

CONCEPT MASTER PLAN DEVELOPMENT

Conceptual Master Plan

Obtaining input from the public was an integral part of conceptual master plan development. Three distinct groups were identified and involved immediately in the public process, including the Steering Committee, Atlanta Parks Department and Atlanta Beltline, Inc. The Steering Committee was comprised of the ECOS design team, members of the City of Atlanta, community representatives, and members of the Atlanta Parks Department. Additionally, study group meetings were continually held, serving as a public forum for discussing community needs, obtaining continual feedback throughout the design process, and establishing and prioritizing goals. Study groups were open to any community member or concerned citizen.

On September 20, 2007 goals and objectives for Boulevard Crossing green space were established by study group participants. These provided the foundation for design development. The previously established values are "Green, Diverse, and Historic." The goals and objectives are established to further the values as development proceeds throughout Subarea 3.

The goals include:

- Reclaim/restore/create & expand community environmental resources.
- Provide open, cultural, and civic spaces to promote social interaction and a thriving community.
- Ensure the recreational needs of the City of Atlanta are compatible with Boulevard Crossing community needs.
- Identify, interpret and protect community historic and cultural resources.

The Ecos design team began the conceptual design process following a thorough review of data from the inventory and analysis, the online community questionnaire results, steering committee input, and Boulevard Crossing's values and goals. From this, three themed concepts were formed: the Restorative Landscape, the Sportscape, and the Urban Confluence. The production of multiple themed concepts allows for the investigation of different combinations of facilities, spatial relationships, intensities of development and circulation options to elicit further discussion and idea generation.

An in-house design charrette was held at Ecos Environmental Design, Inc. on October 12, 2007 to further explore and develop these themes. During the charrette, participants addressed circulation and connectivity, active recreation, passive recreation, and the arts, weaving each theme tightly with the needs and goals of the community in an effort to provide a variety of effective design solutions. Active recreation refers to leisure activities that involve exercise or play, while passive recreation encompasses less intensive activities that are often compatible with natural landscapes.

The three conceptual designs were further refined by the Ecos led design team following the charrette. Objectives and attributes were clearly defined according to each theme and are listed below. The designs all recognize the site's location adjacent to the future BeltLine transit and trail and connect Englewood Avenue to the BeltLine via the PATH: Grant Park-Chosewood connector.

Sportscape:

- The Sportscape design concept highlights primarily active recreation. It consists of an extensive collection of opportunities for both organized team and individual sports. While highly-planned, the park program is also comprised of spaces for passive, unprogrammed recreation within reclaimed, natural areas.
 - Circulation
 - Major roads exist on the perimeter of the park. The Grant Park-Chosewood connector trail runs down the middle of the park from Englewood Avenue to the BeltLine. Parallel parking is abundant along Englewood Avenue and the future Cherokee Avenue extension. Vehicular traffic is permitted within the park; the entrance road takes advantage of existing topographic conditions and runs parallel to the future Cherokee Avenue extension. It becomes a one-way loop road which provides additional head-in parking interior to the park. This park entrance road not only affords better access to recreation areas, but also allows for temporary closure during special events providing unimpeded pedestrian flow. A park-wide trail system

connects pedestrians to all areas of the park and consists of a range of footpaths including paved walks, multiuse trails, and fitness paths. Connections to the surrounding community are available and prominent on all sides of the park, facilitating pedestrian access into the park. The Englewood Avenue streetscape, gateway, and plaza define the primary pedestrian entrance to the park and creates a prominent continuous edge to the park.

