The *Recovery Action Plan (RAP)* should incorporate policy and project elements of the Parks, Open Space and Greenways Plan. The RAP identifies proposed parks and recreation programs and projects. The Department of Parks and Recreation (DPR) is required to update *RAP* every year in order to qualify for grants from the National Park Service, Urban Parks and Recreation Recovery (UPARR) Program. The last *RAP* was prepared in 1992.

***The CDP and the CIP*** The policies, goals and projects set forth in this document will be proposed as part of the 1994 *Comprehensive Development Plan (CDP)*. The *CDP* is updated annually by the Department of Planning and Development's Bureau of Planning and approved by the Mayor and adopted by the City Council as the official guide for growth and development for Atlanta. The projects set forth in the *Parks, Open Space and Greenways Plan* will also be incorporated into the 1994 *Capital Improvements Program (CIP)*, which is developed annually by the Department of Finance and adopted by the Mayor and City Council.

\* \* \* \* \*

This plan creates a vision for Atlanta that will take the City to the year 2008 and beyond. Just as Atlantans cherish Piedmont Park and Grant Park, which were created 100 years ago, so will future generations cherish the parks and open space and programs which are created as part of this plan.

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## CURRENT EFFORTS AND OPPORTUNITIES

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### *The Mayor's Green Ribbon Committee*

The Mayor's Green Ribbon Committee (GRC) is a citizen advisory group appointed by Mayor Jackson in 1990 to facilitate the parks planning process. They review and make recommendations on parks and recreation planning proposals and facilitate citizen participation. The GRC has worked hand-in-hand with City's departments of Planning and Development of Parks and Recreation to produce this *Parks, Open Space and Greenways Plan* and will continue to be active in the plan's annual assessment and the implementation of specific projects.

### *Park Pride Atlanta*

Park Pride Atlanta is a nonprofit, volunteer organization, established in 1986 to build civic and corporate support for City of Atlanta parks. The organization works to preserve, enhance, and promote parks and green spaces and to encourage acquisition and development of new parks and green spaces.

Park Pride Atlanta oversees the "Adopt-A-Park" program, in which corporate sponsors and neighborhood, civic, youth, and senior groups assume responsibility for park maintenance and improvements. This system is especially important to the success of small parks, which are valued by communities but are expensive and difficult for the City of Atlanta to maintain.

### *Piedmont Park Conservancy*

The Piedmont Park Conservancy is a nonprofit organization working with the City of Atlanta and neighborhood and civic associations to develop a strategy for private investment in the expansion and revitalization of Piedmont Park. The Atlanta City Council has passed a resolution adopting an agreement that calls for development of a Piedmont Park Master Plan. This effort is an example of a public-private partnership for investment in parks Citywide.

### *PATH*

The PATH Foundation is a nonprofit organization, formed in 1991, to design, capitalize and build the greenway trails system proposed by the GRC. PATH has worked with the GRC and the Bureau of Planning in developing the *City of Atlanta Greenway Trail Corridor Plan*. Other documents produced by PATH and the Bureau of Planning include the *Guide to Greenway Trail Planning*, *Design Guidelines for Greenway Trails* and a *Trails Safety Tips* brochure.

### *1996 Olympics*

No event has energized planning in Atlanta more than the 1996 Olympics. In anticipation of the event and as a result of the accompanying attention, the next three years will see a change in the people of Atlanta. The attention of the world can be expected to unleash an energy that has always existed in Atlanta but has never before enjoyed this worldwide focus. There will be

an outpouring of volunteerism. Routine activities will begin to take on an Olympic context. Atlanta will increasingly become the recipient of considerable new resources. New government funds, added nonprofit resources, and a surge of private investments will be attracted to the City. Already, foreign governments and companies have begun to express an interest in establishing new relationships and possible investments. Even more, this focus will have a timetable, so that much of the activity will be scheduled for completion in time for the arrival of the Olympic flame.

***Olympic Neighborhood Parks***

Planning efforts underway as a result of the Olympics are numerous. Fifteen neighborhoods near downtown have been targeted as Olympic neighborhoods: Home Park, Techwood/Clark Howell, Summerhill, Peoplestown, Mechanicsville, Atlanta University area, Egan Homes, Auburn Avenue/Butler, Old Fourth Ward, Pittsburgh, Adair Park, Castleberry Hill, Washington Park, Ashview Heights, Vine City and English Avenue. These neighborhoods will be impacted by the Georgia Dome, the proposed Olympic Stadium, the Olympic Natatorium and the Olympic Village. New parks and plazas are proposed as a part of these plans.

Atlanta has a history of private initiative and public leadership in planning. Prior to the announcement of the 1996 Olympics, the initiatives described below were already heralding change in Atlanta's perception of its growing global role.

***Freedom Park***

The Georgia Department of Transportation (GDOT), Citizens Against Unneeded Thoroughfares in Older Neighborhoods (CAUTION), and the City of Atlanta, signed an agreement in May, 1991, that eliminated the former Presidential Parkway plans and approved plans for Freedom Parkway. This agreement is creating opportunities for parks in the Candler Park, Druid Hills, Poncey Highland, Inman Park and Old Fourth Ward neighborhoods. The parkway will link the roadway stub at Boulevard to Ponce de Leon Avenue, south of Barnett Street. The City is proposing creation of a national park, called Freedom Park, to link the Carter Presidential Center with the Martin Luther King, Jr. (MLK, Jr.) National Historic Site at Boulevard.

***Expansion of the MLK, Jr.  
National Historic Site***

The National Park Service (NPS) is proposing to link the Martin Luther King, Jr. National Historic Site to Freedom Park. Plans are currently underway to acquire property between Freedom Park and NPS property and to develop open space and parking for visitors and buses. A park headquarters and visitors center, increased interpretative exhibits and completion of the purchases and restorations in the birth home block are also contemplated.

***Fernbank Natural History  
Museum***

Fernbank Natural History Museum, the largest natural history museum south of the Smithsonian in Washington, D.C., opened in the fall of 1992. The museum will be the third major educational and tourist attraction linked by Freedom Park, which also joins the Martin Luther King, Jr. National Historic Site and the Carter Presidential Center.

**Multi-Modal Facility** The 1996 Olympics provide the opportunity to expand upon public planning projects that began before the Olympics were announced. These projects directly affect the changing public open space system. The Atlanta Multi-modal Passenger Terminal proposed for Downtown, will include the development of public plazas to connect the Omni MARTA rail station with the Five Points MARTA rail station.

**Georgia State University Master Plan** Georgia State University, working with Georgia Tech's College of Architecture, is developing a new campus plan that will include student dorms, revitalized parks, a pedestrian plaza linking Underground Atlanta with the Georgia State MARTA station, and expansion of campus facilities into the Fairlie-Poplar area.

**Aquarium** Several other projects will enhance the objectives set forth in this plan. A new aquarium is proposed adjacent to the World of Coca-Cola museum. The Bureau of Planning is developing a plan for the southeast area of Atlanta, referred to as Southtowne, that includes connecting and expanding parks within the greenway system. Plans underway to redesign Peachtree Street

**Southtowne** and Auburn Avenue will include creating pedestrian promenades punctuated by parks and plazas, which will support economic development and provide opportunities for socializing, outdoor dining, special events and public art. **Peachtree Street/ Auburn Avenue Design** The Bureau of Cultural Affairs is developing a Public Art Master Plan that calls for the development of programs for producing art and identifying guidelines for choosing and siting art.

**Public Arts Master Plan** **Olympic Venue Parks** Two parks are planned to be developed or renovated adjacent to Olympic Venue sites. The Governor's Plaza will be adjacent to the Georgia Dome. The Olympic Stadium Park will be north of the Olympic Stadium, on the site of the existing Atlanta Fulton County Stadium.

**Downtown Garden Parks** Planning is currently underway for the creation of small plazas, sculpture sites and garden spots within Downtown and Midtown. These parks will be places to rendezvous, share a meal or relax.

\* \* \* \* \*

**World-Class Park Opportunity** Opportunities to create a world-class park system are unprecedented in Atlanta. These opportunities are the result of many current efforts to expand parks and public spaces and to provide meaningful leisure time activities. These efforts have begun to create an environment that expands public and private awareness of the amenities that a park system can offer. This plan proposes a program to coordinate and focus these efforts toward the creation of a park system which matches the City's 21st century aspirations.

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## ISSUES, GOALS AND PROPOSED POLICIES



*There are no world-class cities without world-class parks. New York City has Central Park, London has its public gardens, Paris has the Tuileries, Rome has its plazas and fountains, and Shanghai has the Bund. As Atlanta moves rapidly toward the 21st century and begins to take its place on the international stage, it must seize current opportunities to create a more humane and enjoyable place to live, work and grow. This plan proposes a strategy for acting on these opportunities and creating a City that will be the pride of Atlantans and the envy of the world.*

Leon S. Eplan, Commissioner  
Department of Planning and Development

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## CITYWIDE CONTEXT

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Parks, like so many of the people and living organisms they serve, tend to take on the characteristics of the world around them. Urban parks particularly have reflected, both in design and function, the society of the time: prevailing values, attitudes of people toward one another, current social issues and traumas, and the ideals and idealism of the city and suburb.

### *Parks As Antidotes to Urban Life*

As Atlanta has grown larger and more densely developed, its character and functions have also changed. The rapid urbanization and industrialization that initially drew people into cities increasingly created areas that were unhealthy, unsafe and barely habitable. The first urban parks--regarded as opportunities for leisure and pleasure--became antidotes to this environment. "Pleasure gardens" were established as places where the urban masses, unable to flee crowded conditions and polluted air, could find a bucolic, agrarian environment near their homes.

### *Atlanta's First Parks*

At the turn of the century, under the leadership of Joel Hurt, Atlanta turned to the premier landscape architects in the country, Frederick Law and John C. Olmsted of Brookline, Massachusetts. Frederick Law first visited Atlanta in the early 1890's to plan the series of park spaces along Ponce de Leon Avenue in Druid Hills.

At the time the Olmsted firm had designed parks for Baltimore, Seattle and New Orleans. They returned to prepare the designs for Grant Park (1903-1912) and Piedmont Park (1909-1912) and Hurt Park (1916 -1917). The Olmsted influence had widespread effect on community (Ansley Park and Druid Hills) and park design for the first half of the twentieth century.

### *A Broadened Approach*

Recently the City has sought to broaden its approach to meeting the leisure service needs of the citizens. These planning efforts can be best characterized as a blend of environmental design, social science and public administration, which together provide leisure opportunities as part of a human service and environmental management system. Both public and private spaces and services are included in a system of recreational opportunities integrated at the neighborhood and metropolitan scale.

### *Addressing Citywide Goals*

The park system can become the means for meeting the immediate and longer-term goals and the aspirations of the society, not simply a way to provide space and facilities for specific activities or particular interests. In implementing the City's park plan, such space and activities may be provided, but these decisions are now being placed in the larger context of



## Citywide Context

their ability to realize City-wide goals, such as how parks relate to human development, to transportation corridors and transit systems, and to neighborhood preservation and restoration.

The City of Atlanta's 1993 Comprehensive Development Plan reflects Mayor Jackson's goals for the City under the theme "Five for the Future" and the concept of a higher quality of life. These goals, which are based upon an expanded vision of intergovernmental partnerships, public/private partnerships and City/community partnerships, provide the basis for policies, programs and projects to meet the anticipated challenges of the 1990s.

The five Citywide goals proposed by Mayor Jackson and adopted by City Council for all City departments are as follows:

- 1) A SAFER Atlanta
- 2) A BETTER-HOUSED Atlanta
- 3) A MORE ECONOMICALLY-DEVELOPED Atlanta
- 4) A BETTER-EDUCATED Atlanta; and
- 5) A BETTER-MANAGED Atlanta.

### *The Expanding Role of Recreation*

The creative use of leisure time, rather than being isolated from other efforts to produce more livable cities, has become a chief means for obtaining these five goals. This larger focus, however, requires the abandonment of traditional ways of thinking about parks and recreation programs. Recreation planning begins with a view of the character of the local society and proceeds to identify the role that recreation can play within that society. This role must be made a part of a design process that considers the consumers who use the city and its recreation system.

The role of leisure in our culture expands when a park system reaches into neighborhoods, work places, and cultural and educational facilities and provides the transportation corridors between these sites. In this context, a park system can enhance property values, expand local businesses, attract new or relocating businesses, increase local tax revenues, decrease local government expenditures, and promote a sense of community.

\* \* \* \* \*

### *Improving Our Quality of Life*

Because the *Parks, Open Space and Greenways Plan* has a broader emphasis on the urban environment, there is a unique opportunity to influence Atlanta's quality of life. Each proposed action is crafted to lead toward the creation of a more humane and enjoyable place to live, work and raise children and to raise the quality and productivity of the lives of all citizens.

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## OPEN SPACE AND GREENWAYS

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- Issues** There is a shortage of public open space in Atlanta. Additionally, many of the existing parks are underutilized due to poor site planning. The challenge of the *Parks, Open Space and Greenways Plan* is to propose a way by which Atlanta can increase its public open space while ensuring that all parks are properly planned and designed.
- Open Space Deficit** In 1968, Atlanta established a goal of 10 acres of core parkland per 1,000 population. Currently, the City has 4.8 acres per 1,000 population, and is short of the goal by 880 acres, or 5.2 acres per 1,000 population. The Mayor's Green Ribbon Committee has set a priority to meet the earlier goal by the year 2000. By that time, the projected population will be approximately 454,000 which will increase the current open space deficit to 1,040 acres.
- Non-Resident Users** During the day, office workers and visitors increase the City's population to more than one million. People living outside the City become primary users of city parks. For example, 75 percent of the current users of lighted ballfields are non-City residents. There are no national standards which address these types of park users. Atlanta must develop its own standards and strategies for addressing the impact of non-resident park users.
- Isolated Parks** Atlanta's park system consists of scattered pieces of open space, many of which are not well-known or convenient to neighborhoods or communities. Atlanta has 176 parks, yet most Atlantans probably could not name more than eight when asked about the City's parks.
- Regional Park Needs** The parkland deficit does not include regional parks. The National Recreation and Park Association (NRPA) defines "regional parks" as parks that have 300 or more acres of open space, not including facilities, such as golf courses and ballfields, and which are within one hour's driving time. Atlanta has no regional parks as defined by the NRPA within its City limits and relies on the metropolitan area for such resources. However, access to parks outside the City is difficult for Atlantans who do not own automobiles or who are not well served by public transportation.
- Community Park Needs** Atlanta's parks tend to be clustered in certain communities, leaving other communities with few or no parks. Ben Hill/Greenbriar, southeast Atlanta, NPUs G and D, and southern NPU-B have no community-sized parks and are the most underserved areas of the City.
- Commercial Area Needs** Commercial districts have few public spaces for social activities, special events or outdoor dining. Open space plazas in commercial districts are limited to Woodruff Park, Hurt Park, and Underground Plaza, all of which are clustered in the downtown area. Additionally, there are few designated

## Open Space and Greenways

areas for public art, fountains, landmarks or entryways into commercial districts.

*Reduction in Open Space* Open space is parkland which does not have an active recreational facility such as a gym, pool or ballfield. Open space has declined in many parks over the last 12 years because a number of recreational facilities, such as gymnasiums, and public facilities, such as libraries and water and sewer maintenance operations, have been built upon existing open space rather than on acquired land suitable for new facilities.

*Freedom Park,  
Ponce DeLeon/Moreland Park* In May, 1992, the City of Atlanta, CAUTION and Georgia DOT signed a settlement agreement establishing the parkway design and conditions for the disposition of lands formerly known as the Presidential Parkway, now Freedom Park. As a result, the City has an opportunity to create its largest park (excluding parks that feature golf courses). The 207-acre Freedom Park will link downtown with the Fernbank Museum properties on Ponce de Leon Avenue.

*Undersized Parks* Most of Atlanta's parks are undersized. For example, community parks need 35-to-50 acres to serve adequately the community, but some of Atlanta's community parks have as little as 15 acres. Ben Hill/Greenbriar Community Park needs 40+ acres to serve its population, but has only 12 acres.

*Poor Park Investments* Many parks are located in areas that have poor access, are difficult to monitor and maintain, have limited natural resource value, and receive minimal use. Such sites are poor investments, even though the property may have been acquired through donation or at minimal cost.

**Goal** Develop a linked open space system that is accessible to all communities, serves all age groups, and is the physical framework around which all parks and public facilities are developed.

### **Policies**

*Park Acreage* Meet or surpass the optimal national standard of 10.5 acres of parkland per 1,000 people by the year 2000, to include, block parks, greenways, neighborhood parks and community parks.

**Greenways** Unify the City by linking neighborhoods through greenway development.

*Chattahoochee River* Preserve and enhance the undeveloped floodplain along the Chattahoochee River as public open space.

*Olympic Memorial Park* Develop a park to commemorate the Centennial Olympics.

*Non-Resident Users* Develop special event parks, commercial area parks and parks adjacent to commercial areas to adequately serve non-resident park users.

## Open Space and Greenways

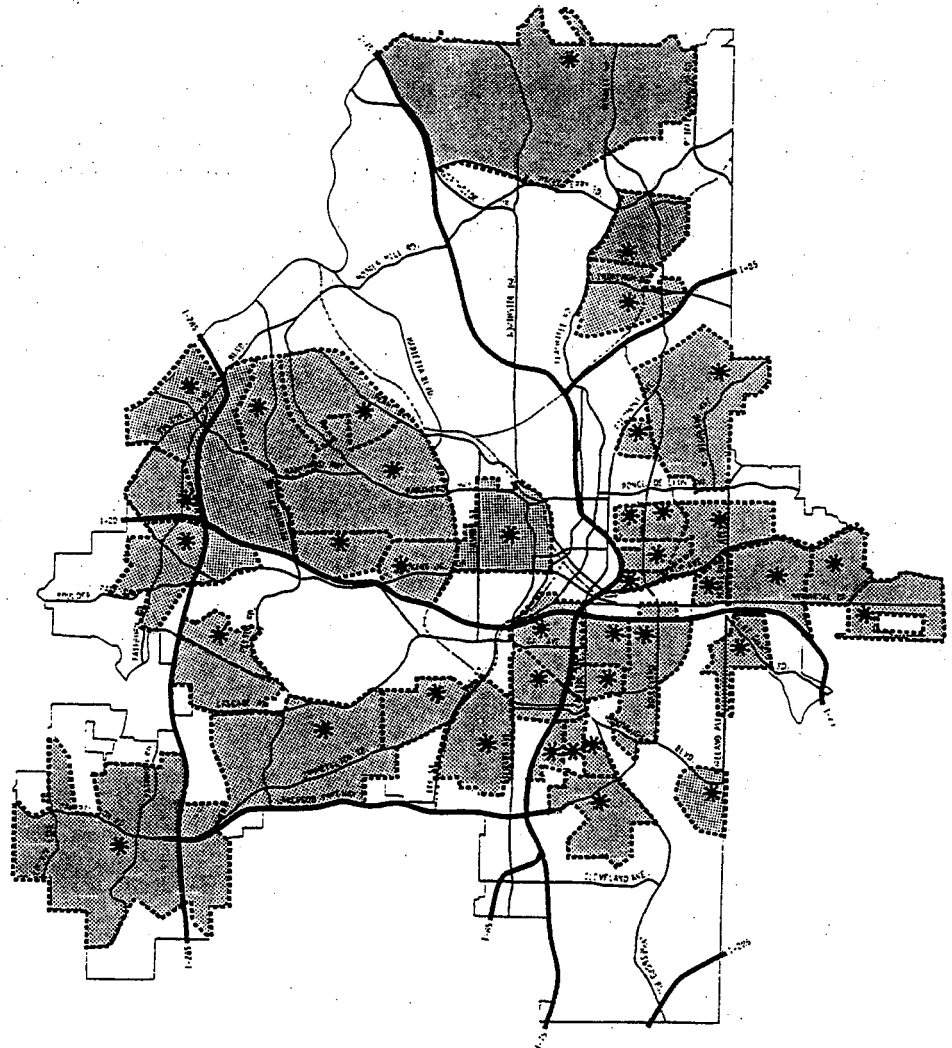
- Commercial Parks* Provide public parks and plazas in commercial areas, to include spaces for socializing, special events, outdoor dining, sculpture, fountains, landmarks and gateways.
- Special Events* Protect existing parks and open space from overuse due to special events.
- Freedom Park* Develop Freedom Park (the former Presidential Parkway) lands primarily as open space.
- Community Parks* Acquire community parks in areas that are unserved.
- Strengthen Neighborhoods* Strengthen neighborhood unity and stability by creating neighborhood parks that increase opportunities for neighbors to interact.
- Preserve Open Space* Protect existing open space by prohibiting any recreational or nonrecreational facility development on existing open space and by requiring that additional land be acquired for any new facility development.
- Implement Planning Guidelines* Ensure that each park's site characteristics meet the park planning guidelines outlined in this document for acreage, visibility and accessibility.
- Preserve Historic and Environmental Resources* Preserve and enhance the City's historic and environmental resources through the implementation of the Parks, Open Space and Greenways Plan.
- Acquiring Open Space* Establish the acquisition and protection of passive open space for future generations as the first funding priority.
- Planning and Design Guidelines* Redesign all parks by producing master plans that meet planning and design guidelines.
- Replacing Ineffective Parks* Identify ineffective neighborhood and block parks that cannot be redesigned to meet planning and design guidelines; sell these parks and use proceeds to acquire properly located parks.

# FACILITIES

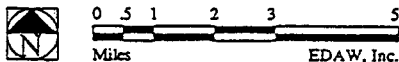
## Issues

**Community Centers** Several shortcomings of the City's community recreation center system are evident from the pattern of service areas for the centers (see Figure 1). One problem is that Atlanta has built many small centers close together. For example, five pairs of recreation centers lie within one-half mile of each other: Bankhead/English, Carver/Joyland, Carver/Simpson, M.L. King-North/Butler, and Bedford Pine/Sims. Two other pairs (Grant/ M.L. King-South and Drew/Bessie Branham) are within three-quarters of a mile of each other. Although the service radius of a recreation center is generally one and one-half miles, only 11 of 39 centers are not within a mile of another center (straight-line measurement).

Figure 1  
Recreation Center  
Service Areas



City of Atlanta  
Bureau of Planning



## Facilities

In addition, significant gaps exist in service area coverage. In many areas citizens must travel an unusual distance (compared to residents of the service areas) to reach City-sponsored recreation facilities. Major gaps include far southeast Atlanta (NPU-Z), the greater West End area (NPU-T), the edges of the Chattahoochee River (western NPUs C & D), Lindbergh neighborhood (NPU-B), the Piedmont Park area (NPU-E), and the area around and north of Atlanta Memorial Park (NPU-C). In the latter area, the situation appears to be acceptable; citizens of the Atlanta Memorial Park (NPU-C) area are not seeking a recreation center.



*Pools*

City pools have many of the same problems as other major recreational structures. Nearly half of the population does not live within a pool service area, while some areas are served by several pools. No pool has attained maximum user capacity. In 1991, the City adopted a policy of replacing outdated neighborhood pools with indoor pools in community parks. Indoor pools have the advantage of serving larger populations and of providing service year-round. In addition, they can be programmed by the Atlanta Public Schools for organized team and school events.

*Neighborhood Facilities*

Poorly planned facilities in neighborhood parks also contribute to the overall facility service problem. Many scaled-down community facilities have been built in neighborhood parks which, taken individually, do not adequately serve neighboring populations. Clustering major facilities in community parks would provide more services for a greater number of people.

*Community Facilities*

Building community facilities in neighborhood parks also creates problems for the neighborhood, such as increased traffic and parked cars on neighborhood streets and the "crowding out" of neighborhood residents.

*Atlanta Public School Facilities*

Approximately half of all Atlanta public school recreational facilities are not available to the community during non-school hours. The location of most school facilities in the community make them ideal for after-hours use as public recreational facilities. Taxpayer dollars could be better utilized if these facilities were used during non-school hours. Better coordination between the Atlanta Public Schools and the Bureau of Parks, in the planning and programming of all publicly owned recreational facilities, could substantially improve the delivery of City recreational services.

*User Needs*

One of the biggest problems faced in planning park facilities is that they have high development and maintenance costs. They are used by only approximately 5 percent of the surrounding neighborhood, however, and are dominated by specific user groups. For example, gymnasiums are primarily used by young adult men, pools primarily by older children and tennis centers by tennis enthusiasts. Whenever special populations are targeted, most of the population is left underserved. While these facilities serve a useful function, more emphasis should be placed on facilities that have a lower development and maintenance cost and accommodate a broader range of user groups.

## Facilities

**Accessibility** Many facilities are not accessible to all populations. Most neighborhoods have inadequate sidewalks and no bikeway facilities. Children may not have suitable routes in which to bike or walk to the facility. Residents may not be able to walk to a park and may find no place to park if they drive.

**Greenway Trails** The City has no greenway trail system. Greenway trails are off-street recreational pedestrian and bicycle paths located within linear parks. They have a relatively low development and maintenance cost and are used by more than 50 percent of the surrounding neighborhood. Users include walkers, joggers, bikers, skaters, parents with strollers, handicapped in wheelchairs, the elderly, families, individuals and friends. They also provide access to schools, parks, and other public facilities, thereby increasing the effectiveness of the city's recreational system.

**Goal** Provide opportunities for active recreation for all ages with facilities distributed according to the greatest needs.

### **Policies**

**Distribution** Ensure equitable and efficient distribution of recreational facilities.

**Community Facilities** Provide community recreation centers within community parks that serve the communities with the greatest needs.

**Pools** Provide an efficient community pool system, both indoor and outdoor, that targets communities with the greatest need. Replace outdated outdoor pools with centralized indoor pools, which will serve a larger, year-round population.

**Facility Planning** Cluster community facilities in larger community parks, in accordance with the park design guidelines, rather than crowding them into smaller neighborhood parks. Limit facilities in neighborhood parks to those that will serve the adjacent neighborhood.

**Atlanta Public Schools Facilities** Coordinate development and programming of all gymnasium and natatorium facilities with the Atlanta Public Schools and make school facilities available after school hours and during the summer in order to make most effective use of City property taxes.

**Joint Development of Parks and Public Schools** Develop community parks in conjunction with high schools and neighborhood parks in conjunction with elementary and middle schools wherever feasible, in order to make efficient use of City property taxes.

**Priorities** Establish as a priority the development of multi-use facilities, which will serve most populations and all age groups.

**Greenway Trails** Develop a system of multi-use recreational trails within the open space and greenways system, for use by all ages.

## Facilities

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*Bike Routes* Develop a city-wide system of on-street bike routes for use by commuters and provide bike parking at all public facilities.

*Atlanta Housing Authority  
Recreational Needs* Assist in providing adequate recreational facilities in Atlanta Housing Authority communities.





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## SPECIAL EVENTS

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### *Issues*

#### *Neighborhood Events*



Neighborhood events, such as weddings, birthday parties, family reunions, company picnics and neighborhood festivals, are among the most popular types of special events held in parks. Adequate facilities for the neighborhood events increase neighborhood stability by providing occasions for social gatherings among local residents. Few parks, however, have adequate facilities, such as gazebos and picnic shelters, to encourage and support neighborhood events. Neighborhood parks that do have these facilities are heavily used by residents of other neighborhoods. As a result, it is often difficult for local residents to acquire reservations for facilities in their own areas. Also, parking becomes a problem for local residents during high-use periods such as weekends and holidays.

#### *Commercial District Events*

Commercial areas have a need for the staging of special events during lunch time, evenings, weekends and holidays. The population of the City more than doubles each day when commuters arrive to work. When these temporary residents are encouraged to explore the City during the day, they tend to linger in the evenings or return on weekends to enjoy places and events nearby. These are crucial to the economic vitality of retail shopping and entertainment districts, yet they fill the capacity of City facilities.

#### *Major Special Events*

Few parks in the City are currently adequately equipped to hold major special events. Lakewood Amphitheater and Chastain Amphitheater are the only permanent special event facilities. In parks that regularly host a variety of events such as Piedmont Park, temporary structures and facilities, such as stages, lighting posts and electrical supply outlets, must be rebuilt and disassembled for every event. Parks not originally designed or planned for holding special events attract thousands of visitors. These events sometimes have had a major detrimental impact on the environmental health of the parks and have increased park maintenance costs.

#### *Regional Events*

The Arts Festival of Atlanta, is an example of a regional event which draws huge crowds to the City each year. Such events are important because they generate tax dollars and because they promote Atlanta as a desirable place to live and work. More regional events and perhaps some national events could be annual occurrences if Atlanta had sites that could efficiently accommodate the needs of performers, exhibitors, concessionaires and large crowds. It should be recognized that such events should pay for the public management services involved in holding these events.

## Special Events

**Goal** Provide facilities that accommodate the demands of various events while protecting the health of the park system and maintaining the safety and security the neighborhood.

### **Policies**

**Neighborhood Events** Provide places for family and neighborhood events in neighborhood parks, such as gazebos, picnic shelters and small pavilions.

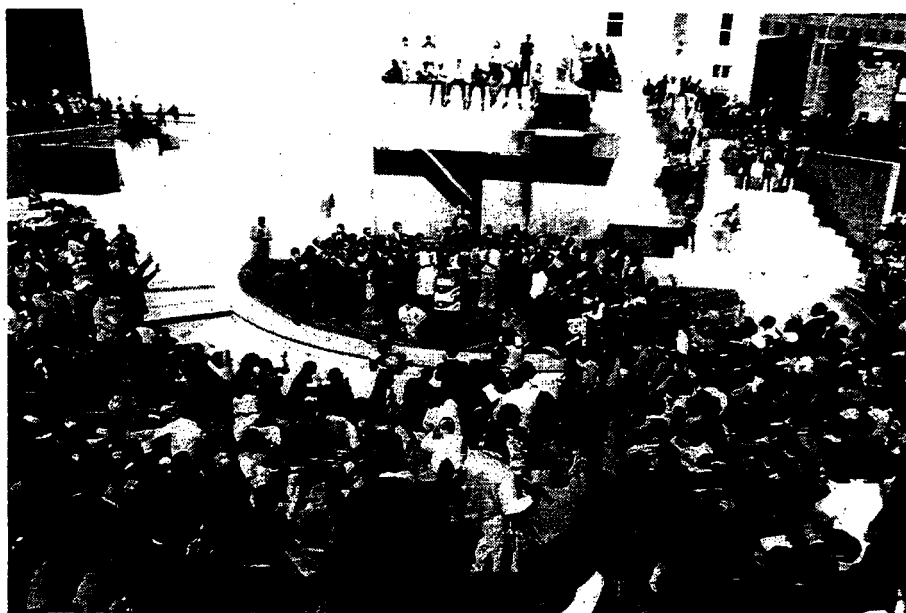
**Commercial Area Events** Provide places for community events and festivals in commercial areas.

**Regional Events Parks** Designate new special event parks for regional special events and festivals that efficiently accommodate the needs of performers, exhibitors and large crowds.

**Public Services Cost** Require event sponsors and promoters to pay for the additional public services, such as park maintenance and police services, which are necessary for the staging and cleanup of special events.

**Protecting Parkland** Protect all park open space from over use due to special events. Continue city policy of disallowing community events in neighborhood parks and removing regional events from community parks and from community open space in regional parks.

**A Cultural Ring Around Downtown and Midtown** Support development of the former circle-line rail corridor around Downtown and Midtown as a cultural ring greenway, providing a corridor for holding cultural festivals, with a commuter train that will link historic and cultural sites.



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## HISTORIC RESOURCES

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### *Issues*

*Resource Protection* Sites of historic structures or historic events have enormous potential for integration into the parks and greenways system. However, many historic sites have been and are now being destroyed, either because they have not been identified or because there are no plans for their protection. These include Civil War battle sites, Cherokee Indian sites, sites of frontier developments or former ferry crossings and other historic places.

*Historic Transportation Corridors* Historic transportation corridors in particular have tremendous potential for conversion into historic greenways. The history of Atlanta is the history of its railroads and later, trolley car lines. Abandoned railroad corridors are usually 150-to-200 feet in width and can be developed into broad linear parks. Though much narrower, abandoned trolley car corridors weave through neighborhoods and are ideally suited for greenway linkages. A master plan for "rails with trails" could be developed within the railroad corridor that encircles downtown and links many historic neighborhoods and warehouse districts. Both railroad and trolley car corridors are ideally suited for the development of pathways because of the flat grades of the rail beds.

*Economic and Educational Benefits* Visitors to Atlanta have a great interest in Atlanta's history, particularly as it relates to the Civil War, the development of the City's African-American community, the Civil Rights Movement, and the pivotal role Atlanta played. Schools also have an interest in historic sites as an educational tool. This economic tool of attracting visitors and the educational role of teaching history needs to be exploited through development of master plans for the protection and enhancement of historic places.

*Providing Better Access and Interpretation Opportunities* Incorporation of historic sites into the parks and greenways system would provide better access from neighborhoods, schools and hotels. More important, these historic facilities should be linked to one another, allowing for better interrelationships as well as greater interpretation and educational opportunities. Also, special events related to holidays and festivals might be developed along greenways.

## Historic Resources

**Goal** Enhance historic resources through their incorporation into the open space and greenways system.

### **Policies**

**Master Plans** Promote development of master plans of all historic parks, which protect the resources.

**Management Plans** Include management plans as part of all historic park masterplans.

**Historic Landscapes Guidelines** Use the Department of the Interior's "Guidelines for the Treatment of Historic Landscapes" when developing master plans for historic parks and historic park elements.

**Historic Corridors** Develop historic transportation corridors, such as railroad and abandoned trolley corridors, as heritage corridor greenways.

**Festivals** Use historic sites and corridors during cultural festivals.

**Promotion** Promote historic sites and corridors to enhance their economic and educational benefits.

**Protection** Protect archeological sites, such as Civil War trenches, from artifact hunters.

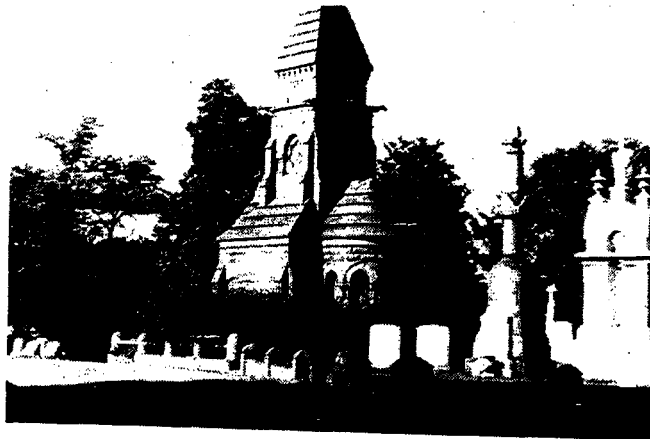
**Copenhill Civil War Battlefield** Promote the recognition of the Civil War battlefield on Copenhill, in Freedom Park, as a national battlefield site.

**Freedom National Park** Promote the portion of Freedom Park that lies west of Moreland as a National Park that links the Carter Presidential Center with the Copenhill Civil War Battlefield and the Martin Luther King, Jr. National Historic Site.

**MLK, Jr. National Historic Site** Support the expansion and improvement of the M. L. King, Jr. National Historic Site.

**Druid Hill Parkway Restoration** Make the development of a Restoration Master Plan for the Druid Hills Parkway a priority project.

Oakland Cemetery



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## NATURAL RESOURCES

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- Issues* Atlanta's parkland comprises a wide variety of natural resource areas and environmental functions. Many City parks are located along streams in floodplain and wetland areas, in areas with steep and rocky topography, or in other environmentally sensitive areas that are not suitable for development.
- Storm Water Damage* Over the past ten years, the size of floodplain areas has been increasing. This is a result of increased average rainfall over the past four years and increased storm water run-off from developed areas into culverts and then into the City's streams. Similar to private property damage, damage to parks has included severe stream bank erosion, loss of land and vegetation, and damage to ball courts and other facilities. Efforts to contain flood waters and stabilize stream banks have included both vegetative and structural techniques. The only permanent solution to this costly problem, however, is to reduce stormwater run-off from impervious surfaces Citywide or provide regional detention facilities.
- Combined Sewer Overflows* Approximately 26 square miles of the City of Atlanta are served by a combined sanitary sewer and storm water collection system, with eight combined/stormwater and sewer overflow (CSO) sites. This includes overflow sites in Piedmont Park and John A. White Park. In 1990 State law required the City to construct treatment facilities that either eliminate the CSO's points or adequately treat the discharged water before it goes into City streams. To preserve parkland, the CSO facility for Piedmont Park will be constructed on adjacent land purchased by the City. The CSO will be eliminated in John A. White Park by separating the storm and sanitary sewer in that sub-basin of Utoy Creek.
- Sewage Contamination* Sewage leakage into neighborhood streams is also caused by excessive stormwater run-off. Stormwater often exceeds the capacity of the infrastructure, eroding supporting soil, causing cracked pipes, backed up culverts, and spills into streams. Because many of Atlanta's major stormwater and sewage pipes are not separate, sewage sometimes backs up or spills along with stormwater. The Fulton County Health Department has posted some creeks as "enter at your own risk" and the odor of sewage in some streams is common. Overflows of stormwater and sewage occur at several combined sewer overflow (CSO) sites within the City, including those in parks.

## Natural Resources

*Stormwater Pollution* Pollution of streams is also caused by non-point source pollution, such as fertilizer and parking lot and road oil that is washed into streams by storm water and by point source discharge, such as the illegal dumping of hazardous or toxic materials into culverts or directly into streams.

Pollution of surface water is a critical health and safety problem, particularly in City parks where streams often attract young children. The solution lies in the reduction of stormwater run-off and the enforcement of existing regulations for point sources of pollution.

*Stream Courseways Alteration* Alteration of stream courseways is also allowed under current City ordinances. This practice interrupts the natural desired movement of streamwater, and results in higher stream velocity, stream bank erosion, stream bed sedimentation and increased flooding downstream. In cases when stream banks are channelized, these problems are often further multiplied. Prohibiting the alteration of natural stream courses would relieve these problems.

*Wetland Protection* Wetlands are now protected by Federal laws more stringent than those of the City. Drainage or development of wetlands increases flooding and destroys highly populated and diverse wildlife habitats. Wetland protection will require stronger policies, reporting and enforcement.

*Stream Corridor Protection* Atlanta has no policy on Citywide stream corridor protection because most stream banks are on private property. City conservation easements in floodplain corridors could give the City direct review in these areas while providing a valuable recreation and educational resource.

*Air Quality* The parks system can play an important role in the improvement of air quality because the urban forest provides a critical natural air purification system. Development of a pathway system would also aid in reducing air pollution; other cities with commuter pathways have seen an average of four percent of commuters relinquishing use of their cars for walking or cycling. Using Environmental Protection Agency calculations, this would reduce regional air pollutants by 42 tons per day.

*Urban Forest Depletion* The City needs to commit to implementation of an urban forestry program. The Bureau of Parks' forestry division has very limited resources to address the escalating problem of urban forest depletion. The bureau planted 3000 trees in 1993, but this only begins to address the City's needs. Trees in sidewalk planters have an average life span of only 15 years, and even trees in park areas require special attention for the first three years. The City's tree farm is not growing new trees this year due to budget cuts. The City Arborist spends most of her time enforcing the tree ordinance and attending to public nuisance trees. Without a tree inventory, an up-to-date computerized management program and adequate staff, City actions are limited.

## Natural Resources

**Wildlife Management** Many animals require old-growth forest areas for their food supply and shelter. Other animals require miles of continuous, undeveloped natural corridors to support their basic survival needs. Development has interrupted Atlanta's natural wildlife corridors and destroyed most of the old-growth forests. Owls, hawks and foxes are desirable urban neighbors that have lost their habitats. Less desirable species, such as rodents and pigeons, have lost their natural predators and have become dominant species in urban areas. Without measures to encourage diversity of wildlife, the City's ecosystem, including areas critical to the region, is unbalanced.

**Environmental Education** Public educational programs addressing environmental issues, health and safety consequences, and viable solutions are necessary to ensure the participation and support of all citizens. To this end, City parks are valuable environmental classrooms, providing first-hand examples of sensitive environmental areas and the effects of poor upstream environmental practices. Educational facilities and programs could include educational signage along pathways, demonstration projects, stream monitoring projects and joint classes with the Atlanta Public Schools.

**Citywide Health and Safety** Eighty-five percent of Atlanta's parks suffer from one or more of the environmental problems described above. Prescriptive solutions will include strengthening legislation, policing, and enforcement Citywide. In turn, the health and safety of all neighborhoods will be improved.

**Goal** Protect and enhance environmental resources in City parks and public spaces by addressing issues that are symptomatic of the health of the environment Citywide.

### **Policies**

**Storm Water** Minimize stormwater run-off into the combined sewer overflow (CSO) system. Support public awareness programs on prevention of stormwater run-off pollution.

