NPU-X GREEN SPACE PLAN

Prepared by Sizemore Group January 2005

Sponsored by
The Arthur Blank Family Foundation
The Community Alliance of Metropolitan Parkway Inc.

ACKNOWLEDGEMENTS

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The Community Alliance of Metropolitan Parkway, Inc. (CAMP, Inc.)

CONSULTANTS

Sizemore Group
Quality Growth, Inc.

TABLE OF CONTENTS

	Introduction	3
1.	Study Area	4
2.	Analysis	5
3.	Community Survey and Interviews	12
4.	Issues	14
5.	Design Charrette	15
6.	Green Space Plan	18
7.	Next Steps	26
8.	Estimated Project Costs	28

INTRODUCTION

CAMP, Inc. commissioned Sizemore Group to prepare a Green Space Plan for the NPU-X community within the City of Atlanta. This study is sponsored by The Arthur M. Blank Family Foundation and CAMP, Inc. The goal of the study is to preserve and enhance the green space within the community, provide recreational amenities for the community and improve the quality of life.

GOALS

- To acquire green space
- To identify projects for implementation
- To increase park, play grounds, open space, recreational amenities, trails for the neighborhood activities
- To improve connectivity and pedestrian walkability of the neighborhood
- To improve public safety
- To Integrate LCI initiatives
- To improve the image of the community

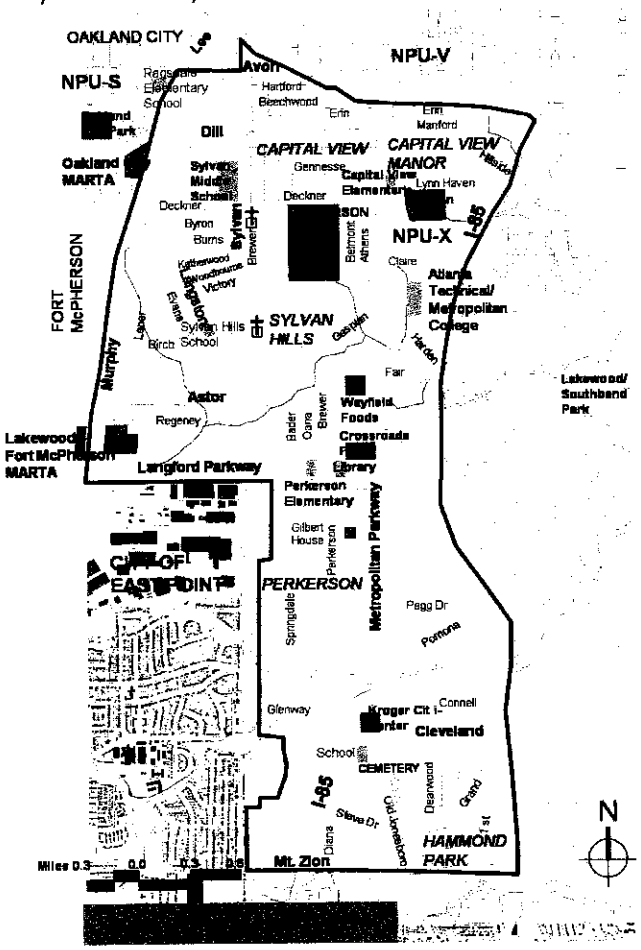
STUDY AREA

The study area is the NPU-X boundary as defined by the City of Atlanta. The NPU-X community is located in the southwest corner of City of Atlanta. The study area is bound by interstate 85 to the east, Mt. Zion Street and City of East Point to the south, rail tracks (beltline) to the north and Murphy/Lee Street to the west.

Major arterial streets are, Metropolitan Parkway that runs across the community north-south and Langford Parkway that runs east-west.

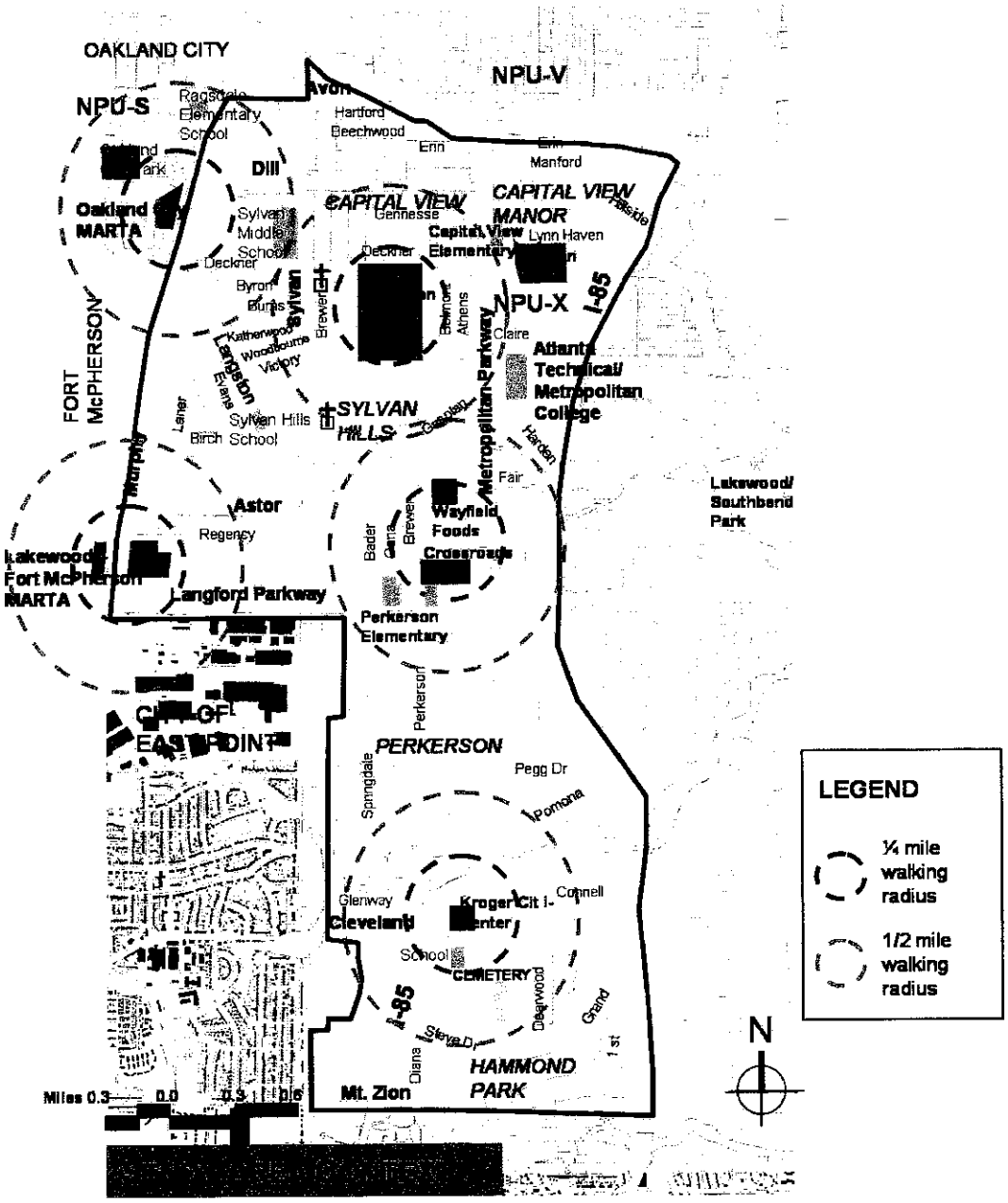
Major Parks in the study area are; 50 acre Perkerson Park and 6 acre Millican park, both maintained by the City of Atlanta. Lakewood amphi-theatre is adjacent the study area to the east which is a major recreational node.

Two MARTA stations are on the western edge, one in the north (Oakland City) and the other in the south (Lakewood McPherson) in the study area



ANALYSIS

An analysis of the existing physical conditions; street network, activity nodes, open spaces, parks, walking distances, creeks, flood plains, and the proposed projects as recommended by the LCI study for the study area was conducted. Following maps illustrates this analysis.



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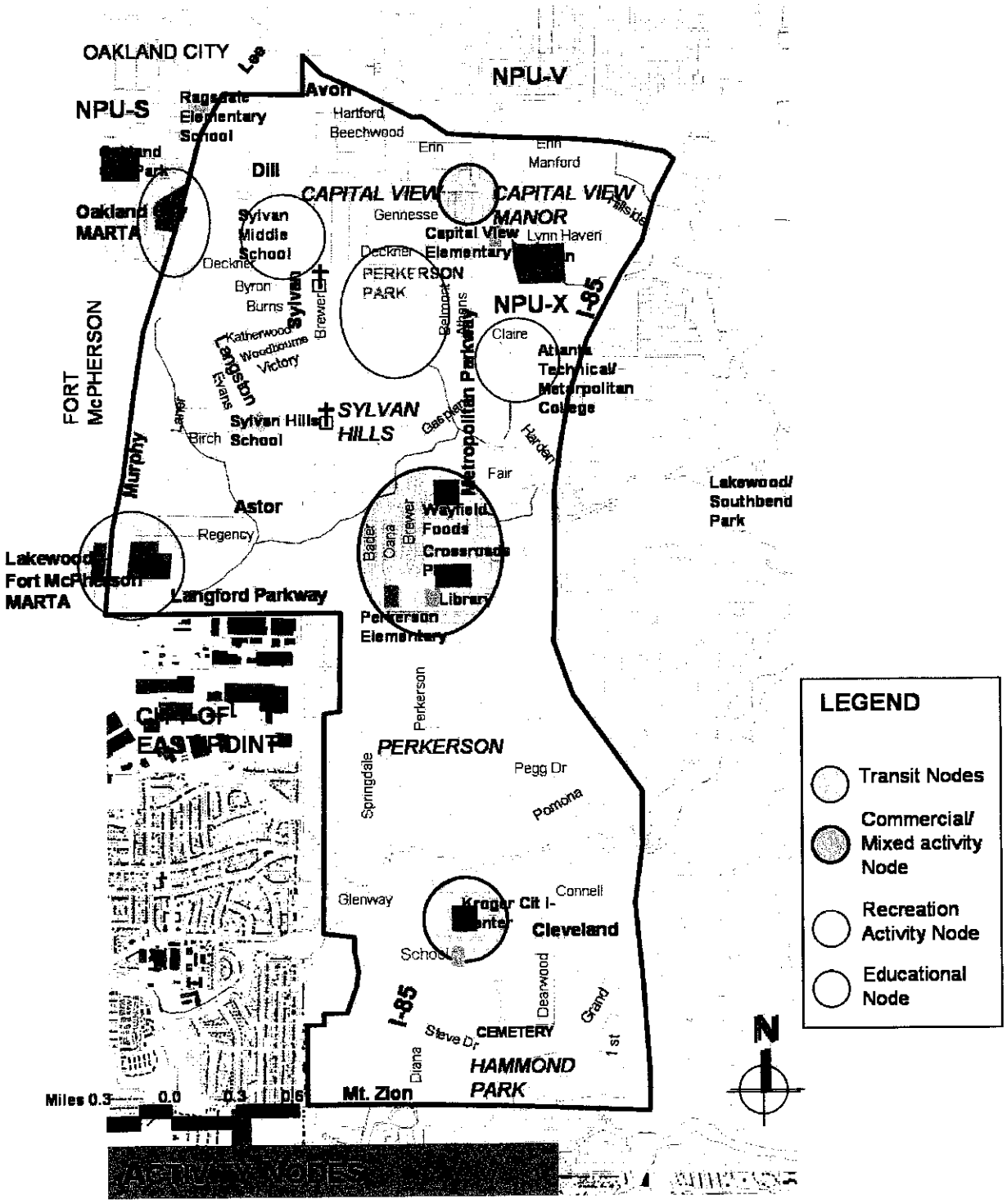