- Active Recreation
 - Using the data collected from community questionnaires, the Sportscape concept includes a wide variety of desired sporting activities. Active sports fields and activity zones are organized by type throughout the site. Court sports including two full-sized basketball courts, four tennis courts and two sand volleyball courts are grouped and located adjacent to the Englewood Avenue streetscape and park gateway. A 20,500 sq. ft. outdoor skate park mimicking an urban plaza with street obstacles, stairs, planters, etc. extends from the building. An art/climbing wall offers additional activity while anchoring the space. Within the one-way looped park road there are activities for children and parents, including a 5500 sq. ft. children's play space, a water play feature and two bocce ball courts. Additionally, two youth/U12 soccer fields are located in the Northern portion of the park. Unprogrammed activities are located away from more formally programmed areas, and include a one-half mile fitness trail, complete with 10 fitness stations and a 1.25 acre multi-use field.
- Passive Recreation
 - Passive recreation is integrated into the park system away from active recreation areas for a more private, quiet, and casual park experience. Spaces designed to separate active and passive zones become restored natural areas. A trail system connects pedestrians to restored woodlands and wetlands, and offers a variety of walking experiences, including hard and soft surface trails, boardwalks,

and overlooks. A community garden consisting of 75 terraced plots follows the natural contours of the site and is equipped with a storage shed/park office. The terraced community gardens are located on the steep slopes of the property, beneath the electric transmission lines, therefore utilizing a difficult area with an appropriate activity. Overlapping with the restored woodlands and located near the stormwater pond, a 1.25 acre multi-use field also provides passive opportunities such as quiet space for lounging, reading, picnicking and other activities. The 0.6 acre, fenced-in, leash-free dog park is located separate from active spaces and near the restored woodland for shade.

- The Arts
 - The Englewood Avenue streetscape/park gateway offers ample space for rotating art installations, art festivals, and permanent sculpture. Smaller gateways exist on all sides of the park, as well, serving as display space with high visibility. Additionally, both the entrance plaza and the water feature plaza are important public spaces where visitors may gather to admire community and/or performance art. The art and climbing walls in the skate park complex maybe adorned with ever-changing graffiti art. Both the viewing amphitheatre located near the outdoor skate park and the multiuse field may be used for performance art, movies, or speaking engagements.
- Other defining elements:
 - The Sportscape design concept does not explore the option of daylighting the stream, but instead fills that section of the park largely with restored woodlands and a 36,500 sq. ft. regional stormwater management pond. Picnic shelters are located throughout the site for an additional type of community gathering space.

Sportscape

A highly organized and extensive collection of active recreation opportunities including both team and individual sports, including flag football, basketball, soccer, basketball, baseball/softball, etc.

Program Elements

Circulation: Major perimeter roads, adjacent to the park, to better access recreation areas. Vehicular access allows for temporary closure during special events to allow unimpeded pedestrian / transit / bicycle access. Pedestrian flow to be delineated in a hierarchy of paved and unpaved paths. Connections to surrounding community shall be prominent on all sides of the park.

Active Recreation: Active sports fields and activity zones to be organized by type throughout the site. Indoor and outdoor activities may coexist.

Passive Recreation: Trail system which may include soft and hard surface trails, boardwalks, and overlooks. Plan provides quiet areas separate from buzz of activity. Spaces between active zones for restoration opportunities.

The Arts: Extensive opportunities for outdoor art installations, temporary rotating or permanent, features at important public spaces/gateways



BeltLine Subarea 3:
BOULEVARD CROSSING

Boulevard Crossing
Park -
Conceptual Master
Plan

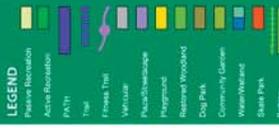


FIGURE H

Restorative Landscape:

- The Restorative Landscape design concept emphasizes repairing the existing highly-disturbed urban landscape to create a naturalized new-urban park with picturesque views throughout. The defining elements of this landscape are largely ecological systems, passive recreation, public art, individual health and interpretation of the restored landscape.
 - Circulation
 - Major roads exist on the perimeter of the Restorative Landscape; however a secondary road allows vehicles to enter the park. Unlike the Sportscape and Urban Confluence concepts, vehicular access to the park is given from both Englewood Ave. and the future Cherokee Avenue extension. The road becomes a large sweeping one-way loop with parallel parking on one side. Additional parallel parking exists along Cherokee Avenue and Englewood Avenue. Connections to the surrounding community are prominent on all sides of park with pedestrian entrances delineated by tree-lined gateways and streetscapes. A terraced plaza located off of Englewood Avenue marks the primary pedestrian entryway to the park whiling giving prominence to the park. Pedestrian flow is additionally defined by paved walks, and multiuse trails offering varying levels of connection to the restored landscape.
 - Active Recreation
 - Active sports fields and activity zones are clustered together on the site. A 22,000-33,000 square foot skate plaza which also serves as an area for court games is located adjacent to two tennis courts. A 15,000 sq. ft. boundless playground incorporates nature into its design providing opportunities for discovery, exploration and active play. A multi-use field equivalent to one adult soccer field can be used for a variety of unprogrammed sporting or gathering activities.
 - Passive Recreation
 - The Restorative Landscape provides a variety of public gathering spaces that differ in size and degree of privacy.

Broad swaths of restored natural areas are woven throughout the landscape, making the space a natural oasis in an urban setting. An extensive trail system, including soft and hard surface trails, boardwalks, and overlooks, connects pedestrians to activities throughout the park and encourages interactions with nature. A 75-plot community garden is located on the Boulevard/Englewood corner of the park for ease of access and serves as a catalyst for community interaction. The garden offers opportunities not only for recreation and exercise, but also for education and art. A large breed, 1-acre dog park is located separately from a small breed ½-acre dog park; both are fenced-in and off-leash. The large multi-use field placed near two main vehicular entrances into Boulevard Crossing Park, provides additional space for passive activity.

- The Arts
 - The Restorative Landscape incorporates space for outdoor art installations of varying scales. Park gateways located on all sides of the property mark major pedestrian entrances offering highly visible presentation space. Educational art displays are used to interpret restored natural areas along the wetland boardwalk and within the restored woodland. A terraced plaza sits adjacent to an open air pavilion/ market for outdoor art festivals, art presentations, or farmer's markets. The pavilion potentially re-uses an existing building or recreates a similar footprint and supplies additional space for a park operations office. A earthen sculpture is incorporated into the park as playful art element that doubles as a temporary seating area for performances. It is situated in the landscape in such a way as to take advantage of existing contours. Seating capacity could be upwards of 1500 people, it is functional for small plays, concerts and other local performance art, as well as movie nights and speaking engagements. A sculpture garden with large scale sculpted earth art is located near the within the lower elevation portions of the

Restorative Landscape:

Emphasis on restoring the highly disturbed landscape to an urban oasis. Active recreation is a component, but larger emphasis is placed on natural systems, passive recreation, public art, individual health, and interpretation of the restorative landscape. Picturesque views throughout.

Program Elements

Circulation:
Major perimeter roads, adjacent to Beltline, vehicular traffic kept to the perimeter of the park. Pedestrian paths, bicycle paths, paved walks, and multi-use trails which provide varying levels of connection to the restored landscape. Connections to surrounding community shall be prominent on all sides of park.

Active Recreation: Active sports fields and activities to be organized into a single location / complex.

Passive Recreation:
Extensive trail system which may include soft and hard surface trails, boardwalks, and overlooks. Plan for a variety of trail types, spaces of differing sizes, as well as broad swaths of restored natural areas. Edible landscape / community gardens.

The Arts:
Extensive opportunities for outdoor art installations featured at public intervals integrated into restored habitat with opportunities for interpretation. Potential for performance art with small amphitheater 500-2500 person capacity.



BeltLine Subarea 3:
BOULEVARD CROSSING

Boulevard Crossing
Park -
Conceptual Master
Plan

LEGEND

Active Recreation	Passive Recreation
Trail	Path
Amphitheater	Playground
Vehicle	Recreation Woodland
Field/Overlook	Dog Park
Playground	Community Garden
Recreation Woodland	Water/Wetland
Dog Park	Sculpture
Community Garden	Scenic



OCTOBER 21, 2009

SCALE IN FEET

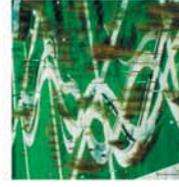


FIGURE I

park and near the Englewood Avenue gateway providing visual interest, play space and large sculpture installation opportunities.