**Streams** Protect natural stream banks and stream courseways.

**Floodplains** Protect floodplains from industrial, commercial and parking lot development and from alteration of their natural size and shape or location.

**Wetlands** Strengthen protection of wetland areas.

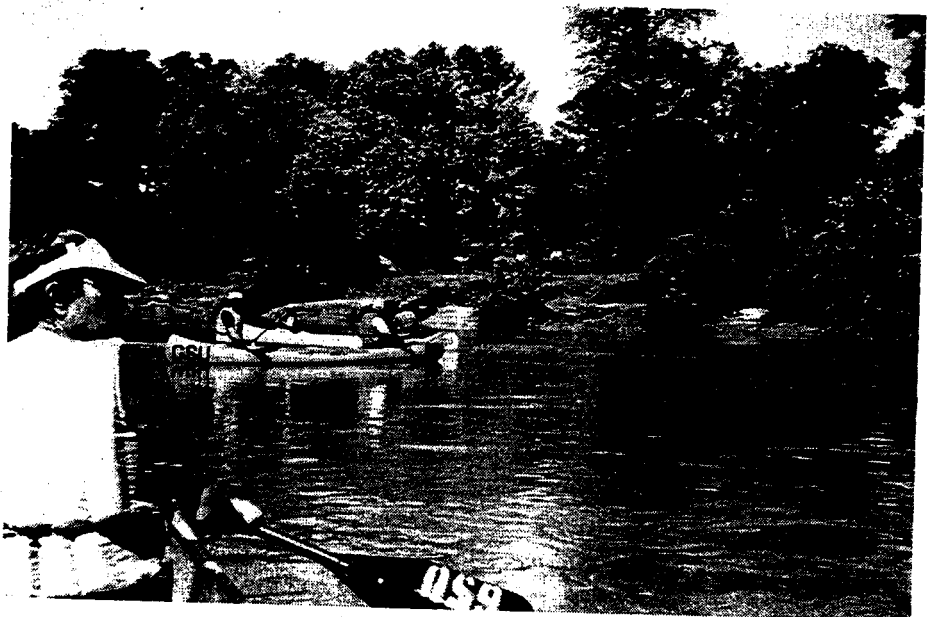
**Water Pollution** Prevent pollution of streams, floodplains, wetlands and the Chattahoochee River.

**Air Quality** Adopt programs for the improvement of air quality.

**Tree Ordinance** Provide adequate staff resources for the enforcement of tree ordinance regulations.

## Natural Resources

- Urban Forest Management** *Provide adequate City resources for management of the urban forest.*
- Education** *Optimize educational opportunities related to natural resource protection.*
- Citizen Involvement** *Expand citizen participation activities identifying potential storm water contamination sources and illegal point source pollution discharges.*
- Public Works** *Support The Department of Public Work's programs that monitor and reduce pollutants from public and private lands which enter city streams.*
- Interjurisdiction Cooperation** *Support community efforts by The Atlanta Regional Commission (ARC) to produce a regionally consistent stormwater management program.*
- Staff Training** *Train park design staff and maintenance personnel in up-to-date erosion and flood control techniques and stream bank restoration.*
- Storm Water Management** *Support the development of storm water collection and retention facilities that service storm water basin areas and are recreational amenities, so that flooding and erosion of parkland and stream banks are reduced and storm water management devices are amenities to the surrounding neighborhoods.*
- Conservation Easement Program** *Adopt a conservation easement program to encourage private citizens to protect significant natural resources. Such a program would provide federal income tax benefits to land owners who donate construction easements to the City or a qualified non-profit organization.*
- Wildlife** *Sustain urban wildlife by identifying and protecting adequate natural wildlife habitats and corridors.*





## MANAGEMENT AND MAINTENANCE

- Issues* Although a key concern of the Bureau of Parks is the maintenance of existing parks, parks maintenance resources have been stretched increasingly thin over the past ten years. Funding has not kept pace with increased maintenance responsibilities, equipment is outdated, and the size of staff is inadequate. Private funding sources for parkland and capital improvements are reluctant to fund projects for which adequate maintenance is not guaranteed. Most important, it is a public perception that the City's commitment to neighborhood and community parks is dwindling.
- Job Training* Maintenance of parks and open space is labor intensive. The Bureau of Parks depends on a large number of unskilled personnel to carry out daily maintenance responsibilities. In addition, many managers are insufficiently trained in up-to-date and innovative park management practices. Requiring job training for each job level would increase staff productivity. Funding is not currently available for such training.
- Computerized Management* Unlike the parks departments of most major cities, Atlanta's Bureau of Parks currently has no computerized maintenance management system. This has prevented the management staff from progressing to a more efficient monitoring system.
- Maintenance Staff* Inadequate staffing levels have both immediate and long-term detrimental consequences to parks. For example, inadequate maintenance of turf areas eventually creates unhealthy turf. The reduction of City greenhouse staff results in a greater cost by forcing the City to buy special plant material at market prices from outside sources.
- Maintenance Equipment* Lack of funds allocated to equipment has prevented the acquisition of proper grounds maintenance machinery and necessary materials, such as herbicides and grass seed. Acquisition of up-to-date equipment would provide greater efficiency by decreasing manual labor requirements.
- Park Furniture and Play Equipment Standards* The absence of standards for park furniture and play equipment has led to a decrease in efficiency of labor. Use of a wide variety of models of park equipment increases the tools needed and the number of trips to warehouses. Because each model type must be individually ordered, items cannot be bought and stored in bulk, which could lower costs. Also, the designs of park components do not enhance the visual quality of parks.
- Park Master Plans* Many neighborhood and community parks have facilities that do not adequately serve residents. Some are inaccessible, tend to attract vandals and are unattractive and uninteresting. These problems are due largely to a need for master plan designs for individual parks. These designs could create

parks that address user needs, ensure desirable user levels and provide places of beauty and neighborly socialization. Such parks create stable neighborhoods and improve the quality of life for residents. The most efficient way to develop these master plans is to manage the plans through the park design office. To do this, park design staff will have to be increased and provided with an up-to-date computer aided design (CAD) system and training to use it.

### *Planning Guidelines*

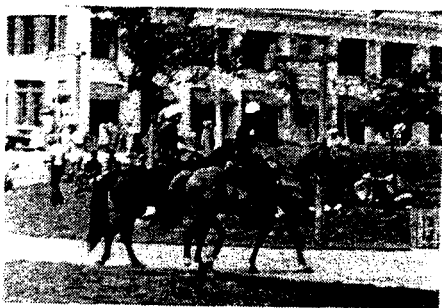
Since 1968, when the City's park planning guidelines were adopted, Atlanta has grown into an international city with "big city" problems. Many issues now facing the City have intensified or changed over the past several decades. Security is one issue that has not been adequately addressed in previous planning and design of parks and open space. Consequently, many existing park designs create a sense of seclusion and security for the criminal rather than a comfortable and safe environment for the visitor.

### *Enforcement of Rules*

Park rules and regulations are not adequately enforced because police face higher priority issues. For example, the Grant Park neighborhood routinely reports misuse of Grant Park. On one Saturday during the summer of 1991, more than 150 infractions were recorded, including driving and parking on the lawns, blocking lanes, dumping hot coals on the lawn, and playing music too loudly. Though a police precinct is in Grant Park, police often encounter these infractions without correcting behavior or issuing tickets. Police sometimes set a poor example by parking on the grass, which is illegal. Park rules are part of the City code and, as such, should be enforced as part of the law enforcement code.

### *Crime and Park Use*

As a result of poor park design and inadequate police patrol and enforcement, some parks have become prime gathering places for criminals. Problems include burning of play structures, theft of copper wire from light fixtures, destruction of bathroom facilities, graffiti, theft of plant material and damage to park equipment. Vandalism can cause safety problems and is a possible liability to the Department of Parks and Recreation. Prostitution has been a major problem in several parks, especially the northeast area of Piedmont Park. Frankie Allen, Shady Valley, and Rebel Valley Parks have also been negatively impacted by prostitution. Other crimes in City parks include personal assault and theft of personal property and autos. Drug use has been linked to vandalism and theft of park items stolen to finance drug purchases. Drug-related crimes can spread into neighborhoods, decreasing the stability of neighborhoods and reducing property values. Criminals are more likely to act when and where they are not seen. Crime diminishes when use of a park increases and visibility into the park by passersby increases.



*Mounted Patrol in Parks*

### *Homeless Programs in Parks*

The tragedy of homelessness is a serious issue that must be addressed. Unfortunately, the distribution of food to the homeless in downtown parks creates serious problems. Park maintenance crews must continuously remove large amounts of debris, especially since food waste attract rodents.

## Management and Maintenance

Vegetation is trampled and often must be replaced after planting beds are used as sleeping areas and restrooms. Alterations would be needed in order for parks to sustain such use, such as eliminating shrubs and paving over flower beds. Food distribution programs could be better located in areas that are easier to clean and where restrooms are available or portable restrooms could be provided, such as the many large parking areas downtown.

**Goal** Efficiently maintain parkland and facilities so that they provide optimum recreational opportunities.

### **Policies**

- Job Training** Maximize efficiency of staff and management by providing needed job training in up-to-date maintenance and management practices.
- Existing Parkland and Facilities** Ensure the efficient maintenance of existing parkland and facilities by producing a management plan and providing needed staffing and equipment.
- Projected Staff, Facilities, and Equipment Needs** Increase staff and equipment as new parkland and facilities are acquired to ensure efficient maintenance. Include maintenance costs in the annual budget.
- Park Components** Maximize efficient utility of park components by adopting uniform design and safety standards for play equipment and park furniture. Replace outdated equipment.
- Park Planning Guidelines** Utilize Park Planning Guidelines in the design of all parks and open spaces.
- Park Rules and Enforcement** Clearly post in all parks the park rules and regulations that are part of the City Code. Educate police as to these regulations so that they will be better prepared to enforce the regulations. Educate the school children on how to respond to observance of illegal acts in parks.
- Management Plan** Produce park management plans as a part of all park master plans. Include staffing, maintenance schedules, equipment, and annual cost.
- CAD System** Develop a file of surveys for all parks and a manual of standardized construction techniques, to be maintained on a computer-aided design (CAD) system.
- Park Visibility** Locate new block, neighborhood, and community parks only in areas that are highly visible from surrounding residential streets, thereby increasing security.
- Greenway Trails** Utilize greenway trails to increase activity and visibility in parks and neighborhoods, thereby improving security and decreasing vandalism.

## Management and Maintenance

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- Police Patrols* Encourage police to patrol on bicycles, motor bikes or horses in parks.
- Distribution of Food to the Homeless* Relocate food distribution programs for the homeless out of City parks and into areas such as large parking lots that can sustain the physical impact and that have restrooms or can accommodate portable restrooms.
- Special Events Clean Up* Include cleanup costs in the fees charged for special events.
- Improve Nighttime Security* Close parks with security problems after dark. When parks are open at night, provide adequate lighting and park personnel. House caretakers on site where appropriate.

## FUNDING

*Issues* Current funding levels are not sufficient to implement the goals and objectives of the *Parks, Open Space and Greenways Plan*. Alternate funding sources will have to be identified to supplement the Department of Parks and Recreation's (DPR) current general fund allocation.

*Public* It is generally accepted that the public will support the establishment of alternate funding mechanisms only if they can be assured that (a) alternate funding will not supplant current general fund allocations, (b) alternate funding is used for new projects and programs, not for existing activities, and (c) a process is established whereby project priorities are clearly adopted and accountability for funding allocations is assured.

*GO Bond Referendum* In recent years, it has appeared that the public may not support a General Obligation Bond (GO Bonds) referendum for open space acquisition and development. On the other hand, adoption of this plan may create a broader public understanding and support for a favorable referendum. Park referendums held in metropolitan area counties (Gwinnett, Cobb, and DeKalb) in recent years have been successful.

*School Facilities* Many school recreational facilities are closed to the community after school hours, on weekends, and during summer months. These facilities could provide an additional recreation resource and decrease the expense of building new recreational facilities.

*Leasing Facilities* The leasing of facilities is currently the only mechanism available to the Department of Parks and Recreation to insure the return of user fees to facilities maintenance. Golf courses, Lakewood Park, and Chastain Amphitheater are currently leased. Other facilities may be expanded and improved through leasing contracts.

*Park Improvement (PI) Fund* The Atlanta Committee for the Olympic Games is currently scheduled to demolish Atlanta-Fulton County Stadium after the 1996 Olympics, pay off the existing debt and use the space as a parking area for the Olympic Stadium. This leaves many options for use of the .25 mil levy of property taxes allocated to pay off the Braves Stadium. One option would be to add it to the .25 mil levy currently allocated to the Park Improvement (PI) Fund for park capital improvements, thereby increasing DPR's allocation to .5 mil.

*Alternate Funding Mechanisms* Several mechanisms could be put in place to fund park projects. These include community improvement districts (CIDs), special tax districts (STDs), tax allocation districts, and real estate transfer taxes.

## Funding

*Annual G.O. Bonds* The amount of G.O. Bonds which the state legislature has approved for the City to issue annually without referendum has not been increased since the approval of 4 million in 1968. Cities often dedicate a portion of annual bonds to park improvements. Atlanta could consider an increase in the annually G.O. Bond as a potential funding source.

*Impact Fees* The City passed Impact Fee legislation which includes an assessment for parks in 1993. An estimated \$.8 million could be raised annually from this source.

*Park Endowment* Unlike many other cities, Atlanta does not have a public trust or endowment for parks. Such an endowment could be easily established. Contribution to a parks endowment could be made by foundations, corporations and citizens.

### Policies

#### Possible Financing Alternatives

*Parks/Homes Joint Development* Finance parkland acquisition by acquiring large tracts of open space and sell appropriate residential homesites to overlook a centralized park. Use the resulting revenues to pay for the open space acquisition.

*Conservation Easements* Adopt a program for utilizing conservation easements for the acquisition of greenways and the protection of natural resources.

*Tax Allocation Districts* Utilize, where appropriate, special taxes and districts, such as community improvement districts (CIDs), special tax districts (STDs), and tax allocation districts to increase the quantity of, and improve the maintenance of, parks and public open space.

*Federal and State Grants* Use federal and state grants to fund park capital improvements.

*Impact Fees* Dedicate impact fees to the acquisition and development of passive open space. Development is to include only non-structural elements.

*Federal Trail Funds* Encourage Georgia DOT to spend all allowable Federal funds on multi-use trails and bike routes.

*PD Zoning* Utilize the existing Planned Development (PD) zoning regulations as a means to maximize public open space potential.

*Atlanta Public Schools and City Joint Venture* Develop and program elementary schools, playgrounds and playfields jointly with neighborhood parks, and high schools with community parks, where appropriate, to make maximum use of City property taxes.

*DPR Annual Budget* Increase DPR's budget annually to cover the increase in maintenance cost for any new park or recreational facility.

## Funding

*Open Space Priority* Establish the acquisition and development of passive open space as the first funding priority.

### *Possible Legislative Alternatives*

*Annual G.O. Bonds* Pass State legislation to increase the G.O. Bond authorization that the City can issue annually, from \$4 million to \$16 million, and dedicate \$2 million annually to parks capital projects.

*Park/Infrastructure Bond Issue* Include priority park land acquisition and development as part of an infrastructure bond issue. (Each 1 mil represents approximately \$35 in additional property taxes for the owner of a \$100,000 house.)

*Local Option Sales Tax* Implement a 1% local option sales tax for three years to fund primary recommendations of this plan.

*Increase PI Fund* Increase the Park Improvement (PI) Fund from .5 mil (approximately \$3 million annually) to a full 1 mil (approximately \$6 million annually) and dedicate the full PI Fund millage to City parks capital improvements.

*Sidewalk Requirements* Increase the minimum sidewalk width required for new developments in Downtown and Midtown to a minimum of 15 feet to increase public open space. Consider similar requirements in other commercial areas.

*Park Revenue Account* Establish a park revenue account whereby all revenues generated by DPR will be dedicated to augmenting the DPR budget, thereby encouraging fees for special events and services beyond the basic recreation services.

### *Private Support*

*Support* Establish a Parks Alliance (PAL) to oversee private funding and support for the implementation of this plan.

*Endow* Establish a parks endowment under the auspices of PAL.

*Other Non-profits* Encourage the participation of all non-profit organizations in the implementation of this plan.

*Piedmont Park Conservancy* Implement the agreement with the Piedmont Park Conservancy whereby the Conservancy will provide funds and assistance to maintain, develop and expand Piedmont Park according to a City adopted Piedmont Park Master Plan implementation schedule.

*PATH Foundation* Support approval of the PATH Foundation to act as an agent of the City to assist the City in the implementation of the *City of Atlanta Greenway Trails Corridor Plan*.

## Funding

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- Community Service Program* Utilize community service programs to augment maintenance staff resources in City parks.
- Trees Atlanta* Continue to utilize and support Trees Atlanta in planting trees on public rights of way, on public lands and in parking lots which are required to meet the landscaping regulations of the parking lot ordinance.
- Park Pride* Continue to utilize and support Park Pride in their park and streetscape enhancement projects.
- Olympic Facilities* Work with ACOG towards developing debt-free recreational and cultural facilities that will benefit the city long after the '96 Olympics are over and establish maintenance trusts for these facilities that will free the City from future maintenance costs.
- Establish Priorities* Establish acquisition and development priorities and incorporate them into the City's Comprehensive Development Plan (CDP), which will dictate the priorities of the Capital Improvement Program (CIP) as required by the City Code.



# PROJECT RECOMMENDATIONS



*All over our City are streams surrounded by parks or forests. I am proposing that we clean these up and have parks and trails throughout them for the benefit of the people of Atlanta and for the benefit of our visitors.*

Mayor Maynard Jackson

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## OPEN SPACE CONCEPT

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Imagine cycling or walking for hours on wide, beautifully landscaped paths within a chain of parks filled with families and friends from across Atlanta, playing games, picnicking, enjoying special events and socializing. This is the vision of this *Atlanta Parks, Open Space and Greenways Plan*. The plan offers a new way to accommodate the movement of Atlantans around their City, to provide safe and accessible recreation opportunities for all citizens, to protect and enhance natural, historic and cultural resources, to bring economic investment to neighborhoods and commercial areas, to create safer neighborhoods, and to physically and socially unify the City. This new approach is the *parks, open space and greenways system*.

**Greenways** Greenways are linear parks that serve as recreation, transportation, environmental, and historic conservation corridors. A system of greenways is proposed throughout the City to connect all major parks and public spaces. In doing so, greenways will create an continuous chain of dedicated public open space and recreational opportunities.

**Open Space Linkage** Parks and greenways are links in the chain of open space that will be woven into the fabric of the City. Park links include community, neighborhood and block parks, garden parks, commercial area plazas, special events parks, and national and regional parks. Greenway links are linear areas, such as floodplains, historic routes, abandoned railways, and road rights-of-way. Other links include historic sites, wetlands, wildlife habitats, schools, libraries, cultural facilities, community centers, special event sites, pedestrian streets, and MARTA stations.

**Greenway Trails** A greenway trail is a pedestrian/bicycle trail within a greenway. Greenway trails will thread through the chain of open spaces. The greenway trail will be used for recreation and non-motorized forms of transit, such as walking, jogging, bicycles, skates, baby strollers and all wheelchairs. Neighborhood residents will use the greenway trails for recreation and for safe and easy access to schools, workplaces, parks, transit modes and historic and cultural facilities.

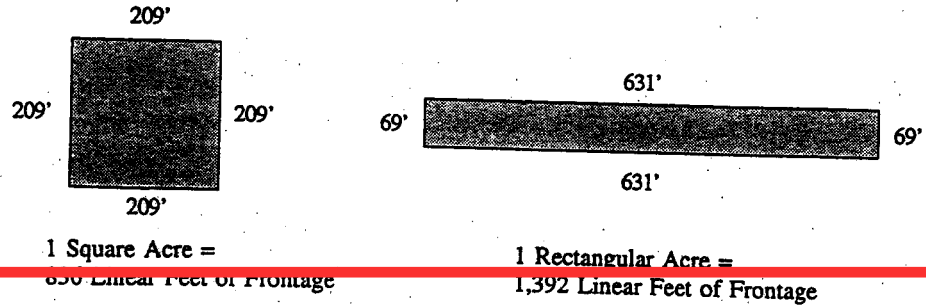
### Advantage of Greenways

**Edge** As linear corridors, greenways have advantages over the small, isolated islands of parkland that have traditionally formed open space in cities. In Atlanta, the linear parks along Ponce de Leon Avenue demonstrate these advantages. When stretched into a linear park, a given amount of open space has much more frontage, or "edge," than the typical consolidated park. With more edge, the number of adjacent properties is increased and the benefits of open space are distributed to a greater area. This edge effect also results in higher property values and greater accessibility to the park for

Concept

more people. Greater visibility of the parkland/open space from roads or surrounding properties also increases park security and improves the visual quality and beauty of the entire area.

*The amount of open space frontage, or edge, in an acre of a linear form is much more than that amount in an acre of a square form.*



**Linkage** Linking parks, open space, and cultural and historical sites provides increased transportation, educational, and recreational benefits. Greenway trails provide these needed links by tying together recreational lands and facilities and increasing their accessibility to the community. Safe and pleasing accessibility through an open space network provides new threads to knit together neighbors, neighborhoods, and communities throughout Atlanta.

**Biodiversity** Linear corridors can also have greater ecological value than isolated blocks of open space because networks of natural open space promote bio-diversity. Ecological systems contained in small islands of open space are likely to be more sensitive to environmental changes and less likely to survive or recover from adverse conditions. An interconnected network of open space accommodates a greater range of flora and fauna and offers a better chance for adaptation and survival. Greenways also facilitate movement through the environment, which is essential to survival for some species.



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## CITYWIDE BENEFITS

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The parks and greenways system will provide numerous community benefits. In addition to the obvious benefits related to recreation and environmental conservation, the system will support and strengthen the City of Atlanta's goals for public safety, housing, economics, education and efficient government.

***Increased Public Open Space*** *The abundance, quality and accessibility of parks and open space Citywide will be increased by the parks and greenways system. The Mayor's Green Ribbon Committee seeks to assist the City in doubling parkland acreage within Atlanta by the year 2000. Due to the scarcity of large tracts of undeveloped land, the creation of greenways is the most practical way to accomplish this goal. For example, Freedom Park is a former highway right of-way and Chattahoochee River Park is a floodplain corridor; both are proposed for greenway parks because their linear forms are ideal for adaptation into greenways.*

***Strengthened Communities*** *Increased opportunities will be provided for neighborhood residents to interact with one another, strengthening the sense of community. Most neighbors come to know one another through chance meetings in a common setting. Greenway trails provide access to local parks and opportunities for neighbors to meet while walking pets, running errands, jogging, or biking with their children. The elderly and physically challenged will also find greenway trails accessible and easy to use. Parks along the greenway trail will provide opportunities to rendezvous, participate in games, picnics, and hold family and neighborhood special events.*

***Enhanced Economic Development*** *Economic development will be enhanced by increasing property values, attracting commercial development and encouraging visitors and tourists. Just as the linear parks along Ponce de Leon Avenue have made adjacent properties highly desirable and increased property values, the greenway trails will enhance property values throughout the City. Downtown will be the hub of the parks and greenways system and, as such, will attract visitors as well as developers and corporations seeking the quality-of-life amenities offered by parks and greenways. In other cities, bike shops, ice cream stands, and other trail-related businesses have developed in commercial nodes along greenways and nearby businesses report profit increases of up to 25 percent when trails are built. Garden parks at these commercial nodes will attract pedestrians who wish to rendezvous with friends, enjoy a meal, or take a break from the office. Additionally, floodplains and wetlands protected by greenways can help local governments reduce costs resulting from flooding and other natural hazards.*

***Improved Transportation*** *Greenway trails will promote non-motorized transportation as a viable means of travel through Atlanta. The proposed greenway trail system will cost approximately \$30 million to build and, based on the use of trails in*

## Citywide Benefits



other cities, will in time serve approximately five percent of commuters. Trails will provide a convenient, pleasant link to transportation nodes, such as MARTA rail stations, Hartsfield International Airport, bus and rail stations, and the proposed new Atlanta Multi-modal Passenger Terminal planned for downtown Atlanta. As the hub of the greenway trails system, downtown Atlanta will link outlying destinations, such as Stone Mountain Park, Kennesaw Mountain, Lake Lanier and Peachtree City. The planning of many metro-wide greenway trail linkages has already begun. The spirit of cooperation shown to date in linking geographic areas around the region will aid the system's expansion.

### ***Enhanced Aesthetics***

*The visual quality and beauty of the City will be improved by increased public open space and protected, landscaped greenways. Trees and flowers will be planted and protected within greenway trails, providing a visual amenity for communities. Local neighborhood organizations, garden clubs, and businesses may plan and maintain garden parks along the greenway trail through Park Pride's Adopt-A-Park program. Pedestrians and bicyclists, traveling through community trails from other areas of the City, will begin to know and appreciate the individual character and beauty of each community via its trail. Throughout the City, garden parks will enhance gateways to neighborhood and commercial areas and provide focal point spaces for fountains, mosaics and sculpture.*

### ***Protected Historic and Cultural Assets***

*Greenways will secure the City's historic heritage and cultural life by increasing the accessibility and inter-relationships of significant historic and cultural facilities. Historic sites and cultural amenities are important links in the chain of public open space. Historic sites will be commemorated with memorial parks; cultural and historic sites, such as the Martin Luther King, Jr. National Historic Site, will be linked to neighborhoods by greenway trails, providing greater accessibility to these assets. More important, these facilities will be linked to one another, facilitating relationships as well as greater interpretational and educational opportunities. Also, special event parks that provide additional opportunities for holiday celebrations and festivals, will be developed along greenway trails.*

### ***Environmental Conservation***

*Air quality, water quality, and biodiversity will be improved through the reduction of automobile emissions, conservation of urban forest, protection of floodplains and erodible soils, and provision of wildlife habitat corridors. In cities where a trail system is in place, about five percent of commuters bike or walk to work and leave their cars at home. In Atlanta, an equivalent reduction in cars on the road would reduce air pollution by an estimated 42 tons daily, save a million barrels of crude oil annually, and significantly lessen traffic congestion. The greenway trail system will help Atlanta comply with the 1990 Clean Air Act, averting a loss of Federal highway funding. In addition, it is estimated that \$30 million in gasoline could be saved in a single year, enough to build an entire greenway trail system.*

## Citywide Benefits

- Improved Housing** *Well-planned parks will attract the development of better housing. Many residential developers use parks, trails and golf courses to attract investment in neighborhoods. Atlanta could adopt this strategy and use open space to support neighborhood investment.*
- Increased Educational Opportunities** *Educational opportunities will be increased through the improved accessibility and expansion of educational resources. Multi-use pathways will improve access to educational and cultural facilities and to historic sites. Educational signage and kiosks located along historic routes, environmental corridors, conservation areas and nature preserves will expand the City's educational resources.*
- Increased Governmental Efficiency** *Government efficiency will be increased through implementation of this plan. Access to public resources will be improved, conservation of environmental and historic resources made a priority, duplication and inequality of services reduced, responsiveness to changing needs addressed, recreational opportunities increased, and City investment opportunities expanded.*
- Greenway trails are an efficient use of City financial resources. For example, a community pool which may cost more than \$2 million will serve only 1/2 of one percent of the community population while, at half the cost, a greenway trail will serve more than 50% of the population. Additionally, a greenway trail is estimated to have less than one-tenth of the maintenance costs of other major facilities, and no programming costs.
- Reduced Crime** *Crime will be reduced by increasing visibility and activity levels in greenways and parks and by providing new routes for police patrols. The introduction of greenway trails will also improve the relationship between police and the community. Homes and businesses adjacent to trails in other cities experience less crime due to the level of family activity on the trail. The trails provide police with new vantage points from which to patrol, reducing the risk of break-ins and other crimes. Uniformed officers on bicycles or on foot become acquainted with community residents and their lifestyles, aiding identification of intruders. Communities will support officers they know, solidifying a relationship between the Police Department and each community along the trail. The Police Department has pledged to use officers on bicycles to aid in patrolling trails.*
- Increased Recreational Opportunities** *Greenway trails will increase opportunities for multiple recreation and fitness pursuits. Many of the pedestrians, joggers and bicyclists who must now complete with cars on the streets will be able to use the trail system. As greenway trails are developed, people who have never before made recreation a part of their daily lives will be pulling their bikes out of the basement, taking walks with their families, or experiencing the exhilaration of jogging on a smooth, uninterrupted path. Greenway trails will also provide safe, convenient access to parks, ballfields, ball courts, picnic areas, open fields, playgrounds and special events.*

## GREENWAY TRAILS

In Spring, 1991, a large volunteer group from throughout the City joined together to assess the viability of a greenway network in Atlanta. Included in this group were the Mayor's Green Ribbon Committee, the City's Bureau of Planning staff, the Atlanta Bicycle Campaign, the Southern Bicycle League, the Metropolitan Atlanta Cycle Club, neighborhood representatives, and the PATH Foundation. For over a year, project teams explored potential greenway segments and documented conditions in the field. Field notes, photos, and sketches were used to identify opportunities for greenway corridors and potential pedestrian/ bicycle routes, or greenway trails, within the corridors. The project resulted in the *City of Atlanta Greenway Trail Corridor Plan*, published by PATH in October, 1992. The plan has been endorsed by the Mayor's Green Ribbon Committee, adopted by the Atlanta City Council, and included in the City's Comprehensive Development Plan.

View of proposed Chattahoochee Trail at  
Whittier Mill Village



Roy Ashley and Associates/PATH

The chain of parks and open spaces proposed in the *Atlanta Parks, Open Space and Greenways Plan* takes the form of the Atlanta Greenway Trails Corridor Plan (Figure 2). All new park links in the open space chain will expand and strengthen this form, none will be apart from it. The following summarizes the greenway segments proposed in the Atlanta Greenway Trail Corridor Plan.

### ***Lionel Hampton Greenway Trail***

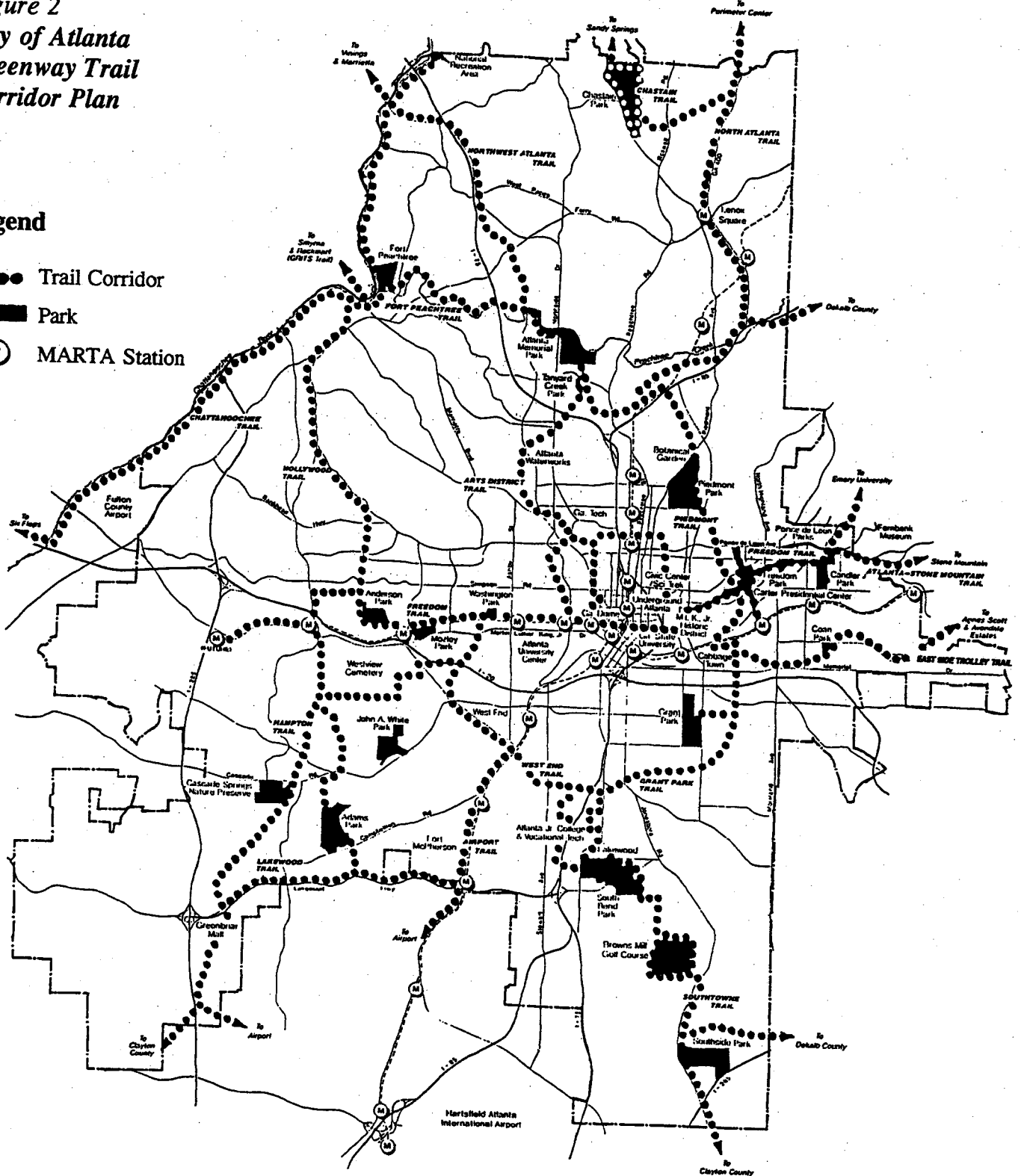
*Greenbriar Mall to Hightower MARTA rail station.* Lionel Hampton, the famous jazz musician and band leader, has donated land for much of this corridor from the Hightower MARTA rail station to Cascade Road. The tract, which Mr. Hampton has owned for over 20 years, has remained undeveloped. This magnificent greenway and accompanying trail will provide bicycle/ pedestrian access to the Hightower MARTA rail station for much of southwest Atlanta. In addition, the trail will link three neighborhoods with a linear park. The Hampton Trail generally follows the abandoned roadbed of Willis Mill Road through lush forest and features a picnic area adjacent to Utoy Creek. It will link Greenbriar Mall through the Cascade Nature Preserve to the Hightower MARTA rail station.

# Greenway Trails

**Figure 2**  
**City of Atlanta**  
**Greenway Trail**  
**Corridor Plan**

**Legend**

- Trail Corridor
- Park
- Ⓜ MARTA Station



Ashley, Hughes, Good and Associates/PATH, 1992



**Freedom Greenway Trail**



*The north end of Candler Park is a part of the proposed Freedom Trail corridor and will provide accessible open space as well as a trail for in-town commuters.*

*Hightower MARTA rail Station to Fernbank Museum of Natural History.* The Freedom Greenway Trail is named after the proposed Freedom Park that aligns with the trail for a portion of its length. It begins at the Hightower MARTA station and moves eastward, connecting several MARTA rail stations along the west line with Anderson, Washington and Maddox parks, Clark/Atlanta and Morehouse universities, the Georgia Dome, and the proposed Atlanta Multi-modal Passenger Terminal. The trail follows pedestrian-oriented Alabama Street past Underground Atlanta and Georgia State University to Auburn Avenue and the Martin Luther King, Jr. National Historic Site. Once in Freedom Park, the trail proceeds along the south side of Freedom Parkway, past the Carter Presidential Center, crossing Moreland Avenue, through Candler Park to Ponce de Leon and the Fernbank Museum of Natural History. It will be used by commuters from close-in neighborhoods as well as provide access for visitors to the historical/cultural features along the trail. The Georgia Department of Transportation has funded the trail construction through Freedom Park from Boulevard to Moreland Avenue. This portion of the trail will be built along with the parkway and is scheduled for completion in 1995.

**Atlanta-Stone Mountain Greenway Trail**

*Olympic Village to Stone Mountain Park.* This corridor will link the site of the 1996 Summer Olympic Village on the campus of Georgia Tech, with Stone Mountain, the site of several Olympic events. The Atlanta Committee for the Olympic Games (ACOG) is being urged to designate this as the "Olympic Trail," since it connects two primary venues. About half of this trail will be on-street, with an accompanying sidewalk, and half will be a greenway trail. DeKalb County and the City of Clarkston are actively planning their segments of this greenway trail. The Georgia Department of Transportation (GaDOT) has included this project in its budget for FY-94.

The Atlanta portion begins at Georgia Tech, enters Freedom Park from Parkway Drive and joins with Freedom Trail to the Fernbank Museum of Natural History. The goal is to create a pleasurable way to cycle or walk from Georgia Tech to Stone Mountain Park, a distance of 28 miles. Through the combined efforts of the City of Atlanta, ACOG, PATH, GaDOT, DeKalb County and others, this trail is planned to be ready in time for the 1996 Olympic Games.

**Piedmont Greenway Trail**

*DeKalb Avenue to I-85 north of Piedmont Park.* This segment utilizes the Norfolk-Southern rail line. Beginning south of Freedom Park, it continues alongside the City Hall East Building, continues adjacent to Piedmont Park, behind Ansley Mall and cross over I-85 to Armour Drive. This trail segment would provide a much-needed crossing over I-85 and link Piedmont Park with the Freedom Park and the Atlanta-Stone Mountain Greenway Trail. There are two possible ways this segment can become reality:

## Greenway Trails

- The plan for the Atlanta Multi-modal Passenger Terminal is approved. AMTRAK uses the rail line and "rails with trails" or a greenway trail is developed alongside the existing railroad within the right-of-way.
- The Multi-modal Passenger Terminal does not utilize this corridor and Norfolk-Southern abandons the right-of-way; the corridor is acquired intact and converted into a linear park with a trail.

**Chastain Greenway Trail** *Chastain Park to GA-400 along Nancy Creek.* This trail would consist of a 3.3-mile loop around Chastain Park and North Fulton Golf Course as well as a link through Post Chastain along Nancy Creek from the park to the Georgia 400 corridor (North Atlanta Trail). Chastain Park area residents are seeking a safe, convenient place to jog and bike. This trail, which has the support of the Atlanta Department of Parks and Recreation and the Post Chastain development, could be one of the first trails developed, since much of the trail will be on parkland and acquisition of rights-of-way would not be needed.

**East Side Trolley Trail** *Oakland Cemetery and Cabbagetown to Agnes Scott College.* Planning efforts are underway to identify historic resources along the former East Atlanta trolley bed from Cabbagetown through Reynoldstown and East Lake neighborhoods to Agnes Scott College in DeKalb County. Area residents have already begun clearing the corridor, and a trail and greenway corridor through these neighborhoods could act as a catalyst for widespread improvements to the area.

**Northwest Atlanta Greenway Trail** *Atlanta Memorial Park to the Chattahoochee River at Northside Parkway.* Improvements to Northside Parkway between the Chattahoochee River and Howell Mill Road could include an on street greenway trail. Howell Mill Road will accommodate a Class II (on-street trail) with sidewalks between Northside Parkway and Peachtree Battle Drive, where the trail will connect with Atlanta Memorial Park.

**Fort Peachtree Greenway Trail** *Atlanta Memorial Park to Fort Peachtree.* This corridor will be difficult to assemble since it contains multiple tracts with individual property owners. The trail will border Peachtree Creek, cross I-75 at Peachtree Battle Avenue and enter the Atlanta Bureau of Water property near Ridgewood Road. The trail ends at Fort Peachtree on the Chattahoochee River.

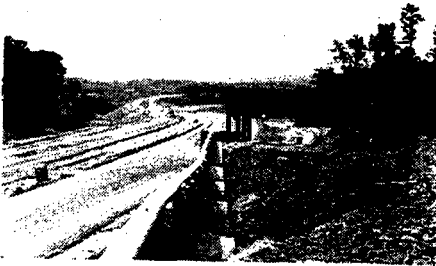
**Airport Greenway Trail** *Atlanta Airport to West End Neighborhood.* The Airport Trail links Hartsfield International Airport to MARTA and downtown. After arriving in Atlanta, a bicyclist will be able to retrieve his or her bicycle at baggage claim, board a MARTA train inside the airport terminal, exit at the next MARTA station (College Park), and bike into downtown. The trail will generally follow the MARTA right-of-way from the College Park rail station to West End neighborhood, where it will join the West End Trail and the Freedom Trail into Downtown.