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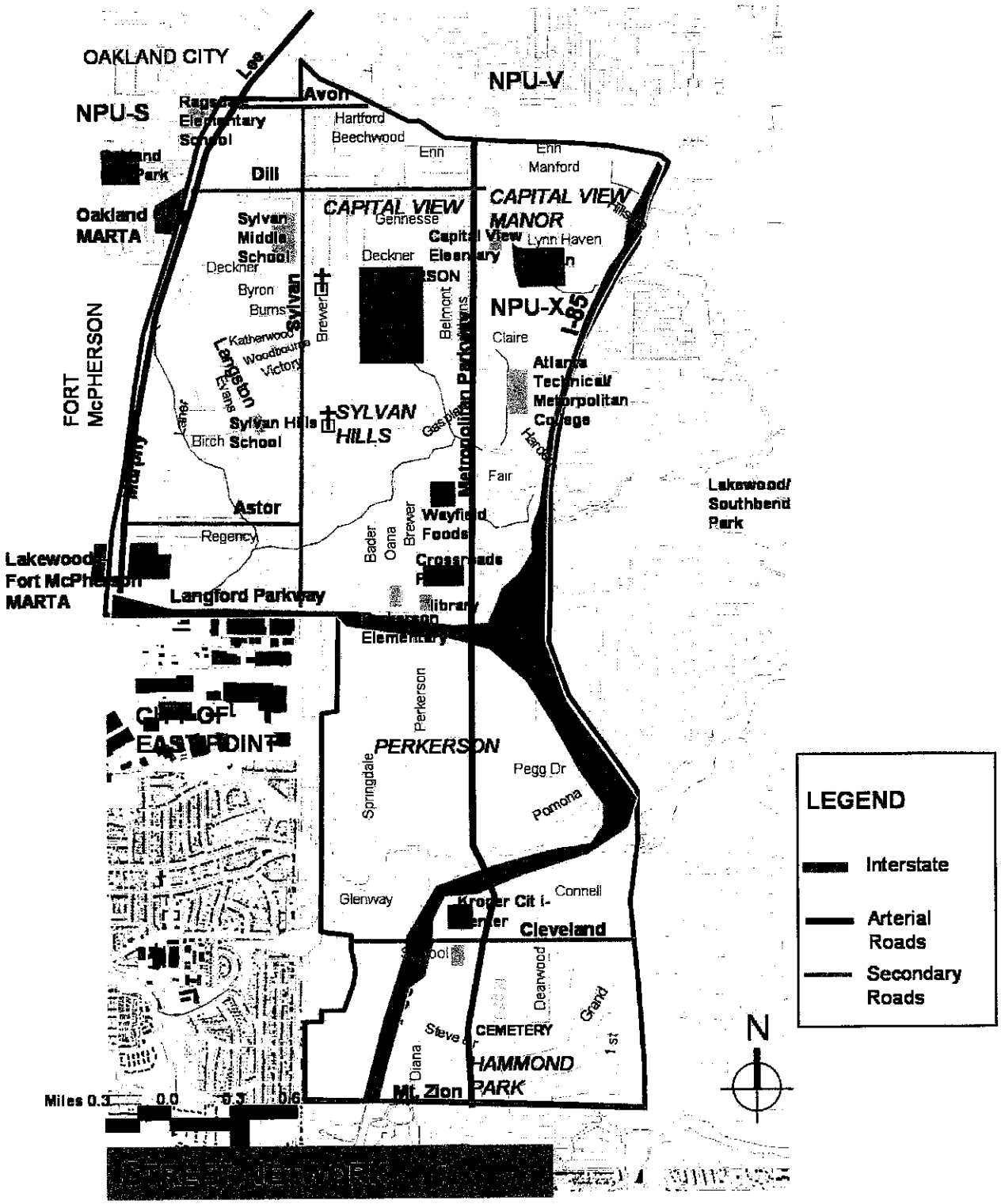

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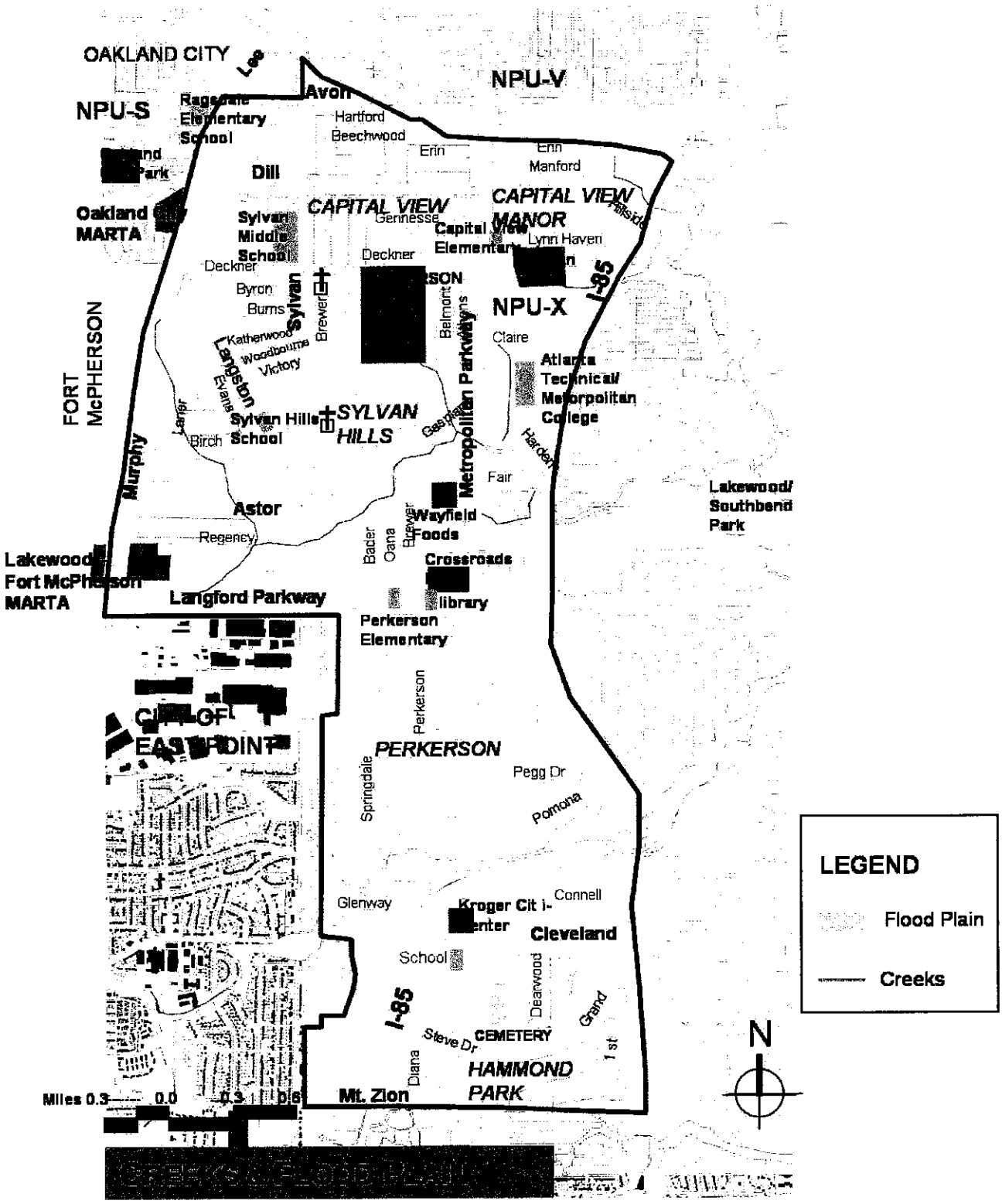

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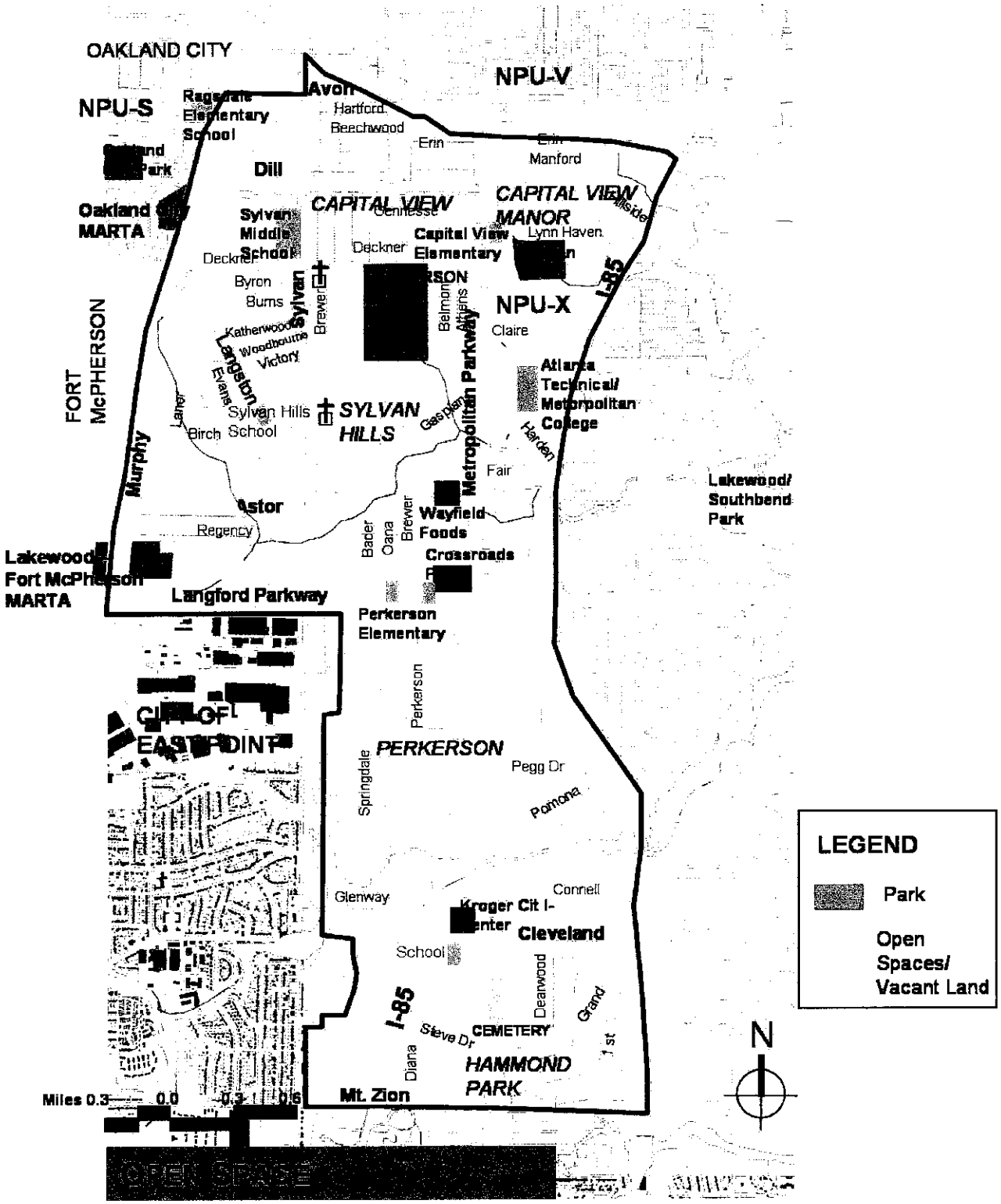

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CITY OF ATLANTA GREENWAY TRAIL CORRIDOR PLAN

LEGEND

- CEMETERY
- TRAIL CORRIDOR
- PARK
- MARTA STATION

Prepared for PATH by Ashley, Hughes, Good & Associates, Inc. 1992

PATH

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COMMUNITY INPUT – SURVEY and INTERVIEWS

As part of soliciting community input to understand the needs, desires and aspirations of the community a survey was conducted that addressed various issues. In addition, stakeholder interviews were conducted that included representatives of City of Atlanta and the members of the Community/Organizations. Summary of this survey is as shown below.

What kind of Greenspace would you like to see in your community?

	I Love It	I Like It	It's OK	I Don't Like It	No Way
Large Urban Park	13	3	6	1	0
Small Pocket Parks/Play Grounds/Tot L	**11**	**9**	**2**	**1**	**0**
Active Recreation Areas	**19**	**5**	**3**	**0**	**0**
Passive Recreation Areas	13	4	4	1	0
Village Green (Civic Green)	11	7	6	0	0
Bike Trails	17	4	4	1	0
Walking Trails	14	9	1	0	0
Conservation Areas	13	5	4	0	0
Urban Farm	5	5	8	0	2

Which one of these is the single most do you consider important to you?

Large Urban Park	3
Small Pocket Parks/Play Grounds/Tot Lots	3
Active Recreation Areas	**6**
Passive Recreation Areas	3
Village Green (Civic Green)	3
Bike Trails	3
Walking Trails	5
Conservation Areas	1
Urban Farm	0

How do you like these amenities located?

One Location	4
Distributed	**20**

What is the maximum distance would you walk to these amenities?

	3mts	5mts	10mts	15mts	20mts	30mts
Large Urban Park	4	3	7	3	1	0
Small Pocket Parks/Play Grounds/Tot Lots	5	7	6	0	0	0
Active Recreation Areas	4	4	9	4	0	1
Passive Recreation Areas	1	5	7	3	0	1
Village Green (Civic Green)	1	5	6	2	0	0
Bike Trails	6	2	6	2	1	1
Walking Trails	2	5	6	3	0	2
Conservation Areas	2	8	8	2	1	0
Community Farms	1	2	6	5	1	1

Would you like your community to use community park areas for school?

Yes	**19**
No	5

Would like your school to have sports fields that can be shared by the community after hours?

Yes	**21**
No	4

If you are of school age or have school going children, how do you/they go to school?

Bike	Walk	Bus	Drive
1	2	3	4

What public facilities would you like to see located within green space system?

MARTA Station	School	Gym	Library	Sr. Ctr.
4	6	15	**17**	15

Others:

- Recreation Center
- Belt Line
- Belt Line
- Dog Park

What kind of trail would you like?

Pedestrian/ Walking trail	Bike trail	Multi-purpose trail
13	8	**16**

Would like pedestrian/bike connectivity to the neighborhood amenities/nodes?

Yes	**7**
No	2
Doesn't Matter	**7**

Would like to see public art in your community? -- as part of streetscape and in parks

Yes	**20**
No	0
Doesn't Matter	4

Would like to see gateways created to the Community?