- Other defining elements:
 - Because the emphasis of the Restorative Landscape is to bring back the natural landscape, the design includes a daylighted stream that is approximately 700' in length. The stream is currently piped through the eastern edge of the property to a combined sewer overflow (CSO) facility just east of Boulevard, at which point the stream is day-lit into a concrete channel. The design concept includes a re-established stream buffer and riparian habitat, as well as a constructed wetland. Two stormwater ponds are placed at low points on the property to manage stormwater on-site, collecting it for irrigation.

Urban Confluence:

- The Urban Confluence merges nature, recreation, and urban elements together through restoring the natural systems and reinterpreting them for the urban environment. This design concept acknowledges its urban location and infuses nature with both active and passive recreation, public art, and public event space to offer a diverse range of experiences within the nearly 22 acre park space.
 - Circulation
 - Vehicular traffic is largely kept to the perimeter of the park. Parallel parking is included along Englewood Ave. and the future Cherokee Avenue extension. A one-way loop road with parallel parking is proposed within the East side of the park, with vehicles entering from the future Cherokee Avenue extension and to be used either by daily visitors or for event parking and service access. The park-wide trail system includes a hierarchy of footpaths such as paved walks and multi-use trails to provide pedestrian access throughout the park; trails connect pedestrians to natural areas such as the re-established stream and riparian habitat, restored woodlands and a large lake. Connections to the surrounding community are prominent on all sides of the park. The Grant

Park-Chosewood connector trail runs through the middle of the park from Englewood Avenue to and under the future BeltLine Transit and Trail. Tree-lined streetscapes and park gateways delineate park entrances. A terraced plaza is the primary entryway into the Urban Confluence, bringing visitors from the Englewood Avenue gateway into the park.

- Active Recreation
 - A variety of sports fields and activity zones are incorporated to give visitors the recreation alternatives requested by the community and currently lacking in the neighborhood. On the southeastern side of the park, two full-sized adult basketball courts are provided along with a 20,000 square foot outdoor skate park. The skate park is proposed as a combination of traditional concrete bowls and ramps set within a larger area made to mimic the urban challenges that skate enthusiasts love, such as stairs, walls, ledges, plazas, etc. The acreage within the one-way loop road in the park is also used for active recreation, including two sand volleyball courts and two bocce courts. The Great Lawn on the northern end of the park serves as a multi-use field for a variety of non-programmed 'pick-up' sports such as Frisbee, soccer, or flag football. A one-half mile Life Fitness trail winds through the riparian habitat and around the lake and includes 12 fitness stations with a variety of equipment. A 14,000 sq. ft. boundless playground is equipped with a range of play opportunities, including a 'nature space' comprised of sculpted earthen mounds and wholly natural materials, providing a counterpoint to the manufactured boundless playground made of brightly colored materials. A 4000 sq. ft. "sprayground" or water play area sits adjacent to the playground. This popular alternative to a traditional pool requires much less water use, has much lower operating costs, and can be a valuable source of revenue.

- Passive Recreation
 - The extensive park-wide trail system meandering throughout the site includes soft and hard surface trails, boardwalks, and overlooks. Broad swaths of natural areas within the trails create private, passive experiences. The Great Lawn, not only provides for active recreation activities, but also allows for more passive use including picnicking, reading, and simply enjoying the sun. The terraced community gardens follow existing site contours and are comprised of 75 plots, nestled under the power lines on the steep slopes between the two major usable areas of park land, therefore making use of space that might not otherwise be practical. Public spaces that vary in size and type are made available throughout the site, including a sculpted earth component that can be utilized as a performance stage and gathering space, small plazas and pavilions. A 1.2 acre dog park is located on the low, Northwestern portion of the property and is easily accessible from the interior park trails. The dog park contains fenced-in, off-leash sections for both large and small breeds.
- The Arts
 - Opportunities for outdoor art installations are considerable throughout this concept, including along park gateways and within plazas. Reclaimed, restored portions of the park, such as the woodlands, stream, lake and constructed wetland present opportunities for interpretive, educational art, as well as large sculpture installations. The open-air pavilion/market includes space for art festivals or displays. A small sculptural amphitheatre built into the existing contours seats up to 1500 people and provides space for performance art, movies and speaking engagements.
- Other defining elements:
 - The Urban Confluence suggests the possibility of a land swap that will improve stream daylighting options,