## Greenway Trails

- West End Greenway Trail** *Booker T. Washington Park to Atlanta Metropolitan College and Atlanta Vocational Tech.* The rail corridor that borders the southwestern edge of the West End neighborhood is expected to be abandoned eventually due to a decreased need for freight services along this route. At the time this corridor is abandoned, the City of Atlanta, through the PATH Foundation, should seek to acquire the land and create a greenway park. The trail will link Washington Park, which is on Freedom Greenway Trail, to Atlanta Metropolitan College and Atlanta Vocational Tech, which is the beginning of both the Southtowne and Grant Park greenway trails. Midway between these two destinations, West End Trail will cross Lee Street, where it will connect with the Airport Trail. The trail will bring trail users from the Airport Trail into Downtown and, as such, is one of the most important trail segments in the Greenway Trails system.
- Arts District Greenway Trail** *Downtown to Atlanta Memorial Park.* The Arts District Trail will link with the Piedmont and Freedom greenway trails to form a "cultural ring" around Downtown and Midtown. Marietta Street along the Southern Railroad corridor and Georgia Tech have a number of turn-of-the-century warehouses that have been and are being converted to artists' lofts, studios and performance spaces. These historic and cultural sites will be made accessible to cyclists and pedestrians through a greenway that utilizes abandoned rail corridors, vacant lands and Class II (on-street) trails.
- Hollywood Greenway Trail** *Hightower MARTA rail station to Chattahoochee River Trail.* The Hollywood Greenway Trail connects with the Hightower MARTA rail station. The trail continues north, linking Douglass High School with Center Hill Park, and continues along Hollywood Road to Bolton Road. The trail continues adjacent to the Riverside neighborhood to join the proposed Chattahoochee River Regional Park.
- Grant Park Greenway Trail** *Atlanta Metropolitan College and Atlanta Vocational Tech to Cabbagetown and the East Side Trolley Trail.* This trail begins at Atlanta Metropolitan College and Atlanta Vocational Tech and follows the rail corridor through the neighborhoods of Capitol View Manor, Peoplestown, Grant Park and Ormewood Park. A greenway park could be developed if and when this rail line is abandoned. The trail will cross I-20 on sidewalks at the new "piggyback" facility access bridge and connect with the East Side Trolley Trail in Peoplestown. This trail will serve to reunite Reynoldstown across I-20 and provide the neighborhood with easy pedestrian and bike access to Grant Park and Southside Comprehensive High School.

## Greenway Trails

### **North Atlanta Greenway Trail**



*The Georgia 400 corridor provides an opportunity to incorporate alternative transportation modes into this huge project.*

*Georgia 400 Corridor from Perimeter Center to Lindbergh Plaza MARTA Rail Station.* Georgia DOT has agreed to revisit the issue of developing a trail after initial dedication of the highway. The North Atlanta segment will link Northside Hospital and Perimeter Center with Lenox Square and ultimately tie in with greenways to downtown and to the Chattahoochee River. This segment is crucial, since it provides access for all of north Atlanta to the MARTA rail system as well as to the balance of the trail system.

### **Lakewood Greenway Trail**

*Greenbriar Mall to Fort McPherson MARTA rail station.* This trail uses a series of off-street greenways and segments of neighborhood streets to link the neighborhoods along the Lakewood Freeway corridor with Greenbriar Mall and the Fort McPherson MARTA rail station. Beginning at Greenbriar Mall, the trail runs through the Greenbriar and Campbellton Road neighborhoods, crosses the Atlanta city limits into East Point, and returns to Atlanta at the Lakewood MARTA rail station.

### **Southtowne Greenway Trail**

*Atlanta Vocational Tech Campus to Southside Park.* The Southtowne Trail begins at the Atlanta Metropolitan College and Atlanta Vocational Tech campuses and runs southeasterly through Lakewood Park and Southbend Park, around Browns Mill Golf Course along Jonesboro Road, through Southside Park and links with Southside Industrial Park. This greenway is part of the Southtowne Plan currently being developed by surrounding neighborhoods and the Bureau of Planning.

### **Chattahoochee River Trail**

*Along the Chattahoochee River from Fulton County Airport to the Chattahoochee National Recreation Area (NRA).* The proposed Chattahoochee Regional Park will include a 12 mile trail along the river. Phase I would link Fort Peachtree and the Atlanta Bureau of Water property at Peachtree Creek with Fulton County Airport and Fulton Industrial Park to the south and Six Flags Amusement Park across the river. Phase II of the Chattahoochee River Trail will link Fort Peachtree with the existing Chattahoochee National Recreation area at the northern city limits. The primary trail will avoid sensitive environmental areas such as wetlands, river and stream banks, fragile wildlife habitat, and other areas. Impervious surfaces will be avoided in flood plains. This trail would be a model trail for educational opportunities associated with environmental features and historic sites, such as Civil War entrenchments and native American sites.

## Greenway Trails

### *Stream Corridor Greenways*

Preservation of greenways along streams will enhance water quality, reduce erosion and flooding and protect wildlife habitat and mature trees. Stream corridor greenways will include Nancy Creek, Peachtree Creek, Clear Creek, Utoy Creek, Proctor Creek, and South River. Acquisition is expected to be accomplished through conservation easement agreements with property owners along some stream corridors. Trail development may not be practical along corridors with steep slopes, dense development, or poor access.



### *City-wide Commuter Bike Routes*

While greenway trails are being designed for low-speed recreational use, a city-wide system of on-street bike routes is proposed for commuter cyclists. These on-street bike routes will, where feasible, have adjacent sidewalks for pedestrian use and will provide access from neighborhoods to greenway trails, work places and other major destination points.

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## REGIONAL PARKS

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### *Freedom Park*

A settlement agreement establishing the parkway design and conditions for the disposition of the former Presidential Parkway lands has provided an opportunity for the City to create its largest park (excluding such parks as Chastain that include golf courses). Freedom Park will have approximately 210 acres and in time will link downtown with the Fernbank Center properties on Ponce de Leon Avenue (Figure 3). The park will also tie together five historic intown neighborhoods, three neighborhood commercial centers, a MARTA rail station, and seven historic, cultural, recreational and education sites and facilities, some dating back to the Civil War.



*Parks along Ponce de Leon Avenue*

The plan agreed to by the City of Atlanta, CAUTION and Georgia DOT also seeks to link the Martin Luther King, Jr. National Historic Site with the Carter Presidential Center. These will be joined by Freedom Parkway, so named to symbolize the joining of the birthplace of the civil rights movement with a representation of the global human rights movement that President Jimmy Carter inspired. This section of the proposed park is now known as Freedom Park.

Freedom Park includes all lands previously in the Presidential Parkway right-of-way, from Boulevard to Ponce de Leon north of Candler Park, as well as all lands previously in the I-485 right-of-way, from Ponce de Leon at Barnett Street to DeKalb Avenue at the Inman Park MARTA rail station. The proposed park will incorporate Olmstedian park design principles. The Fernbank Natural History Museum will be linked to the Druid Hills Parkway on Ponce de Leon Avenue, the Paideia School, Candler Park, Mary Lin Elementary School, Little Five Points commercial center, Poncey Highland commercial center, the Carter Presidential Center, Ponce de Leon Avenue commercial corridor, the Inman Park MARTA station, the Battle of Atlanta site, Georgia Baptist Hospital Complex, and the Martin Luther King, Jr. National Historic Site. Freedom Park, which also includes the area west of Moreland Avenue, is proposed to be a national park. A pedestrian/bicycle trail, called Freedom Trail will provide access to all facilities in and around the park, forming a section of the Atlanta-Stone Mountain Trail, and continue into Downtown, then west to the Hightower MARTA station.

### *Chattahoochee River Regional Park*

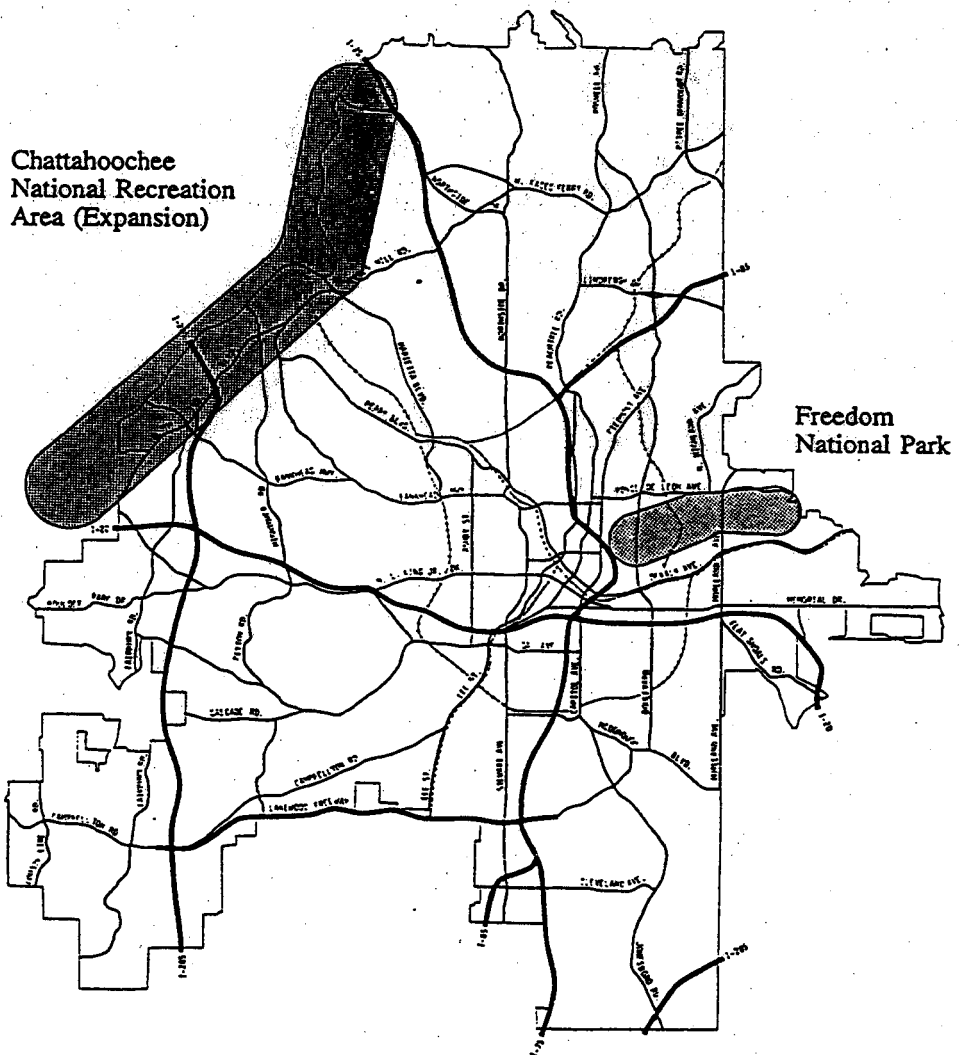
This park is proposed to be an extension of the Chattahoochee River National Recreation Area (NRA), which now terminates on the north side of the I-75 bridge. This proposed park lies within the Chattahoochee River's 100-year floodplain, which extends the length of the river, beginning at the National Recreation Area (northern city limits), south to the Fulton County Airport across the river from Six Flags recreation park (Figure 3). The area is now threatened by inappropriate land uses, such as industrial and commercial development, toxic waste incinerators and landfills. It has recently been designated as a "Regionally Important Resource" (RIR) by the

## Regional Parks

Atlanta Regional Commission (ARC) and the Governor's Preservation 2000 Plan. It is hoped that the RIR designation will provide a means for the City to insure protection of this important resource by preserving the river's floodplain as a regional park.

The proposed park site south of Peachtree Creek consists primarily of land zoned for industrial use, two-thirds of which is controlled by various public and quasi-public entities. The industrial zoning is consistent with the City's 15-year Land Use Plan; however, the City may wish to change the land use to open space to be consistent with the proposed park use. A railroad levy parallels most of this southern portion at a distance of 100-to-800 feet from the river bank. Between this levy and the river are undeveloped floodplain and wetland areas. This river segment also borders the Bolton, Riverside, Whittier Village, Scotts Crossing, and Bankhead-Bolton neighborhoods.

**Figure 3**  
**Proposed Regional Parks**



City of Atlanta  
Bureau of Planning



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Miles EDAW, Inc.

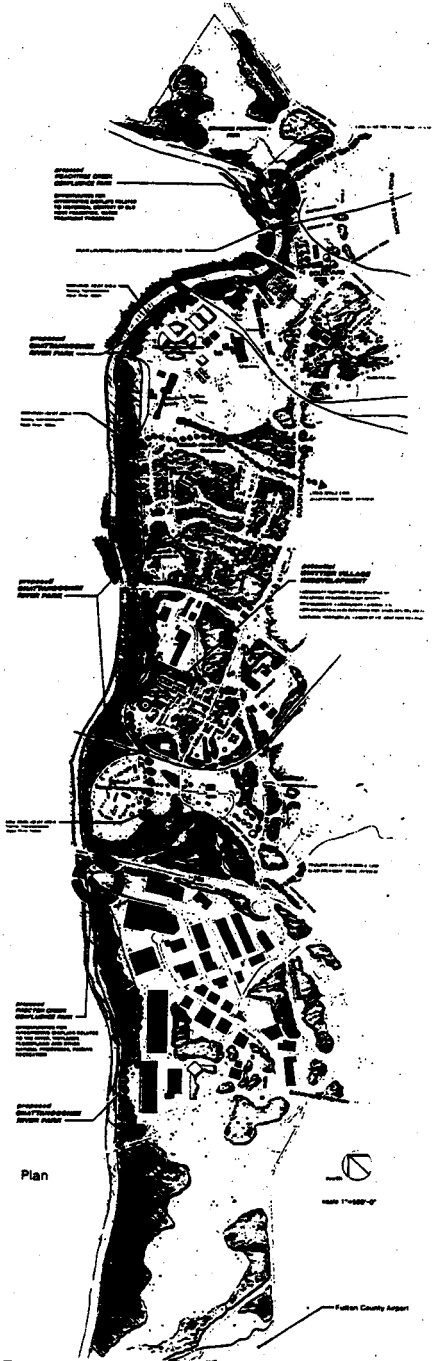
## Regional Parks

North of Peachtree Creek, the river borders Fort Peachtree Park for approximately one-quarter mile. From Fort Peachtree Park to Northside Parkway is the Paces neighborhood. The floodplain is generally narrower here than in other segments, so the park may only be a narrow greenway trail in some areas. Vacant, commercially zoned property lies along the river between Northside Parkway and I-75; from I-75 north to the city limits is the Chattahoochee River National Recreation area. Land uses in this segment are consistent with City zoning regulations and its 15-year Land Use Plan.

This regional park would offer many important benefits. It would be a Natural Resource Conservation area for the protection of the river's floodplains, wetlands, creeks, and mature forests. It would also serve as a wildlife corridor for migrating birds and the movement of regional wildlife. The corridor would incorporate and protect many historic resources, including Cherokee Indian settlement sites, former frontier villages at ferry crossings, and Civil War trenches and sites, such as the location where Sherman's army crossed the river at Paces Ferry. A historic survey would need to be undertaken to identify these sites. The old Whittier Mill site and Whittier Mill Village have been determined to be eligible for the National Register of Historic Places; other sites along the river may also be eligible.

Greenway trails through the length of the corridor would provide access to numerous recreational opportunities, such as fishing, canoeing and rafting. A community park is proposed at the Whittier Mill site and ballfields for team sports are proposed on the landfill site. Along the greenway trail would be neighborhood parks and bicycle rest areas. Facilities, such as a golf course and soccer center, are also options.

The park would potentially also offer economic benefits. Many major cities, such as San Antonio, Baltimore, New Orleans and, more recently, Chattanooga, have created major tourist centers along their waterfronts. By establishing a riverwalk area, Chattahoochee Regional Park is expected to attract regional tourists and encourage commercial investment related to park functions, such as bike shops, restaurants with river views, refreshment shops, and camp sites. Development of the park could attract infill residential development, which would enhance local property values and strengthen existing neighborhoods.



Roy Ashley and Associates/PATH

*Proposed schematic plan for the southern portion of the Chattahoochee River Park*



## Regional Parks

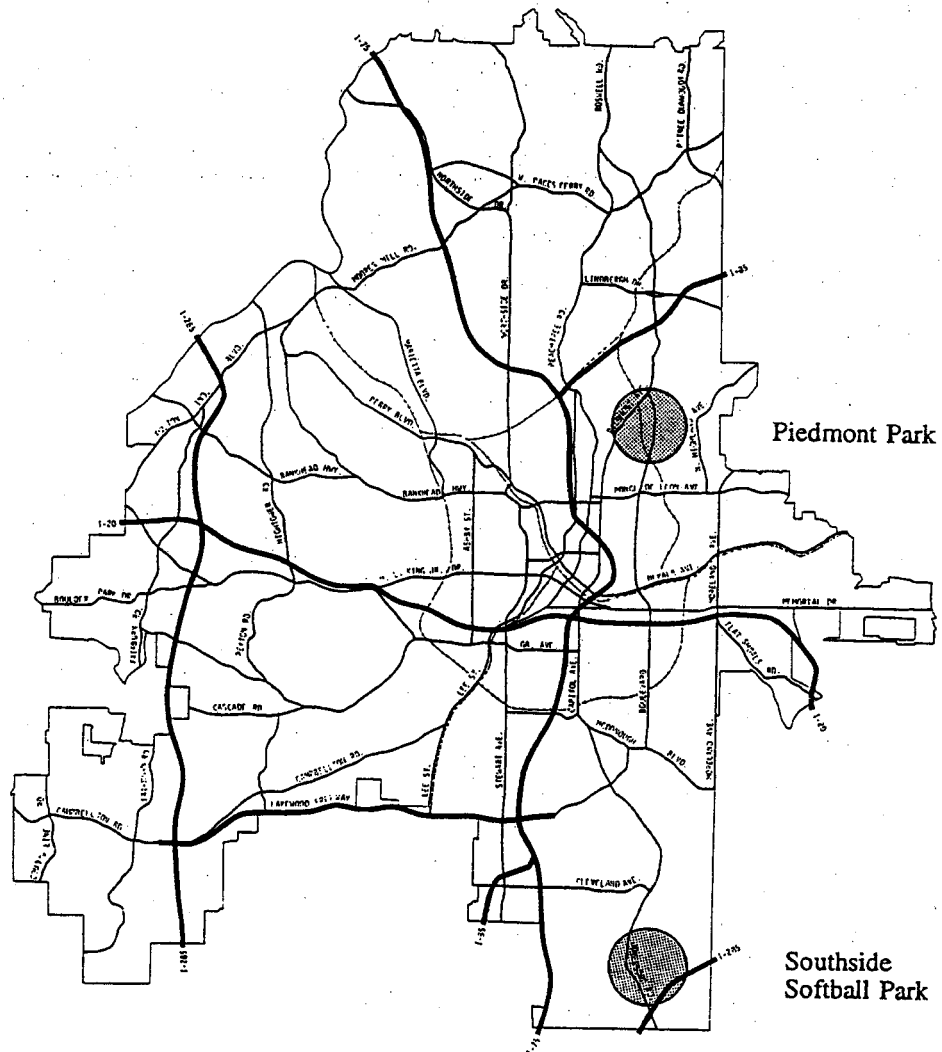
### Southside Park Expansion

Southside Park (Figure 4) is Atlanta's only softball park. It is equipped with four lighted softball fields and a centralized press box and locker facility. Lying at the Jonesboro Road exit off I-285, near I-75, in southeast Atlanta, it is located in a highly accessible area.

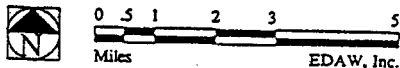
City softball fields are inadequate to meet the demands of City leagues. In an effort to address the need for youth activities, particularly in summer months, expansion of Southside Park is proposed. The expansion could include currently undeveloped property lying in the 100-year floodplain and located between the existing park and I-285. Several ballfields, including soccer fields, and a picnic area are proposed to be developed as part of this expansion.

Development of a park road along the northern boundary with home sites overlooking the park would improve the visibility, accessibility, and security of the park. It would also improve the relationship between the park and the neighborhood and increase recreational opportunities for NPU-Z.

**Figure 4**  
**Proposed Regional**  
**Park Expansions**



City of Atlanta  
Bureau of Planning



**Piedmont Park Expansion** Expansion of Piedmont Park (Figure 4) was first proposed in the 1985 *Central Area Study II (CAS II)*. *CAS II* recommended that Piedmont Park be expanded to include all of the property east of the park, between the Southern Railroad corridor and Monroe Drive, excluding the area that is currently zoned single-family residential. This proposal was later adopted as part of the 1987 CDP.

A number of uses have been proposed for the new park space. The Central Area Study II (CAS II) proposed that the parking lot, the maintenance facility, and what were then the mounted police stables be moved onto the expansion property and the rest of the expansion be developed as open space. A bike/jog path was proposed along the railroad corridor, to be developed at such time as that corridor was abandoned. The *Southern Railroad Corridor Study*, prepared by the Bureau of Planning in 1986, proposed that a linear park be developed in the railroad corridor. More recently, the Piedmont Park Conservancy recommended expansion of Piedmont Park as part of a Phase III Plan, and the Bureau of Water is currently planning a combined sewer overflow (CSO) facility for Clear Creek in that area. Current proposed options for the Piedmont Park expansion area include:

- Create new north and east entrances into Piedmont Park.
- Develop a small amphitheater to be used for small special events.
- Relocate the maintenance facility and parking lot currently in the park, thus eliminating through traffic on Park Drive and creating more open space in the existing park.
- Quadruple the number of existing parking spaces in the proposed new lot, thus minimizing on-street parking in surrounding neighborhoods.
- Use existing commercial parking lots near proposed new park entrances for shared parking, thus enhancing park-related commercial ventures.
- Develop a bike/jog trail adjacent to the existing railroad corridor.
- Locate the proposed CSO facility in the expansion area, and leave the existing "meadow" area next to 10th Street as open space. Enclose the open sewer currently running through the meadow.
- Develop a community center as part of the expansion.
- Identify alternatives for relocating some events outside the park.
- Maintain and protect Clear Creek as a desirable park amenity.
- Create mass transit nodes which link to MARTA rail stations.
- Create additional open space for picnicking and free play.

These and other proposals will be considered as part of a Master Plan, to be initiated autumn of 1993 by the City of Atlanta in cooperation with the adjacent neighborhoods and the Piedmont Park Conservancy.

## DOWNTOWN PARKS AND PEDESTRIAN CORRIDORS

### *Downtown Garden Parks*

In preparation for the 1996 Summer Olympic Games, Atlanta is seeking to create a dozen or more refreshing spaces that accommodate visitors' needs and provide opportunities to socialize and enjoy outdoor art (Figure 5). As illustrated in Barcelona, Spain, during the 1992 Summer Olympic Games, such places add life and enjoyment to great cities by serving one or more of three functions:

- *Social activity.* Located at key activity nodes, such spaces provide opportunities for human association, places for people to rendezvous, to enjoy a break in the day, to have a meal, to participate in special events, or to sit passively and watch others.
- *Public art.* Located at important focal points in the downtown area, such spaces accommodate the display of sculpture, fountains or mosaic walls or the placement of landmarks. They provide valuable opportunities for the orientation of visitors.
- *Gateways.* These spaces are located at primary entry points into the downtown area. They create a sense of arrival and, as such, help to shape first impressions of the area.

Other functions of these parks include protecting historic sites, attracting visitors and tourists into the downtown area, providing common assembly space for neighborhoods, and encouraging pedestrian use of downtown streets. In turn, they spark vitality and provide identity, both important to renewing business and creating residential life.

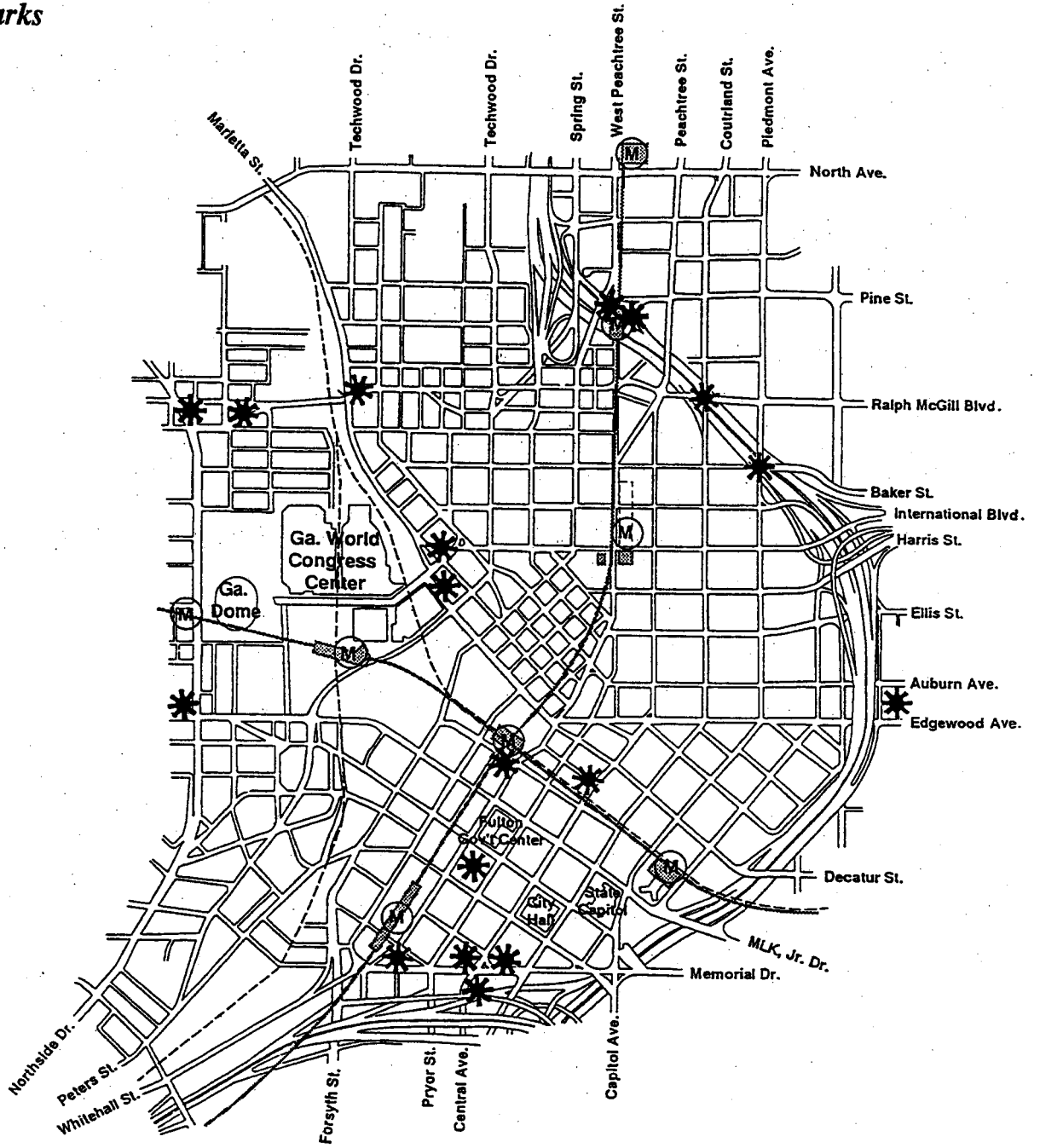
The following describes proposed Downtown and Midtown Parks and pedestrian corridors.

*The proposed Downtown Garden parks should be used for small, informal events*



# Downtown Parks and Pedestrian Corridors

Figure 5  
Proposed Downtown  
Garden Parks



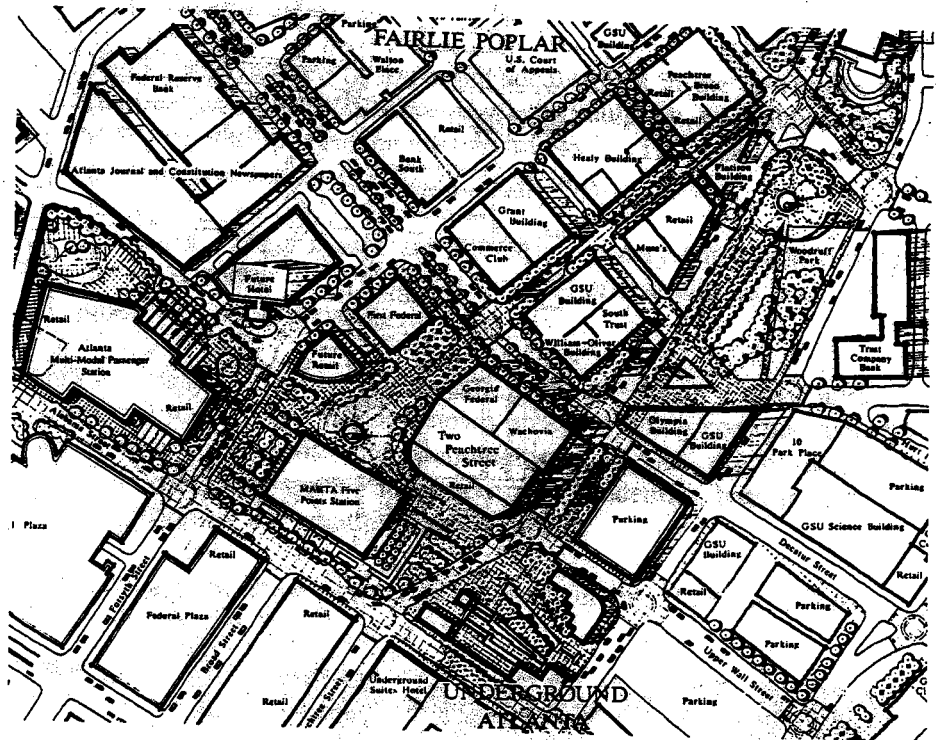
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## Downtown Parks and Pedestrian Corridors

### *Woodruff Park to Underground Plaza*

For some time there has been widespread interest in joining Woodruff Park with Underground Atlanta. Prior to the construction of Underground Atlanta, Woodruff Park served as the focal point for civic celebrations and lunchtime respites. Woodruff Park has fared poorly in recent years for a number of reasons and now requires immediate attention in order to remain the most important civic space in downtown Atlanta.

An essential improvement needed to revitalize Woodruff Park is the removal of the existing visual and physical separation between the park and Underground Plaza, the City's newest and most successful urban plaza. By incorporating these two open spaces into a more complete downtown pedestrian system, isolated clusterings of activity would be replaced by a steady pedestrian flow, creating an openness and connectivity to other downtown events and activities while preserving the Olympia Building.



City of Atlanta, Department of Planning and Development  
EDAW, Inc./Richard Rothman and Associates

### *Biltmore Park*

The City's largest commercial area park has been proposed for the block between the historic Biltmore Hotel and Peachtree Street, along the north side of Fifth Street. A Swedish development firm initially promoted a plan in which this park will be the central feature of a mixed-use development that will include residences, offices and shops overlooking Biltmore Park. The development firm is no longer interested in this project. The City however, supports the development of a similar plan by other interested

developers. The park would link Georgia Tech and the Midtown neighborhood via a pedestrian/bike path along Fifth Street.

*Peachtree Street  
and Auburn Avenue*

In 1990, a major international competition was sponsored by Central Atlanta Progress (CAP) and the City of Atlanta to choose consultants for the redesign of Peachtree Street and Auburn Avenue (Figure 6). The first stage of the competition generated over 100 design entries. After five finalists were selected, Stage II of the project required the finalists to develop their design proposals in more detail. In March, 1991, the panel of design professionals who served as the competition jury reviewed the second stage proposals and made recommendations to the City and CAP. In addition to cash prizes for first, second and third places, a design commission was awarded to the winning entry for both Peachtree Street and Auburn Avenue.

Peachtree Street, Atlanta's best-known thoroughfare, is the City's commercial spine and most sought-after address. The Peachtree Street design begins at the northern entrance to Midtown, where Peachtree Street crosses Interstate 85 at the Brookwood AMTRAK Station, and ends where Peachtree Street becomes Whitehall Street, immediately south of the Garnett Street MARTA station.

Auburn Avenue is Atlanta's historic black commercial district and home to the Martin Luther King, Jr. National Historic Site. The Auburn Avenue design begins where Peachtree Street and Auburn Avenue intersect at Woodruff Park and extends eastward to the Martin Luther King, Jr. Community Center and Ebenezer Baptist Church, at Jackson Street.

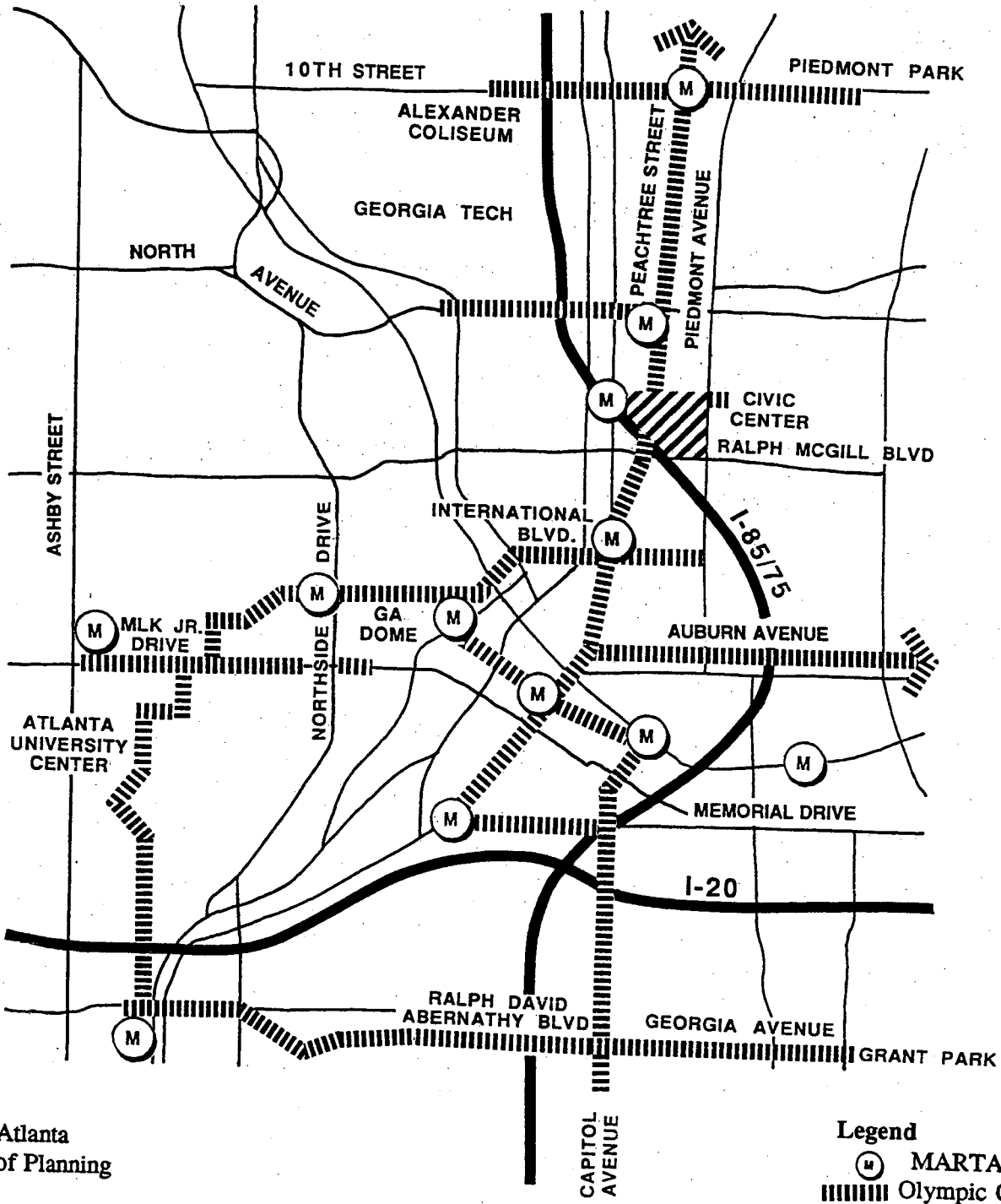
Predesign for these projects has been completed, and schematic designs are underway. Construction drawings are scheduled to be completed by the end of 1994, with construction planned in 1995.

*Eleven Olympic Pedestrian  
Corridors*

Together with Atlanta Committee for the Olympic Games (ACOG), the Corporation for Olympic Development in Atlanta (CODA), the Atlanta Regional Commission (ARC), Central Atlanta Progress (CAP), and others, the City of Atlanta has produced conceptual studies for eleven pedestrian corridors that will serve the Olympic venues as well as deliver a more habitable future city (Figure 6). These projects, all located within the Central Business and adjacent districts, are intended to produce a more pedestrian-friendly environment, making street life more enjoyable, attractive and safe. As Atlanta prepares to host the 1996 Summer Olympic Games, an extraordinary opportunity now exists to launch the planning, design and construction of a comprehensive system. The initial conceptual studies focus on routes that link a MARTA rail transit station with an Olympic venue. They would be incorporated into the Citywide greenway system, connecting important activity nodes, such as hotels, workplaces, sports arenas, meeting places, educational institutions and residential communities.

Downtown Parks and Pedestrian Corridors

Figure 6  
Pedestrian Corridors



City of Atlanta  
Bureau of Planning

Legend  
 (M) MARTA Station  
 [Hatched Line] Olympic Corridor

## Downtown Parks and Pedestrian Corridors

### *Five Points MARTA Rail Station to Omni Pedestrian Plaza*

Most of the key Olympic events will take place within a 2.50 kilometer area centered at the Georgia World Congress Center (GWCC), the Omni, and the Georgia Dome. This area will become a largely auto-free zone during the games so that most visitors will arrive by mass transit (bus and rail), by railroad, and on foot. A main point of arrival into Downtown is the Five Points MARTA rail station and, when completed, the Atlanta Multi-modal Passenger Terminal.

The proposed plaza will be constructed as a bridge that extends between the Spring Street Viaduct and the Techwood Drive Viaduct. The bridge will provide easy access from the Five Points MARTA rail station and Multi-modal Passenger Terminal to the Georgia World Congress Center (GWCC) area. This access will become essential for the effective movement of large numbers of people to and from the sports and convention facilities. The recent feasibility study for the proposed Atlanta Multi-modal Passenger Terminal established the horizontal and vertical alignment of the pedestrian bridge connecting the Passenger Station with the Five Points MARTA rail station, Underground Atlanta and Georgia State University to the east, with the Omni/GWCC/Dome area to the west. Professional consultants are detailing the designs and cost estimates for the bridge and construction funds are available.

### *Civic Center MARTA Rail Station and Civic Center Promenade*

Civic Center Promenade is a pedestrian corridor that would extend from the Civic Center MARTA rail station to the Civic Center Plaza, including the adjacent properties and streets. Atlanta's Auditorium and Civic Center is located on a barren site close to, but isolated from, the downtown area and growing Midtown district. At present, arrival to the facility is almost exclusively by automobile and primarily for performances and meetings. As such, the facility is under utilized, expensive to maintain, and wasteful of the resource. Its important technology museum, SciTrek, is neglected and not easily accessed by children, its major audience.

Opportunities exist to overcome these difficulties and make the facilities a valuable resource to Atlanta. The proposal is not only to make the area more attractive, but to overcome its isolation by linking it to the busy Peachtree Street corridor. Conceptual studies indicate that access can be improved via a pedestrian route that would connect the facility with the Civic Center MARTA rail station. The pedestrian route would also provide for the partial or full covering of the downtown expressway as it passes under Peachtree Street, allowing for a grand entry into the downtown area from the north, featuring a park and prominent sculpture. Finally, the pedestrian route would provide for the rebuilding of Currier Street into a boulevard, establishing the Civic Center Plaza as a major public plaza, and constructing a pedestrian linkage into the McGill Place residential community to the east.

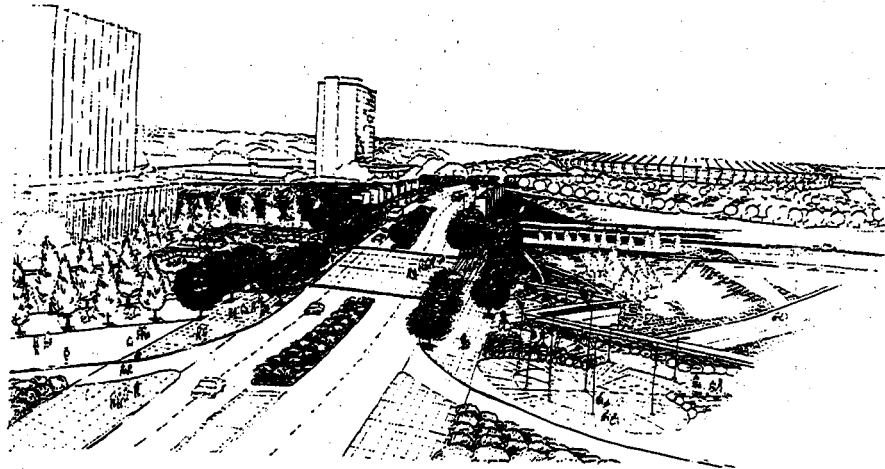


## Downtown Parks and Pedestrian Corridors

### *Capitol Avenue Streetscape*

The construction of the Olympic Stadium south of the Atlanta-Fulton County Stadium opens up opportunities that can have sweeping benefits. Rather than having negative impacts on the surrounding Summerhill and Mechanicsville communities, the design of this new facility can add life to those neighborhoods and encourage their rebirth. In addition, by producing a more enjoyable and interesting stadium area environment, people will be encouraged to walk rather than ride, to arrive early and linger after an event, and, in general, to feel comfortable visiting the south side of Atlanta.