Yes	**20**
No	4

Locations:

- Springdale Road and Lakewood Avenue/Pekerson Rod, Springdale Rd and Cleveland Avenue
- Deckner & Metropolitan
- Slyvan Hills, Cap. View, Pekerson
- Metropolitan by Borhead; railroad bridge
- Deit & Brewer
- University, Metropolitan Parkway
- Dill and Metropolitan Parkway, Deckner and Metropolitan
- Metropolitan Parkway & Beltline Intersection; Dill & Murphy
- University and Cleveland
- Perkeson Park

Do you see traffic issues that require traffic calming; such as traffic circles, medians, raised cross walks, etc.?

Yes	**13**
No	3

Locations:

- Traffic circle at Pekerson Road and Langston Drive, SW by Pekerson Entrance & Exit from Highway 166; gate way to Gilbert House at Avery Park, National Historic site area -- good spot to promote Gilbert House and slow traffic.
- Dill & Sylvan, Dill Allen, Metropolitan and Dill
- Dill & Metropolitan; Metropolitan & Deckner, Metropolitan & Genesee
- Sidewalk length of Astor Perkerson Road
- Dill and Metropolitan Parkway
- Brewer Blvd
- Lahoon Street SW. ; Casplans
- Metropolitan and Dill
- Dill Ave has certainly shown us increase in traffic in the past 1 1/2 years. Either it needs to be made a one way street, and either Erin could also be considered an alternate.
- Metropolitan Parkway
- Metropolitan Parkway
- Metropolitan Parkway

ISSUES

Based on the analysis of the physical conditions of the study area and the community survey the critical issues with regard to the green space and the amenities were identified as mentioned below:

- Conservation of open spaces, to limit vacant land consumed by development
- Development/enhancement of parks; Millican park and Perkerson Park
- Smaller open spaces such as pocket parks, tot lots, etc. close to the residents distributed across the community for easy access
- Connectivity between the parks and activity nodes, such as library, commercial node, MARTA, schools, etc. through sidewalks/trails
- Lack of trails for the use of the community
- Poor image and public safety; streetscape, art work, gateways, sidewalks, building conditions, etc.
- Traffic calming
- Space for community activities such as Sunday market, etc.

Public Design Charratte

Once the analysis and survey was completed and synthesized and issues were identified, the stage was set for the design charratte, a half-day forum in which the development, flood plains, creeks, circulation, open space, parks, safety, connectivity issues, concerns and desires of the community was addressed.

The event was held on November 16, 2004 at the Sullivan Center. The charratte was held between 5 PM and 8.30 PM where the community was briefed on the goals, issues and needs that were synthesized through the community visioning process. The participants were given a brief on the charratte process and outline.

The intent of the design charratte was to solicit community input in the design of Green Space Plan. The charratte format was designed as a hands-on design involvement from the community, wherein the participants were organized in groups and each group was represented by a designated community member. The group was asked to follow a design process to generate a plan addressing the issues and questions under four elements; preserve, change, create and connect.

They were guided and assisted by the professionals of the consultant team. The plan options were generated through a process of investigating the target area and addressing the following questions:

1. What would you preserve?
2. What would you change?
3. What would you create?
4. What would you connect?

The graphic results of these questions were recorded on transparent overlays on top of a base map of the study area. Once the overlays were created, master plan began to emerge; the plans were then critiqued by each team and further refined throughout the day. At the end of the design workshop the refined plan were presented by a designated member of each team. The pros and cons of each teams' plan were discussed. The following plan is the synthesis of the design workshop and the core team members.

What would you like to Preserve?
When asked what physical elements that the community wanted to preserve, it was determined that the flood plain, stream beds, existing parks (Perkerson and Millican), cemetery, Gilbert House, Churches, potentially existing open space/vacant land.

- Flood plains
- Stream beds/Creeks
- Existing Parks
- Cemetery
- Churches
- Buffers behind Crossroads Plaza
- Open space in schools/College (Perkerson Elementary, Capital View Elementary, Sylvan Middle School and Atlanta Technical College)
- Gilbert House

What would you like to Change?
The overwhelming response to the question of what the community want changed are the redevelopment of Metropolitan Parkway that is filled with vacant, under utilized and unattractive development. Specifically the redevelopment of the Crossroads Plaza was at the top of the list. To improve the image of this main arterial street that is the 'spine' of the community. The community wants the existing vacant land off of Astor to be developed into a park as identified in the LCI study as Sylvan Hills Park. Community would like to see the development of land across Lakewood MARTA with open space/park integrated into it. The development of Perkerson and Millican parks with more facilities were important to the community.
The community wants to see the gateways into the community changed into desirable and attractive entrances. The community also desires the improvement of the school bus depot and lot opposite across the Atlanta Technical College into a park or a gymnasium/recreational facility for the use of the community.

- Redevelopment of vacant/dilapidated/under utilized lots along Metropolitan Parkway with good streetscape
- Existing vacant lot on Astor to be developed as Sylvan Hills Park (as identified in Lakewood/McPherson LCI Study)
- To develop the buffer area behind the crossroads that stretch up to Perkerson Park into a multi-purpose trail
- Development of vacant lot across Lakewood Marta station with open space/park
- Development of vacant lot at the intersection of Dill and Sylvan

- Improve the gateways into the community
- Landscape to improve the image at Kroger Plaza – parking lot and at street intersection
- Development of Millican Park and improvements to Perkeson Park

What would you like to Create/Connect?

All of the community members and the experts agreed that a multi-use loop trail that connects Perkerson Park, Millican Park and Lakewood Amphi-theatre Park along the creek be created. Further the trail is extended to the Crossroads Plaza. The community agreed to endorse the two recommendations of the Lakewood/McPherson LCI study; beltline and the greenway along the Lee Street that connected the two MARTA stations with plaza/open space integrated. The community wanted several gateway improvements in the key intersections. The landscape design for these gateways shall carry a theme to define the NPU-X community. For example water fountain, art work, planting, etc. To improve the connectivity throughout the neighborhood, sidewalk/multi-use paths were created along major arterial and network. This would improve the pedestrian access to school, parks, MARTA and commercial nodes. The sidewalks that are close to the senior housing concentration around Kroger/Cleveland Road be designed to accommodate the handicap. It was also agreed to create open space along the I-85 by Hammond Park as part of the proposed Charter School. This would help improve the gateway to Hammond Park. Furthermore, creating permanent space/services for the Sunday market in Hammond Park close the currently held location. In addition to these, it was also agreed to create small pocket parks and tot lots throughout the community in close proximity to the residents.

- Multi-purpose loop trail that connect Perkerson Park, Millican Park and Lakewood Amphi-theatre
- Greenway as recommended by the Lakewood/McPherson LCI Study and to include gateway improvements at Dill/Lee and Astor/Lee at both Marta Stations
- Create Sylvan Hills Park as recommended by the Lakewood/McPherson LCI Study on the vacant lot on Astor
- Gateway improvements at key entry locations to the community to include landscaping, artwork and other unique landscape features
- Create permanent green space for Sunday Market in Hammond Park

- Development of Millican Park and improvements to Perkerson Park (additional community services and maintenance)
- Streetscape and sidewalk improvements along Metropolitan Parkway and other streets as identified to allow for pedestrian accessibility including handicap as needed and to create an attractive image (including sidewalks, street furniture, art work, and trees)
- To create beltline

The community also wants to ensure open spaces/parks be created when developing vacant land as part of the development as in the case of proposed initiatives in the Lakewood/McPherson LCI study; MARTA development, Crossroads development, etc.

NEXT STEPS

Following the study the next steps for the community is to do the following:

- To obtain funding from The Arthur Blank Family Foundation to acquire vacant or under utilized parcels, including the large parcel on Astor and the corner plot at Dill and Sylvan and others throughout the community to create pocket parks, tot lots and open spaces. Preferably to acquire and/or assemble parcels larger than 2 acres that can he handed over to the City of Atlanta for maintenance, as they meet the criteria of the City to undertake maintenance. However smaller parcels for pocket parks and tot lots have to be maintained by the community.

- To collaborate with the City of Atlanta to acquire the floodplain, creek beds, and wetlands with city, state, and federal funds for conserving the open/green spaces.

- To create a structure or organization within the community to maintain the open spaces/parks that may not be within the jurisdiction of the City of Atlanta for maintenance.

- To collaborate with the owners of the properties that are required and the City of Atlanta, PATH and other foundations and non-profit organizations to create the multi-use loop trail.

- To collaborate jointly with the City of Atlanta, City of East Point to implement the Greenway on Lee Street as recommended by the Lakewood McPherson LCI study including the gateway at Dill and Lee Street.

- To obtain funding from The Arthur Blank Family Foundation to acquire land to create the Sunday/Flee market in Hammond Park

- To work with the City of Atlanta to explore the possibility of the development of Lakewood Amphi-theatre to include recreational amenities for the community including trail, etc.

- To work with the City of Atlanta and other foundations to create gateways at the locations as identified.

- To ensure creation of parks/open spaces when any development project is undertaken within the community including the ones that are currently underway – (properties across Lakewood MARTA and Lakewood MARTA parking lot TOD project as recommended by the Lakewood McPherson LCI Study)

- To work with the City of Atlanta and other agencies that is involved in developing and maintaining Perkerson and Millican Park to improve the parks with amenities.

- To work with the City to improve the streetscape and side walks throughout the community as identified in the plan. Also to implement traffic calming measures as identified.

- To work with the City of Atlanta to develop Gilbert House with landscape and amenities that can be used by the community.

- To work with the Sylvan Middle School to use their open space and recreational facility for the community's use.

Based on the Green Space Plan recommendations and design strategies, the following initiatives with regard to the implementation of the Plan can be undertaken with the assistance of The Arthur Blank Family Foundation funding:

- **Land acquisition including programming, site selection and evaluation**
- **Due diligence as required for the selected site and projects**
- **Project management for the projects**
- **Design of the projects; green space, parks, gateways, and others (design thru' construction documents)**
- **Project implementation and construction**

ESTIMATED PROJECT COSTS

Project ID	Project Name	Description	Engineering Cost in $	Construction Cost in $	Project Cost in $	Comments
P1	Perkerson-Millican-Lakewood Trail	construct a multi-purpose 10' wide loop trail connecting Perkerson Park, Millican Park and Lakewood Amphi-theatre - approximately 4 miles	$627,120	$3,484,000	$4,111,120	project cost does not include the acquisition of properties.
P2	Sylvan Hills Park	construct a park - Option 1: Vacant lots area only. Park includes a pavillion, pathways, green area, planters, art work, planting and pavers. Approximately 5.5 acres	$225,000	$1,250,000	$1,475,000	project cost does not include the acquisition of properties, and equipment
	Sylvan Hills Park	construct a park - Option 2: Vacant lots and the industrial properties (thru' Evans to Murphy). Park includes a pavillion, pathways, green area, planters, art work, planting and pavers. Approximately 6.5 acres	$252,000	$1,400,000	$1,652,000	project cost does not include the acquisition of properties, and equipment
P3	Lee Street Greenway	construct a greenway system to include a multi-purpose trail and lighting including the Lakewood and Oakland City transit plaza	$0			see Lakewood McPherson LCI Study
	Dill Avenue Gateway	gateway improvements at Dill and Murphy intersection - paving, sidewalks, planting and artwork	$49,500	$275,000	$324,500	project cost does not include the acquisition of properties.
P4	Hammond Park Sunday/Flee Market	construction of gateway/parking and the open green space with hard and soft areas, paver, lighting, picnic tables, tot lot/playground and planting	$81,000	$450,000	$531,000	project cost does not include the acquisition of properties, site clearence/demolition, and equipment
P5	Perkerson and Millican Park		$0		$0	
P6	Gateways Kroger Gateway	gateway improvements at the intersection of cleveland and metropolitan parkway	$0		$0	see Lakewood McPherson LCI Study
	Dill/Metro Gateway	gateway improvements at Dill and Metropolitan Parkway intersection - paving, sidewalks, planting and artwork	$32,400	$180,000	$212,400	project cost does not include the acquisition of properties.
	Dill/Sylvan Gateway and Park	gateway improvements at Dill and Sylvan intersection and park - pavillion, paving, sidewalks, green areas, planting and artwork	$72,000	$400,000	$472,000	project cost does not include the acquisition of properties and demolition.
	Hammond Park Gateway	gateway improvements at Metropolitan Parkway and Old Jonesboro Road intersection - pavillion, paving, sidewalks, planting and artwork	$45,000	$250,000	$295,000	project cost does not include the acquisition of properties, and site clearence/demolition
	Zion Church Park	improvements to the open space to include picnic tables, pavillion, paver and planting	$21,600	$120,000	$141,600	to be developed in collaboration with the Zion Church
P7	Metropolitan Parkway Streetscape	streetscape improvements	$0			see Lakewood McPherson LCI Study
P8	Beltline Greenway	construct a greenway system to include a multi-purpose trail and lighting	$0			see Lakewood McPherson LCI Study
OTHERS	Pocket Park-Option 1	construct a 6,000 square feet pocket park to include tot lot/playground, pavillion, green area and planting	$18,000	$100,000	$118,000	project cost does not include the acquisition of properties, site clearence/demolition, and equipment
	Pocket Park-Option2	construct a 12,000 square feet pocket park to include tot lot/playground, pavillion, green area and planting	$36,000	$200,000	$236,000	project cost does not include the acquisition of properties, site clearence/demolition, and equipment
	Gilbert House	landscape improvements: pavillion, pavers, green areas and planting	$16,200	$90,000		to be developed in collaboration with the City of Atlanta