allowing for an additional portion of the stream to be included in the design. This portion of land is currently allocated for commercial development. In exchange this portion of land, the park would give up the northwestern corner of the park, which will potentially serve as a more functional space for commercial development.

PREFERRED CONCEPT:

The three design concepts were presented to the Boulevard Crossing Subarea Steering Committee on October 23, 2007. The goal of this meeting was to choose one concept with which to move forward into the master planning phase. Overall, the group voiced concerns about the overlap with existing activities in nearby neighborhoods, maintenance for dog parks, and general park maintenance. It was suggested that the provision of uses in Boulevard Crossing Park relate directly to adjacent community need, not future reallocation of facilities from other parks to this one. The committee proposed that the developer to the east of the site should be restricted from putting services or the “back” of their future development to the park. Comments on the Sportscape indicated that the design did not provide enough variety, duplicating some existing activities in adjacent neighborhoods and did not include daylighting the stream. The Restorative Landscape lacked desired active recreation zones and contained two separate dog parks, as opposed to the preferred one larger dog park.

After careful review and consideration, the Steering Committee favored the Urban Confluence programming concept, noting specifically the great lawn, the lake and stream, gardens and amphitheatre as exciting amenities that will positively contribute to the neighborhood. The dog park was viewed as a positive amenity due to its contained, single centralized location within the site. Suggestions for changes of specific areas in the design included:

- Lake: Increase the size of the lake and place pavilions around the lake.
- Daylighted stream: Bring the stream further into the park.
- One-way loop road and parking: Delineate pedestrian crossing areas and traffic calming devices used in these areas.
- Terraced community gardens: Terraced agriculture is a positive amenity; however, community operation costs, the proximity of the dog park, as well as possibilities for expansion should be considered.
- Amphitheater: The amphitheatre can be used by adjacent communities and/or the Bureau of Cultural Affairs to sponsor art programs or other events. Consider sun angles with respect to performances. Provide parking adequate for large gatherings and highlight alternative transportation options.
- Skate park: Provide a sheltered skate park in addition to the outdoor skate park. The location,

close to the street, is preferred.

- Boundless playground/sprayground: Separate the play areas for small children away from active areas for young adults/high school students (i.e. the skate park and basketball courts away from the boundless playground/sprayground.)
- General: Add an arboretum or formal garden. Locate more pavilions throughout the site. Highlight potential educational opportunities and potential programmatic elements for area schools.

DEPARTMENT OF PARKS, RECREATION, AND CULTURAL AFFAIRS (DPRCA) FEEDBACK:

The concepts were further discussed with the Atlanta Parks Department on December 11, 2007. The meeting generated a list of questions and concerns for the ECOS design team to address during further design development. Those included:

- Regional retention – The Parks Department indicated that if the Department of Watershed Management specified need of land for regional stormwater requirements then the Park Master Plan would need to respond appropriately. Per a December 18, 2008 note from Joe Basista, Deputy Commissioner of the City of Atlanta Department of Watershed Management, “the hydraulic modeling results received ... indicate that the existing combined sewer running through the proposed park is not capacity limited under the conditions of our wastewater consent decree, thus do not anticipate a capacity relief project. As such, DWM will not be able to apply any water / sewer funding to a storm water pond at the park location. The modeling results indicate that there may be some storm water management benefit to a pond, but again, not eligible for water / sewer funding.”
- Amphitheatre – How will this be used? The intent of the space and the fact that it’s a city wide park must be clear. The City could not limit such a facility only to local use. Parks Commissioner Diane Harnell Cohen was very concerned with the specific challenges around programming of an amphitheater due to past experiences.
- Dog Park – This area must be a minimum of two (2) acres. No unofficial dog park will allowed. Will there be a transit policy for animals on the BeltLine?
- Skate Park – Draft 2007 Strategy for Skate Parks provision suggested a hierarchy of skate parks within the City. Direction on the size of the skate park for Boulevard Crossing needs to be obtained from the city.
- Sand Volleyball – Maintenance seemed to be a concern from the Parks Department, but more