A recent conceptual plan identified a design program for pedestrian streetscape improvements along Capitol Avenue between the Georgia State MARTA rail station and the Olympic Stadium. The walk has also been designed to include connections to the State Capitol, Archives and other State office buildings, the downtown government employee remote parking lots, and the Summerhill neighborhood. Also included is a streetscape design program connecting the Garnett Street MARTA rail station with Capitol Avenue, which is proposed to be renamed Olympic Boulevard.



*View of proposed Capitol Avenue, looking south toward the Olympic Stadium*

Richard Rothman and Associates

The project would center on a corridor beginning on the north at the Georgia State MARTA rail station and extend southward along Capitol Avenue to the Olympic Stadium. A second element would link the Garnett Street MARTA rail station eastward along Brotherton Street to Memorial Drive, and then along Memorial Drive to its intersection with Capitol Avenue.

### *North Avenue/Ga Tech Promenade*

This project is a pedestrian corridor that would include much-needed capital improvements along North Avenue, including a potential pedestrian park over the downtown connector bridge. North Avenue west of Peachtree Street has increasingly become a major corridor of activity and movement. It serves as the most important entry into the Georgia Tech campus, as the most utilized connection to the downtown for Techwood and Clark Howell

## Downtown Parks and Pedestrian Corridors

residents, and as the main arterial serving the Coca Cola Company. A key intersection with I-75/85 is located along the route.

The Olympics bring with them the opportunity to increase the visual quality, usability and safety of North Avenue. Making the street more attractive and pedestrian-friendly will encourage greater numbers of students and Georgia Tech visitors to utilize the North Avenue MARTA rail station, relieving the university's serious parking situation. Reconstruction of North Avenue, expected to become the most travelled route for 15,000 Olympic athletes and coaches, would transform it from an eyesore into a valuable corridor.

### *Tenth Street Streetscape*

This streetscape begins at the Midtown MARTA rail station and extends westward along Tenth Street over the I-75/85 bridge and into Georgia Tech campus at the Coliseum. During the 1996 Summer Olympic Games, the Georgia Tech Coliseum will become the venue for boxing, one of the Olympics' original and most popular events. As such, a main approach to these events will be along Tenth Street, originating by automobile from Peachtree Street and the interstate exit, as well as by bus and on foot from the Midtown MARTA rail station.

Upgrading the Tenth Street streetscape for the Olympics will also enhance its value to Atlanta thereafter, as its use is expected to increase sharply over the next several years. Georgia Tech's recent campus plan indicates a shift of construction and student activity northward, to Tenth Street and further north. The MARTA Midtown rail station will also become a greatly utilized access to the campus by the end of the decade, and improvements to Tenth Street's environment and safety will encourage this use.

### *International Boulevard*

International Boulevard is an important gateway into Downtown and is the primary pedestrian route between the Peachtree Center commercial district and the Omni/Georgia World Congress Center/Dome area. While relatively short and direct, the route is not conducive to walking. The three-quarter-mile distance is largely along narrow, poorly maintained sidewalks adjacent to open parking lots and small, often unkempt buildings. In the evenings and on weekends, sidewalks are often dark and deserted, creating a perception of unsafe conditions.

In October, 1985, the International Boulevard Concept Plan was produced by the Downtown Urban Development Assistance Team (DUDAT). Many key interests participated in development of this document. After the concept study, detailed design plans and funding were needed but not prepared. Continued disinterest in this project jeopardizes the City's convention business, which is fundamental to its economy and tax base.

### *MLK Jr. Drive*

Martin Luther King Jr. Drive connects the Ashby MARTA rail station on Ashby Street with the Vine City MARTA rail station on Northside Drive, across from the Georgia Dome.

## Downtown Parks and Pedestrian Corridors

*Ralph David Abernathy Boulevard* Ralph David Abernathy Boulevard streetscape will connect the West End MARTA rail station with the Olympic Stadium at Capitol Avenue. The design of this project is part of the Mechanicsville Master Plan currently being prepared, based on the expectations that Abernathy will become the east-west spine and a catalyst of redevelopment for the neighborhood.

*Georgia Avenue* Georgia Avenue will connect the Olympic Stadium with Grant Park through the Summerhill neighborhood, thereby completing the east-west connection from West End along Ralph David Abernathy Boulevard and Georgia Avenue to Grant Park. The design of this corridor is part of the Summerhill Neighborhood Master Plan.

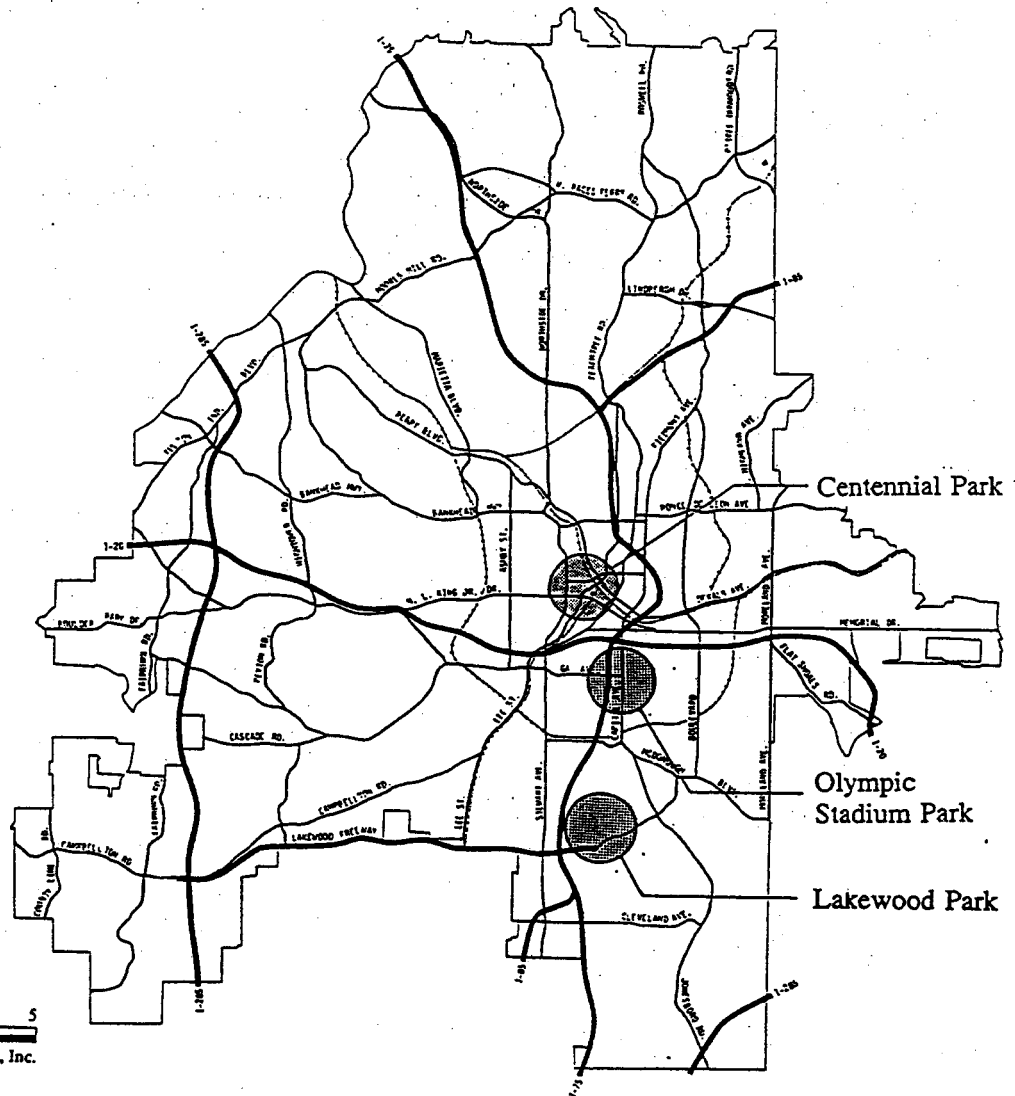
*Atlanta University Promenade* The Atlanta University Promenade will link the Georgia Dome with the West End MARTA rail station and will move through the Morris Brown, Clark/Atlanta University and Morehouse College campuses. Conceptual design is expected to be completed in 1994 and construction will begin in 1995.

## SPECIAL EVENT SITES

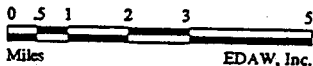
Special event parks best serve the City when their facilities accomplish a dual function of providing for special community facilities as well as for City and regional special events. Such a park is best located where visitor traffic has direct access to the site without utilizing local neighborhood streets and where adequate MARTA service and parking are provided so that overflow parking does not block neighborhood access.

Four sites are proposed: 1) a new park north of Olympic Stadium (Figure 7), 2) a reuse of the Lakewood Fairgrounds (Figure 7), 3) a greenway that will enhance the existing Piedmont Park events (Figure 8) and 4) a park at International Boulevard and Marietta Street. All four parks will encourage staging of new special events while providing recreational and leisure time services to the community year-round.

**Figure 7**  
**Proposed Special**  
**Event Parks**



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### ***Olympic Stadium Park***

*Opportunity* One of the projects that the City seeks to leave as a legacy from the 1996 Olympic Games is a commemorative park in the Summerhill community. The park would be placed over the parking lot that will replace the Atlanta Fulton County Stadium after the games end. The park is intended to create a more satisfactory environment for the Olympic Stadium area, provide a permanent setting for the Olympic Flame, encourage walking to the stadium, and contribute to the rebuilding and rehabilitation of the Summerhill neighborhood. The park is shown in Summerhill's neighborhood plan.

*Vision* The park is intended to be a commemorative park for Summerhill and Mechanicsville neighborhoods as well as a regional park for festivals and special events, adjacent to the Atlanta Braves stadium. In the conceptual plans, gardens will depict the history of the City and/or the Olympic Games in sculpture, exhibits and memorials around a centerpiece monument of heroic (Olympic) proportions. There would also be places for people to play, rest, congregate, eat, and celebrate, and a stage and lawn area for concerts, outdoor theater and special events. The park might extend eastward across Capitol Avenue to provide a "soft" link with the residential edge of the Summerhill community and create a significant north-south corridor gateway to Southtowne.

*Description* The proposed park would be bounded by Capitol Avenue on the east, Abernathy Boulevard on the south, Washington Street on the west, and Fulton Street on the north. The intent is to develop a park on a partial deck over the future parking lot north of the Olympic Stadium. The parking lot will become an underground parking garage with a capacity of approximately 4,800 vehicles. The park would serve the Central Business District via shuttle bus or people mover and will serve special events programmed for the park, including Atlanta Braves games.

### ***Lakewood Special Event Park***

*Opportunity* Lakewood Park, formerly known as Lakewood Fairgrounds, is currently the site of the Lakewood Amphitheater, historic exhibition buildings, and a lake. Adjacent to the park are Lakewood Stadium, Southeast Community Center, and Southbend Park, which has picnic areas, a gym and an outdoor pool. Lakewood Park would provide many opportunities to better serve the surrounding community by attracting expanded or new special events. Access can be provided via Lakewood Freeway without adversely affecting the surrounding neighborhood. The Lakewood Freeway stub could be modified to provide direct access to the park entrance.

*Vision* Lakewood Park, Lakewood Stadium and Southbend Park could be developed into a visually and functionally unified park. It would function as a community park for the surrounding neighborhood as well as a regional park for families that may spend an entire day attending several events. Since

## Special Event Sites

Atlanta Metropolitan College and Atlanta Vocational Tech are only one-quarter of a mile away, they would be able to utilize this facility as an extension of their campuses.

*Description* Proposed events could include bike racing at the proposed velodrome, concerts at the amphitheater, art shows, demonstration tennis, craft shows, equestrian shows and soccer/football games. Lakewood Park could also serve as an important venue for the Cultural Olympics. Recreational facilities could include a pedestrian promenade around the lake, permanent electrical facilities for exhibition booths, performance stages, outdoor skating rink, boxing and basketball gym, equestrian center with horse trails, paddle boats, picnic and refreshment pavilions, restrooms, tennis courts, conference rooms, pedestrian/bicycle trails, sculpture gardens, outdoor ball courts and landscaped open space.

***The Cultural Ring*** The emergence of Atlanta as the hub of the Southeast after the Civil War was due to the construction of a circle of rail lines around the City (known as the Circle Line) to serve a post-Civil War industrial economy. The warehouses and factories that developed along this rail line were later abandoned and the corridor became an unsightly barrier between Atlanta's post-World War I neighborhoods and the inner city.

*Opportunity* In recent years intown neighborhoods and parks have experienced a growing popularity. Concurrently many of those splendid old buildings have been refurbished into apartments, lofts, galleries, studios, and performance spaces. Rail lines along the northeast, southeast and southwest edges of Downtown are now broken into a series of spur tracks with limited train service, and the New Georgia Railroad has an excursion train route on the west side. The proposed Atlanta Multi-modal Passenger Terminal at Five Points could be served by an AMTRAK route that runs daily along Piedmont Park into Downtown. These changes have created an opportunity to knit together the inner city and surrounding neighborhoods.

*Vision* Imagine a cultural ring (Figure 8) around Downtown and Midtown, which is a circular greenway park with a pedestrian/bicycle trail and which coincides with more than 20 cultural facilities and historic districts and sites. Regional and national arts events are held annually in and around the cultural ring, which contains numerous historic sites and structures for staging art shows, craft shows, sculpture displays, theater, dance, concerts, lectures, conferences and other special events. People would spend all day or several days moving from one event to the next via the pedestrian/bicycle trail, three MARTA rail stations, or the New Georgia Railroad excursion train, which has a potential for more than seven station stops along the way. Cafes, restaurants and entertainment could locate in the area. Artists could find affordable space to live, work and perform, with on-site art galleries. As in-town investments and economic development grows, the prestige of the City would be enhanced.

## Special Event Sites

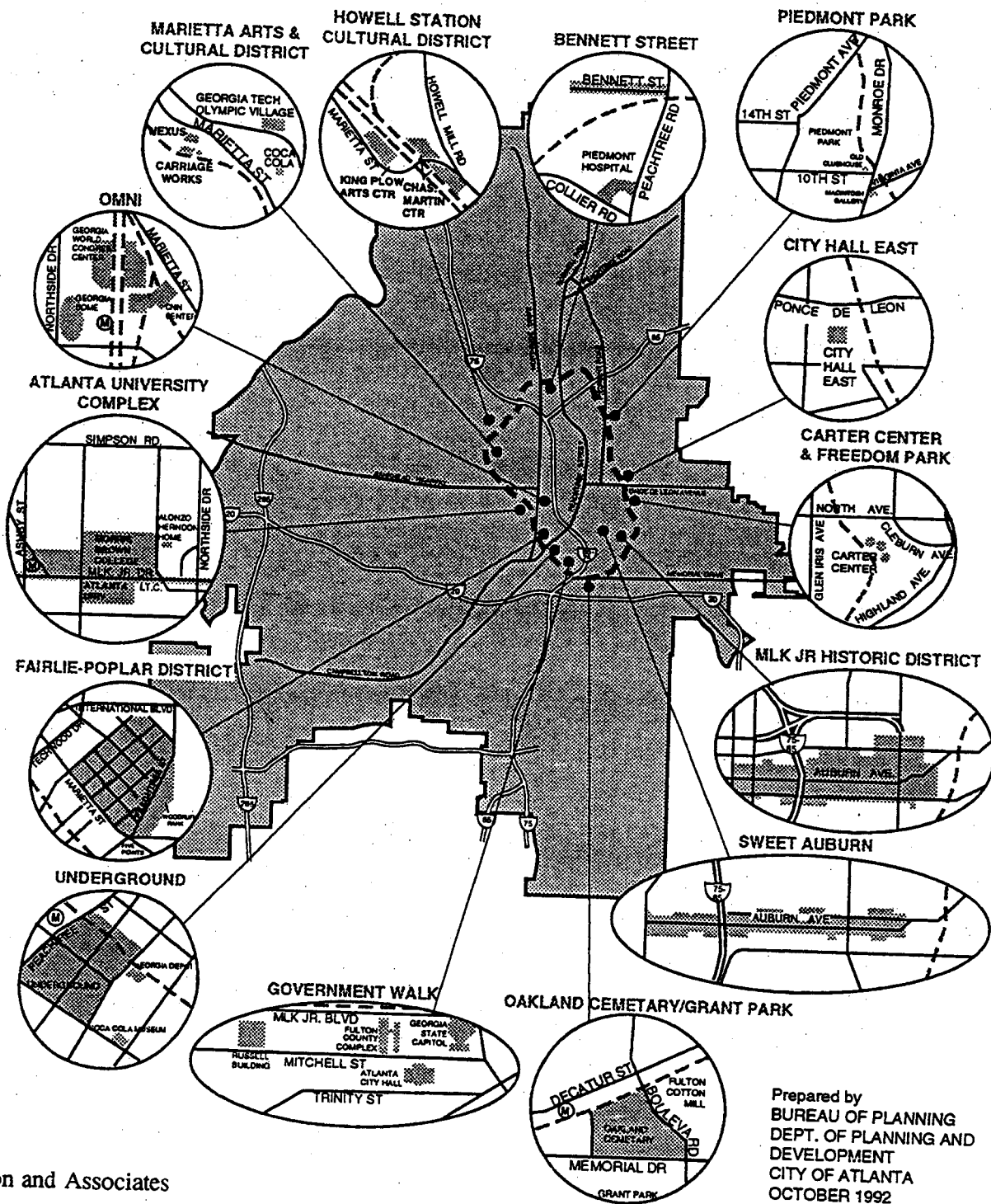
### *Description*

The greenway described above would generally follow the route of the rail lines around Downtown and Midtown and include Nexus Arts Center, King Plow Arts Center, Underground Atlanta, Cabbagetown, Martin Luther King, Jr. National Historic Site, and the Carter Presidential Center. Freedom Park, Piedmont Park and Howell Mill Water Works will be major open space and special event nodes along the way. The greenway trails that make up the cultural ring include the Piedmont and the Art District greenways. Intersecting greenways include the Freedom Trail, North Atlanta Trail and Fort Peachtree Trail. These greenway trails would provide access between neighborhoods, schools, workplaces, parks and all the historic and cultural facilities surrounding the corridor.

Phase II of the Cultural Ring will include the abandoned CSX rail corridor from Washington Park South to I-75/85 and the currently active corridor from I-75/85 North to I-20. This phase will connect historic Washington Park, the West End neighborhood, Atlanta Metropolitan College, Grant Park and Zoo Atlanta. It will also connect with the Westline Trail from Downtown to the Hightower Station; the Airport Trail, along Lee Street; and the Southtowne Trail, which connects Atlanta Metropolitan College, Lakewood Fairground, Southbend Park, Brownmille Golf Course and Southside Softball Complex.

Special Event Sites

Figure 8  
Atlanta's Cultural Ring



Prepared by  
BUREAU OF PLANNING  
DEPT. OF PLANNING AND  
DEVELOPMENT  
CITY OF ATLANTA  
OCTOBER 1992

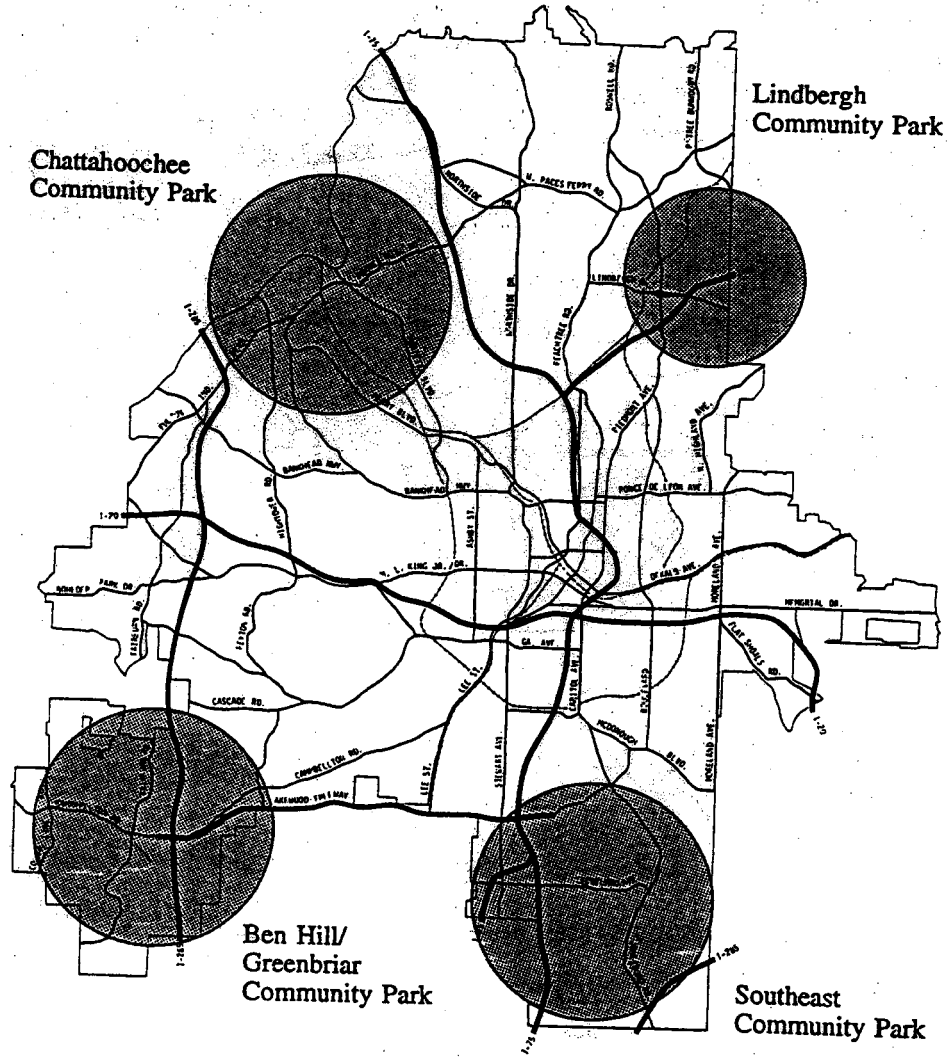
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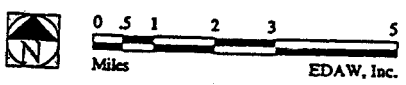
# COMMUNITY PARKS

Four new parks are proposed in each of the four areas of the City that have been identified as the most deficient in park space (Figure 9). Communities to be served by these parks would participate in the parks' design at all phases of the process, thereby ensuring that the special needs of each community are met. Typical facilities developed may include pedestrian/bicycle paths, picnic areas, pavilions for family and community events, tot lots, free-play open space, parking areas, outdoor ball courts for basketball, tennis, and volleyball, and, where needed, community centers. All parks would be linked to the greenway trail system, thereby providing optimum pedestrian and bicycle access from the community. These four parks are described below.

Figure 9  
Proposed Community  
Parks Service Areas



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## Community Parks

### ***Ben Hill/Greenbriar Community Park***

*Neighborhoods* Neighborhoods which would directly benefit by the proposed park include Mt. Gilead Woods, Briarglen, Meadowbrook Forest, Campground/Rux Road, Melwood, Rue Royal, Ben Hill Pines, Ben Hill Forest, Brentwood, Deerwood, Ben Hill, Ben Hill Acres, Heritage Valley, and Greenbriar.

*Description* Wherever the ultimate location of the park, it should be connected to the open spaces system via the Hampton Trail. Types of facilities to be developed would include Greenbriar Gymnasium, ballfields, tennis courts, jogging paths, picnic areas, tot lots, and free-play open space.

*Special Needs* Architectural drawings have been completed for a new gymnasium at Ben Hill/Greenbriar. However, at 11 acres, that existing park site is too small to accommodate other community park needs, such as free-play open space, picnic areas, and sites for neighborhood special events. The proposed Ben Hill/Greenbriar Community Park should be centrally located and be easily accessible to neighborhood residents.

### ***Southeast Community Park***

*Neighborhoods* Neighborhoods that should be served by the proposed park include Polar Rock, Lakewood, Orchard Knob, Swallow/Circle Baywood, Rosedale Heights, Glenrose Heights, George High, Leila Valley and Rebel Valley.

*Description* The park should be developed as a traditional park environment with free-play open space, picnic areas, pavilions for family or neighborhood events, unlighted tennis and outdoor basketball courts, landscaped pedestrian paths and jogging trails.

*Special Needs* Presently there are no free-play open spaces for pick-up ball games, family outings or neighborhood special events. All parklands (e.g., Cleveland Park, Browns Mill Golf Course, and Southeast Community Center) are completely developed with facilities. The purpose of this park is to supplement the currently inadequate community open space.

### ***Whittier Mill Community Park***

*Neighborhoods* Neighborhoods that would be served include Whittier Village, Riverside, Bolton Hill, Lincoln Homes, Scotts Crossing, Watts Road and Monroe Heights.

## Community Parks

*Description* It is recommended that this site be adjacent to the proposed Chattahoochee River Regional Park. Most of the vacant land in this area is zoned industrial, although much of it lies in the 100-year floodplain and, as such, cannot be developed. The Whittier Mill Community Center could be located on the developable land. Other facilities could include ballfields, ball courts, picnic areas, bike/jog paths, and pavilions for family or neighborhood special events.

*Special Needs* These neighborhoods currently have no community park or community center and no ballfields or space for special events. This area is separated from the rest of the City by railroads and industrial development and, more than any other area, has been consistently overlooked when planning for parks and open space.

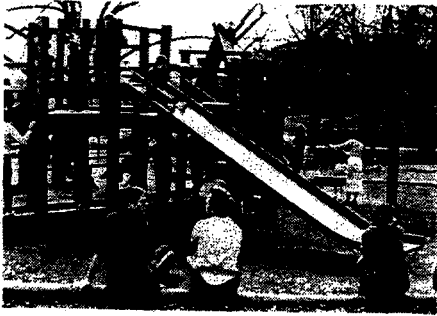
**Lindbergh Community Park** The Buckhead Study, currently underway, will address the need for a park in this area.

*Neighborhoods* The neighborhoods currently underserved in this community include Lindbergh, Morosgo, Lenox Road and Peachtree Park, all of which surround the Lindbergh MARTA rail station in NPU-B.

*Description* A traditional park environment is proposed that could include free-play open space, picnic areas, pavilions for family or neighborhood events, bike/jog paths and ball courts. Acquisition and preservation of open space is the prime consideration.

*Special Needs* These neighborhoods have the lowest ratio of park open space per 1,000 people in Atlanta. They also include NPU-B's lowest income neighborhood (the apartments south of the Lindbergh MARTA station), which has no park or community center.

## NEIGHBORHOOD PARKS



When neighborhood parks are not centrally located or do not have homes facing on all sides, they can create, security and accessibility problems. An objective of this *Parks, Open Space and Greenways Plan* is to create neighborhood parks that increase opportunities for residents to interact with their neighbors, thereby strengthening neighborhood unity. To meet this objective, some neighborhood parks need the addition of neighborhood events facilities, others need to be redesigned, and still others need to be relocated to more central, visible sites.

### ***Neighborhood Park Assessment***

Each neighborhood park needs to be assessed in terms of park safety, neighborhood use, social unity, neighborhood identity, and compatibility with the social and physical character of the community. As described below, some parks are well on the way to having their individual problem solved. Many others, however, need assistance. This plan recommends a study of each neighborhood park to assess its value to the neighborhood and to determine improvements or relocations needed to strengthen neighborhood participation and social interaction in the park.

### ***Neighborhood Special Events Facilities***

A gazebo or picnic pavilion should be included in most neighborhood parks. One of the more important activities in neighborhood parks are small special events, such as neighborhood picnics, family reunions, birthday parties, weddings and retirement celebrations. Facilities, such as gazebos and small pavilions, encourage these types of activities. Currently, residents often have to go outside their neighborhood to find facilities for such an event. There are three current examples of actions underway in Olympic neighborhoods, which might achieve this purpose. These are described below.

### ***Summerhill Neighborhood Parks***

Summerhill residents currently have plans to relocate Phoenix Park III and a portion of Phoenix Park II. The new parks will be more centrally located to better serve the community. The former park sites are recommended to become new residential developments. This successful effort at assessing existing parks and planning new parks serves as an example of how a neighborhood can trade dysfunctional parks for a newly designed park that strengthens the neighborhood.

### ***Techwood Park***

Techwood Park residents have similarly assessed their existing park and made plans for its improvement. Their plan includes improving security, accessibility and neighborhood identity around Techwood Park by surrounding it with neighborhood streets enhanced by new development. Additionally, a linear park, or greenway, is proposed to link Techwood Park with Downtown and the Omni/World Congress Center.

## Neighborhood Parks

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***Vine City Park*** Vine City Park is located south of the Vine City MARTA rail station at the corner of Northside Drive and Martin Luther King, Jr. Drive. This park would serve as an entrance into the Vine City neighborhood and as a site for neighborhood activities and special events. Other neighborhood parks may be identified as part of the Vine City Master Plan, currently underway.

***Other Olympic Neighborhood Parks*** Master plans are currently underway for the Mechanicsville and Vine City neighborhoods. These include both new neighborhood commercial area parks and residential parks. Proposed parks should be included in later updates of the *Parks, Open Space and Greenways Plan*.

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## HISTORIC SITES

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*The Margaret Mitchell House*

Atlanta has had an unfortunate history of often looking to the future without adequately considering its past. The quality of the City's future life, however, depends in large measure on its ability to preserve and protect the City's historic treasures. Among these historic treasures are such parks as Washington Park, Piedmont Park, Grant Park and the Druid Hills Parkway (designed by the Olmsted firm); such corridors as the East Side Trolley corridor and Marietta Street and other post-Civil War railroad corridors; buildings such as the apartment building where Margaret Mitchell wrote *Gone With the Wind*; and other such sites as Civil War battlefields and Cherokee Indian sites.

### ***Historic Sites Inventory***

The Atlanta Urban Design Commission (AUDC) has published "Atlanta's Lasting Landmarks," the City's inventory of architecturally significant buildings, sites and districts. This inventory should be expanded to include sites of important historical events, such as the Civil Rights Movement and for archeological resources, such as Civil War trenches, Indian sites and remnants of the City's industrial and rural past.

### ***Park Master Plans***

All park master plans should include the preservation, enhancement, maintenance and management of historic sites and features. Archaeological surveys need to be conducted wherever a potential archaeological site is identified. Surveys should identify architectural features and important landscape features, such as original gardens or historic specimen trees. Potential education programs should also be identified.

### ***Management Plans***

Management plans should be included as part of all master plan development.

### ***Cascade Springs Nature Preserve***

Examples of activities underway which should be applied elsewhere are as follows: The Department of Parks and Recreation has completed a historic resource survey of the Cascade Springs Nature Preserve and is currently developing a master plan that will include preservation of historic areas. Educational walks and programs, if undertaken as part of the master plan would make this one of Atlanta's finest untapped educational resources. Funding for implementation of the master plan has not been fully identified.

### ***Archaeological Sites***

Several other City parks contain archeological sites, such as Civil War trenches, that should be added to the City's historic and educational assets through a preservation and enhancement plan. Such sites should be protected from artifact hunters, who destroy the integrity of the sites.

### ***Margaret Mitchell House Park***

Margaret Mitchell wrote *Gone With the Wind* in an apartment building that she called "the Dump," Located at the southwest corner of Tenth Street and Peachtree Street, it currently is shrouded in plastic to protect it from future

## Historic Sites

deterioration. The City should support the efforts of a private group dedicated to preserving the site.

**Druid Hills Parkway** The City of Atlanta, DeKalb County and the Olmsted Society have agreed to share the cost of developing a rehabilitation plan for the Druid Hills Parkway. Located on Ponce de Leon Avenue, this chain of parks was designed by Frederick Law Olmsted, the preeminent landscape architect of this country, and is considered his finest legacy in the City.

**Piedmont Park Master Plan** A Master Plan for the design of Piedmont Park will begin in February 1994 by the City of Atlanta in cooperation with the Piedmont Park Conservancy and the adjacent neighborhoods. The Master Plan will include preservation, restoration and recreation of the elements of the Frederick Law Olmsted and Olmsted Brothers' plan for Piedmont Park and the design elements of the Cotton States Exposition of 1895.

**Grant Park Restoration** Olmsted also created the original design for Grant Park. A Master Plan is proposed to be designed which will restore the park according to Olmsted's plans, while taking into account facilities that have developed subsequently.

**Historic Rail Corridors** Historic rail corridors, such as the East Side Trolley Greenway Trail and the Circle Line rail corridors around the central area should be developed as historic greenways. Remnants of abandoned rail corridors should be preserved and their former transportation function memorialized by a greenway trail.

**Historic Festivals** Just as the annual Auburn Avenue Festival highlights the Martin Luther King, Jr. National Historic Site and historic Auburn Avenue, other communities can utilize their historic sites to highlight the history of their neighborhoods.

**Promotion and Education** More tourists visit the Martin Luther King, Jr. National Historic Site than any other site in Atlanta. Similar attendance might be expected if Atlanta had a Margaret Mitchell House park, or a series of Atlanta Campaign sites, so that visitors could trace the battles of the Civil War. These historic features should be preserved and promoted to attract tourists. Educational programs could be developed with the Atlanta Public Schools to heighten awareness and knowledge of local history among school children and local residents.

**Martin Luther King, Jr.  
National Historic Site** The National Park Service (NPS) is currently developing a Master Plan for the expansion and improvement of the Martin Luther King, Jr. National Historic Site. The plan includes a new visitors' center, a large parking area near the entrance to Freedom Park and a new community recreation center. An important component of the plan is to link the district both physically and functionally with Freedom Park, thereby creating a continuous public park.

## Historic Sites

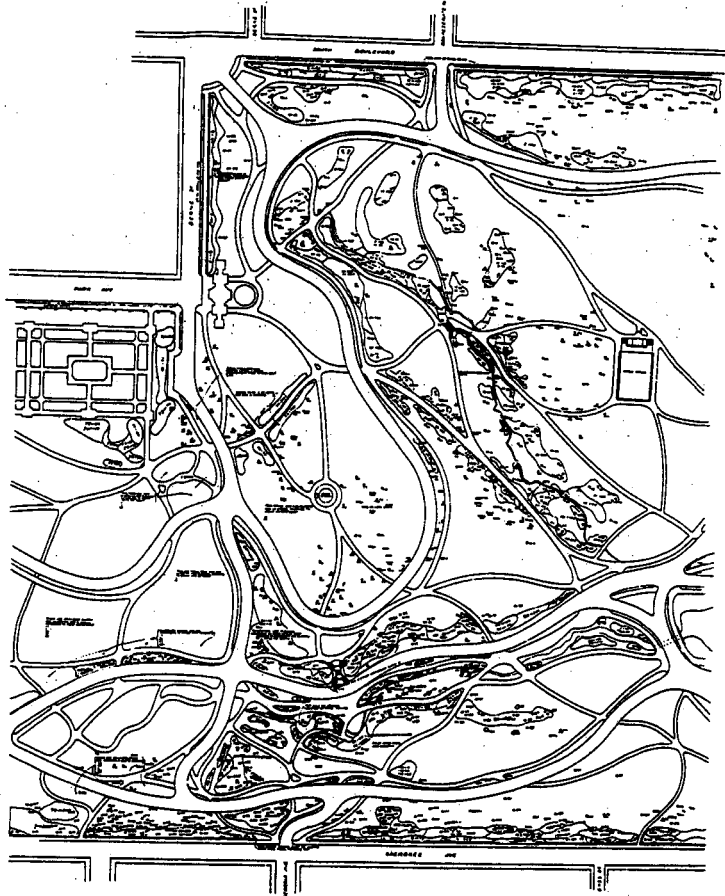
### ***Civil War Battlefield in Freedom Park***

Though the Battle of Atlanta is historically one of the most important and well known battles of the Civil War, Atlanta currently has no designated battlefield site. A proposal for Copen Hill, the site of the final battle of Atlanta, will be incorporated into the Freedom Park Master Plan, which is currently underway.

### ***Proposed National Park***

The City is proposing that the excess Georgia Department of Transportation property surrounding Freedom Parkway west of Moreland Avenue be designated a National Park. Freedom National Park will include the Carter Presidential Center and the Civil War battlefield at Copenhill and will link with the Martin Luther King, Jr. National Historic Site, as described above.

*A portion of the master plan for Grant Park, designed by the sons of Frederick Law Olmsted in 1910.*



National Park Service



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## FACILITIES

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Atlanta has long had a serious shortage of public open space and centralized community parks. Millions of dollars are programmed for the development of pools and gymnasiums and none for the acquisition of open space. New facilities have been built on existing parkland, and such actions have further reduced the open space. While needs are now dire for some facilities adequate parkland should be acquired specifically for these needs.

**Open Space Preservation** Appropriate facilities planning can maximize the City's investment and minimize programming and maintenance problems. New facilities should be constructed on appropriate, adequately sized sites acquired for that purpose rather than on existing parkland. This *Parks, Open Space and Greenways Plan* proposes the acquisition of several new sites for development of community facilities.

**Community Centers** Four areas of the City have been identified as being especially in great need of community centers: the Browns Mill Road/Cleveland Avenue area near Browns Mill Golf Course in southeast Atlanta; the Greenbriar Mall area, particularly west of I-285; the high-density residential areas around Sidney Marcus Boulevard, Lindbergh Drive and Lenox Road; and the area between the Chattahoochee River and Crest Lawn Cemetery.

**Southeast Recreation Center** The first priority is the development of a community center for the Cleveland Avenue/Browns Mill Road area. The Southeast Recreation Center site was acquired specifically for this purpose and architectural drawings for the facility are complete.

**Ben Hill/Greenbriar Gym** The second priority is the Greenbriar Mall area. The existing Ben Hill/Greenbriar Gym serves the largest population of any gym in the City, but the building is dilapidated and needs to be replaced. A new Community Park is proposed for the area. Other appropriate facilities for the new community park would include ball courts, a ballfield and picnic pavilion.

**Lindbergh Community Center** The Buckhead Study, sponsored by the Buckhead Coalition, is currently being prepared. It will address, options for locating a Community Park in this area.

**Whittier Village Community Center** A community park is proposed on the old Whittier Mill site, adjacent to Whittier Village. Appropriate facilities for this site include ballfields, ball courts, a picnic pavilion and a community center.

**Pools Master Plan** One-third of the neighborhoods in Atlanta are served by two or more pools, while half of all the City's neighborhoods have no convenient pool services. Except for indoor pools (natatoriums), no City pools are used to capacity. Outdoor pools are by far the most costly recreational facility to maintain and

## Facilities

serve relatively few people. They must be capitalized and maintained year-round, but are used only 8 weeks of the year.

A consultant should be contracted to conduct an analysis of pool costs, expected pool life, service populations, and management efficiency in order to establish a master plan for pool development. This may include jointly developing natatoriums with the Atlanta Public Schools and also not replacing older pools in communities that are served by more than one pool.

### *Neighborhood Facilities*

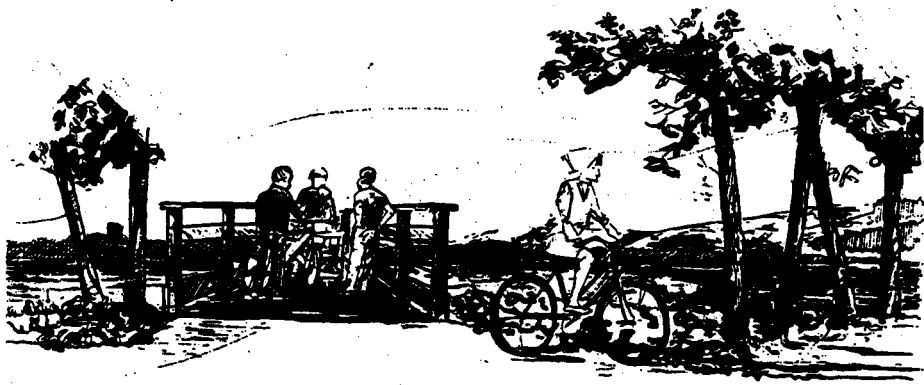
Neighborhood parks that meet park planning criteria should be provided with gazebos or picnic pavilions for small family and neighborhood events. In addition, new park plans should include facilities that will best serve the neighborhood.