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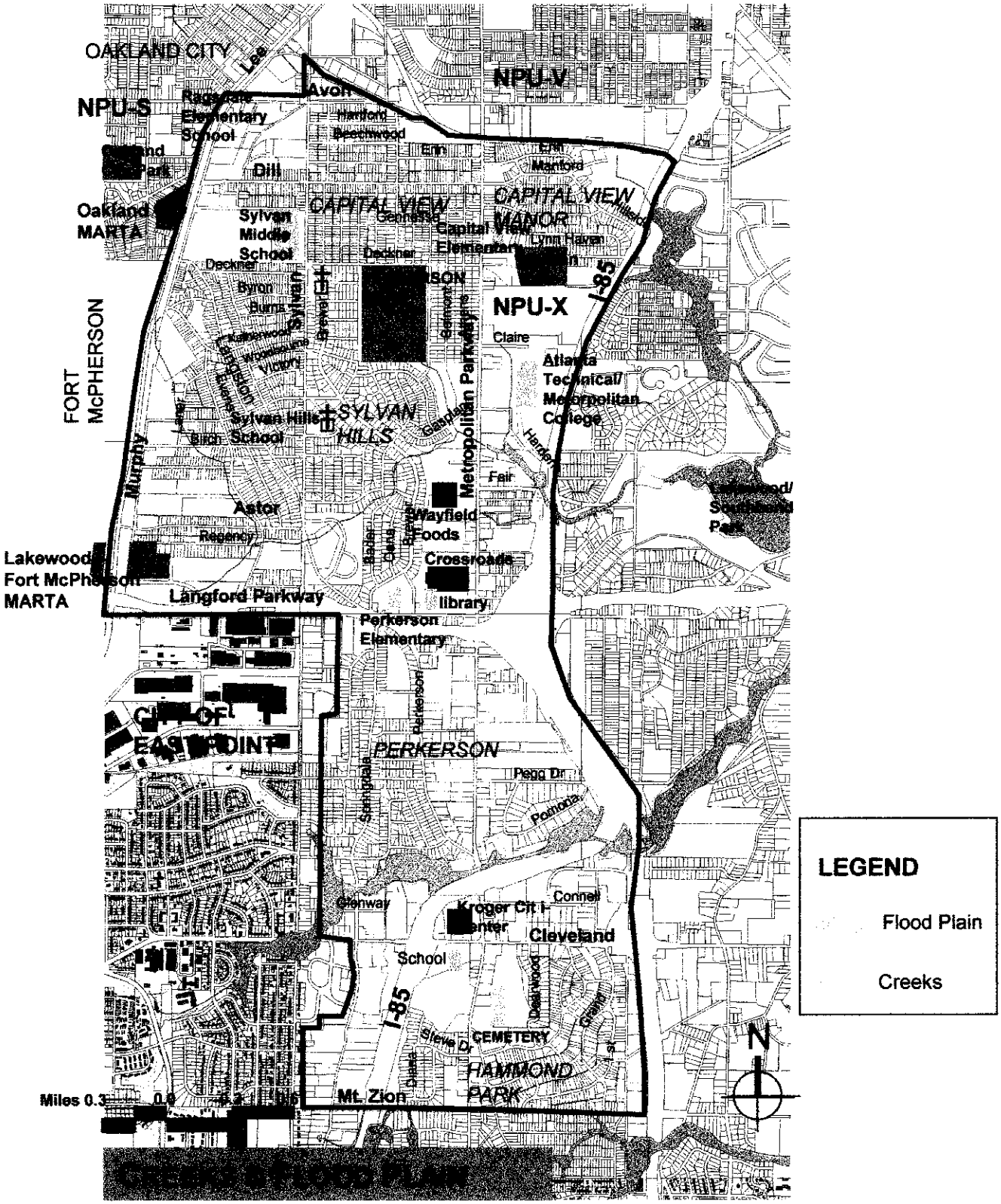

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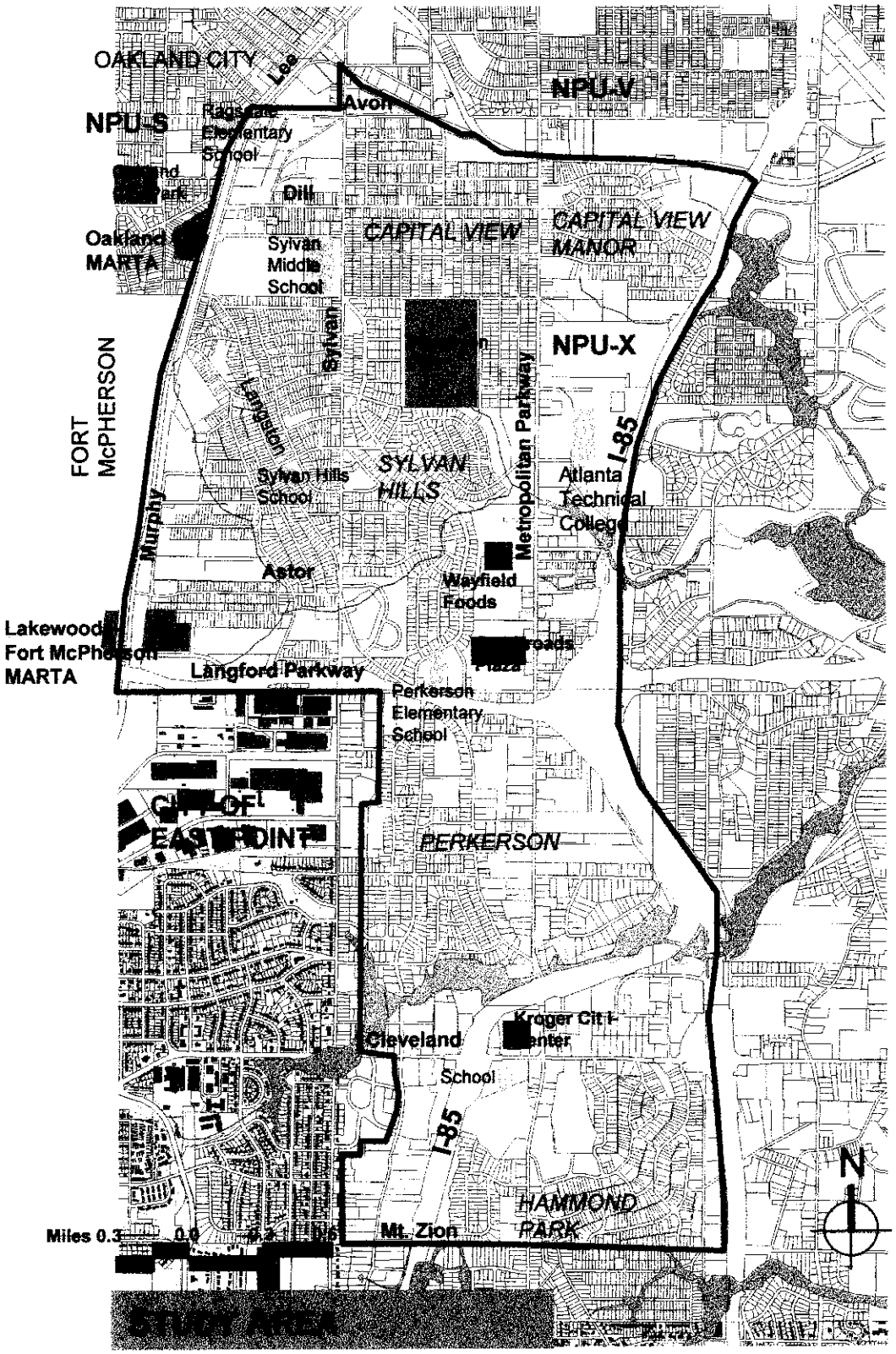

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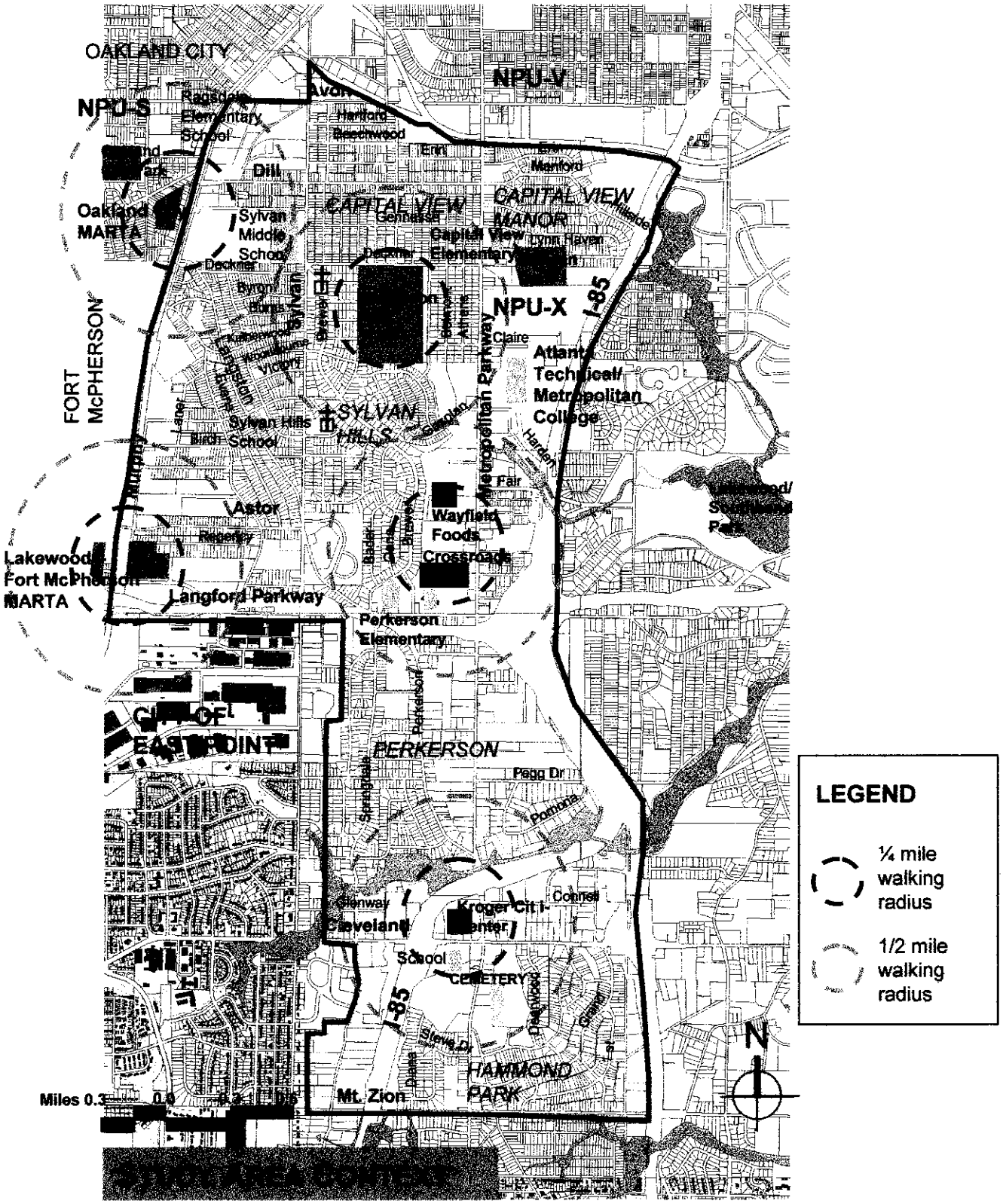

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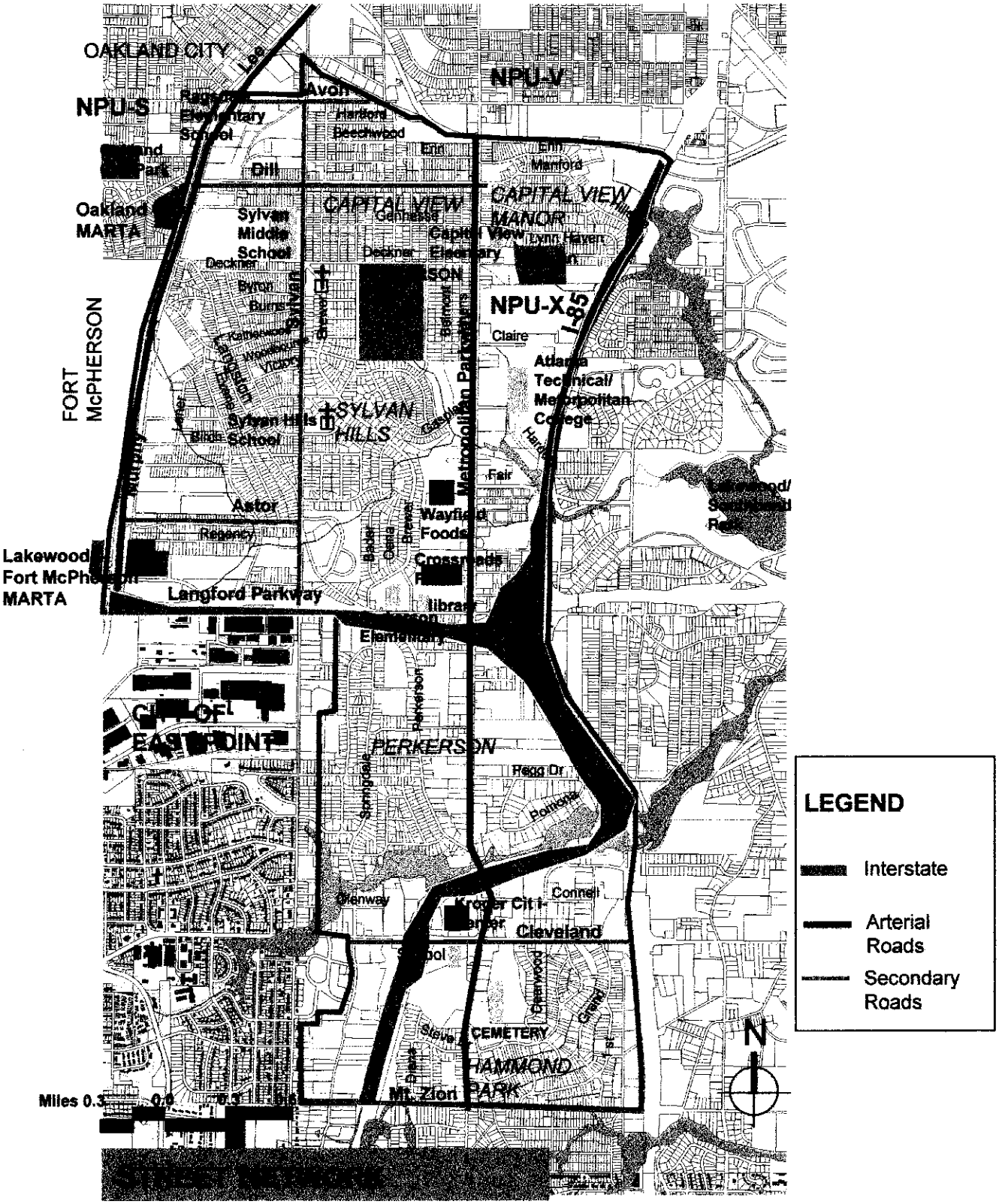

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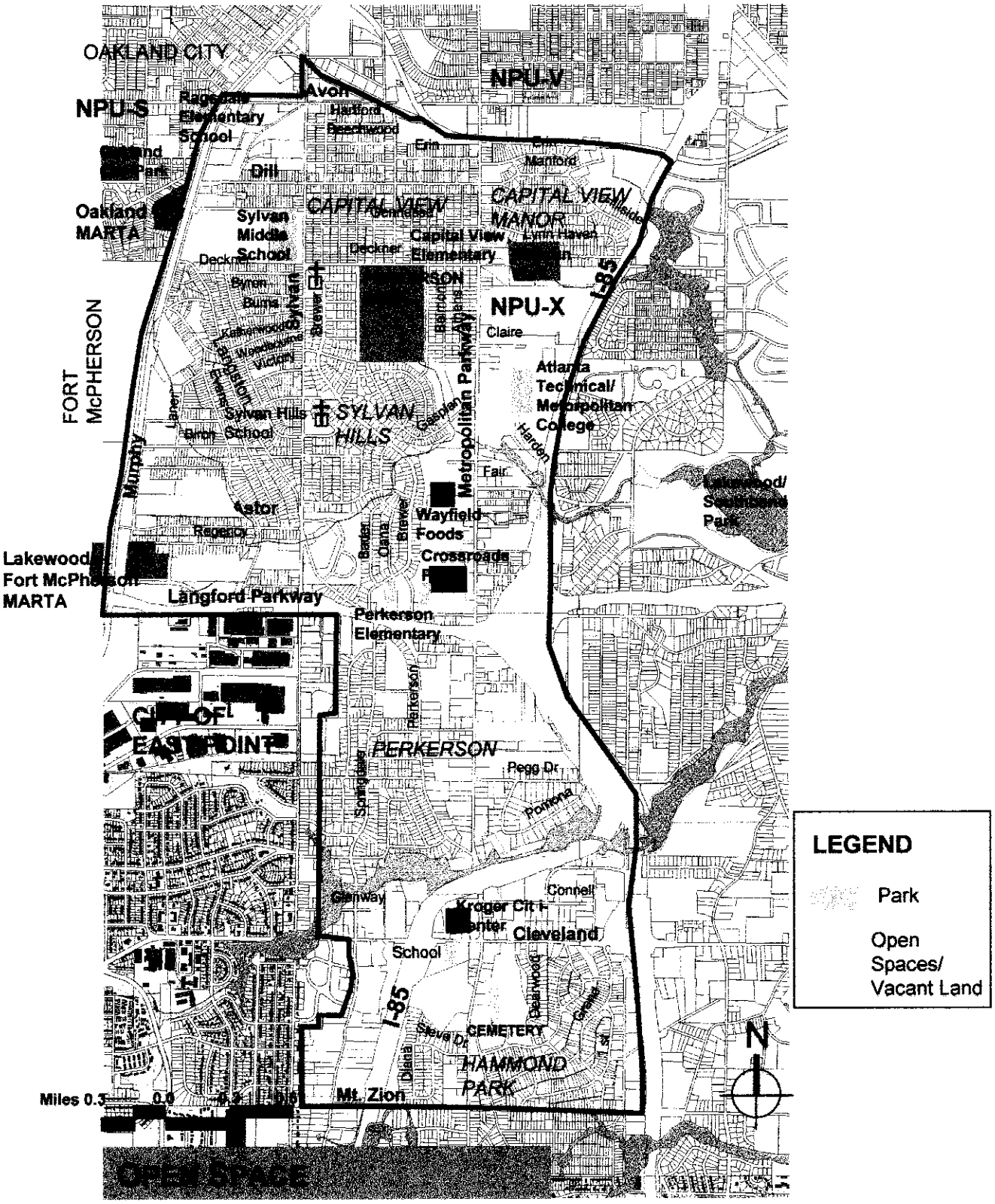

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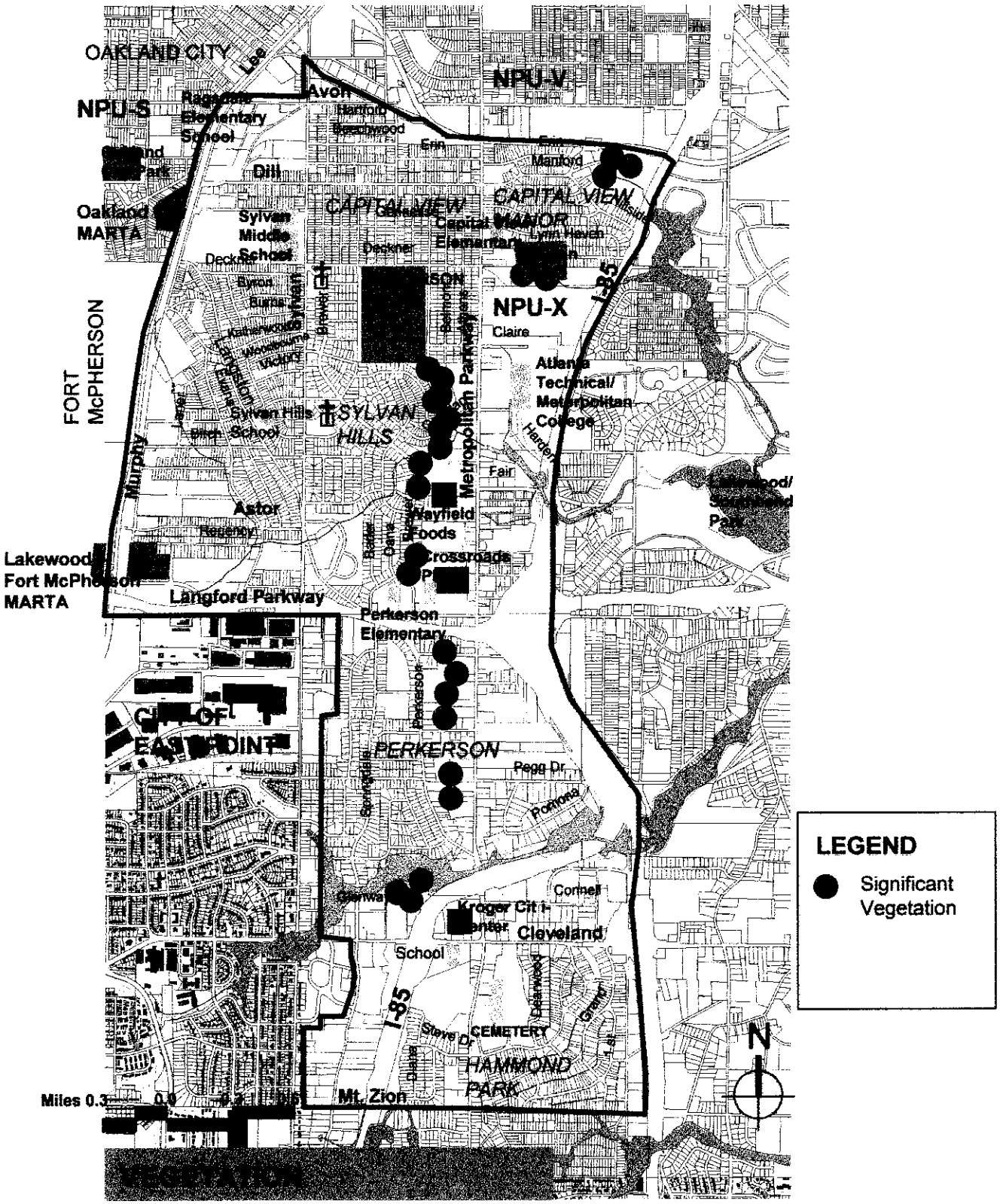

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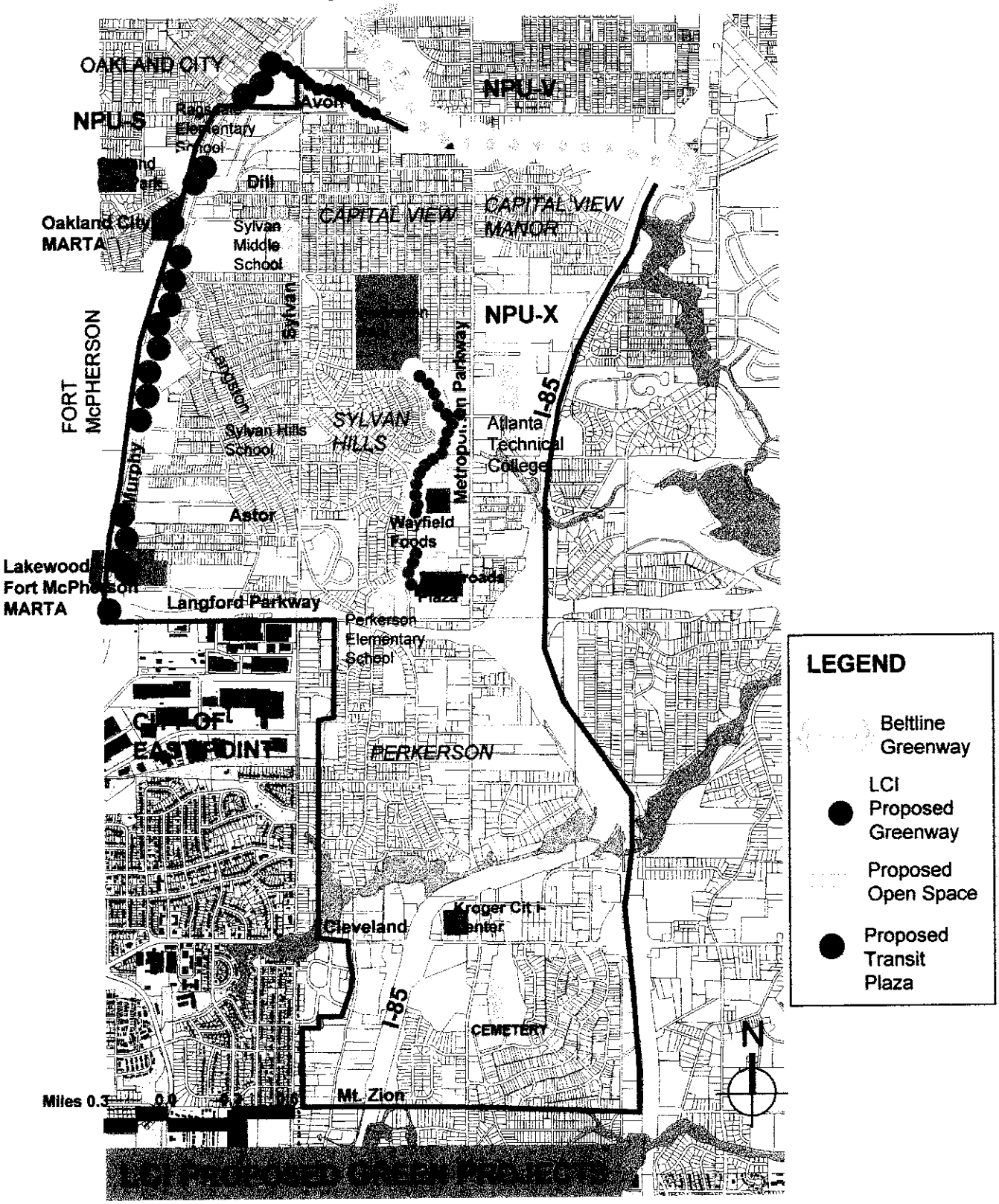