### *Atlanta Public School Facilities*

Taxpayer dollars could better utilized if Atlanta Public School recreation facilities were shared by the City and the community. New recreational facilities should, whenever possible, be jointly developed with the Atlanta Public Schools. In addition, many existing public school facilities should be open after school hours, on weekends, and during the summer for use by residents of the community.

### *Greenway Trails*

A common component of all public open space will be pedestrian/bicycle trails, which would provide a recreation and transportation link to all parks and facilities. These trails will be the City's best investment in recreational facilities because they will serve all populations, age groups and communities and are relatively low in both development and maintenance costs. While only approximately 5 percent of a community utilizes major facilities such as gymnasiums and pools, greenway trails are used by more than half of residents of surrounding communities.



Roy Ashley and Associates/PATH

## NATURAL RESOURCES

Stormwater damage and water pollution problems evident in City parks are symptomatic of larger, City-wide environmental problems. The solutions to these problems lie both in improving the management of parkland and in addressing the City-wide environmental issues that are damaging the parks.

### *Parkland Management*

#### *Floodplain and Wetland Development Criteria*

Design criteria should be developed for recreational facilities in natural resource areas in order to protect and preserve the resource. This should include restricting development of floodplains to pathways, picnic areas, ballfields, golf courses and other appropriate recreational elements. Wetlands should be used only for trails, boardwalks, informational signage and other recreational and educational elements.

#### *Stormwater Control Plan*

A Stormwater Control Plan for each park should be developed that eliminates flooding and erosion. It should also serve for proper maintenance and for management of stormwater problems.

#### *Stream Bank Stabilization Program*

A Stream Bank Stabilization Plan should also be developed for all parkland streams to prevent erosion of stream banks.

#### *Park Forestry Plan*

A Forestry Plan for all public lands should provide for the reforestation, protection and maintenance of all trees in public parks.

#### *Grey Water Irrigation*

The City should investigate the use of treated wastewater, called grey water, to irrigate recreational facilities such as ballfields and golf courses. This would reduce costs irrigation while reducing the costs of water treatment.

#### *Parking Areas*

New parking areas in parks and public lands should be of permeable material and designed to capture and filter the stormwater runoff.

### *Environmental Legislation*

#### *On-site Stormwater Management*

Amend current regulations for on-site stormwater management in all new developments to require analysis of the impact of each development on the basin and to determine the optimal storm water management for that site. The analysis should include extending all hydrologic/hydraulic engineering studies downstream from proposed facilities to the point where the proposed development represents less than ten percent of the total watershed.

#### *Streamcourse Alteration*

The City should adopt regulations that prevent alterations of the natural alignment of streams to prevent increased erosion and flooding downstream.

## Natural Resources

*Parking Lots in Floodplains* The City should adopt regulations that prohibit development of paved surfaces which are wider than 24 feet in floodplains, thus protecting floodplains' natural water retention and flood control functions.

*Conservation Easements* The City should adopt legislation that would provide a mechanism for establishing conservation easements for floodplains, wetlands, forests, wildlife habitats, and riparian corridors. Such measures would encourage private participation in the establishment of conservation greenways.

*Alteration of Floodplains* Development standards need to be revised to prevent the alteration of the size or shape of natural floodplains, thus eliminating man-made substitutes that do not adequately perform the functions of natural floodplains. The City's Tree Ordinance should be strengthened to ensure no net loss of trees due to development.

*Tree Ordinance* The Tree Ordinance should be strengthened to ensure no net loss of trees.

### *City-wide Management*

*Tree Ordinance* Adequate staff should be provided to ensure compliance with the ordinance.

*Environmental Planning Division* An Environmental Planning Section has recently been established in the Bureau of Planning to identify environmental issues and coordinate with City departments to develop and implement plans that achieve environmental goals. Responsibilities of this new section would include the following:

- Establish priorities and policies for addressing environmental issues.
- Establish environmental review criteria to be addressed in the review and assessment of environmental impacts for all City projects.

*Northwest Nature Preserve* A nature preserve site should be acquired near NPU-D, in northwest Atlanta, adjacent to or near the Chattahoochee River. There are several sites that would be suitable for this preserve. The northside and westside areas of the City are the only areas that do not have nature preserves at this time.

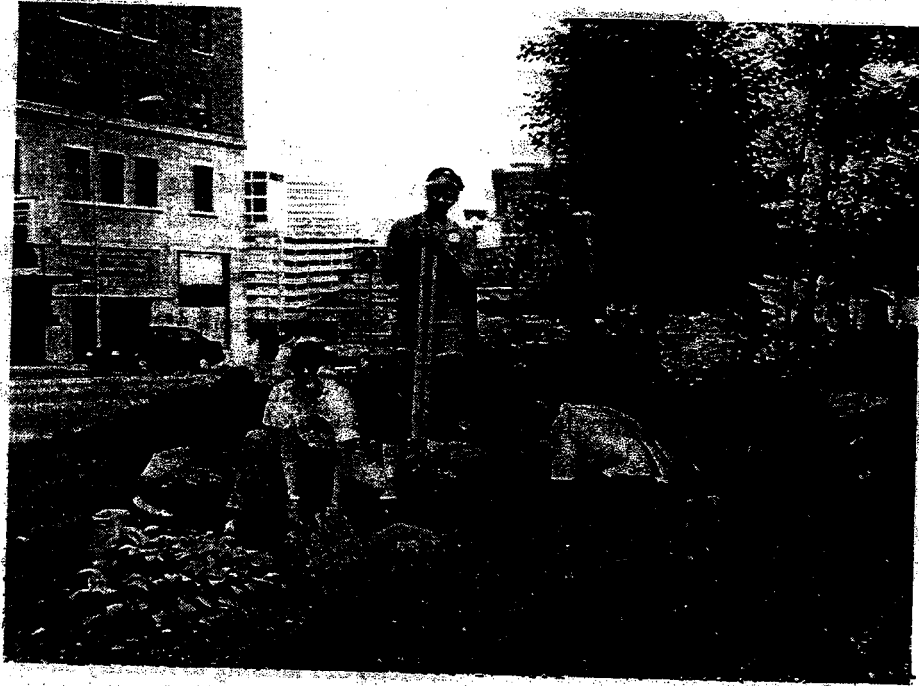
*Coordination with Metropolitan Area Agencies* The City should coordinate with Federal Emergency Management Agency (FEMA), Corps of Engineers, other Federal and State agencies and the Atlanta Regional Commission (ARC) to establish metropolitan watershed management policies.

### *Citizen Involvement*

*Neighborhood Stream Monitoring* Expand existing programs for citizen participation including the volunteer stream water monitoring program.

*Citizen Reports of Pollution Violations* Develop City-wide standard protocols for documenting and responding to public reports of improper pollution sources.

# ACTION PROGRAM



*There is a need to build a city which will raise the quality and productivity of the lives of all citizens.*

Leon S. Eplan, Commissioner  
Planning and Development

## **ACTION PROGRAM**

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**Introduction** The Action Program, illustrated in the Action Program Matrix, is intended to be a road map for achieving the goals of this plan. Funding and maintenance of the open space and greenway recommendations were the most important issues identified in the 1991 Parks Congress. These issues, along with security, open space, facilities and environmental quality, are addressed through the Action Program.

**Recommendations** The first stage of the Action Program identifies the one-to-five-year projects, cost and funding sources. The second stage identifies the five-to-fifteen year projects, costs and funding sources. The Management Program, which follows the Action Program, identifies the equipment, staffing and funding needed to adequately maintain existing park land and facilities. It also identifies the equipment, staffing and funding that will be needed to maintain the proposed new open space and facilities.

**Funding Sources** Atlanta's park and open space needs are considerable and no single approach would be practical or adequate. Rather, funding of the Action Program is recommended to be accomplished through a combination of a proposed actions. These include a City-wide parks referendum; an increased Park Improvement (PI) fund millage; active solicitation of various grants from Federal agencies, foundations, and corporations; park impact fees; and an increase in the GO Bonds that the City is allowed to issue without referendum. The Management Program which includes staffing and equipment, is proposed to be funded through the General Fund.

**Policies** All recommendations follow the policies previously set forth in this document. For example, a program of continuous open space acquisition is the foremost capital project priority. Maintenance of existing facilities has priority above all new facility development. Siting and design of all parks and facilities follow the park design guidelines found in the appendix.

**Annual Update** The Action Program projects that have the highest priority are recommended for funding by sources that are most assured of being available. If targeted funding sources are not forthcoming, other sources should be reassigned as part of the annual plan update. For example, if a funding source is not available for a priority project, then other funding sources may be reassigned to it. Likewise, if all recommended funding sources are achieved within the first five years, then the second-stage Action Program projects could be moved forward into the first five years. The Action Program road map may be revised if a better route towards implementing priority projects becomes evident.

**Challenge** This plan's greatest challenge to the citizens of Atlanta and the public officials who represent them will be to ensure that all identified funding sources are made available. State legislation will be required in order to increase the annual GO Bonds that the City is allowed to issue without referendum and to increase the PI fund millage. In addition, a referendum for parks will have to be passed in a general election. The success of these proposed actions is dependent on public support of parks and open space as a necessary element of urban life. Historically, parks funds have not been adequately provided. The challenge is to reverse this trend.

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## CRITERIA FOR SETTING PRIORITIES

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**Primary Criteria** The Mayor's Green Ribbon Committee established two planning criteria early in the planning process that became the primary criteria for determining Action Program priorities.

- *Equals or surpasses the National Recreation and Park Association standard of 10.5 acres of core parkland per 1,000 people by the year 2000.*
- *Uses parkland only for park related activities, and give preference to open space preservation.*

These primary criteria address Atlanta's shortage of park open space, which was identified as the most important of all open space issues. Other criteria for prioritization of projects in the Action Program are based on the policies and objectives of the plan, current Department of Parks and Recreation policies, and preparation for the 1996 Summer Olympic Games. The list of secondary and tertiary criteria address those elements.

**Secondary Criteria** Secondary criteria are as follows:

- *Meets City goals as stated in the Comprehensive Development Plan*
- *Meets park design guidelines listed in the Appendix*
- *Promotes greenway linkage*
- *Serves areas that are currently underserved*
- *Has community participation and support*
- *Completes projects currently underway*
- *Maintains existing City investments*
- *Funds have been identified for implementation before 1998.*

**Tertiary Criteria** Tertiary criteria are as follows:

- *Can be accomplished immediately with little funds or staff time*
- *Is an Olympic-related project that is also an Parks, Open Space and Greenways Plan project*
- *Requires little or no increase in parks maintenance responsibilities.*
- *Is a State-mandated project.*

Programs and projects that meet the primary criteria and all, or most, of the other criteria are included in the first-stage program. Other projects are part of a second-stage program. Projects that did not meet any of these criteria were not included in the Action Program.



## **FIRST-STAGE PROGRAM**

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The first-stage program has a five-year implementation schedule. Activities in the schedule include policy actions, legislation adoption, program development and project implementation. Each activity is the responsibility of a specific implementing agency (see Action Program - First Stage, Figure 10).

***Policy Actions*** All policy actions are included in the first-stage program because policy actions will guide the implementation of all programs and projects and require no immediate expenditure or staff time.

***Legislation Adoption*** Proposed legislation is also included in the first-stage program. Legislation is often critical to implementing policies, projects and programs. Also, the development and adoption of legislation generally is relatively low in cost.

***Program Development*** Program development includes recreational programs, educational programs and special event programs. These are included in both the first-stage and second-stage implementation schedule.

***Project Implementation*** Projects that add substantial acreage to Atlanta's core parkland are given first consideration. Proposed projects include regional parks, such as Freedom Park and the Chattahoochee River Park; special events parks, such as the Stadium Olympic Park and Lakewood Special Events Park; community parks, such as the Ben Hill/Greenbriar Park and the Southeast Community Park; neighborhood parks, such as those in the Olympic neighborhood plans; greenway trails, such as the Freedom Trail; and downtown garden parks. Projects that encourage the use of these parks are also included in the first-stage program schedule. These include identifying historic sites and events within all parks and greenways, developing a City-wide forest management plan, and beginning the construction of the Southeast Community Park and the Ben Hill/ Greenbriar Community Center. All projects are described in the Project Recommendations chapter of this document.

***Funding and Resources*** Increasing citizen awareness of the benefits of open space, including an enhanced quality of life, and increased economic investment in tourism, has resulted in increased private funding options. Conservation easements and land donations are attractive methods for the acquisition of greenways. Awareness of the role of open space is particularly evident in the Olympic development plans. The Corporation for Olympic Development in Atlanta (CODA) is considering a number of park projects for funding. Private foundations and corporations are also considering the funding of Olympic-related park projects.

## First-Stage Program

Other examples of new funding opportunities include Georgia DOT, which is funding open space projects in its expenditures for transportation enhancement. Recent adoption of park Impact Fee Legislation has created a new funding source for DPR. The role of open space in protecting the natural environment has also increased funding options, such as FEMA, EPA and Corps of Engineers grants. For example, wetland protection, air quality enhancement and storm water management are dependent in whole or part on increasing and enhancing open space. Additionally, the documentation and planning of heritage greenway corridors will qualify for historic preservation grants.

Each program and project recommendation identifies varied funding sources. Familiar sources such as Federal Community Development Block Grants (CDBG) and Land and Water Conservation Fund (LWCF) grants, the Park Improvement (PI) Fund and to a limited extent, the City's General Fund are also included.

**Parks Alliance** The Mayor's Green Ribbon Committee has made two recommendations for the management of the implementation of the *Parks, Open Space and Greenways Plan*.

- *Establish a private, non-profit organization, to be called the Parks Alliance (PAL), which will oversee the procurement and expenditure of private funding for the implementation of Atlanta's Parks, Open Space and Greenways Plan, and which will establish a parks endowment, including a maintenance endowment.*
- *The Parks, Open Space and Greenways Plan should guide the City's and PAL's support of development of both park open space and recreational facilities.*

The purpose of PAL is to ensure that projects are implemented according to the policies, goals and priorities set forth in this plan and to protect this plan against proposals that do not support the goals of this plan. The primary responsibility of PAL is to raise and manage funds from private donations. PAL will also establish a park endowment fund and create a maintenance set-aside fund that is proportionate to the budget for parks.

**Board Members** The Green Ribbon Committee has recommended that PAL consist of approximately 15 board members, all City neighborhood residents. Board members would represent a wide range of interests, as follows: the Commissioner of Parks and Recreation; the Commissioner of Planning and Development, the Chair of the Human Resources Committee of City Council; four members from rotating business associations; one member appointed by the Atlanta Planning Advisory Board; one member from local foundations; one professional member appointed by the Atlanta Chapter of the American Society of Landscape Architects; and five additional members elected by the PAL board members. An advisory committee may also be appointed by the

## First-Stage Program

board. The membership would be selected to represent all geographic areas of the City.

*Annual CDP Update* Each year, the PAL will make recommendations to the Department of Planning and Development for updating the Parks and Recreation section of the City's Comprehensive Development Plan (CDP). These recommendations will be based on the status of the implementation process, described above, and on any new issues or opportunities which may arise which are not addressed in this plan. The update will then be reviewed by the public as part of the annual CDP review process. This annual review will keep the plan up-to-date and ensure accountability.

*Management Program* PAL will advocate adoption of the DPR Management Program by the City Council and will monitor and report on its effectiveness. DPR will benefit from this relationship by having an objective assessment based on the policies and goal of this plan.

*Improvements to the Planning Process* Improvements to the open space planning process include monitoring the implementation process, annually reviewing issues, goals and projects and launching the second-stage program through a 1998 update (Action Program - Second Stage).

*Monitoring of the Implementation Process* This plan makes sweeping changes in former park planning policies. The changes include putting priority on open space acquisition rather than facility development, on creating a greenway system that links parks and public spaces, and on acquiring only those park sites that meet park planning criteria. These planning policies will dramatically change the way park funds are currently being spent. Such changes will require a new approach by the Bureau of Parks. Facilities may need to be replaced by newer, better located facilities or phased out all together. Instead of reacting to specific maintenance problems or politically oriented projects, projects will be monitored for consistency with planning policies and goals and with priorities set forth in this plan.

Monitoring of park project implementation will be performed by several organizations.

- The Bureau of Parks will be responsible for monitoring its implementation process as part of its Design Office meetings.
- The Bureau of Planning will continue to monitor project implementation by participating in reviewing the minutes of the Design Office meetings.
- The Atlanta Urban Design Commission will continue to evaluate the design of new park projects. Park design criteria will guide their evaluations.
- APAB's Parks Committee will report on the status of capital projects at their meetings.

## First-Stage Program

- PAL will be responsible for monitoring and assisting project implementation. PAL could recommend funding sources and implementation strategies to the Department of Parks and Recreation and the Department of Planning and Development for inclusion in the CDP.

### *Annual Review of Issues, Goals and Projects*

The planning issues and goals, and the open space and greenways projects would be reviewed annually as part of the *Comprehensive Development Plan (CDP)* process, as set forth in the City Charter. The *CDP* establishes a 1-, 5-, and 15-year implementation schedule for all City departments. The first-stage Action Program would be adopted by City Council as the 5-year program for parks. In addition, each project and funding requirement will become a part of the *Capital Improvement Program (CIP)*, also adopted by the City Council. The Bureau of Planning is responsible for updating the *CDP* annually.



*Mayor Maynard Jackson meets with members of the Green Ribbon Committee.*

# First-Stage Program

Figure 10  
Action Program - First Stage  
(to be completed by 1998)

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>1) OPEN SPACE</b>						
<b>Policy Actions</b>						
Make the acquisition and protection of public open space a number one priority					adopt 1993	DPD/DPR
Protect and enhance the undeveloped floodplain along the Chattahoochee River					adopt 1993	DPD/AEDC/DPW/Fulton Co.
Use Olmstedian park planning principles in the development of Freedom Park					adopt 1993	DPD/DPR
Provide public parks and plazas in commercial areas					adopt 1993	DPD/DPR
Protect existing parks from overuse due to special events					adopt 1993	DPD/DPR
Commemorate the Olympics with the development of a Centennial Park					adopt 1993	DPD Special Events Office
Acquire community parks in areas that are underserved					adopt 1993	CODA/DPD/DPR
Expand the size of existing parks to meet park planning guidelines					adopt 1993	DPD/DPR
Protect existing open space; when new facilities are developed, acquire additional parkland for that purpose					adopt 1993	DPD/DPR
Ensure that each new park meets park planning guidelines					adopt 1993	DPD/DPR

CODA - Corp. for Olympic Development in Atlanta  
 DPD - Department of Planning and Development  
 DNR - Department of Natural Resources, State of Georgia  
 DPR - Dept. of Parks and Recreation  
 DPW - Dept. of Public Works  
 OER - Office of Energy Resources

# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency	
	Total	Fed.	State	Local			
<b>Projects</b>				Private			
Freedom Park	21,525	20,000			1,525	1994	BOP/DPR Parkway and East/West Trail under construction by D.O.T.
- Parkway and parkway trails development							
- Master plans for parks	65	25			65	1993	BOP/DPR
- East of Moreland/West of Moreland							
- MLK Jr. Historic District expansion	25					1993	NPS
- Development							
- East of Moreland	1,000					1994	
- West of Moreland	1,500	1,500		1,000		1995	
- MLK Jr. Historic District expansion	6,250	6,250				1995	NPS - proposed as a National Park; includes new community center
Piedmont Park Expansion	3,500	2,000		500		1995	Bureau of Pollution Control
Greenway Trails (PATH)							PATH/DPR/BOP
- Lionel Hampton (Phase I) - Cascade Road-Hightower MARTA station	446	150		30		1992	1. Costs include maintenance endowment.
- Freedom - Hightower MARTA station-Fernbank Museum	2,256	OER			266	1994	2. Costs do not include acquisition costs. Acquisition will primarily be through donations, easements or development on public lands.
- Atlanta-Stone Mountain - Georgia Tech-Stone Mountain Park	3,250	2,500			750	1995	
- East Side Trolley - Cabbagetown-Agnes Scott College	776	ISTEA				1996	
- Chattahoochee (Phase I) - Fulton County Airport-Fort Peachtree	2,160	30		30	716	1997	
- Piedmont - Freedom Park-Atlanta Memorial Park	1,830	DNR		160	2,000	1997	
- Southtowne - Atlanta Tech-Southside Park	1,812				1,830	1997	
- North Atlanta - Piedmont Trail-Perimeter Center	1,942				1,812	1998	
- Washington Park/West End Trail - Washington Park to Atlanta Metropolitan College	1,500				1,942	1997	

DPR - Dept. of Parks and Recreation  
 DPW - Dept. of Public Works  
 OER - Office of Energy Resources

CODA - Corp. for Olympic Development in Atlanta  
 DPD - Department of Planning and Development  
 DNR - Department of Natural Resources

BOP - Bureau of Planning  
 BITT - Bureau of Traffic and Transportation  
 \*Olympic Project

# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>Community Parks</b>						
- Ben Hill/Greenbriar Community Park	1,000				1995	DPR
- Acquisition	55					
- Design	55					
- Development	1,050		1,000		1995	See Facilities and Special Events for gym DPR
- South East Community Park						
- Acquisition						
- Design						
- Development						
- Whittier Mill Community Park	2,000		1,000	800	1995	See Facilities and Special Events for gym DPD DPD
- Acquisition	75					
- Design						
<b>Downtown Parks, Plazas, Streetscapes</b>						
- Georgia State MARTA Station to Omni MARTA Station Pedestrian Plaza	2,400		1,400		1995	DPR /BOP/CODA
- Civic Center MARTA Station to Civic Center Pedestrian Plaza	1,700				1994	BOP/CODA
- Woodruff Park to Underground Plaza	4,000		2,000		1994	DPR /BOP/CODA
- Garden Parks: Gateways, Public Arts Sites, Pocket Parks	7,000		1,000	1,000	1995	Woodruff Park to Underground DPR /BOP/CODA Various parks to be identified
- Margaret Mitchell Park at Peachtree & 10th Streets	14,000	2,000			1995	DPR /DPW/BOP/CAP/CODA Predesign phase completed
- Peachtree Street redesign	7,458	7,458			1995	DPR /DPW/BOP/CAP/CODA Predesign phase completed
- Auburn Avenue redesign	1,000		1,000		1995	DPR /DPW/BOP/CAP/CODA, "Phoenix Project"
- North Ave. MARTA Station /Ga. Tech Streetscape	1,400					DNR/Ga. World Congress Center
- Olympic Stadium Park	30,000		30,000			
- Centennial Park						
<b>Midtown Parks</b>						
- Gone With the Wind Park at Peachtree & 10th streets	3,000				1996	
- Garden Parks, Public Art Sites, Pocket Parks						
- Neighborhood Parks						
- Citywide acquisition, expansion and development						
- Summerhill Parks	20,000				1998	DPR (GOB)
- Techwood/Clark Howell	2,000	1,000	1,000			Private part of new development Techwood Park Inc., part of new devel.
- Vine City Park	3,000		1,000			DPR/BOP, Part of new development
- Mechanicsville Parks	5,000	2,500	2,500			DPR/BOP
	2,000	1,000	1,000			

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# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>2) FACILITIES AND SPECIAL EVENTS</b>						
<b>Policy Actions</b>						
Utilize adopted planning and design guidelines for development of all park facilities						DPR/BOP
Cluster major community recreational facilities such as gyms, pools, community centers and lighted ballfields in community parks						DPR/BOP
Develop community recreational facilities at high schools and middle schools, and recreational neighborhood facilities at elementary schools						DPR/BOP/Atl. Public Schools
Develop pedestrian/bike trails as part of all greenway development whenever possible						(See Greenway Trails under Open Space)
Make school recreational facilities available to the surrounding neighborhoods after school and during summer months			X			Atlanta Board of Education/DPR
Develop additional special events programs that strengthen neighborhoods and enhance Atlanta's tourist economy						Special Events Office (program sponsors absorb cost of event)
<b>Projects</b>						
<b>Neighborhood Park Facilities</b>						
- Assess neighborhood park facilities and develop master plans for individual parks					1994-1998	DPR
- Implement neighborhood special event facilities*		100		100	1995	(See Maintenance/Management Program for staff requirements) DPR; approx. 15 parks
<b>City-wide Special Events Study*</b>	300					
- Identify desirable special events and facility needs not currently within the city					1993	Special Events Office
- Develop an inventory of outdoor spaces suitable for hosting special events					1993	Special Events Office
- Develop a plan for adapting potential special events sites to fill the needs of all desirable events	70			70	1994	Special Events Office/CODA (consultant)
<b>Regional Special Events Park*</b>	50			50	1994	DPR/CODA
- Develop a plan to integrate Lakewood Park, South Bend Park, and adjacent Lakewood Stadium as a Regional Special Events Park						
- Implement the above plan	not available				1996	DPR/Special Events Office
<b>Develop the following Community Recreational Facilities:</b>						
- Southeast Neighborhood Gym/Natorium	5,000				1995	DPR
- Ben Hill Gym and Community Center	3,000				1995	DPR

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# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local Private		
<b>3) HISTORIC RESOURCES</b>						
<b>Policy Actions</b>						
Utilize the "Cultural Ring" railroad for excursion trains during historic, arts and cultural festivals					adopt 1993	Festivals Office (see Facilities and Special Events for description)
Include historic sites, Civil War sites, historic corridors such as abandoned railroad or trolley corridors, and sites of historic events in the City-wide Greenway Trails Plan (see Greenways)					adopt 1993	See Greenways
Support development of "The Dump Project," an apartment house where Margaret Mitchell wrote "Gone With the Wind"					adopt 1993	DPR/BOP/CODA
<b>Programs</b>						
Establish development and renovation incentive programs for the historic warehouse districts adjacent to the proposed "Cultural Ring" Greenway (Arts Greenway Trail and Piedmont Greenway Trail)					1995	BOP
Promote Freedom Park as a national historic site that includes the MLK Jr. Historic Site and Copenhill where the Battle of Atlanta was fought	see Open Space				1995	See Open Space
<b>Projects</b>						
Develop plans for historic parks that highlight and protect each park's historic assets, including Olmsted-designed parks and Washington Park	260		100	160	1995	Park Design Office working with consultants
Identify historic sites, sites of historic events and archaeological sites city-wide, and develop a master plan for their protection, enhancement and potential inclusion in the parks and greenway trails system	175	100	75		1996	Urban Design Commission (consultant)
Identify historic sites and events as part of the development of the Eastside Trolley Greenway as a historic greenway corridor (see Greenways)	45	5 CDBG	5 DNR	35	1996	PATH, DPR, BOP, DPW (see Open Space Program)

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# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local Private		
<b>4) NATURAL RESOURCES</b>						
<b>Policy Actions</b>						
<b>Floodplains, Wetlands and Stream Corridors</b>						
Integrate flood control, stormwater management, riparian corridor protection, and urban forest management with parks, open space, and greenway acquisition and development						DPR/BOP/DPW
Restrict development of floodplains to pathways, picnic areas, golf courses and other appropriate recreational elements that protect and preserve the resource					adopt 1993	DPR/DPD
Restrict development of wetlands to boardwalks, informational signage and other recreational and educational elements that protect and preserve the resource					adopt 1993	DPD
Limit use of maintenance chemicals that are toxic to fish and wildlife					adopt 1993	DPR/DPW
Continue to support citizen stream-monitoring programs					adopt 1993	DPR/DPW
Increase coordination between DPW and DPR for maintenance of stormwater facilities, catch basins, streets and drainage					adopt 1993	DPR/DPW
Incorporate watershed management techniques in park maintenance and forestry management					adopt 1993	DPR
Coordinate education efforts in litter prevention and natural resource protection with DPR, Atlanta Clean City Commission and Park Pride Atlanta, to include stream clean-up campaigns					adopt 1993	DPR, Clean City Commission, Park Pride
Adopt a no-net-loss policy for urban trees and increase fines for unauthorized cuttings					adopt 1993	Bureau of Parks City arborist

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# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>Management</b>						
Urban Forest						
Expand the Bureau of Parks forestry division staff to implement and promote the urban forest management plan					1995	See Maintenance and Management Program for costs
<b>Legislation</b>						
<b>Floodplains, Wetlands and Stream Corridors</b>						
Adopt regulations for City-wide and regional stormwater detention facilities					1995	DPD/DPW
Adopt City regulations that preserve natural courseways of streams					1994	DPD/DPW
Adopt City regulations that prohibit development of impervious surfaces wider than 12 feet in the 100-year flood plain					1994	DPD/DPW
Adopt City legislation that would provide a mechanism for establishing conservation easements and buffer zones for floodplains, wetlands, forests and stream corridors					1994	BOP/PATH
Revise development standards to prevent the alteration of the size or shape of natural floodplains					1994	DPD
<b>Urban Forest</b>						
Strengthen the tree ordinance regulations for the preservation of mature trees and planting of new trees					1993	BOP/DPR
Require the implementation of the proposed streetscape standards for new development					1995	BOP
Adopt regulations that require the approval of the city arborist for the planting of any trees in the public right-of-way					1993	BOP/DPR
Adopt regulations that require the approval of the city arborist for the placement of any power poles and lines within city limits				30	1994	DPR
<b>BOP - Bureau of Planning</b>	30					

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# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>Projects</b>						
<b>Floodplains, Wetlands and Stream Corridors</b>						
Revise City stormwater design and development regulations to comply with the 1990 Clean Water Act's regulations on non--point source pollution	30			30	1994	DPW, Phase 1 completed
Conduct a watershed management study, to be coordinated with a drainage basin study, to reduce and control stormwater runoff within the city	50			50	1995	DPW, underway
<b>Urban Forest</b>						
Develop a City-wide forest management plan to include identifying and inventorying public/private wetlands, riparian corridors, upland and bottomland forests and wildlife habitats, and management criteria of the city's forest resources	75	75			1994	DRP
Develop a computerized inventory that is maintained by the city arborist and that includes both existing street trees and potential planting areas	80			80	1995	DPR (consultant)
Update the existing arboricultural specifications and standards of practice					1994	DPR
Develop a City-wide Streetscape Master Plan, including tree planting details and prioritized streetscape projects	50	50			1995	DPR/BOP (consultant)
<b>Air Quality</b>						
Develop a plan for a safe and convenient commuter bikeway system, linked with neighborhoods, MARTA stations and other destination points within the City, to provide alternatives to automobile usage in order to reduce air pollution (see Greenways)	30	10	10	10		BOP/BTT/PATH

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# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local Private		
<b>5) SECURITY</b>						
<b>Policy Actions</b>						
Clearly post all park rules and regulations in all parks, including the City code reference					adopt 1994	DPR
Educate police as to park rules and regulations so that regulations may be enforced					1994 1993	Police Dept./DPR
Close parks with security problems after dark, unless park personnel are present					adopt 1993	DPR
When parks are open after dark, provide adequate security lighting					adopt 1994	DPR
House caretakers on site where appropriate, such as at the Cascade Springs Nature Preserve					adopt 1997	DPR
Incorporate the security guidelines found in the City's park design guidelines whenever parkland is acquired or design plans are developed						
<b>Programs</b>						
Develop and promote, through neighborhood groups, a community park watch program, to be used by neighborhoods and communities with park security problems					1994	Police Department/DPR
Establish an arm of the Police Department responsible for patrolling public open space, using motorcycles along pathways					1993	Police Department

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# First-Stage Program

**Figure 10 (Continued)**  
**Action Program - First Stage**  
**(to be completed by 1998)**

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)					Projected Completion	Comments Implementing Agency
	Total	Fed.	State	Local	Private		
<b>SUMMARY OF FIRST STAGE ACTION PROGRAM</b>							
Open Space	\$157,975	\$42,913	\$42,900	\$3,520	\$68,642		
Facilities and Special Events	8,420	8,100	0	100	220		
Historic Resources	480	105	5	175	195		
Natural Resources	345	135	10	200	0		
Security	0	0	0	0	0		
	<b>5-YEAR TOTAL</b>	<b>\$51,253</b>	<b>\$42,915</b>	<b>\$3,995</b>	<b>\$69,057</b>		
	<b>1-YEAR TOTAL</b>	<b>\$10,251</b>	<b>\$8,583</b>	<b>\$799</b>	<b>\$13,811</b>		

If all funding sources are successfully tapped, \$38 million per year or \$190 million over 5 years could be raised.

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## **SECOND-STAGE PROGRAM**

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### ***Launching of Second-Stage Program***

In 1998, five years after the adoption of this plan, the second-stage program would be launched (Action Program - Second Stage, Figure 11). First, an evaluation of the first-stage program will identify its successes and weaknesses. Then, a *1998 Update* will be developed, the second-stage program will be formulated, and improvements to the implementation process adopted.

### ***1998 Plan Update***

A *Parks, Open Space and Greenways Plan 1998 Update* would be developed by the Department of Planning and Development's Bureau of Planning, in cooperation with DPR and the Parks Alliance (PAL). The 1998 Update would involve a re-evaluation of issues and priorities. Policies and goals may be adjusted and a revised set of recommendations developed. The 1998 update would be incorporated into the 1999 Comprehensive Development Plan, approved by the Mayor and adopted by the City Council.

### ***Second Stage Action Program and Management Program***

The second-stage program would be adjusted, based on the revised project priorities set forth in the plan update. Priority and short-term projects would be scheduled for the first five years, and secondary, or long-term projects would be scheduled for the second five years. These projects would then be incorporated into the 1999 Capital Improvements Plan (CIP).

### ***Review of the Implementation Process***

The successes and weaknesses of the project implementation and monitoring process would be evaluated. Any needed improvements to the process will be adopted by the Parks Alliance (PAL) and by each of the departments or agencies responsible for implementing the action program.

Second-Stage Program

Figure 11  
Action Program - Second Stage  
(to be completed after 1998)

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)			Completion Date	Comments Implementing Agency
	Total	Fed.	State Local Private		
<b>I) OPEN SPACE</b>					
Chattahoochee River Greenway Park (Phase 2) - Fort Peachtree to National Recreation Area	2,000	1,000	1,000		PATH/NPS/DPR/DPD A community park with regional events facilities, adjacent to the Chattahoochee Park
<b>Greenway Trails</b>					
- Northwest Atlanta Trail - Atlanta Memorial Park to Chattahoochee Trail at Paces Ferry	610		610	1999	PATH/DPD/DPD 1. Costs include maintenance
- Fort Peachtree Trail - Atlanta Memorial Park to Chattahoochee Trail at Fort Peachtree	1,980		1,980	2010	
- Airport Trail - West End Trail to Hartsfield Airport	1,392		1,392	2000	2. Cost do not include acquisition costs. Acquisition will primarily be through
- Arts District Trail-Atlanta Memorial Park to Georgia Tech	950		950	1999	
- Hollywood Trail - Hightower MARTA Station to Fort Peachtree	600		600	1999	
- Grant Park Trail - Atlanta Tech to Cabbagetown	1,008		1,008	2003	
- Lakewood Trail - Greenbriar Mall to Airport Trail	706		706	2001	Completion date dependent on DOT design/development of new Lakewood Freeway/Greenbriar Mall interchange.
- Chattahoochee River Trail (Phase 2)	2,470		2,470	2000	
- Various Connectors - various trail connectors	2,220		2,220	2003	

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Second-Stage Program

Figure 11 (continued)  
Action Program - Second Stage  
(to be completed after 1998)

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Completion Date	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>Community Parks</b>						
- Whittier Mill Community Park - Development	1,100		1,000			See facilities for Gym
<b>Regional Parks</b>						
- Southside Softball League Park Expansion						
<b>Commercial Area Parks</b>						
Develop a town center plaza in Buckhead for community festival and special events	not avail.					Will be identified as part of the Buckhead Study
<b>Downtown Parks, Plazas, Streetscapes</b>						
-Atlanta Multi-Modal Passenger Terminal Plaza	1,400		1,000	400		DPR/BOP/DOT, new development around proposed multi-modal station
<b>2) FACILITIES AND SPECIAL EVENTS</b>						
<b>Projects</b>						
Develop the following Community Recreational Facilities:						
- West End Gym	3,000				1998	DPR (GOB)
- Northwest Gym and Community Center	3,000				2000	DPR (GOB)
- Lindbergh Gym and Community Center	3,000				1997	DPR (GOB)
<b>Cultural Ring</b>						
- Develop the railroad corridor around the CBD and Midtown as a cultural ring which will utilize a green- way and commuter rail trains to provide access to arts, theater, dance, music, and other cultural and historic sites, and to provide numerous integrated arts ventures for special cultural events	not avail.				1994- 2000	Private developers/joint use with multi-modal rail/PATH

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Second-Stage Program

Figure 11 (continued)  
Action Program - Second Stage  
(to be completed after 1998)

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)			Completion Date	Comments Implementing Agency
	Total	Fed.	State		
<b>City-wide Pools Plan</b> - Develop a City-wide pools plan that would most efficiently serve areas of greatest need and consider joint development of natatoriums by Atlanta School System and DPR - Implement pool facilities	45		45	1997	DPR/DPD (Consultant)
<b>3) HISTORIC RESOURCES</b> <b>Policy Actions</b> Support the development of brochures that promote Atlanta's historic resources on parks and greenways to residents, tourists and conventioners Develop and manage the Cascade Springs Nature Preserve as a limited access historical and natural resource conservation area	16,000	6,000	10,000	1995-2005	Approximately 4 natatoriums  Atl. Convention/Visitors Bureau, Chamber of Commerce, Atlanta History Center
<b>Programs</b> Develop, through the Atlanta School System, educational programs for schools and youth organizations, utilizing historic resource sites in parks Designate sites of historic events and archaeological sites City-wide as landmark/historic districts, buildings or sites, so that development will be regulated by the Urban Design Commission and included in the parks and greenways system				1997	Board of Education, Atlanta History Center  City and private property owners and Urban Design Commission
<b>Projects</b> Implement the Cascade Springs Nature Preserve Master Plan Develop a master plan for protection of Civil War sites and trenches Develop the Chattahoochee Greenway Trail as an educational resource by identifying historic and archaeological sites within the corridor through educational signage (see Greenways)	200	50	100	1995	DPR
	50	50	50	1995	DNR Hist. Preservation Office
	150	50	50	1996	

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Second-Stage Program

Figure 11 (continued)  
Action Program - Second Stage  
(to be completed after 1998)

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Completion Date	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>4) NATURAL RESOURCES</b>						
<b>Management</b>						
<b>Urban Forest</b>						
Create a new urban forestry position within the Department of Planning and Development's Bureau of Buildings to enforce the tree ordinance	400			400	1997	DPD (over 10 years)
Create a position in the Bureau of Parks forestry division that will be responsible for protection and maintenance of City stream banks	400			400	1997	DPR (over 10 years)
<b>Projects</b>						
<b>Acquire Nature Preserve in NW Atlanta</b>						
<b>Floodplains, Wetlands and Stream Corridors</b>						
Compile and summarize existing hydrological and watershed studies from previous development permitting to provide baseline for a watershed management study in parks	3,000			3,000	1994	DPR/DPD DPW/DPD
<b>Commission wetland specific development standards for public and private wetlands to ensure that development protects and is sensitive to wetland resources</b>	35			35	1994	DPW/DPD (consultant)
<b>Urban Forest</b>						
Create a conservation greenway along the Chattahoochee River (see Greenways)					1998	DPR/DPD/NPS/PATH
<b>Education</b>						
Identify and implement a system of environmental markers in natural resource sites and corridors	180	150		25	1997	DPR/DPD (consultant)

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Second-Stage Program

Figure 11 (continued)  
Action Program - Second Stage  
(to be completed after 1998)

Project/Description	Approximate Capital Costs x \$1,000 (1993 dollars)				Completion Date	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>SUMMARY OF SECOND-STAGE ACTION PROGRAM</b>						
Open Space	\$16,436	\$1,000	\$2,000	\$400	\$13,036	
Facilities and Special Events	25,045	6,000	0	19,045	0	
Historic Resources	400	100	0	150	150	
Natural Resources	4,015	150	0	3,860	5	
Security	0	0	0	0	0	
<b>TOTAL</b>	<b>\$45,896</b>	<b>\$7,250</b>	<b>\$2,000</b>	<b>\$23,455</b>	<b>\$13,191</b>	

Note: Funding sources are presented as potential funding options only. Actual funding sources for individual projects may change, dependent on which sources first become available.

## MANAGEMENT AND MAINTENANCE PROGRAM

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### *Increasing Maintenance Responsibilities*

The Bureau of Parks will have increasing maintenance responsibilities as a result of the improvement and expansion of the parks system. Many of the improvements will result in greater efficiency in the use of existing management resources. Some additional staff, equipment and training, however, are currently needed in order to properly maintain existing parks and recreational facilities. Further increases in staff and equipment will be required to meet the proposed increased maintenance responsibilities.

### *Program for Addressing Maintenance Needs*

The Department of Parks and Recreation has developed a management program (Management Program, Figure 12) for both the First-Stage and Second-Stage action programs. The purpose of the management program is to set forth a strategy for providing resources to address the maintenance needs and direct the implementation of the programs and projects scheduled in the action programs.