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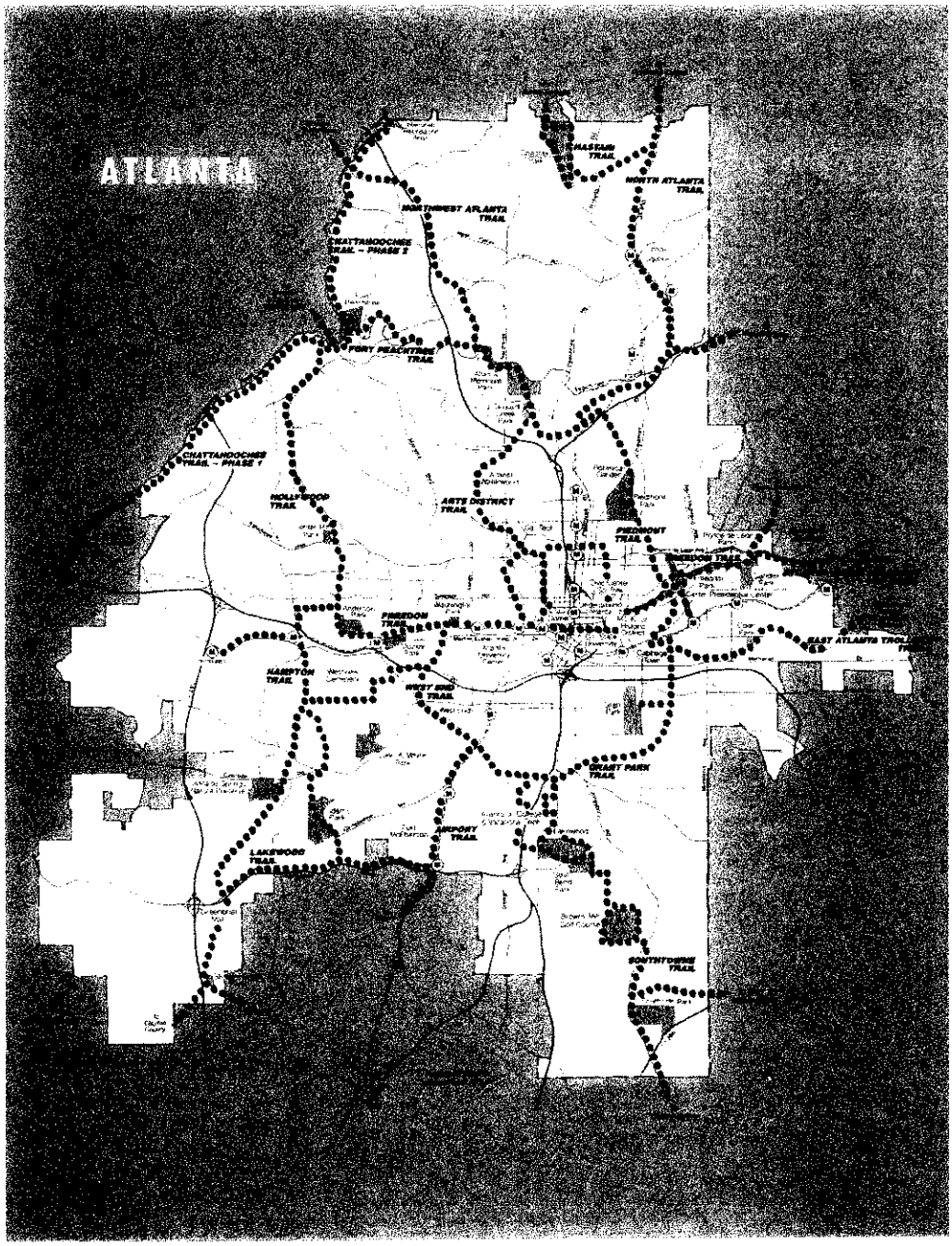
THE ARTHUR M. BLANK FAMILY FOUNDATION

And

Community Alliance of Metropolitan Parkway



CITY OF ATLANTA GREENWAY TRAIL CORRIDOR PLAN

LEGEND

CEMETERY

TRAIL CORRIDOR

PARK

MARTA STATION

Prepared for PATH by Ashley, Hughes, Good & Associates, Inc. 1992

PATH

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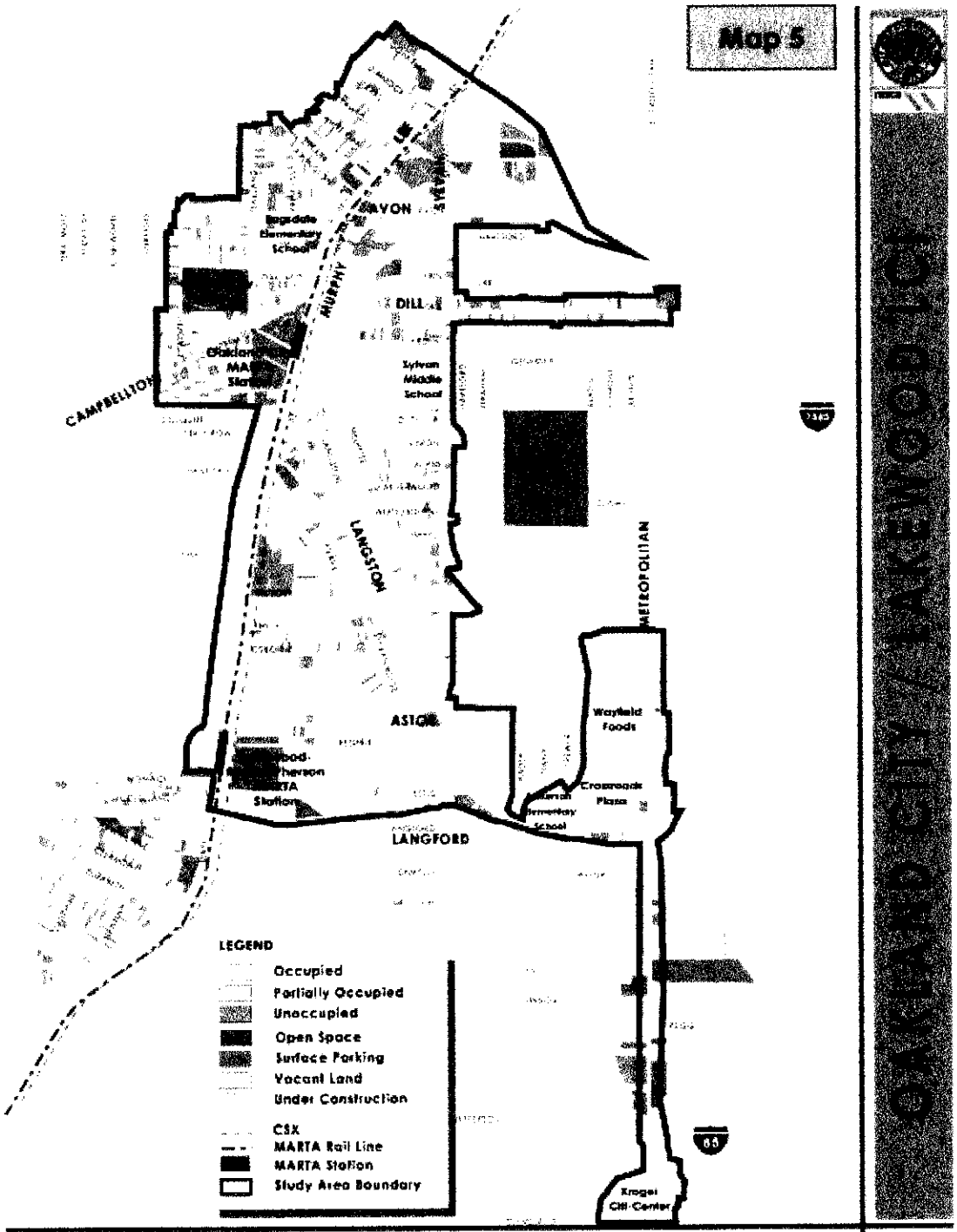

Existing Building Occupancy

July 2004

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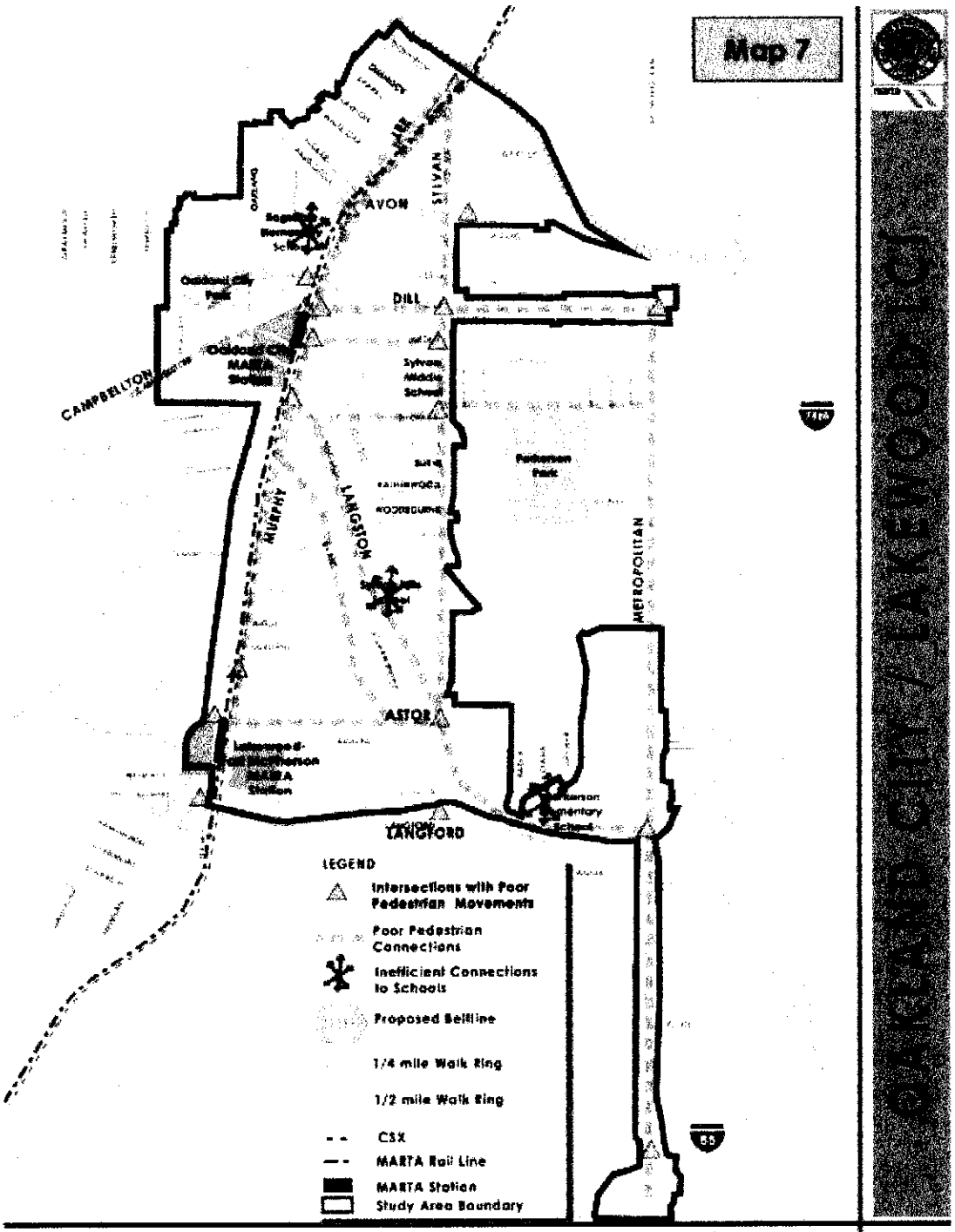