### *City Commitment*

While most action program projects are funded by sources other than the General Fund, the Management Program will rely primarily on the General Fund during the first year. The City's commitment to developing a world-class park system will be initially demonstrated by City Council's approval of these funds. An increase in the City's annual General Obligation (GO) Bonds could fund park maintenance over the next 15 years. This increase will require one-time approval by State legislation.

### *Long-Term Savings*

Actions advocated in the Management Plan will produce long-term savings for the City by resulting in more efficient and productive management of the parks, open space and greenways.

Staff training, better equipment and up-to-date park master plans are examples of short-term financial commitments that result in long-term savings.

## Management and Maintenance Program

Figure 12  
Management Program

Project/Description	Approximate Costs x \$1,000 (1993 dollars)				Completion Date	Comments Implementing Agency
	Total	Fed.	State	Local		
<b>MANAGEMENT PROGRAM</b>						
<b>Policy Actions</b>						
Identify necessary funds to maintain proposed facilities prior to facility development					adopt 1993	DPR
Develop/maintain management plans as part of all master plans					adopt 1994	DPR
Replace non-standard park components, such as park furniture and play equipment, that cannot be adequately maintained, with standardized components					1996 1994 1995	DPR. All staffing costs are annual  one per crew one position per crew
<b>Staffing (Maintenance)</b>						
Additional staffing/positions need to adequately maintain existing parkland					1994 1995 1994	chemical applications warehouse operation
- 12 gardeners	196.3			196.3		
- One landscape designer	24			24		
- 18 park and garden workers	302.8			302.8		
- 5 ground maintenance supervisors II (downgrade existing park supervisor to maintenance supervisor I)	108.2			108.2		
- 4 spray crew technicians and 2 spray crew supervisors	106			106		
- 4 quality control inspectors	79.2			79.2		
- Equipment operator I (EOI), semi-skilled worker and laborer	46.7			46.7		
- Laborer I	14.1			14.1		
- Golf course maintenance supervisor, EOI and laborer	48.8			48.8		Lang-Carson Recreation Center John A. White Golf Course
- 2 Urban foresters	104			104		Develop and implement city-wide urban forestry plan
Staffing necessary if goal of 10.5 acres of core parkland per 1,000 people is met					1994 1994 1994 1994 1994 1994 1994 1994 1994	
- 4 district managers	104			104		
- 19 grounds maintenance supervisors	361.8			361.8		
- 19 gardeners	326.4			326.4		
- 19 park and garden workers	303			303		
- 19 EOI positions	314.5			314.5		
- 19 laborers	280			280		
- 4 environmental equipment operators	67.9			67.9		
- 4 environmental service specialists	58			58		
- 6 building maintenance mechanics II	156			156		Additional staff for new recreation facilities

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## Management and Maintenance Program

Figure 12  
Management Program

Project/Description	Approximate Costs x \$1,000 (1993 dollars)				Completion Date	Comments Implementing Agency
	Total	Fed.	State	Local		
<ul style="list-style-type: none"> <li>- 6 semi-skilled positions</li> <li>- 25 day temporary positions for summer maintenance help</li> <li>- upgrade EOII position to EOIII</li> </ul>	102 140.5 7.5			102 140.5 7.5	1994 1994 1994	Southside and Maintenance Districts need immediately
<b>Equipment</b> Two 1,000-gallon spray tank trucks Equipment necessary if goal of 10.5 acres of core parkland per 1,000 people is met - 41 3/4 ton trucks - 19 equipment trailers - 19 72" lawn mowers - Small motorized equipment (e.g., 21" lawn mowers, leaf blowers, trimmers, edgers, etc.) - 4 maintenance staging areas (storage compound, offices)	120 1230 95 280 70 1200			120 1230 95 280 70 1200	1993 1994 1998 1998 1998 1998	DPR All equipment costs are one-time costs
- Purchase a Computer-Aided Design (CAD) system to be used by the Park Design Office to: <ol style="list-style-type: none"> <li>1) maintain a file of all park surveys, master plans, and current parks status</li> <li>2) a file of standardized construction details</li> <li>3) an urban forest inventory</li> </ol>	27			27		
<b>Design Staff</b> Increase park design staff - 4 landscape architects - 2 engineers to conduct the following: <ul style="list-style-type: none"> <li>- Develop a manual of standardized construction details to be maintained in the proposed CAD system</li> <li>- Conduct system-wide study of flooding and erosion problems in parks, identifying problem areas and design solutions</li> <li>- Assess neighborhood parks for their effectiveness and develop a plan for acquiring new parks to replace ineffective parks</li> <li>- Develop master plans for all community and neighborhood parks</li> </ul>	108 52			108 52	1993 to 1998 1993 to 1998 1994 1994 to 1996 1995 1995 to 2000	DPR All staffing costs are annual annual cost annual cost
<b>TOTAL MANAGEMENT PROGRAM</b>	<b>6433.7</b>	<b>0</b>	<b>0</b>	<b>6433.7</b>	<b>0</b>	

DPR - Dept. of Parks and Recreation  
 DPW - Dept. of Public Works  
 OER - Office of Energy Resources

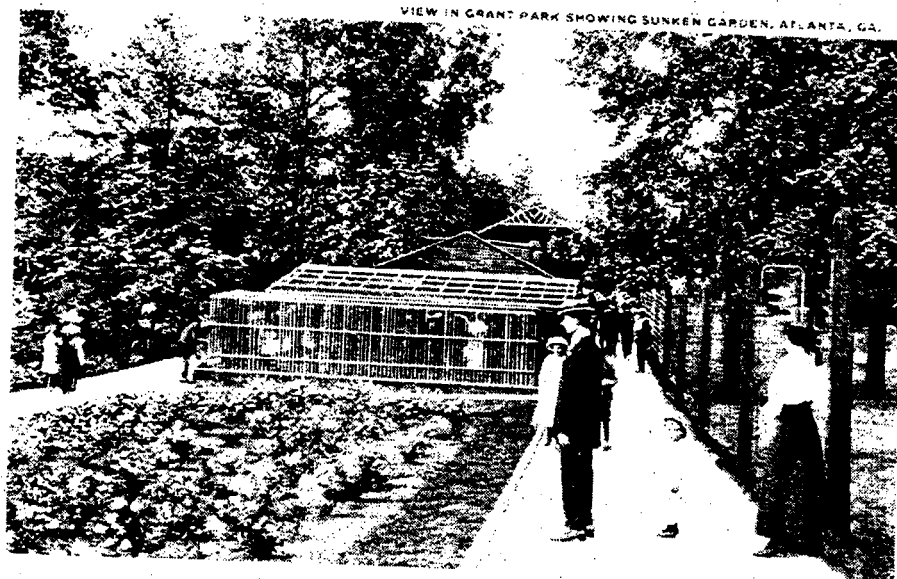
CODA - Corp. for Olympic Development in Atlanta  
 DPD - Department of Planning and Development  
 DNR - Department of Natural Resources, State of Georgia





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# APPENDICES: EXISTING CONDITIONS AND PARK DESIGN GUIDELINES



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## HISTORY

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Atlanta constituted a new frontier for city planning in America in the 1890s. With an emphasis on regrowth and modernization after the Civil War, Atlanta provided a playing field for new ideas and opportunities. In 1895, the Cotton States and International Exposition, held on the site of what is now Piedmont Park, showcased Atlanta as the center of the "New South." Throughout the 20th century, the City has struggled to balance residential, commercial and economic development with the need for open space and park facilities in order to maintain the City's high quality of life. In order to understand the history of the Atlanta park system, it is useful to look at national trends in park planning, the racial history of the South, and the local trends in Atlanta.

*National Trends* From the 1850s through the 1900s, parks were "pleasure grounds" for unstructured recreation. Frederick Law Olmsted initiated the national park movement with his design of Central Park in New York City in 1857. His design of Ponce de Leon Avenue remains the most beautiful parkway in the Atlanta region. His open space philosophy also influenced the design of the Ansley Park, Druid Hills, and Inman Park neighborhoods and Piedmont, Grant, Maddox, Mozley and Springvale Parks. The first successful public park in Atlanta, Oglethorpe Park, was a 47-acre fairground on Fair Street. Home to the International Cotton Exposition in 1881, Oglethorpe Park was later sold for private development.

*City Beautiful Movement* The City Beautiful Movement began with the World's Columbian Exposition of 1893, in Chicago and prompted the 1895 Atlanta Cotton States International Exposition. It encouraged the planting of trees, commissioning of statues and building of stately boulevards. The City Beautiful Movement also emphasized aesthetic features for both private and public development. While evidence of this movement can be seen in other Georgia cities such as Augusta, Columbus and Macon, Atlanta did not develop a City Beautiful plan. As a result, Atlanta's design does not include the grandiose boulevards and fountains associated with this period.

*Greenways* During this time, Olmsted designed the Emerald Necklace in Boston and other systems of connected parks in San Francisco, Seattle, Minneapolis and New York. This greenway concept was not articulated in Atlanta until the 1953 report, "Meeting Our Needs for Parks." Though never undertaken, the proposal was to develop creek parkways, a network of trails along the City's creeks that would connect major parks. The Department of Parks' 1968 report also proposed utilizing flood hazard areas as a resource by creating greenways that would have physically connected many parks and enhanced Atlanta's beauty.

## History

### *The Olmsted Influence*

At the turn of the century, under the leadership of Joel Hurt, Atlanta turned to the premier landscape architects in the country, Frederick Law and John C. Olmsted of Brookline, Massachusetts. Frederick Law first visited Atlanta in the early 1890's to plan the series of park spaces along Ponce de Leon Avenue in Druid Hills.

At the time the Olmsted firm had designed parks for Baltimore, Seattle and New Orleans. (1903-1917). They returned to prepare the designs for Grant Park (1903-1912) and Piedmont Park (1909-1912) and Hurt Park (1916 - 1917). The Olmsted influence had widespread effect on community (Ansley Park and Druid Hills) and park design for the first half of the twentieth century.

### *Reform Park Movement*

The Reform Park Movement (1900-1930) was based on a prevailing concept that organized recreational activities offered a way to change human character by offering an alternative to the saloon during leisure time. Parks began to be measured more in terms of their utility rather than their beauty. Recreational facilities rather than passive open space were developed as a way to counter the perceived negative social effects of the industrial revolution. During this period, Atlanta, reflecting its nature of a small Southern town, began to emphasize other reform trends, including the national playground movement and neighborhood parks.

### *Urban Reform Movement*

The Urban Reform Movement (1930-1965) sought to stress the role of parks and parks design in attracting legitimate businesses to an area. It gave increased attention to public safety through better lighting, traffic patterns, and visibility. With the help of the Civilian Conservation Corps (CCC) and the Work Projects Administration (WPA), park activity flourished during the 1930's. In addition to repairing the Cyclorama, workers helped to restore artifacts from Fort Walker located in the southeast section of Grant Park; to build picnic pavilions in Piedmont, Mozley and Cochran (Oakland City) parks; and to plant 12,000 dogwoods trees along the six major highways entering the City. During this period, Atlanta prioritized the building of facilities, such as pools and gymnasiums, over open space acquisition.

### *Open Space Ideology*

The open space ideology of the late 1960s and 1970s centered both on the enjoyment and protection of the country's natural resources and on the accessibility of parks and open space. In the 1970s, competition for open space in the central area of Atlanta gave rise to a trend for "pocket parks", small play lots scattered throughout neighborhoods. This scattering of unrelated open spaces proved to be a costly and an inefficient drain on maintenance and programming resources. Many of these pocket parks have since been disposed of in favor of centralized neighborhood parks. During the late 1970's, Atlanta developed plans to remove the physical barriers faced by the elderly and handicapped, provide programs for wider audiences, and establish parks in traditionally underserved communities. In 1976, the

## History

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City developed 20 acres of forest and nature trails into its first nature preserve, the Outdoor Activity Center in southwest Atlanta.

**Leisure Services** The "leisure service" concept dominated park planning during the 1980s. In addition to active sports, crafts, and other activities, attention was again focused on the need to infuse the City with open space in order to improve the overall quality of urban life. Once relished for their ability to refresh the spirit from the monotony of the factory and the urban environment, parks were again seen as ways to improve individual well-being and to raise public awareness about the need for environmental protection. In 1979, Cascade Springs Nature Preserve was acquired and protected as an 88-acre nature preserve and historic site.

**Race Relations** The history of race relations in the United States also impacted the development of park and recreational facilities. Predominately agricultural at the turn of the century, the South did not experience the influx of immigrants drawn to the industrialized Northeast. Rather, Atlanta remained largely biracial. Emphasis on neighborhood parks in white areas augmented segregation. While Col. Lemuel P. Grant did not attach any restrictions to his gift of 100 acres for Grant Park, the legalization of segregation in the 1890s saw black attendance dwindle at Grant Park and other parks. Black businessmen developed private facilities for the black community since none were provided by the City. It was not until 1920 that an 11-acre tract in the western part of the City was developed as a park for blacks, named for Booker T. Washington. A second allocation for facilities in a black neighborhood was made in 1947 for Carrie Pittman Park. City golf courses were officially integrated in December of 1955.

**Local Trends** Land acquisition for parks in Atlanta had no apparent pattern. Many parks were small parcels donated by private citizens. Others were developed as neighborhood parks as part of new subdivision development or were annexed by the City as its borders expanded. These green spots dotted the City but provided inadequate acreage for open space. This early pattern continues today, as Atlanta falls short of both local and national open space standards. In the 1980s, an emphasis on recreation center development, economic downturns, escalating land costs, and lack of an open space master plan hindered efforts to acquire the much-needed open space.

Built between 1837 and 1850, the railroads dramatically shaped the land use pattern in Atlanta. As early as 1858, there are descriptions of lawns, benches and shaded areas near the depot of the Western and Atlanta Railroad. This property has received much attention, from the 1949 Plaza Park Plan to the present day Underground Atlanta. The site now known as Piedmont Park was acquired for the 1895 Cotton States and International Exposition, largely because the adjacent railroad provided the necessary access. In the 1800s, real estate developers such as Col. Grant and Edwin Ansley used their interest in the railroads to secure access lines near their property. Their

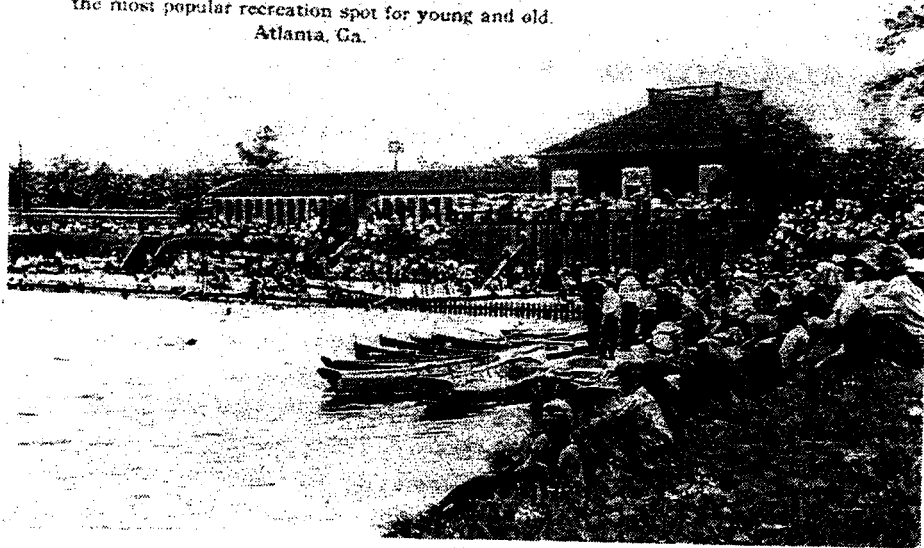
## History

donations of contiguous land for public parks further increased their land values and attracted buyers.

*Private Donations* Fortunately, Atlanta's legacy of private support and donations continues to prosper. Community participation in park maintenance can be traced back to an early Adopt-A-Park program in 1928. Col. Grant set a model of generosity for larger donations. In April of 1971, the City received a then anonymous gift of \$9 million to purchase a 1.7-acre tract for Central City Park in downtown. In 1985, it was renamed Robert W. Woodruff Park in honor of its donor.

*Public Management History* The metamorphosis of park planning in Atlanta is reflected in the evolution of its management structure. In 1866, the mission of the City Council's Committee on Public Buildings and Grounds was the beautification and embellishment of the City. The park system has since operated under the oversight of several positive bodies: the L.P. Grant Commission (1882-1884), the Atlanta Park Commission (1884-1922), the Department of Parks (1923-1935), the Department of Parks and Cemeteries (1936-1974), the Department of Parks, Libraries and Cultural Affairs (1974-1979), the Department of Parks, Recreation and Cultural Affairs (1979-1992), and currently the Department of Parks and Recreation. Each of these public agencies has worked to meet the recreational, leisure, educational, and environmental needs of Atlanta.

Scene at Piedmont Park Lake,  
the most popular recreation spot for young and old.  
Atlanta, Ga.



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## PLANNING PROCESS

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The City Department of Planning and Development's Bureau of Planning, in cooperation with the Department of Parks and Recreation (DPR) and the Mayor's Green Ribbon Committee, has used established planning processes to develop the 1993 *Atlanta Parks, Open Space and Greenways Plan*. One of the purposes of this plan is to propose an implementation program, and establish of an annual plan assessment process. The following describes these planning processes.

**CDP** The City of Atlanta's Comprehensive Development Plan (CDP) outlines City of Atlanta policies, goals and projects. It is updated and produced each year by the Bureau of Planning in conjunction with other City departments. DPR facilitates citizen participation in the development of the Parks and Recreation elements of the CDP and annually assesses policies, goals and projects.

Citizens have three opportunities annually to have formal input into to the CDP. Each year a CDP update is distributed to each of the 24 Neighborhood Planning Units (NPU) and the local libraries. Workshops are held in six study areas throughout the City to provide citizens the opportunity to meet officials from all departments, discuss issues and concerns and submit written comments. Citizens have a second opportunity to have input into the CDP by participating in the development of the written comments which are submitted by each NPU. A public hearing is then held by the City Council's Community Development Committee, at which time citizens have a third opportunity to comment on the proposed CDP. The final CDP is adopted by City Council in the summer. The CDP process begins again soon after. Copies of the CDP are available from the Bureau of Planning, the local NPU, or the local library.

**Special Issues** In addition to the annual CDP review process, DPR frequently meets with various community groups and NPUs when special parks related issues arise. Also, DPR and the Bureau of Planning sometimes jointly conduct special studies, with a citizen advisory group participating in the process. Recommendations on these issues, in the form of new policies, programs and projects, are also incorporated into the annual CDP update.

**CIP** The Capital Improvements Program (CIP) is developed from projects listed in the CDP. Each project has an implementation schedule and funding sources assigned to it. The CIP is updated and produced annually by the Department of Finance in conjunction with the Department of Planning and Development and other City departments. DPR annually assesses and updates park projects.

## Planning Process

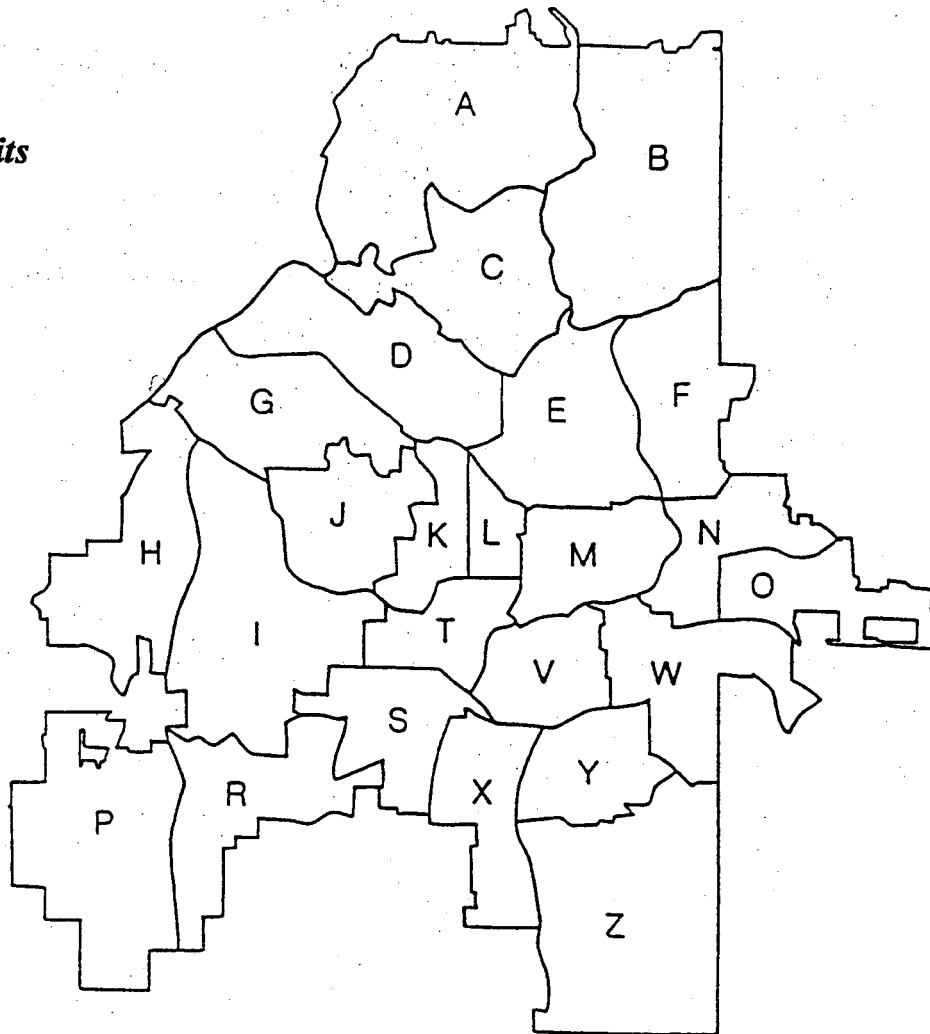
**AUDC** The Atlanta Urban Design Commission (AUDC), established by Mayor Maynard Jackson in 1975, is required by Atlanta City Code to review the proposed location and design of any proposed park and any plan or proposal for the relocation or significant change, alteration or addition to any existing park. In addition, AUDC reviews City installations of public art, any development on or over City land and all projects involving capital expenditures by the City. The Commission, composed of 11 appointed volunteers and all having a prescribed professional background, submit its recommendations to the Mayor and City Council for their consideration. Other responsibilities include the nomination and regulation of historic buildings, sites and districts.



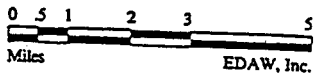
*CDP Public Hearing*

**NPU** Atlanta's Neighborhood Planning Unit (NPU) system was established in 1977 and became a national model for citizen participation in local public decision-making. The City is divided into 24 clusters of neighborhoods, called NPUs (Figure 13). Each NPU establishes its own by-laws and meets regularly to review all proposed variances, rezonings, subdivisions, proposed land use changes, public and private developments, and to address planning issues within the NPU. Each NPU has a planner assigned by the Bureau of Planning who assists with the assessment of proposals and identification of NPU needs. All planning documents and proposed City projects that affect an NPU, including the CDP, are reviewed by the NPU, and recommendations are made to the Bureau of Planning and respective City departments. The Atlanta Planning Advisory Board (APAB), made up of representatives from all NPUs, makes recommendations on City-wide planning issues.

**Figure 13**  
**City of Atlanta**  
**Neighborhood Planning Units**



City of Atlanta  
Bureau of Planning



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# PHYSICAL CHARACTERISTICS

## Parks

The Department of Parks and Recreation (DPR) is charged with responsibility for the programs, management, maintenance and improvements of the City's parks system. This system consists of more than 3,000 acres of land. Parks vary in size from nature preserves to regional parks. Facilities range from small recreation centers to large cultural complexes, such as the Atlanta Civic Center and the Chastain Park Amphitheater.

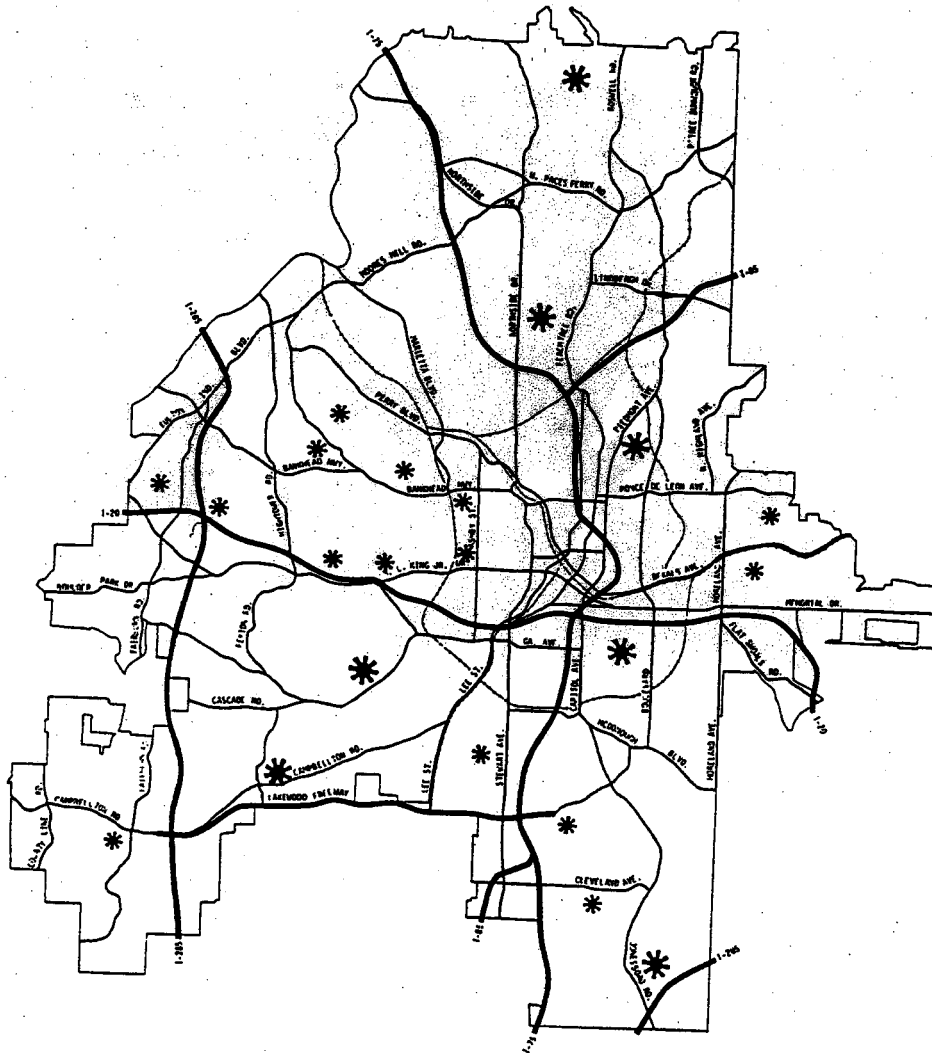
There are seven regional parks ranging in size from 107 to 320 acres; 17 community parks from between 15 and 42 acres; 45 neighborhood parks between four and 15 acres; and 47 block parks, which are less than four acres. There are also six conservation parks between one and five acres, and six other special facilities ranging in size between five and 88 acres (Figures 14, 15, 16, and 17).



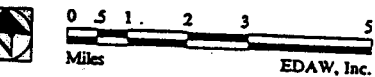
Figure 14  
Regional and  
Community Parks

## Legend

- \* Regional Park
- \* Community Park



City of Atlanta  
Bureau of Planning



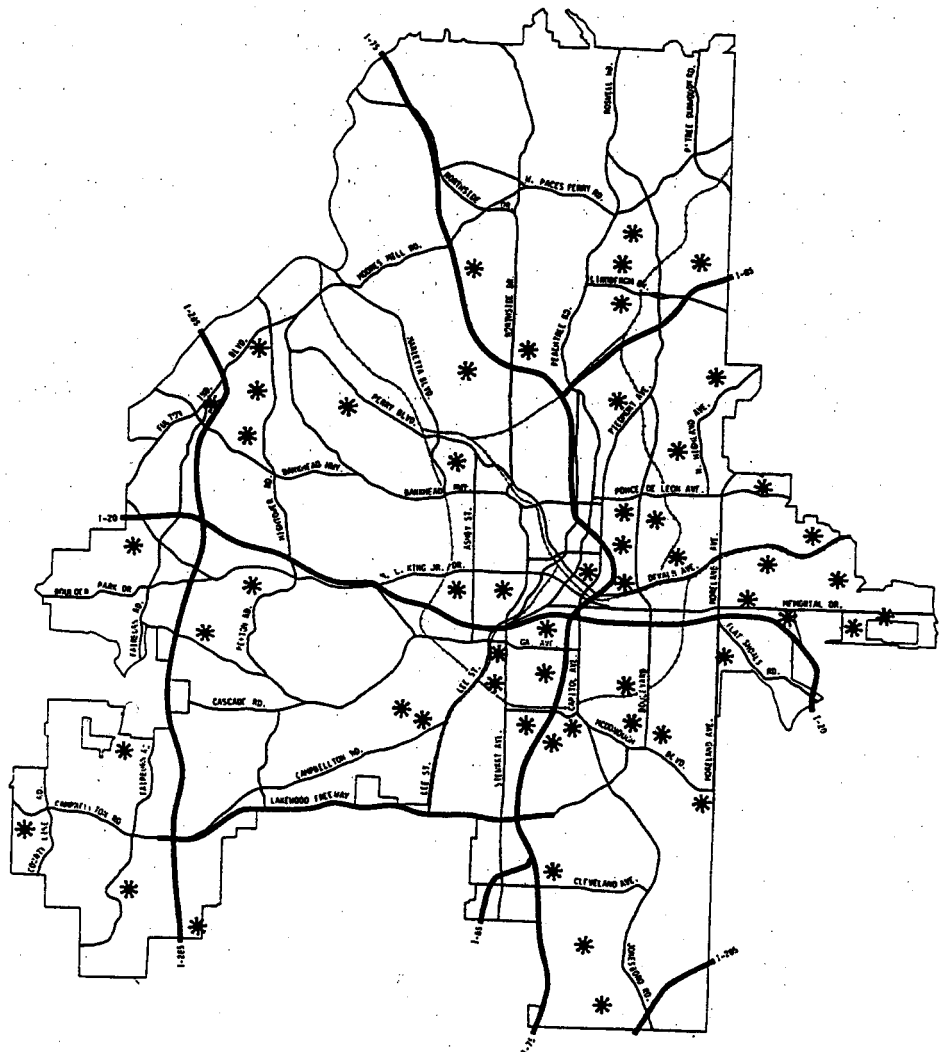
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## Physical Characteristics



DPR operates a nine-hole golf course at Candler Park and leases the maintenance and operation of four 18-hole golf courses: North Fulton at Chastain Park, Bobby Jones, "Tup" Holmes at Adams Park, and Browns Mill Golf Course. There are 41 recreation centers with 22 gyms, four indoor and 22 outdoor pools, three arts and craft centers, five tennis centers and other special recreational facilities, such as John A. White Junior Training Golf Course, Southside Sports Complex and Lake Allatoona Resident Camp.

**Figure 15**  
**Neighborhood Parks**



City of Atlanta  
Bureau of Planning



0 0.5 1 2 3 5  
Miles  
EDAW, Inc.

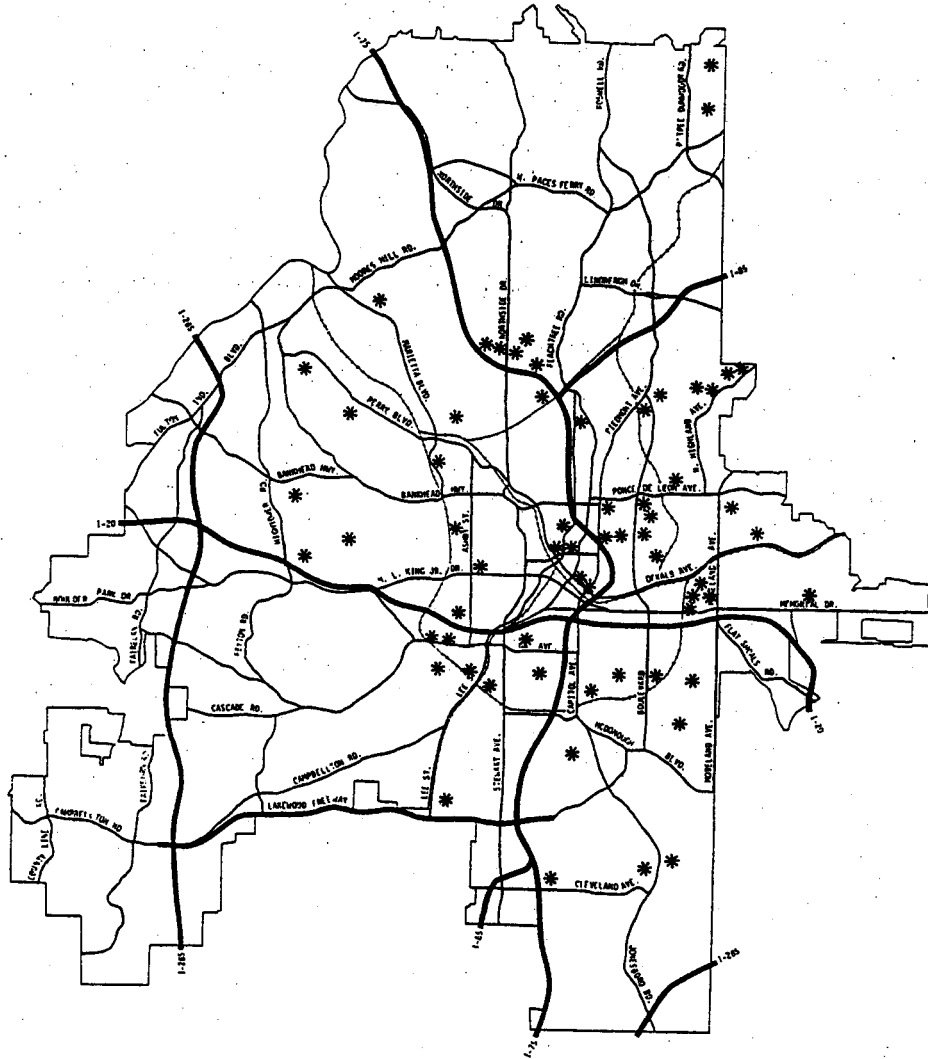
## Physical Characteristics

### Acreage

The amount of park land in Atlanta, which provides for basic parks and recreational needs, falls below the national standards set by the National Recreation and Park Association (NRPA). Approximately 1,000 acres, or one-third, of City park land is dedicated to adjunct functions that supplement the core park and recreation requirements. These adjunct functions include: five golf courses that occupy approximately 600 acres, or one-fifth, of the City's park land; nature preserves, which are approximately 305 acres; and Oakland Cemetery, which is 88 acres. This leaves roughly 2,000 acres of core park land for basic park and recreation needs, or approximately 5.0 acres per 1,000 population. When this is compared to NRPA's recommendation of 6.25-to-10.5 acres of core park land per 1,000 population, Atlanta has 1.25 acres per thousand, less than the minimum NRPA recommendations.



Figure 16  
Block Parks



City of Atlanta  
Bureau of Planning



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Miles  
EDAW, Inc.

## Physical Characteristics

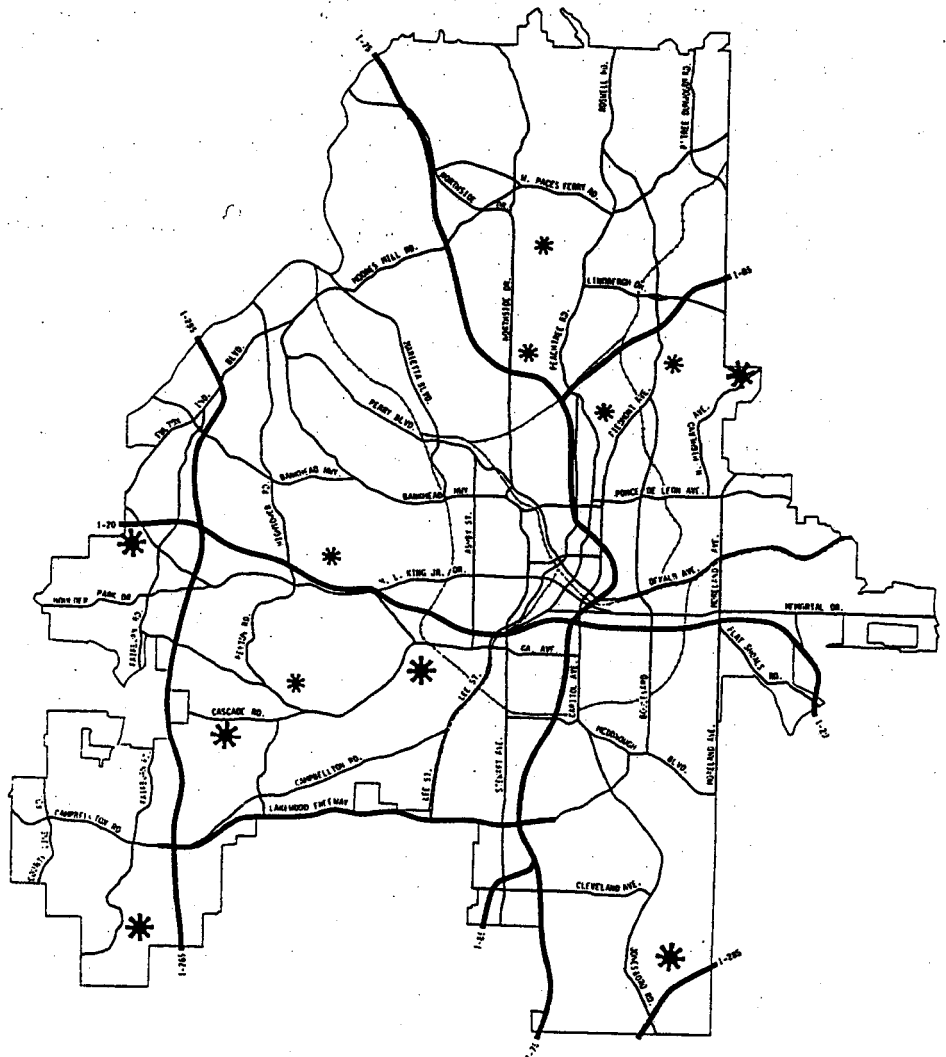
The City has no regional parks, which, as defined by NRPA, is 300 or more acres located within one hour's driving time. The National Recreation and Parks Association (NRPA) recommends 15 to 20 acres of regional park space per thousand population. By minimum NRPA standards, Atlanta falls 5,910 acres short of regional parks space and relies on the metropolitan area for these large parks.

Atlanta's current core park land deficit, based on minimum NRPA recommendations of 6.25 acres per thousand population, is 462 acres. Core park land deficit based on the City's adopted standard of 10 acres per thousand population, which is .5 acres less than NRPA's optimum standard, is approximately 3,940 acres. The City is forecast to increase in population by 46,071 by the year 2000 (1990 census forecast). This will increase the City's present core park land acreage deficit by 461 acres, and regional park land deficit by 690 acres.

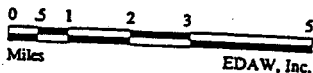
Figure 17  
Nature Preserves and  
Conservation Parks

### Legend

- \* Nature Preserve
- \* Conservation Park



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## Physical Characteristics

### *Downtown Parks*

Apart from a scattering of medium-size parks, few places within downtown Atlanta offer relief from paved surfaces and towering buildings. Unlike many great cities of the world, downtown Atlanta offers only limited outdoor opportunities to sit and relax, congregate with others, eat lunch, or enjoy fountains and sculpture. Available small spaces are largely underused and undeveloped and, as a result, tend to accumulate debris and encourage loitering. This absence of well-designed, small park spaces will become particularly problematic with the arrival of visitors for the Olympic Games.

### *Recreational Facilities*

The majority of capital funds allocated to the Bureau of Parks in the mid-70s were directed toward construction of new recreation facilities. Since that time, the maintenance and staffing of both newer and older facilities has received insufficient funding. As a result, the City of Atlanta is now the owner and operator of a growing number of parks and recreation facilities that are in dire need of repair, maintenance, upgrading and staffing.

### *Community Centers*

DPR currently owns and operates 38 recreation centers throughout the City (Figure 18). These facilities can be grouped into four basic categories:

- 6 Class I (one-room recreation center)
- 10 Class II (two-room recreation center)
- 11 Class III (recreation center with a gym and one other room)
- 11 Class IV (recreation center with gym and two or more rooms)

The levels of service of community centers varies by area and by population group. A 1984 study conducted for DPR showed that, based on 1980 census figures, only about 53 percent of the City's population lived within a recreation center service area. The number of children within a service area varied from less than 500 at English and Kimpson Parks, to more than 5,000 at Grove Park. The median children's population within a service area is about 1,000. The number of elderly varied from less than 100 to more than 3,700, with a median of about 1,000. The inequity in population and ages serviced by recreation centers was a result of the inequitable distribution of the centers.

Some community center needs are being addressed. The need for a recreation center is most acute in southeast Atlanta in, NPU-Z, where the City has acquired 22 acres across from Browns Mill Golf Course on Cleveland Avenue for a community park and recreation center. Construction is currently underway for a gymnasium, ball field and natatorium. The need for a new gymnasium in the West End area was identified in the 1990 CDP, but no land has been targeted for construction. Another need is in Southwest Atlanta in NPU-P, where the Ben Hill/Greenbriar recreation center is deteriorated and grossly undersized for the service population. A new gym has been planned, and architectural drawings are complete, but no construction funds have been identified. This is also the area identified as having the greatest need for more park land.



## Physical Characteristics

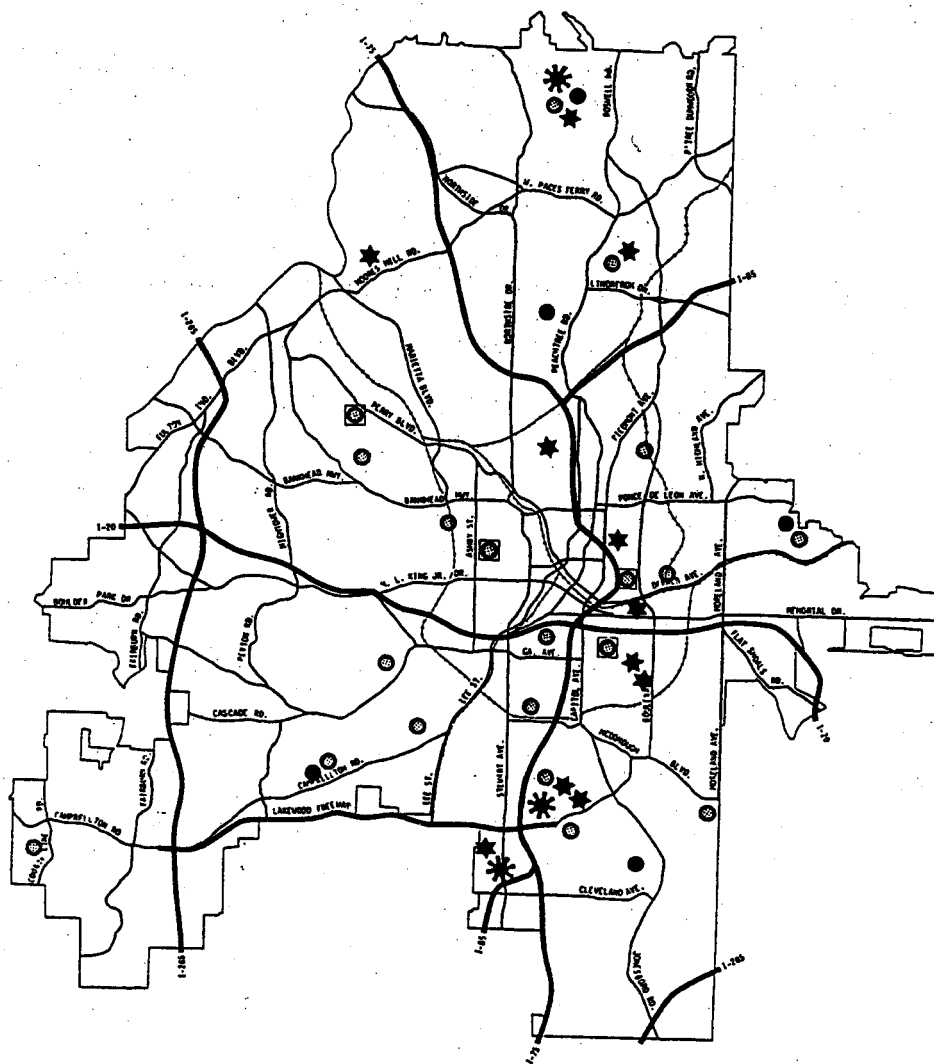
**Pools** The City operates 21 pools, three natatoriums and 18 outdoor pools. J.F. Kennedy, M.L. King, Jr. North, and Perry Homes natatoriums are open year-round, while the outdoor pools are open approximately eight weeks in the summer. M.L. King, Jr. South natatorium is owned and operated by the Atlanta Public Schools but is programmed by the City's Bureau of Recreation, for a total of four City-owned natatoriums.

**Special Facilities** Some special facilities, such as the Chastain Park Amphitheater, the Cyclorama, Lakewood Amphitheater and the Civic Center, draw visitors from the greater Atlanta area. They thus provide service to the region as well as the City. In turn, metropolitan Atlanta offers regional parks that the City of Atlanta cannot provide because of limited land availability. This interrelationship between regional and City facilities is important to ensure equity of recreation services expenditures by various jurisdictions.

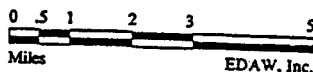
**Figure 18**  
**Recreation and Cultural Facilities**

### Legend

- ⊙ Outdoor Pool
- ⊠ Indoor Pool
- Golf Course
- \* Arts and Crafts Center
- ★ Special Facility



City of Atlanta  
Bureau of Planning



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## Physical Characteristics

Chastain Amphitheater is a 6,500-seat outdoor theater on the northern end of Chastain Park. It offers performances by the Atlanta Symphony and leading national entertainers throughout the summer season. The Atlanta Civic Center on Piedmont Avenue includes the 4,600-seat Civic Center Auditorium, which hosts entertainment events including national touring companies, major performing artists and the Atlanta Ballet. The Civic Center also houses Sci-Trek Museum, a hands-on science museum. Located in Grant Park, the Cyclorama is one of Georgia's most notable history-related attractions. Painted in 1885-86, the three-dimensional panorama of the Battle of Atlanta has been enhanced with narration and sound effects and provides an educational experience for thousands of visitors annually. Civil War artifacts currently displayed in the Cyclorama building will soon be housed in a new on-site museum.

An extensive arts and crafts teaching program is available year-round at three arts and crafts centers. Chastain Arts Center is in Chastain Park, Southeast Arts Center is in the Southeast Neighborhood Facility at Lakewood Fairgrounds, and the Gilbert House Arts Center is in the Gilbert House at Avery Park in southside Atlanta. Day, evening and Saturday classes are offered at reasonable rates by professional artists and provide adults and children with studio art opportunities from beginning to advanced instruction, with advanced professional training offered for Atlanta and regional artists. Exhibition opportunities are available at Chastain Arts Gallery for both Atlanta and national artists.

### Joint Use Facilities

Joint use of facilities can enhance the efficient use of resources for all participants. Many public, private nonprofit, and private facilities can benefit from the sharing of facilities; better coordination is needed between all of these types of organizations. A downtown planning effort, Central Atlanta Area Study II, recommended that a recreation council be established to coordinate inter-agency facility planning and programming. Such an organization could facilitate development of more joint-use activities between Department of Parks and Recreation, Atlanta Housing Authority, Atlanta Public Schools, libraries, churches, and private and nonprofit recreation providers, and could develop ways to jointly build, maintain, program and operate facilities.

### Schools

Approximately half of all Atlanta public school recreational facilities are not available for use by the community; they sit unused after the school day, on weekends and during summer months. High school facilities are usually available for public use, except for gyms, of which only about one-third are open to the community. The availability of school recreational facilities to the community is typically at the discretion of the individual school principal.

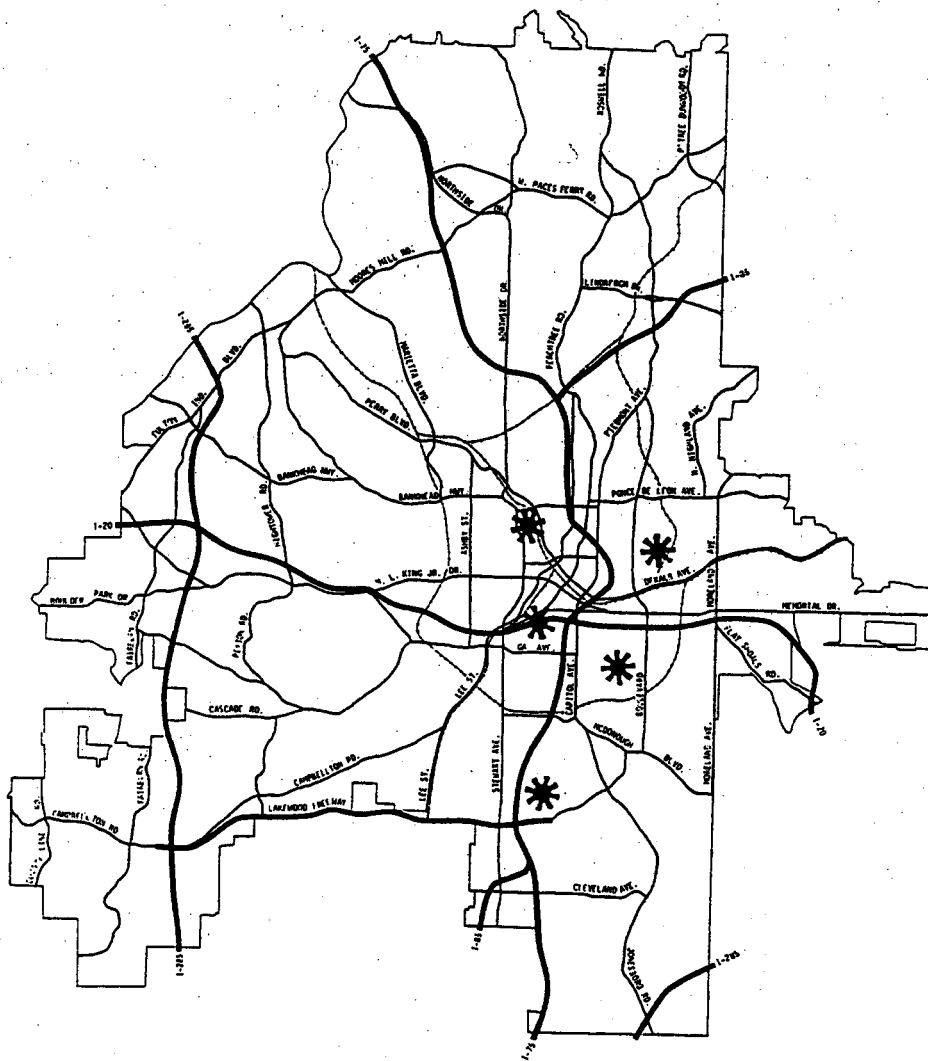
In turn, a few schools use City parks as their recreation areas. These include Ben Hill Elementary, Benteen Elementary, Cleveland Avenue Elementary, Drew Elementary, Dunbar Elementary and Kennedy Middle School.



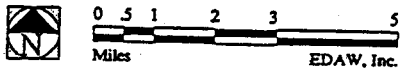
## Physical Characteristics

*Recreation Centers* Five recreation facilities are major joint-use facilities (see Figure 19): Dunbar (NPU-V), Georgia Hill (NPU-W), M. L. King (NPU-M), JFK (NPU-L) and Southeast Atlanta (NPU-Y). JFK is administered by the Atlanta Public Schools, while the other four are administered by the City's Office of Human Services. All of these facilities are called "neighborhood facilities" but are, in fact, community facilities because each serves several neighborhoods. Providing a wide range of social, education, and recreation services, these heavily used community complexes are unique packages of important public facilities.

**Figure 19**  
**Major Joint-Use Facilities**



City of Atlanta  
Bureau of Planning





## Physical Characteristics

### Major Joint Use Facilities

1. *Dunbar (NPU-V)*: Elementary school, park, branch library, swimming pool, gymnasium, one room for recreation programs and several rooms for social service agencies.
2. *Georgia Hill (NPU-W)*: Middle and high schools, branch library, swimming pool, gymnasium, one room for recreation programs and several rooms for social service agencies.
3. *JFK (NPU-L)*: Middle school, park, swimming pool, gymnasium, one room for recreation programs, and several rooms for social service agencies.
4. *M. L. King (NPU-M)*: Elementary school, park branch library, swimming pool, gymnasium, two rooms for recreation and several rooms for social service agencies.
5. *Southeast Atlanta (NPU-Y)*: one room for recreation and several rooms for social service agencies (facility near South Bend Park).

*Libraries* Three of the Atlanta-Fulton County's public library branches are located in the above facilities and are tied very closely with the City of Atlanta's educational and recreational systems. Only four of the remaining 19 branches are linked with Atlanta's parks and recreation system. Adams Park Library (NPU-R) is located next to Adams Park, which has a community recreation center and pool. The Kirkwood Library (NPU-O) is located next to Bessie Branham Park, the Uncle Remus Branch (NPU-T) is located near Howell Park and the Cleveland Avenue Library is located in the Cleveland Avenue Park.

*Department of Water* The City's Department of Water unique recreation facilities are located on the Hemphill Pumping Station site (NPU-D) and consist of a lighted softball field and a mile-long jogging track around a 25-acre reservoir. Both facilities are available by reservation to teams only, with Atlanta Public Schools receiving first priority.

*Atlanta Housing Authority* A close working relationship exists between the Atlanta Housing Authority (AHA) and the DPR. While many of AHA's 28 housing projects are served by nearby parks and recreation facilities, seven projects have immediate on-site relationships with the DPR. On or adjacent to these sites, the DPR has developed and operates a park, pool or recreation center specifically to serve housing project residents.

Physical Characteristics

AHA Joint Use Facilities

<u>NPU</u>	<u>AHA Project</u>	<u>Parks &amp; Recreation Facility</u>
G	Bankhead Courts	Class IV recreation center
G	Perry Homes	Class IV recreation center and swimming pool
L	Herndon Homes	Class I recreation center
M	Grady Homes	Butler Park and Class II recreation center
M	Techwood Homes	Class II recreation center
O	East Lake Meadows	Drew Park and Class IV recreation center
Z	Thomasville Heights	Thomasville Heights Park Class IV recreation center and swimming pool

***Historic Parks and Facilities***

Atlanta has a wealth of historically significant park sites. In total, 23 park sites owned by the City of Atlanta and maintained by the DPR have major historical significance. Twenty-one of these sites provide active or passive recreation for City residents (see Figure 20).

Some of these parks are significant because they are located in neighborhoods listed on the National Register of Historic Places (Ansley Park, Druid Hills and Inman Park neighborhoods). Some sites have Civil War significance (Anderson, Southside, Atlanta Memorial, John A. White, and Tanyard Creek). Cascade Springs Nature Preserve has remnants of at least two early Indian civilizations, one dating from 2000-9000 B.C. Avery Park is significant as the location of the historic Gilbert House.

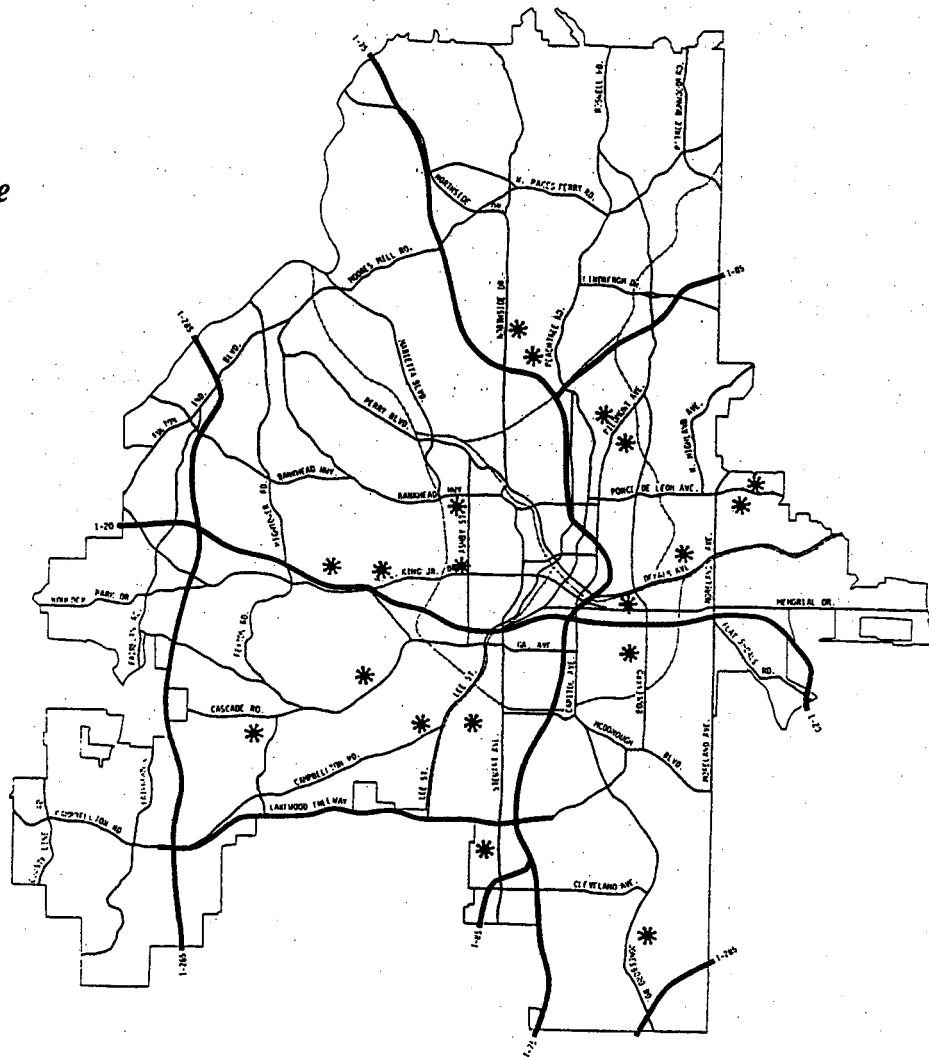
Seven large parks are historically significant because their design reflects the influence of Frederick Law Olmsted, the premier landscape architect of this country. Most of these parks were designed and built prior to 1930, and many of them still contain remnants of their original design. Piedmont Park was designed by a firm composed of Olmsted's sons; the other six parks that reflect Olmsted's theories are Grant, Maddox, Mozley and, to a lesser extent, Candler, Perkerson, and Washington. The Druid Hills Parkway consists of a chain of smaller parks designed by Olmsted.

All 23 historic park sites have been identified as needing certain site improvements to enhance their appearance and recreational potential. The City has insufficiently regarded restoration and protection of historic parks as a high priority. Some parks that have Civil War trenches or archaeological sites have been plundered over the years by artifact hunters, and no regulations exist to thwart such activity. Other sites, such as the Cascade Nature Preserve and the Civil War entrenchment portions of Southside Park, are not developed or programmed and have become sites for dumping, stripping out stolen cars and other illegal activities.

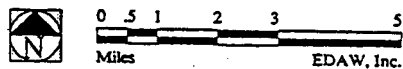
Physical Characteristics

Other historic sites and structures will integrate well into the greenway system. The Martin Luther King, Jr. National Historic Site and Copenhill, where Sherman oversaw the battle of Atlanta, are proposed to become part of a national park called Freedom Park. Private groups are interested in developing a public park in connection with "The Dump," the apartment house where Margaret Mitchell wrote *Gone With the Wind*. Freedom Walk is a pedestrian way with signs and brochures that identify historic sites along Auburn Avenue. Underground Plaza and the Railroad Depot Plaza are located adjacent to the site of the "One Mile" post in downtown Atlanta.

Figure 20  
Parks of Historic Significance



City of Atlanta  
Bureau of Planning



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## NATURAL RESOURCES

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Atlanta's most prominent natural features include its forests, hills, valleys, streams and rivers. Much of Atlanta is in the Chattahoochee River basin, a broad valley that provides habitat for many species of plants and animals. The other major river basin is the South River, which drains the southern portion of the City. The slope of the topography ranges from nearly level to 60 percent. The City is within the Georgia Piedmont Province of the Southern Piedmont Region.

***Watershed Management*** The City's topography is divided into several large watersheds, some of which are shared by surrounding jurisdictions. A watershed is the natural drainage basin that conveys water run-off. Water that does not infiltrate the soil or collect on vegetation becomes surface water run-off, which seeks natural drainage according to local topography. Natural springs also contribute to the drainage system. Because water is vital to all living things, protection of natural resources depends on protection and management of the City's watersheds. Current federal and regional studies of the Chattahoochee watershed will provide a basis for additional watershed management plans.

Groundwater aquifers are not abundant in the Atlanta region; therefore, the metro region depends on surface water for its drinking water supply. The Chattahoochee River watershed above Peachtree Creek is the drinking water supply source for the metropolitan region, and downstream of Atlanta at West Point Lake is the drinking water source for that region of the State.

***Floodplains and Wetlands*** The City's floodplains and wetlands have an important economic as well as ecological role. Undisturbed or minimally disturbed floodplains can help protect downstream property owners from flood and storm damage and can prevent stream bank erosion by slowing stormwater runoff. The Atlanta Zoning Ordinance requires that any construction in the 100-year floodplain must have prior administrative approval. If approved, additions, excavations and contouring are allowed provided that adequate compensation is made for the volume of the floodplain displaced.

Wetlands are natural water retention areas and filters for water contaminants. Swamps, lowlands and floodways are examples of wetlands. Federal laws are now stringent on the protection of wetlands because they are recognized as extremely important in species diversity. Atlanta's wetlands provide bird and wildlife habits, bottomland forest, and unique ecological education opportunities.

***Streams*** Atlanta has 90 miles of streams and creeks in a basin area of 134 square miles. Streams and creeks function as surface water conduits located at the lowest points in the landscape. Stream and creek corridors provide habitat, nesting sites, and transit arteries for many species of birds and animals.

## Natural Resources



### *Stormwater and Sewage Infrastructure*

Floodplain areas of streams and rivers, if undisturbed, provide natural protection against flooding as trees and vegetation slow the movement of water and excess water is absorbed into the soil.

Because most of Atlanta's stream banks are private property and the waters are under State jurisdiction, the City has no policies on stream corridor protection or enforcement of water quality protection. The State enforces point source discharge permitting, and the City has joined the Atlanta Regional Commission's permitting application process for non-point source pollution under the requirements of the 1990 National Pollution Discharge Elimination System (NPDES) stormwater regulations. The 1991 Georgia Mountain and River Corridor Protection Act requires a protective buffer of 100 feet on both sides of a river with a flow of over 400 cubic feet per second. In Atlanta, only the Chattahoochee River and the South River are protected. The majority of Atlanta's streams and creeks, which are not protected, are suffering from erosion, increased urban stormwater run-off and sedimentation. These problems are systemic, so coordinated management of streams and creeks is needed to ensure the public good.

The City's natural resources and topography dictate the drainage infrastructure. The infrastructure of the sewer and storm drainage system follows the natural channels of the City's streams and creeks, which in some cases have been straightened, moved and channelized to accommodate development. Sewer pipes are located along stream corridors, and stormwater is drained by culverts and catch basins into streams and creeks or combined with the sewer pipes. Tanyard Creek, Piedmont and John A. White Parks have combined sewer overflow outfalls that pollute the streams in those parks with raw sewage during moderate to heavy rains. In cooperation with consultants and citizens, the Department of Public Works has developed a plan to correct the situation in those parks. Work will begin in February 1994.

The City's sewer and drainage infrastructure is combined in the central area of the city; some pipes are about 100 years old. Erosion around sewer pipes along stream banks is causing leakage into streams. Older, undersized pipes cause surcharging of sewage into streams during moderate rainstorms. These pipes should be replaced with larger capacity pipes, as the central area is redeveloped. DPW has been systematically replacing older pipes and repairing leakages, but completely replacing the City's undersized combined sewers with separate sewers or enlarging the system would be extremely costly. However, without adequate drainage and sewage capacity, or measures to reduce and manage the quality and quantity of stormwater, Atlanta's natural resources and public health may be threatened.

*Air Quality* The 1990 amendments to the Clean Air Act required the Atlanta metropolitan area to develop a plan for improving its air quality by 2001. Atlanta is in the serious non-attainment category for ozone levels; the major cause of high ozone levels is automobile exhaust containing volatile organic

## Natural Resources

compounds and nitrogen oxides. In order for metropolitan areas to comply with the Clean Air Act, the Intermodal Surface Transportation Efficiency Act requires projects to include mass transit, car pooling, bicycling and pedestrian facilities or other means of reducing automobile usage. Atlanta's parks and greenways will play a vital role by providing alternative corridors and linkages for non-motorized transportation modes. Additionally, the tree canopy helps to filter particulate matter and other air pollutants.

### *Urban Forest and Wildlife*

Forests in Atlanta are primarily of two types, uplands and bottomlands. Atlanta's upland hardwood forests are mainly beech, maple, oak, hickory and poplar, while bottomland woodlands are characterized by willow, river birch, alder and sycamore. Flowering native species include dogwood, magnolia, rhododendron and azalea. Trees are an essential natural resource because they provide shade, cooling of ambient air, filtering of pollutants, aesthetics, wildlife habitats and erosion control. The City's trees are currently being threatened by pollution, compaction, stress, and land uses that involve extensive clearing, including transportation corridors, commercial and other urban development, and utility right-of-ways. Wildlife found in Atlanta includes raccoon, muskrat, rabbit, fox and beaver. Birds include red-headed woodpecker, flicker, blue heron, red-tailed hawk and other hawks, bluebird and several species of owls.

### *Urban Forestry Programs*

Many efforts are now underway that will result in a reduction in the loss of tree canopy. The Mayor's Tree Commission has submitted a revised tree ordinance to strengthen regulations regarding the protection and replacement of the urban forest. The Bureau of Park's Forestry Division manages its own tree farm and has programs for the reforestation of City parks and for the planting of street trees City-wide. They are also responsible for administering the tree ordinance. Trees Atlanta, a nonprofit organization, has a program for an intensive planting of street trees in Downtown. The City of Atlanta recently passed an ordinance that requires the landscaping of all parking lots in Downtown and Midtown.

## PROGRAM CHARACTERISTICS



Program development areas are administered by the DPR's Bureau of Recreation. These include aquatics, athletics, tennis, special populations, and coaches' certification. The Aquatics Division operates four indoor and 18 summer outdoor pools, provides instructional programs in swimming, and has developed the City's youth competitive swim team, the Atlanta Dolphins. The Athletics Division operates the City's adult league plan in football, flag football, basketball and softball and youth team programs in softball, football, track and field, baseball and cheerleading. Soccer programs are being developed. The Tennis Division operates five tennis centers and offers adult and youth instructional programs. The Special Population Division offers programs for senior citizens and for persons who are both physically and mentally handicapped. This division also conducts the Bureau's outdoor camping programs and operates the Lake Allatoona Facility. The new Coaches' Certification Program is taking the lead in providing training to youth coaches.

During the summer, the Recreation Bureau's districts and divisions focus on Camp Best Friends, the largest youth day-camp program in the country, serving over 12,000 young people at 75 sites. The summer-camp program has become one of the Bureau's most successful programs, offering children age five and up a variety of educational, recreational and cultural activities at all City recreation centers; at Piedmont Park, Lake Allatoona, and the Outdoor Activity Center; and at other designated sites and facilities. Camp participants enjoy a variety of special activities, including athletics clinics by professional players, self-awareness clinics, computer workshops, performing-arts demonstrations, career opportunities workshops, and educational field trips. A small fee is charged, but a waiver is available for those who cannot afford the expense. In addition to providing the City's youth with a productive summer and an uplifting experience, employment opportunities are provided for over 1,000 young people. This program culminates yearly in a free Christmas party for the children.

## FINANCIAL CHARACTERISTICS

Over the past ten years, inadequate funding for the maintenance of parks and recreation facilities has led DPR into its current financial crisis. Funds for maintenance and programming have not kept pace with funding of increasing numbers of recreational facilities and special events which have increased in maintenance and programming responsibilities. As a result, there has been a severe decline in DPR's ability to implement City goals. Funding levels and sources for the years 1982 through 1991 are shown in the table below.

The City of Atlanta is again facing a decrease in revenues as a result of the recent recession. In 1991, Department of Parks and Recreation funds were cut by 12.5 percent and 39 positions were eliminated.

### Funding Levels/Sources Department of Parks & Recreation - 1982-1991\*

FUNDING SOURCE	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982
<u>Management and Maintenance</u>										
Gen. Oblig. Bonds	--	--	--	--	--	--	--	--	--	--
Annual Bond**	22,504	59,289	230,643	237,551	16,826	16,557	15,556	16,120	440,512	--
General Fund	24,482,709	26,468,152	26,795,152	24,563,968	24,418,817	26,100,472	26,149,050	23,990,954	22,922,918	22,466,540
<u>Capital Improvement Funds</u>										
Park Improvement Fund***	4,172,108	3,600,141	5,078,991	5,007,152	4,723,961	5,264,740	5,056,130	4,210,906	3,666,934	2,709,678
Community Development Block Grant	2,624,460	2,025,194	1,912,013	1,967	--	--	--	--	--	--
Other	159,442	155,456	486,899	502,065	488,354	566,668	1,396,240	1,353,275	2,714,780	3,738,039
<b>TOTAL</b>	<b>31,461,223</b>	<b>32,308,232</b>	<b>34,503,698</b>	<b>30,312,703</b>	<b>29,647,958</b>	<b>31,948,437</b>	<b>32,616,976</b>	<b>29,571,255</b>	<b>29,745,144</b>	<b>28,914,257</b>

\*All figures have been adjusted to 1991 dollars, using the Consumer Price Index (source: "Consumer Price Index Conversion Chart," U.S. Department of Labor, Bureau of Labor Statistics, and Hammer, Siler, George Associates).

\*\*The City of Atlanta is authorized by state law and the Constitution of Georgia to issue general obligation bonds for capital purposes in an amount not to exceed \$4 million annually without the need for voter approval; these are referred to as annual bonds.

\*\*\*Park Improvement Fund figures exclude the .25 mil ad valorem tax levy that is used by DPR for retirement of debt issued to construct and renovate the Atlanta-Fulton County Stadium.

Source: City of Atlanta Department of Parks and Recreation, Management Services Office (MSO)



## Financial Characteristics

**Federal Funds** In 1980, many Federal grant programs such as the Comprehensive Employment and Training Act (CETA), which provided 15 percent of parks maintenance staff, were eliminated, and appropriations from the Urban Parks and Recreation Recovery (UPARR) program and the Land and Water Conservation Fund (LWCF) were severely limited. In recent years, Community Development Block Grant (CDBG) funds have been used for capital projects in low and moderate income neighborhoods, but additional funding has not been allocated to program and maintain these projects.

**City Funds** The City's revenues dramatically increased in the mid-1980s due to a region-wide economic boom. At the same time, however, park maintenance funds, which are primarily supported by the City's general fund, were not systematically increased with the development of new parkland and facilities. This eventually caused a severe decline in overall maintenance services.

**Increased Responsibilities** DPR has enjoyed considerable success in providing recreational and special event programs. Since 1981, special events, including neighborhood festivals, music and holiday festivals, and parades, have increased by 500 percent, and the largest summer camp program for children in the nation has been established. However, DPR's budget has been strained by the cost of the enormous clean-up efforts required for these festivals and the maintenance and programming responsibilities associated with the recreational programs.

**Park Improvement (PI) Fund** Another setback was that only half of the Park Improvement (PI) fund--a major anticipated funding source for capital improvements--is dedicated to park improvements. The PI fund is a dedicated one-half mil, approximately \$3 million per year, property tax levy. In the past, poor attendance at Braves and Falcons games has resulted in application of half of the PI fund towards the debt of the Atlanta-Fulton County Stadium, leaving only one-quarter mil for other park improvements. Furthermore, although the PI fund is dedicated to capital improvements, lack of sufficient maintenance funds has led to the use of PI funds for routine park maintenance.

**GO Bonds** In 1988, a referendum of \$157 million in General Obligation Bonds (GO Bonds) failed, of which approximately \$50 million were intended for parks, recreation and cultural improvements. A proposed constitutional amendment also failed, which would have increased the amount of GO Bonds the City could issue annually without requiring a referendum from \$4 million to \$12 million. These two failures were major setbacks to funding much-needed capital improvements.

**User Fees** DPR is exploring alternative maintenance funding mechanisms. Unlike many cities, Atlanta's DPR does not have a dedicated fund for returning user fees to park facilities. Instead, revenues go into the City's General Fund, leaving little incentive for the City to work with neighborhoods to increase user fees and surcharges for special services to help fund park facilities.

## Financial Characteristics

**Parks Movement** In the past several years, a growing awareness of the importance of open space systems has led to a renewed national movement in behalf of urban parks. Although the Atlanta metropolitan area has seen the growth of many parks and recreation special interest groups, these groups do not routinely support one another. The City of Atlanta could greatly benefit from the parks movement by organizing and focusing groups already working on parks and open space issues.

**Recent Trends** Several financing trends of the last decade promise to play important roles in shaping the financial management of parks in the future. These include the leasing of major facilities, joint use of facilities, and private sector support. The successful leasing of facilities, such as City golf courses, Lakewood Fairgrounds and the Civic Center Convention Hall, is encouraging and will likely become a standard operation and maintenance method in the future. Joint use of facilities is not a new idea, but is being resurrected as a means for providing recreation services. The approach will become even more attractive to potential project partners as the price of real estate in Atlanta continues to rise. Many private sector groups and corporations have volunteered to support and develop a number of parks projects over the last ten years. The Piedmont Park Conservancy, for example, is proposing methods of using private funds for the improvement of Piedmont Park. Park Pride Atlanta, a non-profit citizens organization, has facilitated the coordination between these private groups and DPR.

**Future Opportunities** Some potential financing tools have not yet been tested in Atlanta. Open space dedication could be accomplished by requiring projects of a stated size to either dedicate public open space within a project, or to dedicate funds for a larger park site selected by the City. The City has adopted impact fee legislation which utilizes impact fees to maintain current service levels. Finally, new opportunities for recreational facility development and maintenance will be presented by the 1996 Summer Olympic Games.

## MANAGEMENT/MAINTENANCE STRUCTURE

The Department of Parks and Recreation (DPR) consists of two bureaus, with responsibilities as described below.

### *Bureau of Parks*



The Bureau of Parks maintains all parks, park facilities, park property and Oakland Cemetery. It is also responsible for the administration and enforcement of the City's tree ordinance. In order to nurture and replenish the City's parks, DPR maintains its own arborculture division, consisting of the Forestry Section, a complex of greenhouses, and a tree nursery where vegetation is propagated and raised for planting on public land. In addition to caring for the City's green spaces, the Bureau is responsible for the maintenance of playgrounds, playing fields, baseball diamonds, swimming pools and athletic fields, as well as workshops, storage depots, garages and other physical facilities. The park design office oversees design of individual parks.

In June, 1992, the Bureau of Parks restructured the parks maintenance districts for the City of Atlanta. This restructuring was necessary due to the retirement of many of the Bureau's middle management staff under an early retirement program. The resulting "two for one replacement" policy (one new hire for every two people that retire or quit) made it increasingly difficult to supervise adequately the six former maintenance districts. In an effort to streamline the maintenance operations, maintenance districts are now divided into four geographical quadrants: Northeast, Northwest, Southeast and Southwest (Figure 21). Each district contains at least one regional park that often serves as the maintenance operation base for the district. In addition to the four quadrants, there are two specialized sections of the maintenance operations: Special Services and Central Services. Special Services has three areas of responsibility: Custodial Services, Grading (earth work) Crew, and Spray Crew (pesticide application). Central Services is the skilled services section with responsibility for all plumbing, carpentry, and electrical work as well as for pool repair.

### *Bureau of Recreation*

The Bureau of Recreation carries out the mission of providing quality economical and professional recreational services to all citizens of Atlanta. There are two major operating areas of the Bureau, Program Development and District Operations. The five Program Development Areas include aquatics, athletics, tennis, special population and track certification. District Operations operates 41 recreation centers throughout the City. Recreation centers offer diverse programs in the arts, sports, and instructional programs, as well as provide facilities at low fees for special events of various local groups. During the summer months, the focus is on Camp Best Friends, the largest youth day-camp program in the country.



## NON-CITY PARKS AND FACILITIES

Atlanta is fortunate in that a wide variety of parks and recreation facilities in the surrounding region are available for use by the City's residents (see Figure 22).

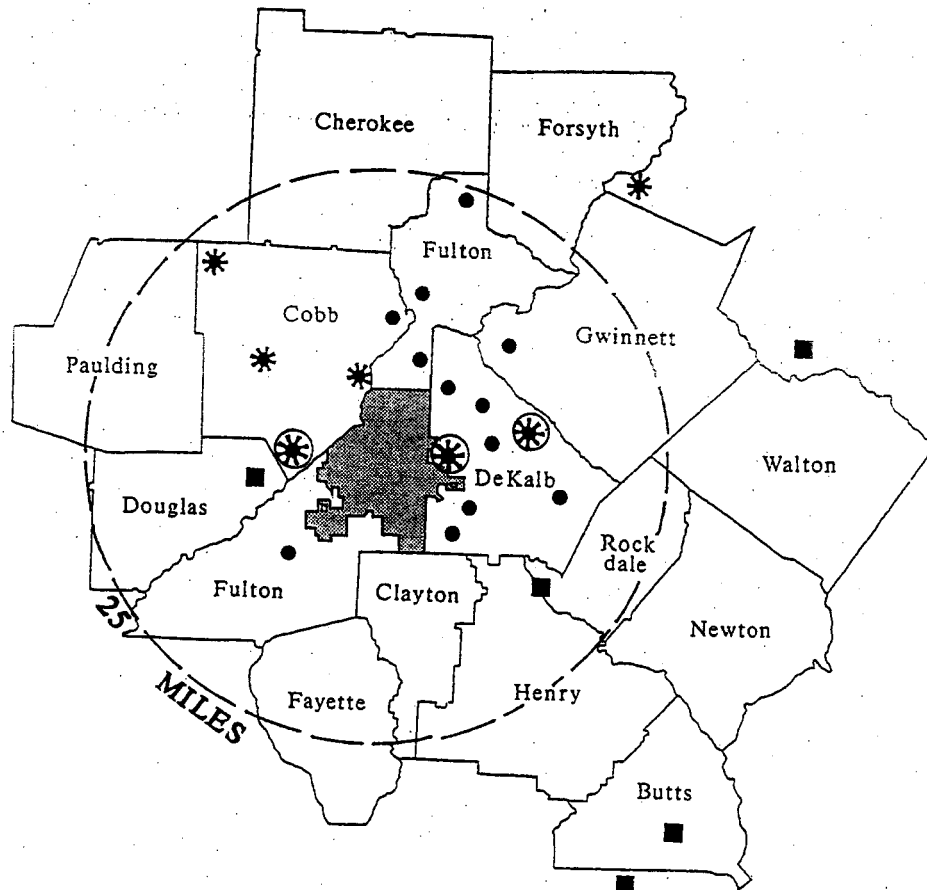
### Counties and Municipalities

Within a 25-mile radius of the City, 12 major public parks owned by various counties and municipalities provide 1,142 acres of recreational facilities: tennis and basketball courts, softball, baseball, football and soccer fields, jogging tracks, gymnasiums, swimming pools, golf courses and even horse stalls and riding rings. Four of these public facilities ("Golfmore," Roswell Area Park, North Fulton and South Fulton Tennis Centers) are accessible by MARTA bus and rail public transit. DeKalb Memorial Park, at I-20 and Wilkenson Road, is the only county park within the City and is administered by Dekalb County.

Figure 22  
Major Non-City Parks  
and Facilities

### Legend

- County/Municipality
- State
- \* Federal
- ⊗ Special



City of Atlanta  
Bureau of Planning

## Non-City Parks Facilities

**State** Atlanta is also served by six major state parks and four Federal park sites within a 25-mile radius. The 11,589 acres of State parks, together with the 31,894 acres of Federal sites, provide a wealth of land and water recreational opportunities, including hiking, camping, boating, rafting, fishing, and swimming. One State facility (Hard Labor Creek) has an 18-hole golf course, and two other State facilities (Kennesaw and Sweetwater Creek) have significant historical importance for the Atlanta region. Two of the Federal properties are owned by the U.S. Army Corps of Engineers (Lake Allatoona and Lake Lanier), which leases substantial portions of its land and water acreage to public agencies for recreational development and use.

**Federal** Another important site, the Chattahoochee River National Recreation Area, under the management of the National Park Service, is in the planning and land acquisition stage of development; a total of 6,300 acres of land along a 48-mile stretch of the river has been authorized by the U.S. Congress for acquisition and management. Approximately 20 acres of this site border the Chattahoochee River at the northern city limits. The Martin Luther King, Jr. National Historic Site at Auburn Avenue and Boulevard includes the birthplace and home of Martin Luther King, Jr. This district, in 1992 attracted 3.2 million visitors, making it the third most visited historic site in the country outside Washington, D.C. (after the Statute of Liberty and Independence Hall. It is also the most attractive tourist destination in the City.