Pedestrian Circulation Issues

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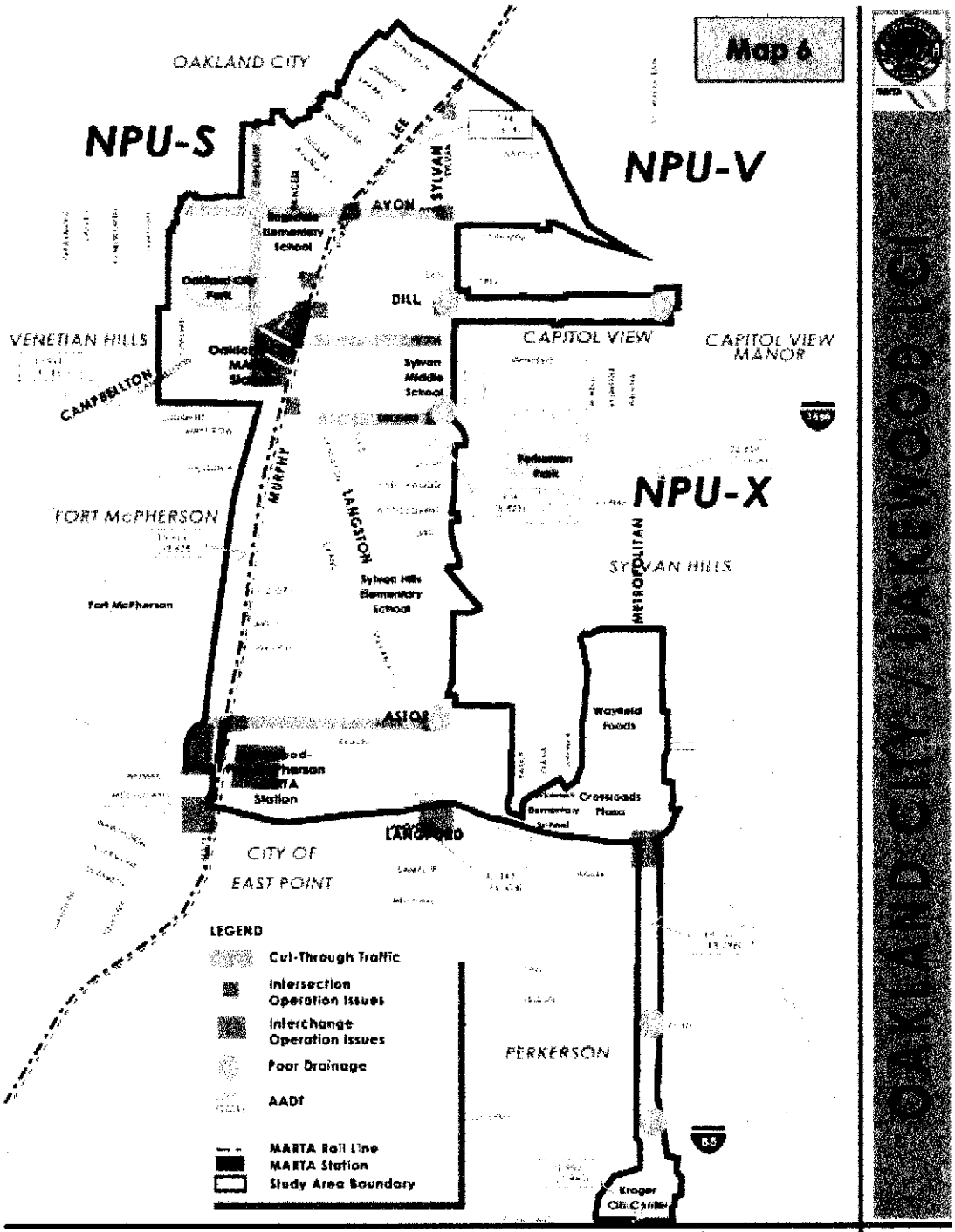

Transportation Issues

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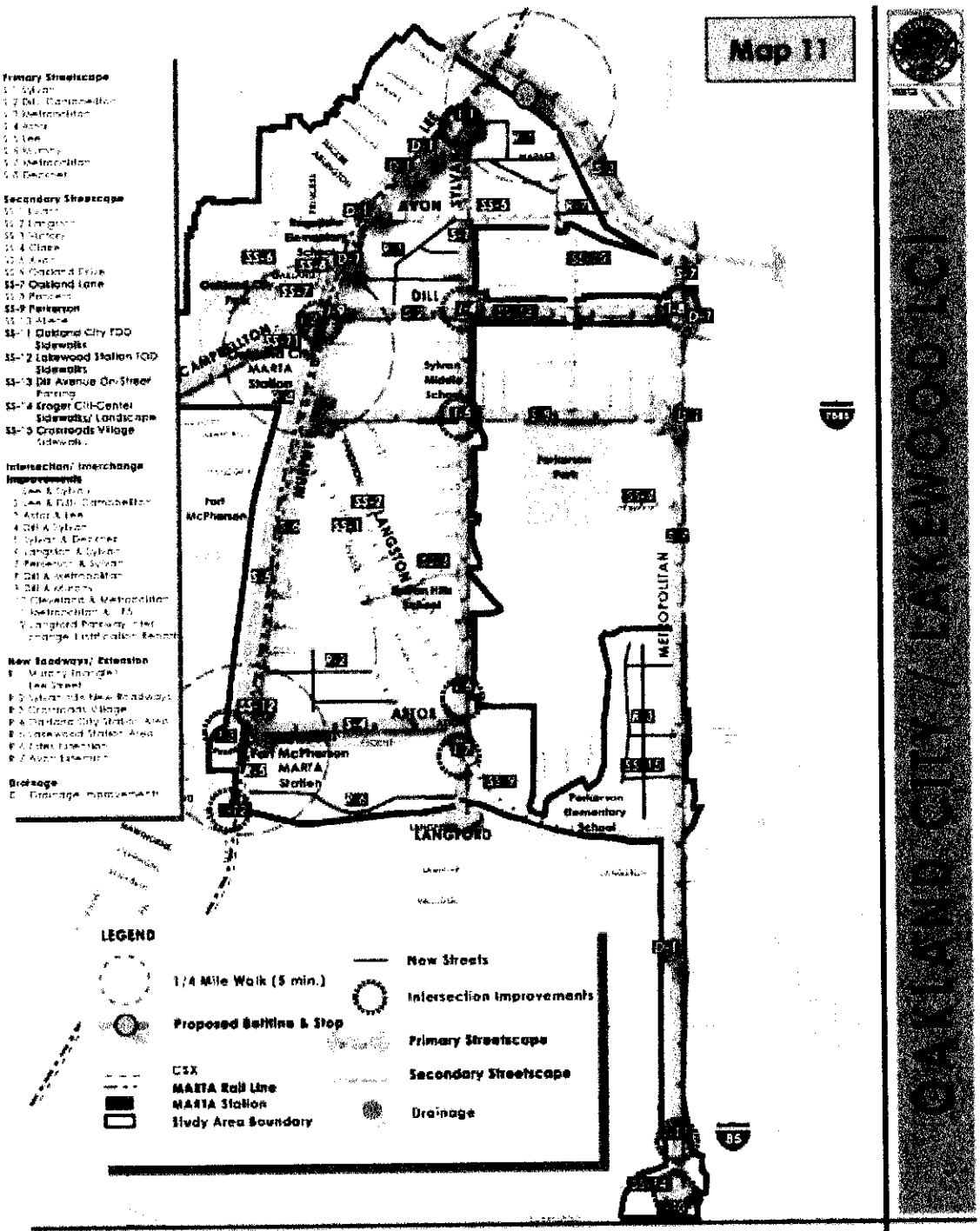

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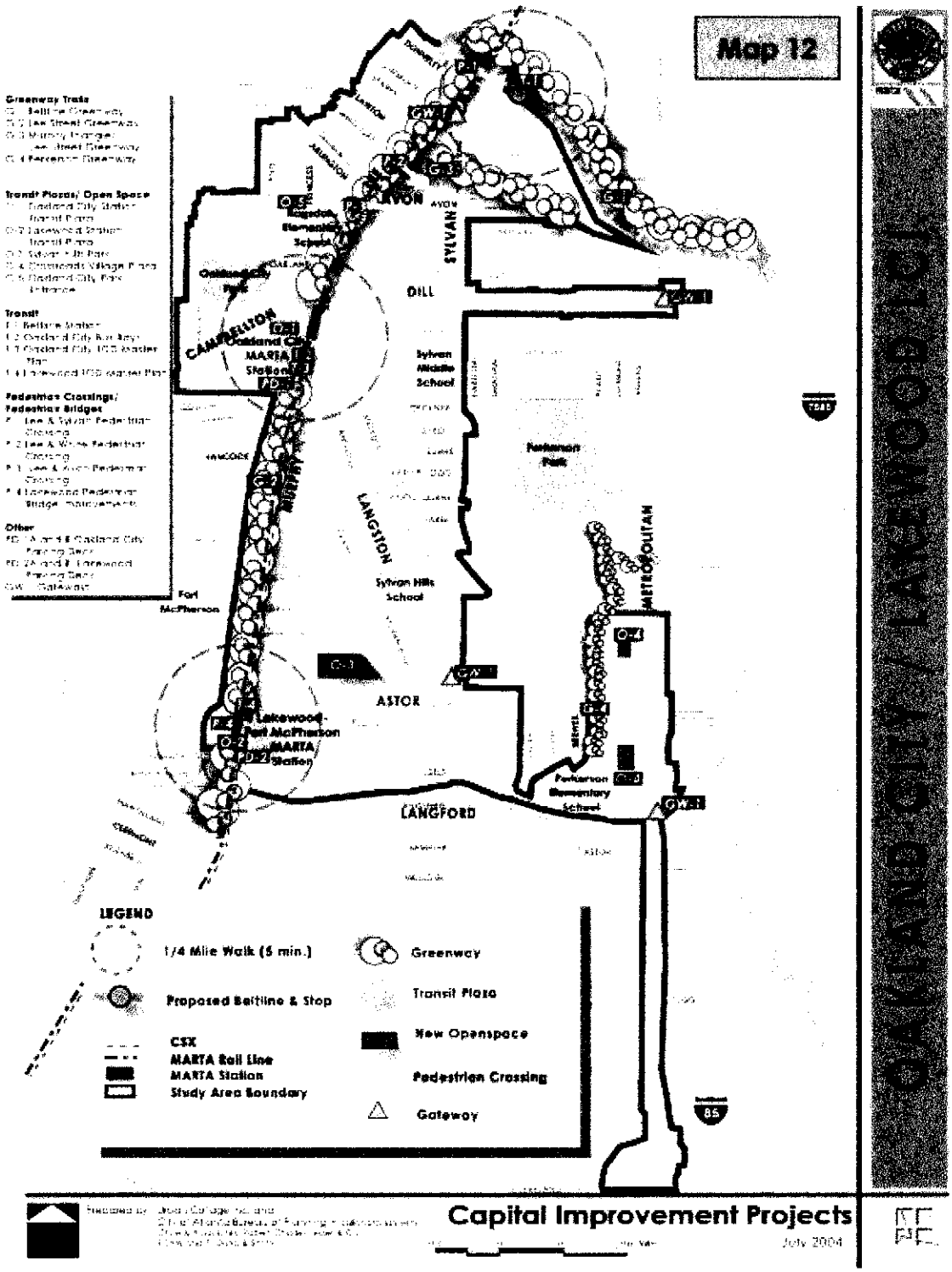

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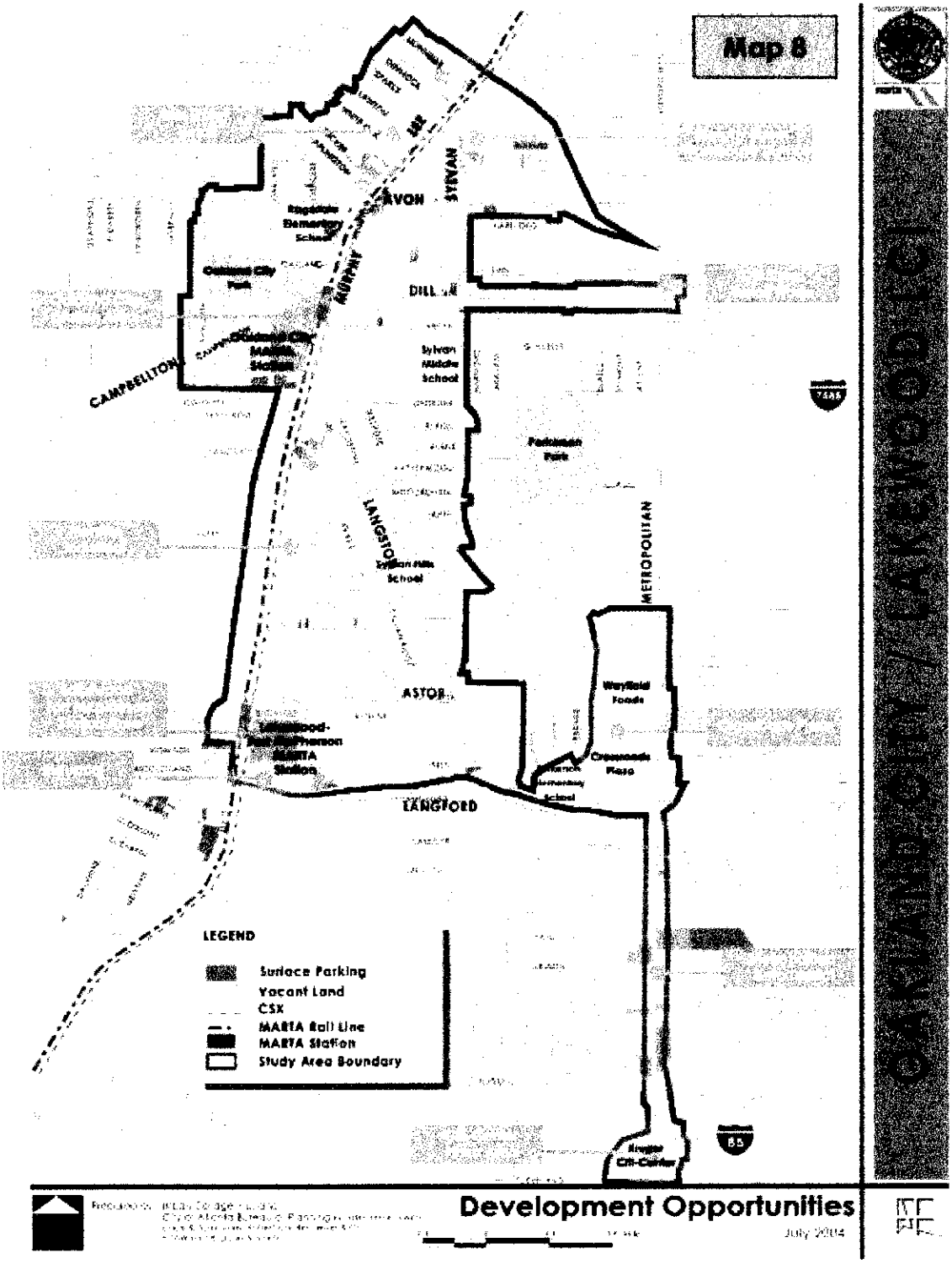