**Special Facilities** In addition, there are three major special facilities that serve the nearby residents of Atlanta. One of these facilities, Fernbank, is operated by the DeKalb County Board of Education and is an important educational resource for the region, with an annual attendance of approximately 708,300. Another facility, a privately owned amusement park, Six Flags, estimates an annual attendance of 2.8 million persons. The third facility, Stone Mountain Park, is operated by the State's Stone Mountain Memorial Park Board.

## PARK DESIGN GUIDELINES

**Overview** Design guidelines are vital to every sound decision-making process regarding parks acquisition and development. Guidelines make it possible to: (1) evaluate the adequacy of existing facilities; (2) determine future needs; (3) establish priorities; (4) evaluate the effectiveness of proposed projects and, (5) aid neighborhoods in evaluating their own recreational needs so that they may support the City in fulfilling those needs in the most practical and efficient manner.

Decisions regarding open space and recreation development are based on several factors, including demographics, development patterns and a community's special interests and needs. These factors are constantly changing; only the guidelines remain constant from year to year. Each year the City makes decisions on park project priorities as part of the Comprehensive Development Plan review process.

Atlanta's first, and only other adopted, park standards were developed in 1968. These standards defined park classifications in terms of acreage, population served, and facilities, and were based on the National Recreation and Parks Association (NRPA) standards. The 1968 standards have become outdated. For example, the 1968 standards do not address how security can be maximized, how parks support stable neighborhoods, or what surrounding uses are appropriate for parks. The new Park Design Guidelines are presented below and on the following pages.

**Goal** Create stable neighbors by developing parks that are safe, accessible and serve the neighborhood or community.

**Park Security Objective** Maximize park security and surrounding neighborhood stability.

### *Security and Neighborhood Stability Guidelines*

#### *Interior Visibility*

Choose sites that do not have structures or features around the edges or in the site that block visibility into the park.

#### *Elevation*

Choose sites that are not consistently at high elevations or are not visible from surrounding areas. Elevations should generally be lower than or equal to the surrounding areas.

## Park Design Guidelines

<i>Surrounding Visibility</i>	Ensure visibility into the park from surrounding homes and streets.
<i>Park Perimeter</i>	Ensure that adjacent streets are along a minimum of 50 percent of the park's perimeter and optimally along 100 percent of its perimeter. The City's safest parks are those that are completely visible to neighbors and police driving on surrounding streets.
<i>Adjacent Streets</i>	Develop all adjacent streets as through streets; dead end streets have less neighborhood traffic, are less visible, and are not as easy to patrol.
<i>Interior Streets</i>	Develop interior streets as dead end streets. Through streets give criminals a way to escape when security patrols arrive, thereby making criminals feel safer to conduct illicit activities.
<i>Surrounding Uses</i>	Surround the site with residential streets and development in neighborhoods or with office streets and development in commercial areas. Vacant land adjacent to a park decreases visibility into and security of the park.
<i>Surrounding Orientation</i>	Face surrounding residences or offices onto the park; avoid back yards abutting the park. Without exception, City parks with abutting backyards are screened from visibility by backyard fences, thereby decreasing park security.
<i>Common Ownership</i>	Locate community parks in areas that are common to the community and are not exclusive to one neighborhood within the intended service area.
<i>Cluster Facilities</i>	Cluster community facilities in community parks. Facilities are easier to secure when they are clustered together, thereby requiring fewer security personnel and less police patrol time.
<b>Accessibility Objective</b>	<b>Maximize accessibility of parks.</b>
<b>Proposed Accessibility Guidelines</b>	
<i>Walking</i>	Provide easy walking access for up to one half mile.
<i>Bicycles</i>	Make the park easily accessible by bicycle.
<i>MARTA</i>	Locate adjacent to a MARTA bus route whenever possible.
<i>Obstructions</i>	Locate away from obstructive features such as freeways, railroads and ravines that have no safe pedestrian and bike crossings and, as such, limit accessibility to the park.



## Park Design Guidelines

**Development Potential Objective** Maximize the desired development potential.

### Proposed Development Guidelines

#### Site Preparation

Choose new park sites that require relatively little site preparation in the proposed recreational facility building area.

#### Development Constraints

Choose park sites which have minimal unstable soils, polluted lakes or waterways, improperly prepared fill areas, or floodplains in or next to facility development areas. These could potentially damage proposed facilities and recreational areas.

**Park Classification Objective** Define the optimum acreage location and functions of each park class.

### Regional Park Standards

#### Visibility

Surround site with local, arterial and collector streets.

#### Accessibility

Locate site where there is excellent MARTA rail or bus service to any proposed special facilities and events.

#### Regional Facility

Include or be adjacent to special facilities such as a museum, amphitheater, sports complex, zoo, golf course, or regionally important historic site.

#### Open Space

Provide a minimum of two-thirds open space, not including golf courses, roads or strip buffer areas, between activities and facilities.

#### Parking

Provide parking for users who live too far away to walk or bike to the park.

### Regional Park Classification Criteria

Acreage -- 100+ (not including the special facility).

Acres per thousand population -- 5 +.

Population Served -- 20,000+

Service Area -- Atlanta and occasionally adjacent metropolitan areas.

### Community Park Standards

#### Accessibility

Locate within a five minute drive to entire service area.

#### Visibility

Locate park adjacent to arterial and collector streets.

#### Community Facility

Include major recreation facilities such as lighted ball fields or a gymnasium.

## Park Design Guidelines

- Joint Use* Locate adjacent to, and develop jointly with, a high school where possible.
- Open Space* Underdeveloped a minimum of one-third of the total open space.
- Parking* Provide adequate parking for daily users who cannot walk or bike.

### *Community Park Classification Criteria*

- Acreage -- 25 minimum (for low density areas) 50+ acres optimum.  
Acres per thousand population -- 5 to 10+.  
Population Served -- 12,000 to 20,000  
Service Area -- One to two miles, no more than 5 minutes driving time.

### *Neighborhood Park Standards*

- Accessibility* Provide walk-to facilities so that no parking or restrooms would be required.
- Visibility* Locate at an intersection of collector or neighborhood streets.
- Joint Use* Plan to be near or adjacent to an elementary school where possible so that recreational facilities can be shared.
- Neighborhood Facilities* Provide open space and recreational facilities for daytime use and the neighborhood.

### *Neighborhood Park Classification Criteria*

- Acreage -- 10 - 25+ acres.  
Acres per thousand population -- N/A.  
Population Served -- 5,000 to 8,000.  
Service Area -- 1/2 mile.

### *Block Park Standards*

- Visibility* Locate adjacent to an preferably on the corner of intersecting local streets.
- Accessibility* Ensure pedestrian access to the users within a two-block or one-eighth mile walking distance.
- Flexibility* Design site that is flexible to changing needs.
- Local Participation* Enlist the support and participation of a local community group, business group, church, or other local organization.

## Park Design Guidelines

### *Block Park Classification Criteria*

Acreage -- Whatever is available, generally up to two acres.  
Acreage per thousand -- N/A.  
Population Served -- 500+.  
Service Area -- one-eighth of a mile.

### *Garden Park Standards*

<i>Visibility</i>	Locate in focal point area or adjacent to highly visible street corner.
<i>Accessibility</i>	Provide sidewalks within a 4 block or one-half mile distance.
<i>Passive Facilities</i>	Does not include active recreation facilities.
<i>Location</i>	Located in commercial areas or as a "garden spot" in neighborhood areas.
<i>Multi-use</i>	May be used for sculpture, fountains, small special events or outdoor picnicking. This may include public toilets.

### *Garden Park Classification Criteria*

Acreage -- Maximum of two acres.  
Acreage per thousand -- N/A.  
Population Served -- 500+.  
Service Area -- one-eighth of a mile.

### *Conservation Park Standards*

<i>Visibility</i>	Ensure high visibility from surrounding streets and homes.
<i>Function</i>	Ensure that the primary function of the park is the conservation of a natural area.
<i>Accessibility</i>	Locate site on any type of street.
<i>Minimum Development</i>	Recreational facilities are not included.

### *Conservation Park Classification Criteria*

Classification based solely on function as a small, undeveloped natural conservation area.

### *Nature Preserve Standards*

<i>Visibility</i>	Locate site adjacent to arterial streets where possible.
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## Park Design Guidelines

- Accessibility* Provide adequate parking.
- Natural Resources* Select an area with unique resources.
- Function* Ensure that conservation and preservation are the primary functions.
- Minimum Development* Develop minimally; emphasize natural setting.

### *Nature Preserve Classification Criteria*

Acreage -- 25+, 100+ optimum

Acreage per thousand --2+ acres

Service Area --5,000+

Population Served -- All or part of the City and some surrounding metropolitan areas.

### *Greenway Standards*

- Accessibility* Provide access to adjacent parks and other destination points.
- Linkage* Link parks, neighborhoods, work places, MARTA stations, schools and other public facilities.
- Resource Protection* Protect historic, cultural and natural resources within the corridor.
- Facilities* Include recreational trails, pocket parks and landscaping whenever feasible.
- Trail Development* Develop the recreational pedestrian and bike trails according to "Design and Maintenance Guidelines for Hard Surface Trails," with emphasis on recreational use.
- Design Objective* Maximize the effectiveness of the design of individual parks, by establishing design guidelines for interior functions.

### *Proposed Park Design Guidelines*

- Visibility* Maintain a clear view into and out of parking lots from all surrounding areas.
- Locate parking areas and young adult game areas, such as basketball courts, within clear view of the surrounding streets, to increase security.
- Locate parking in areas visible from adult activity area.

## Park Design Guidelines

### *Functional Areas*

Visually and physically separate young adult areas from children's playgrounds.

Develop adult areas, such as tennis courts, separate from but visible to children's playgrounds.

Develop picnic areas, such as tennis courts, separate from but visible to children's playgrounds.

Develop individual activity areas within clear view of larger activity areas. Avoid blocking visibility to activities due to extreme changes in elevation, which creates security problems.

### *Lighting*

Locate lighting so that light does not intrude on nearby homes at night.

### *Post Park Rules*

Clearly post park rules and regulations that are part of the City code. Refer to the code section.

### *Master Plan Objective*

**Design master plans for every park to incorporate all of the above design guidelines.**

### *Options for Implementation*

(See Proposed Park Design Guidelines above.)

### *Community Participation Objective*

**Request community participation in all park development decisions.**

### *Options for Implementation*

Include all capital improvements in the project listing of the Comprehensive Development Plan (CDP) before funding is identified in the Capital Improvement Plan (CIP), as required by City charter.

Notify surrounding neighborhoods before plans are developed.

Include surrounding neighborhoods throughout the plan development process.

Submit first draft of plan for preliminary review and final draft for approval by the NPUs and Atlanta Committee for the Olympic Games (ACOG).

### *Citywide Design Priorities*

**Establish design priorities for parks Citywide.**

Design a world-class park system.

Use park design guidelines for all park design projects.

Use the Department of the Interiors "Guidelines for the Treatment of Historic Landscapes" for master plans of historic parks.

## Park Design Guidelines

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Protect natural resources.

Prepare park management for plans for each park. Include staffing, maintenance schedules, equipment, training, quality control and annual cost.

Develop and program gymnasiums and natatoriums with the Atlanta Public Schools to maximize use of public funds.

Develop multi-use facilities that serve all age groups.

Link all parks with the greenway system through bike/jogging trails.

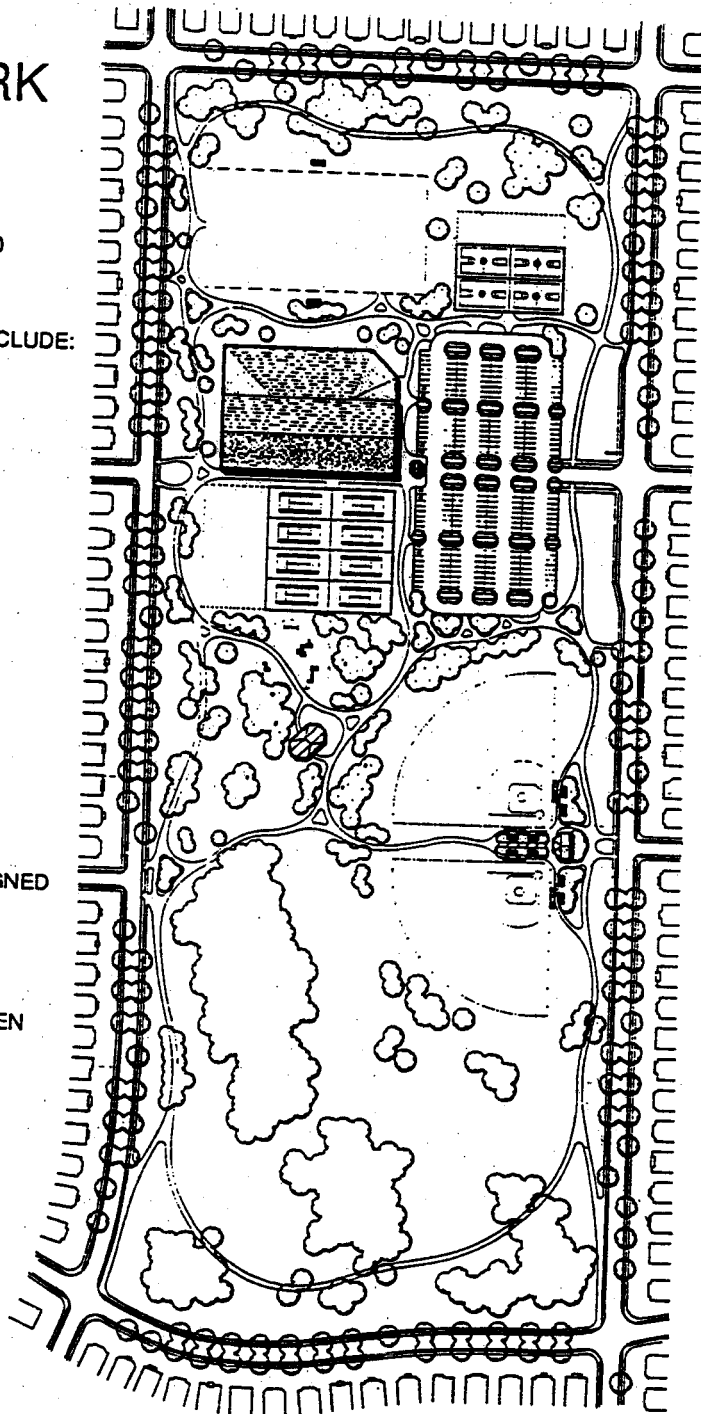
Provide accessibility to the physically challenged, wherever possible.

Protect existing open space. Build new facilities on land acquired for that purpose.

Figure 23

# PROTOTYPE COMMUNITY PARK

- SIZE: 25-50\*ACRES
- POPULATION SERVED: 8,000 TO 15,000
- SERVICE RADIUS: 2 MILES
- APPROPRIATE PARK FACILITIES MAY INCLUDE:
  - POOL
  - GYMNASIUM
  - RECREATION CENTER
  - LIGHTED COURT GAMES
    - TENNIS
    - BASKETBALL
    - VOLLEYBALL
    - MULTI-USE COURT
    - LIGHTED COURTS
  - LIGHTED PLAYFIELDS
    - BASEBALL
    - SOFTBALL
    - SOCCER/FOOTBALL
  - PICNIC AREA WITH SHELTER
  - PLAYGROUND
  - RESTROOMS
  - LIGHTED PARKING LOT
- FACILITIES PROVIDED FOR OLDER TEENAGERS AND ADULTS.
- COURTS AND PLAYING FIELDS ARE DESIGNED FOR LEAGUE PLAY.
- PARK IS BORDERED ON ALL SIDES BY ARTERIAL AND COLLECTOR STREETS.
- 1/3 OF PARK AREA IS UNDEVELOPED OPEN SPACE.
- IDEALLY, DEVELOP JOINTLY WITH A HIGH SCHOOL.

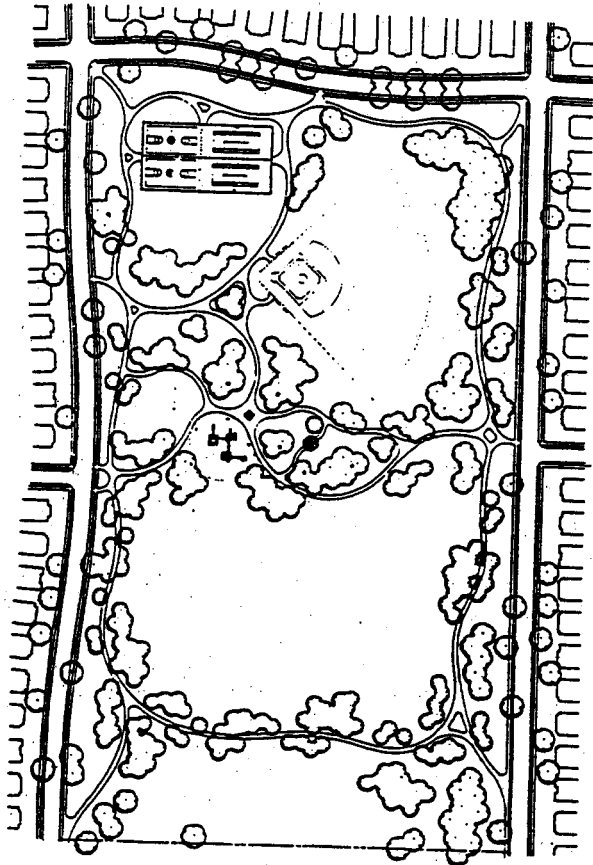


0 100 200  
SCALE IN FEET

Figure 24

## PROTOTYPE NEIGHBORHOOD PARK

- SIZE: 10-25 ACRES
- POPULATION SERVED: 5,000 TO 8,000
- SERVICE RADIUS: 1/2 MILE
- APPROPRIATE PARK FACILITIES MAY INCLUDE:
  - COURT GAMES
    - TENNIS
    - BASKETBALL
    - VOLLEYBALL
    - MULTI-USE COURT
  - PLAYFIELDS
    - SOFTBALL
    - SOCCER / FOOTBALL
    - FREE PLAY
  - PICNIC AREA WITH GAZEBO OR SMALL SHELTER
  - PLAYGROUND
- BALL FIELDS DESIGNED FOR INFORMAL RATHER THAN LEAGUE GAMES.
- FACILITIES PROVIDED FOR YOUNGER CHILDREN AND THE ELDERLY.
- SERVES PATRONS WITHIN WALKING OR CYCLING DISTANCE.
- LOCATED ON COLLECTOR STREETS WITH HOMES THAT FACE INTO PARK.
- IDEALLY, DEVELOPED JOINTLY WITH ELEMENTARY OR MIDDLE SCHOOL.



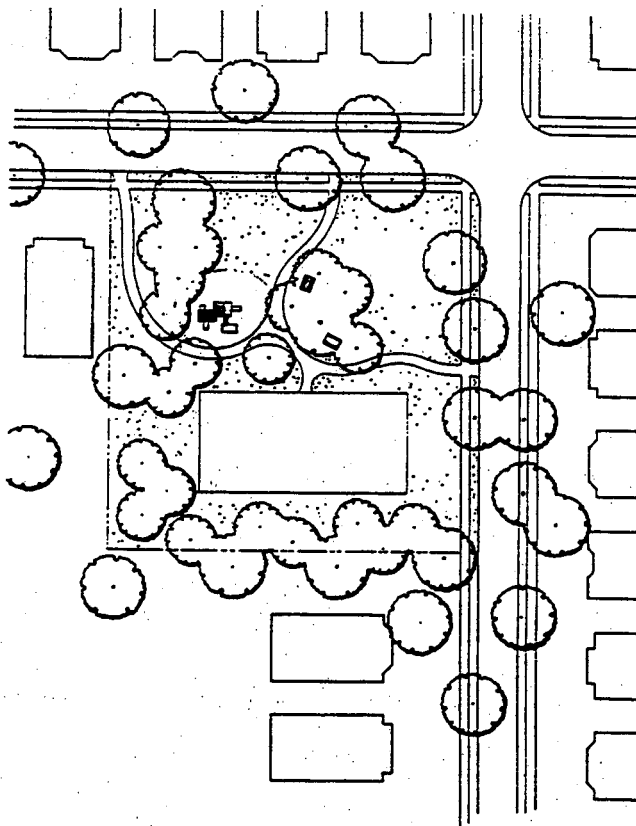
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SCALE IN FEET



Figure 25

## PROTOTYPE BLOCK PARK

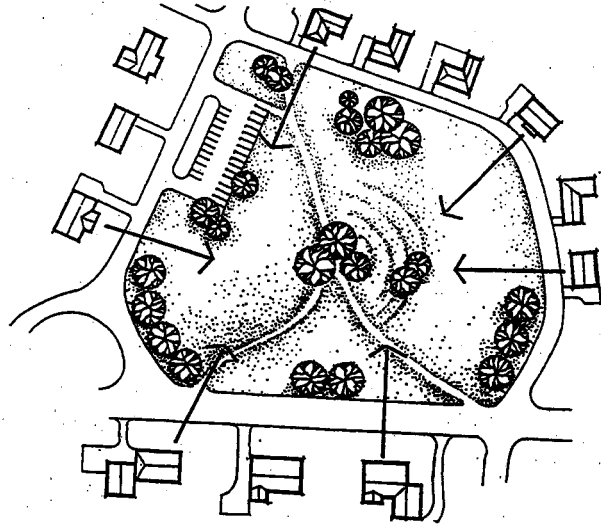
- SIZE: 1/4 TO 2 ACRES
- POPULATION SERVED: UP TO 500
- SERVICE RADIUS: 1/8 MILE
- APPROPRIATE PARK FACILITIES MAY INCLUDE:
  - MULTI-USE COURT
  - FREE PLAY AREA
  - PLAYGROUND
  - PICNIC AREA
  - NEIGHBORHOOD GARDEN
- MEETS THE NEEDS OF A SPECIFIC LOCALIZED AREA
- DESIGNED TO BE FLEXIBLE TO CHANGING NEEDS
- SERVES PATRONS WITHIN A 2-BLOCK WALKING DISTANCE.
- REQUIRES LITTLE SITE PREPARATION
- MAINTAINED BY A LOCAL ORGANIZATION
- LOCATED ADJACENT TO ONE OR MORE LOCAL STREETS.



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SCALE IN FEET

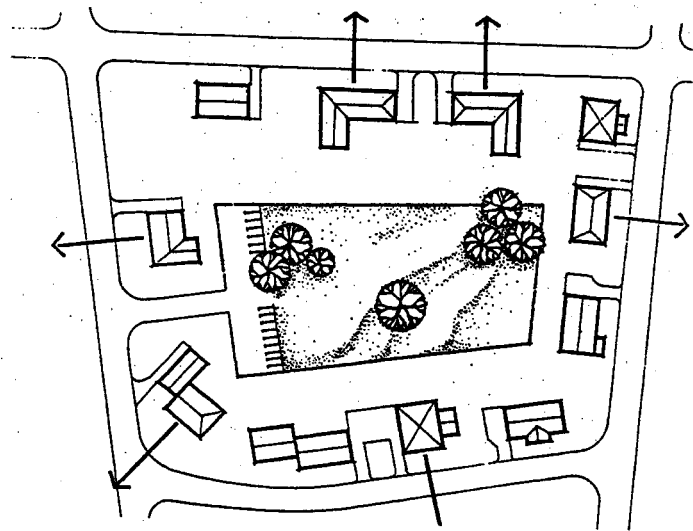
**YES**

Ensure that views into parks from surrounding homes create a stable, secure park and neighborhood



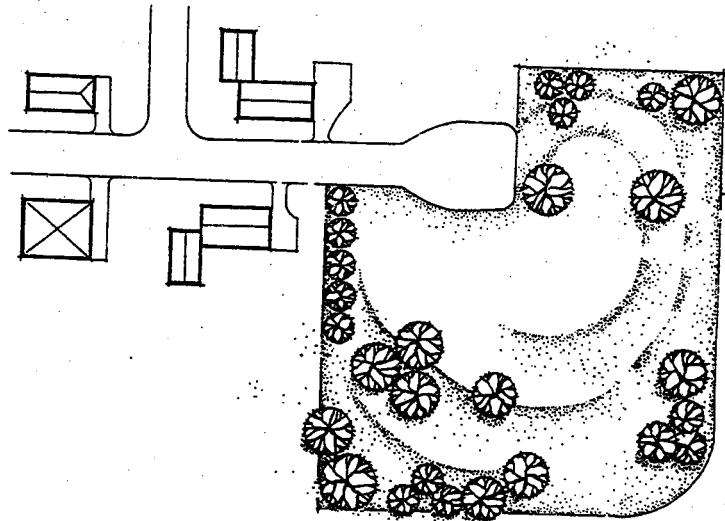
**NO**

Ensure that no homes are backing into parks creating unseen security problems



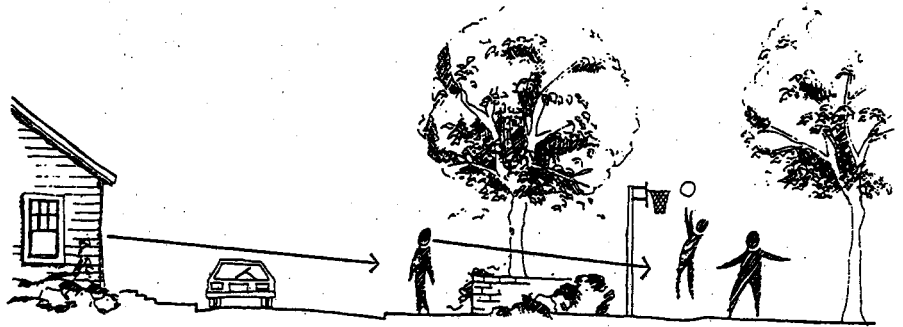
**NO**

Ensure that no streets dead end into parks creating security problems



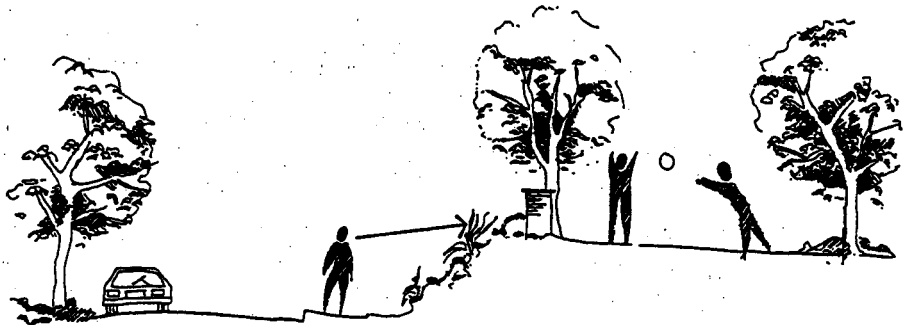
**YES**

Ensure that park security is improved by having unobstructed views into active areas



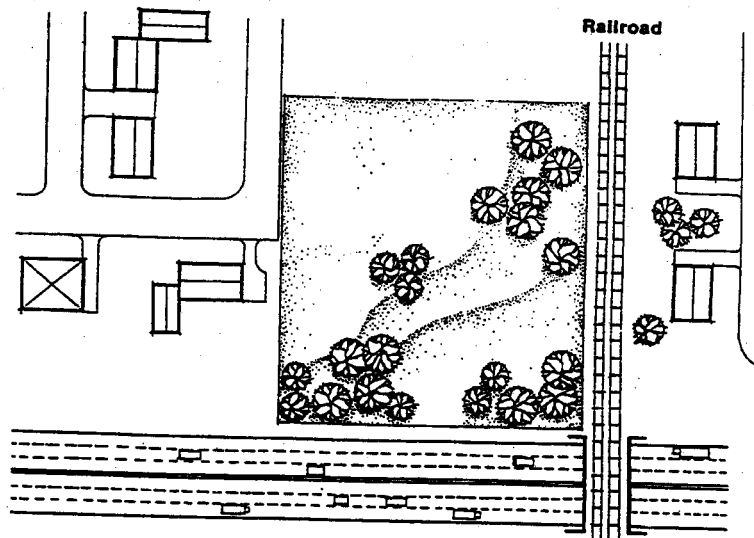
**NO**

Avoid obstructed views from street that encourage undesirable activities



**NO**

Eliminate and avoid barriers that restrict accessibility, reduce the service area and create security problems along edges



STAFF

*Bureau of Planning*

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Alycen Whiddon, Project Manager  
John Heath  
Carolyn Henry  
Michael Hughes

*Department of Parks and Recreation*

Lee Ross

*Park Pride Atlanta*

Allison Ickes

THANKS TO

Susan Loftis  
Ed McBrayer  
Rand Wentworth

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Shirley Franklin

PHOTOGRAPHS

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City of Atlanta, Bureau of Planning  
City of Atlanta, Department of Parks and Recreation  
EDAW, Inc.  
Park Pride Atlanta  
PATH Foundation

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ATLANTA PARKS CONGRESS  
September 30, 1991

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Naomi Gerson  
Siân Llewellyn  
Greg Bourne, Southeast Negotiation Network

**ATLANTA PARKS CONGRESS ATTENDEES**  
*September 30, 1991*

Name	Organization
Steve Aalto	National Park Service
Chris Abbett	Georgia World Congress Center
John Aderhold	NPU K, Mozley Park Advisory Council
James L. Allen	University Community Development
Bill Allison	Fulton County Federation of Garden Clubs
Ruthellen Anderson	Green Ribbon Committee
Maria Artemis	Augustine Environmental
Ed Augustine	Atlanta City Council
Carolyn Long Banks	Park Pride Atlanta
Gale Barnett	American Society of Landscape Architects
Nancy Beckemeyer	Atlanta School Board
Rev. Mary Anne Bellinger	Cousins Properties
David Bergmark	
Jean Bergmark	
George Berry	Cousins Properties
Paula B. Bevington	Servidyne Incorporated
Marie Bostic	National Park Service
Robert Bowden	Atlanta Botanical Garden
Carolyn Boyd Hatcher	Georgia Conservancy
Annette Boyle	ABOA
Rick Bradshaw	Prentiss Properties Limited
Laura Brightwell	Coca-Cola Enterprises
Dawn Brown	S.T.O.P.
Sheila Brown	Atlanta City Council
Charles R. Brown	Technology Park Atlanta
John Callen	Southern Tennis Association
David Chamberlin	Atlanta Fire Department
Robin Chanay	S.T.O.P.
Susan Cita	Laubmann Reed and Associates
Shirley T. Cleaves	Knox Street Neighborhood
William M. Coleman	Underground Atlanta
Jean Cooper	Pine Hills Civic Association
Pola Cooper	Green Ribbon Committee/Park Pride Atlanta
Gloria Cosner	Green Ribbon Committee
Jim Cothran	Robert and Company
John Cox	Delta Airlines
Deborah Cross	Coca Cola USA
German T. Cruz	Altamira
Goody Davis	Indian Creek Garden Club
Jim Davis	Georgia Power Company
Mary Davis	Atlanta City Council
Reinald Dersch	Department of Parks and Recreation
Deron Dixon	S.T.O.P.
J. L. Dyer	Callaway Drive Community Center
Sen. Michael J. Egan	Georgia General Assembly
Bill Eisenhauer	S.T.O.P.
Julia Emmons	Atlanta Track Club
Leon S. Eplan	City of Atlanta DPD
Stone Ermentrout	Chastain Park Civic Association
Barbara Faga	EDAW, Inc.
Housh Farhadi	Portman Companies
Cason Farr	HOH Associates
Anne Farrisee	Atlanta Preservation Center
Daniel Fernandez	ADPSR
John Ford	Ford & Associates
Frank Fossie	City of Atlanta DPRCA
Ronni French	Atlanta Downtown Partnership
William C. Gary	Director, Bureau of Parks
W. Duncan Gibbs	Sharp Boylston Companies
Ken Gillett	City of Atlanta Bureau of Parks
Arthur Gregory	Coca-Cola Bottlers Association
Victor Gregory	Trust Co. of Georgia Foundation
Scott Hanson	Park Pride Atlanta
Sally Harbaugh	Olmsted Parks Society

## ATLANTA PARKS CONGRESS ATTENDEES (continued)

Name	Organization
Charles Hardnett	City of Atlanta Bureau of Recreation
June Harrell	City of Atlanta DPR
Ben Harris	Georgia Power Company
Winsome Hawkins	Metropolitan Atlanta Community Foundation
Rick Heebner	Georgia Securities Association
Jeanne Heyser	Garden Club of Georgia, Inc.
Charla Hill	Southern Bell
Anna Hirsch	Outings in the Park
Allen Hoss	Hoss-Viscardi & Company
Dr. Mellonee Houston-Willis	PATH Foundation
Karen Huebner	Atlanta Urban Design Commission
Kevin G. Hughley	SW Atlantans Consumer & Merchants Assoc.
Elayne W. Hunter	Outdoor Activity Center, Inc.
Mary E. Huntz	Morningside-Lenox Park Association
Allison Ickes	Park Pride Atlanta
Birdel Jackson	B&E Jackson & Associates, Inc.
Donald Jackson	Zoo Atlanta
Jim L. Jackson	Ponce de Leon Improvement District
JoAnn Jackson	City of Atlanta Bureau of Recreation
Maynard Jackson	Mayor, City of Atlanta
Marris Johnson	City of Atlanta, Bureau of Pollution Control
Linda Jones	Atlanta Audubon Society
Paul R. Jones	Adams Park Residents Association
Gordon Joyner	Fulton County Commission
Penny Kaiser	Atlanta Track Club
Becky Kelley	DeKalb County DPRCA
Paul Kelman	Central Atlanta Progress
Bill Killmer	Park Pride Atlanta
James F. Kortan	Stevens & Wilkinson, Inc.
Jim Kulstad	Campaign for a Prosperous Georgia
Melinda Langston	City of Atlanta Mayor's Office
Siân Llewellyn	EDAW, Inc.
Jay Lowery	DPR
John Lupton	A. T. Kearney Company
R. Bruce MacGregor	Buckhead Coalition
Mac MacKenzie	Park Pride Atlanta
Barbara Mahone	Britt-Lyn & Associates
William C. Mangum	
Danielle Martin	Park Pride Atlanta
DeWitt Martin	Butler Street YMCA
Ed McBrayer	PATH Foundation
Dan McBride	Outings in the Park
Jo Ann McClinton	East Lake Neighbors/Black Women's Coalition of Atlanta
Gwen McClure	National Association of Realtors
Ann E. McClure	Professional Lawn Care Association of America
Chuck McGrady	Sierra Club
Alex McNeil	Atlanta Track Club
Dora Miles	Poole Creek Community
Jeannie Mills	ADPSR
Betty Minor	Druid Hills Garden Club
Clara Mont-Claire	S.T.O.P.
Mike Morgan	American Society of Landscape Architects
Clair Muller	Atlanta City Council
June Mundy	ADPSR
Paul Nelson	Department of Natural Resources
Susan Newell	City of Atlanta DPR
Mary Jane Newsome	
Aneli Nugteren	Atlanta Chamber of Commerce
Scott Nyman	Homebuilders Association
William H. O'Neal	National Park Service
Stefani Organ	Gibraltar Land
Linda Parrish	Junior League of Atlanta
Phil Pass	City of Atlanta DPR
Nan Pendergrast	Outdoor Activity Center

## ATLANTA PARKS CONGRESS ATTENDEES (continued)

Name	Organization
Britt Pendergrast	Outdoor Activity Center
Dr. John Peponis	Georgia Institute of Technology
Scott Petersen	South Atlantans for Neighborhood Development
Thomas A. Player	Neely & Player
Robert F. Poole	Hyatt Regency Atlanta
Bill Pounds	
Steven R. Randolph	Federal Emergency Management Agency
George Rice	American Society of Landscape Architects
Jordan Rice	S.T.O.P.
Clare Richardson	Friends of Zoo Atlanta
David Robertson	Morningside Lenox Association
Gil Robison	Piedmont Park Conservancy
Margaret L. Roper	Trees Atlanta
Jocelyn Ross	Grants Management
Lee Ross	City of Atlanta DPR
Darlene R. Roth	Atlanta Historical Society
Eugene Sandor	City of Atlanta Mayor's Office
Fred O. Scheer	Margaret Mitchell Civic Association
Jane Shivers	Ketchum Public Relations
Alida C. Silverman	Druid Hills Civic Association
Michael M. Sizemore	Sizemore Floyd Architects
Wayne Smith	Arts Festival of Atlanta
Kay Sobers	Georgia Master Gardeners
Alicia Soriano	Georgia Department of Natural Resources
Linda Stevenson	Atlanta Committee for the Olympic Games
Mary Stimmel	Fernbank Inc.
Tally Sweat	Park Pride Atlanta
Thomas P. Tabor	Portman Properties
Clinton Taylor	Maggie Russell Tower Tenants Association
Virginia Taylor	Kilpatrick & Cody
Sarah L. Taylor	Edgewood Community Association
Susan Taylor	Olmsted Parks Society
Gigi Taylor	Poncey-Highland Neighborhood Association
Clinton Taylor	Maggie Russell Tower Tenants Association
Gail Morgan Timmis	Piedmont Park Conservancy
Sandy Turbidy	Park Pride Atlanta
Janet Turnburke	
Paul Turnburke	
Wayne Van Leer	The Atlanta Track Club
Paul J. Vanderhorst	Georgia Institute of Technology
Karen W. Vohman	Ardmore-28th Street Neighborhood Association
Gale Waldorff	CAUTION Inc.
Melvin Waldrop	Program and Performance Evaluation
Rhett Ward	Georgia Power Company
Aaron Watson	Trotter Smith & Jacobs
Marsha Webb	Garden Club of Georgia, Dogwood District
Rev. Willie J. Webb	Harwell Heights Community
Marcia Weber	Ansley Park Civic Association
Kathryn Welden	Atlanta Track Club
Clara Lee Wells	Atlanta Communications
Rand Wentworth	Trust for Public Land
Alycen Whiddon	Atlanta DPD
Jon A. Wiggins	Fulton Co. Dept. of Parks and Recreation
James Wiley	Associated Design Services
Joseph B. Wilkinson	The Coca Cola Company
Howard Williams	Lynn Circle South Community
Reginald W. Williams	Atlanta Fulton County Recreation Authority
Stanley Williams	IBM Corporation
Yvonne Wiltz	Voncreations
Blanche Winter	Garden Clubs of Georgia, Dogwood District
Sue Wooten	Georgia Conservancy
Aaron Worthly	Georgia Cities in Schools
Jane Yarn	Green Ribbon Committee
Charles M. Zimmerman	Atlanta Jaycees



**NONPROFIT ADHOC COMMITTEE  
TO THE GREEN RIBBON COMMITTEE**

<b>Name</b>	<b>Organization</b>
Ruthellen Anderson	Garden Clubs of Georgia, Dogwood District
John Arnold	Atlanta Urban Gardening Project
Ed Augustine	Park Pride
Marcia Bansley	Trees Atlanta
Gale Barnett	Park Pride
Paula Lawton Bevington	Park Pride
Don Blair	Morris Brown College
Pam Everett Boone	Atlanta Clean City Commission
Robert Bowden	Atlanta Botanical Garden
Michi Brochman	Georgia Environmental Project
Brenda Burnett	Georgia Rails to Trails
Ann Crammond	Atlanta Botanical Garden
Barbara Faga	Green Ribbon Committee
Christa Frangiamore	Earth Day 1991
Ronni French	Atlanta Downtown Partnership
Sally Harbaugh	Olmsted Parks Society
Carolyn Henry	City of Atlanta
Anna Hirsch	Outings in the Park
Elayne W. Hunter	Outdoor Activity Center, Inc.
Penny Kaiser	Atlanta Track Club
Jim Kulstad	Campaign for a Prosperous Georgia
Danielle Martin	Park Pride Atlanta
Ed McBryer	PATH Foundation
Deloris Pickens-Crawford	Master Gardeners
Alice Rolls	Nature Conservancy
Michael Semrau	Friends of Piedmont Park
Kay Sobers	Georgia Master Gardners
Mary Stimmel	Fernbank Inc.
Margaret Strickland	Garden Club of Georgia
Tally Sweat	Park Pride Atlanta
Susan Taylor	Olmsted Society
Jeff Tiller	Atlanta Bikeway Coalition
Gail Morgan Timmis	Piedmont Park Conservancy
Irene Warren	DeKalb Federation of Gardens
Marsha Webb	Garden Club of Georgia
Rand Wentworth	Trust for Public Land
Alycen Whiddon	City of Atlanta
Richard Wolf	Southern Bicycle League
Sue Wooten	Georgia Conservancy
Jane Yarn	The Nature Conservancy