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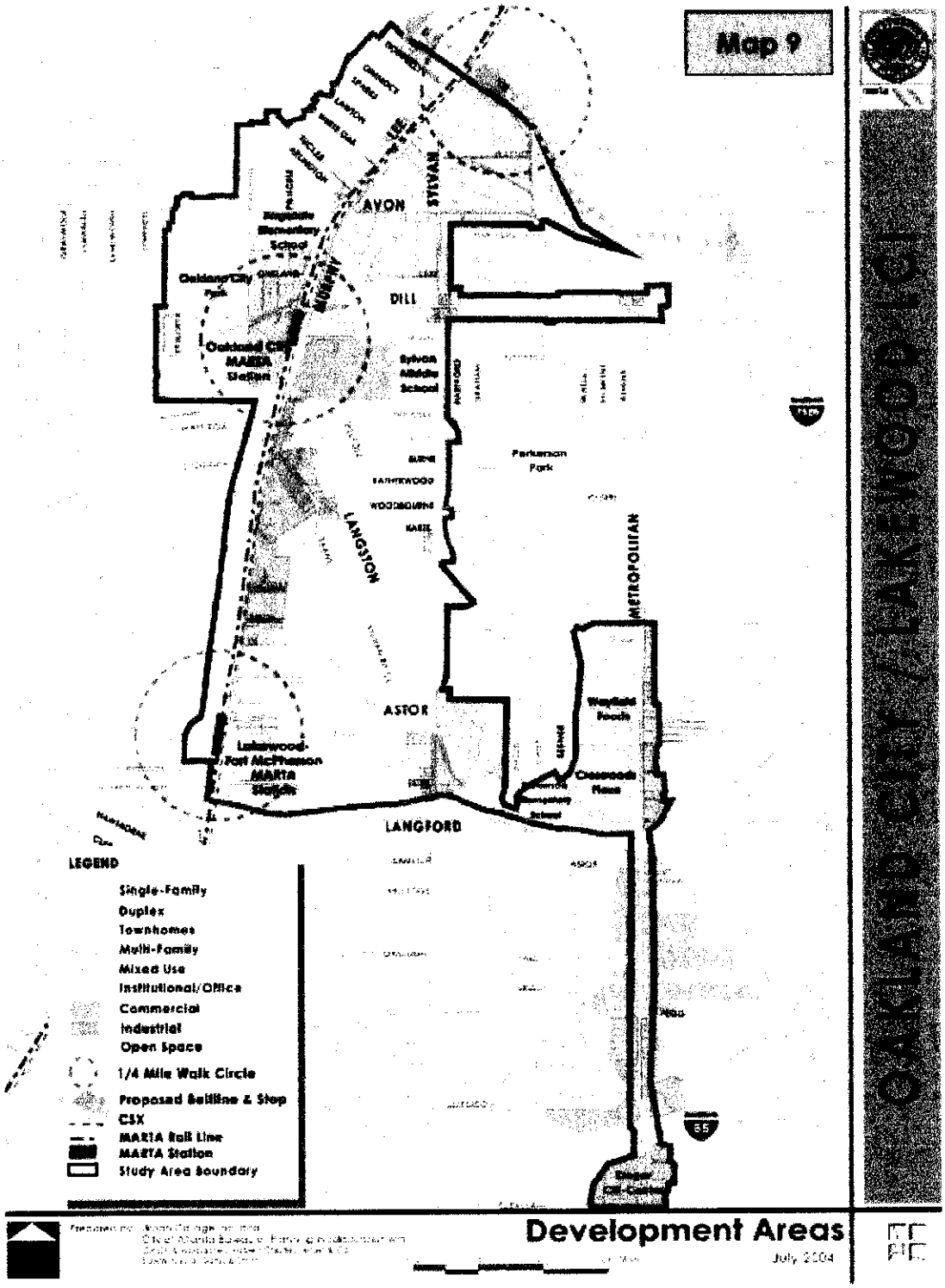

Development Areas

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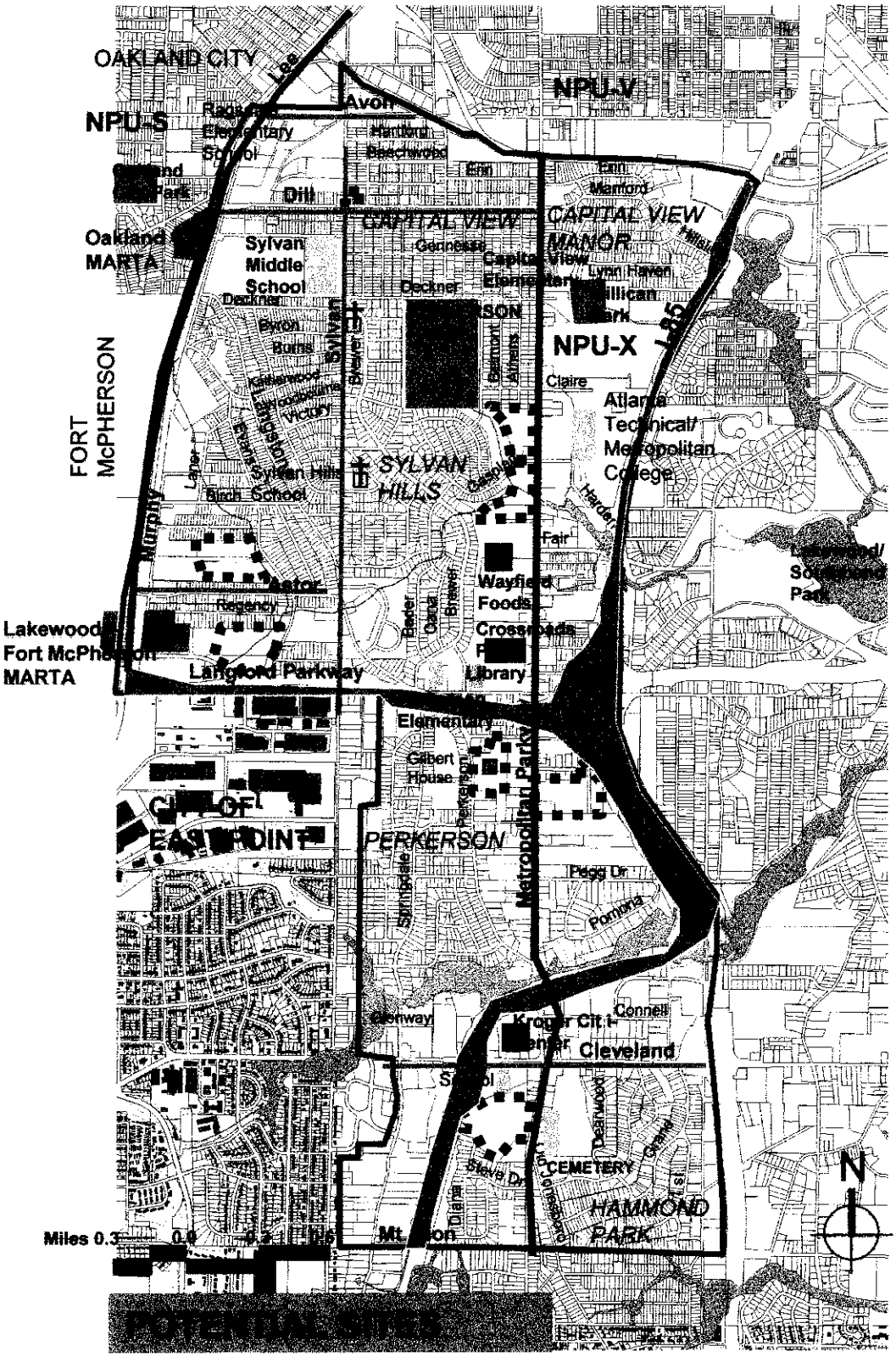

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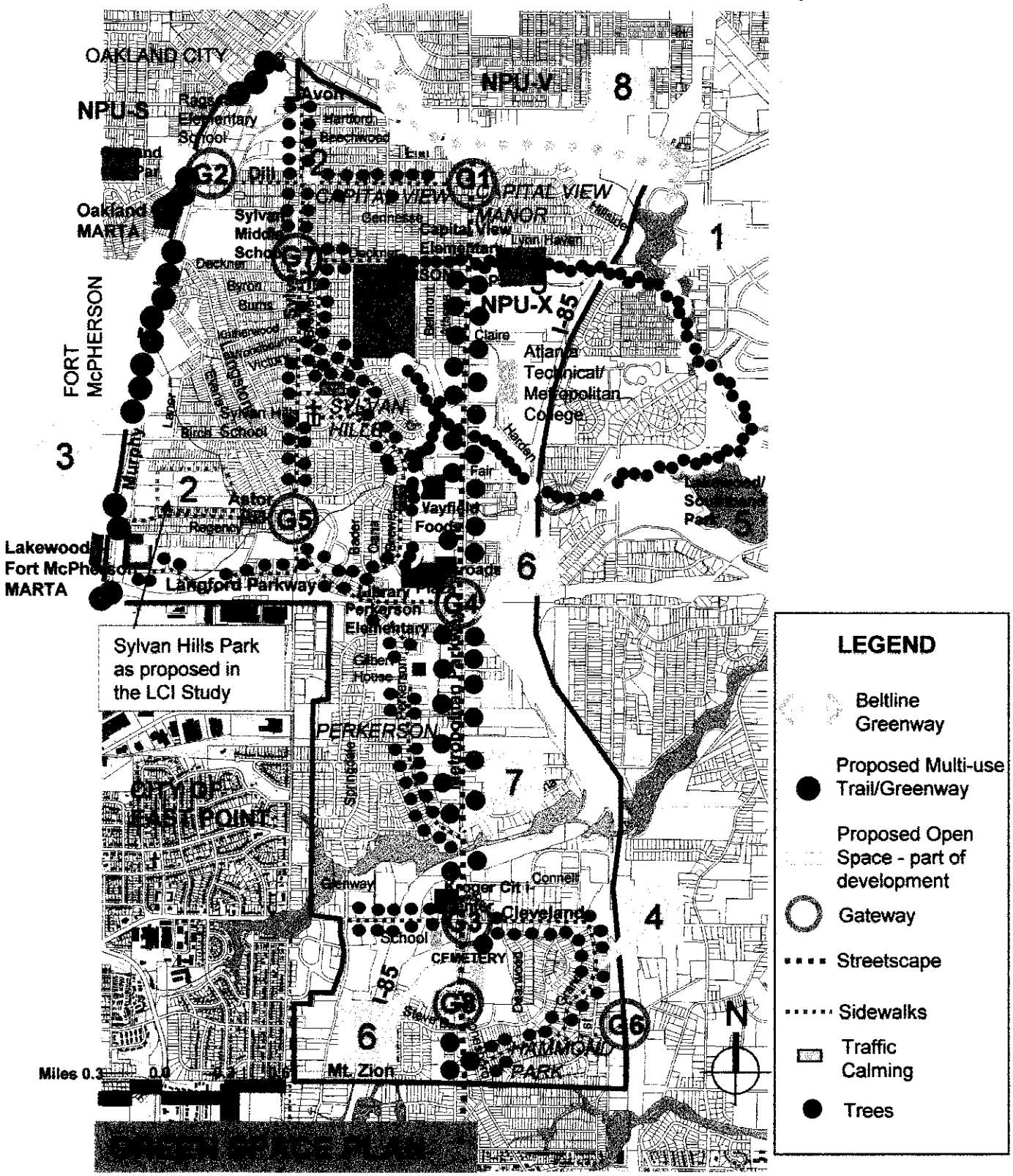

LEGEND

- Beltline Greenway
- Proposed Multi-use Trail/Greenway
- Proposed Open Space - part of development
- Gateway
- Streetscape
- Sidewalks
- Traffic Calming
- Trees