than maintenance, was actual need. The Parks Department felt that the demand for such a programming activity did not actually exist and the space could be better utilized in the master plan.

- Active Recreation – Provide clear separation between the skate park, basketball courts, and children's play areas in order to keep different age groups and levels of activity properly clear of one another.
- Multi-use fields – Clearly define what this means and who would use it. Provide an alternative plan if programmed elements do not happen.
- Develop cost estimates.
- If the adjacent property owner donates land, does this count against their allowable density?

COMMUNITY FEEDBACK:

In order to obtain community feedback, park concepts presented as part of a larger Draft Study Area Master Plan to Study Group participants on January 10, 2008. Community comments for each design include:

Restorative Landscape:

- The park activities and attributes should foster diversity.
- Are two dog parks necessary? A dog park is a good idea but must be well-maintained given the current challenges and neglect within our parks in the area. Locate the dog park away from the entrance and more isolated.
- The skate park is a must! Use the incline for events and movie screening.
- The road should be within park boundaries for legal and topo reasons.
- How would these proposed city parks be maintained, given the current challenges and neglect within our parks in the area?
- Why doesn't Schuyler street connect thru to the park?
- All park plans need parking if it will be active destination.
- The most intensive uses (skate park, basketball, etc) should be located away from residential uses at the southwest corner and placed at North end/rear RR R/W. The railroad would be a natural buffer.
- Move the Cherokee Ave. extension to the East off at

Englewood. The topo does not allow what is shown.

- Where's the parking for the 1500 person amphitheatre? Remember the neighborhood layout of Chastain?

Urban Confluence:

- Façade to hide power station with 1880's style, nature center and ice cream shop.
- Remove embankment, slope rail down to street level through Grant Circle to Grant Street. Eliminate 2 bridge/ tunnel.
- Reduce the number of courts, but keep all types including basketball.
- Provide only one dog park.
- No basketball courts, they already exist in Grant Park.
- Opening stream takes too much space.
- Volleyball courts with sand exist on GA avenue in Phoenix park and they are never used.
- Skate park and corridors can be incorporated with intro "art".
- Art or slopes and angles can be utilized by skate boarding and in-line skating in corridors along corridors or paths. There are many examples in Barcelona and Germany.
- I like the urban confluence plan the best. The plan brings people together for a variety of activities.

Sportscape:

- The value of this park will be in active sports (create a destination or skating, mountain biking and dog runs).
- This design includes a good mix of activities but keeps more intense activities (i.e. skate park) away from residential areas.
- Bury the power lines over park if possible.
- Parking around the kids playground is not safe! Cars park- kids go play and adults stay in car to do adult or illegal things! This occurred previously in Grant Park.

Following the three thorough reviews by the community and committee members of the three design concepts, the ECOS Design Team began working to refine the chosen concept, Urban Confluence, for the final master plan phase. This phase used the data collected during the reviews, continually referring back to the park goals and objectives and Boulevard Crossings overall values in order to develop the preferred master plan for Boulevard Crossing Park. Refer to Appendix E for previous drafts of the final master plan.



By: Ecos Environmental Design, Inc.

January 2007



By: Ecos Environmental Design, Inc.

January 2007

FINAL MASTER PLAN

FINAL MASTER PLAN:

The final master plan addresses recreational programming needs expressed by community members, Study Group participants, Steering Committee members and the Atlanta Department of Parks, Recreation and Cultural Affairs (DPRCA). It incorporates amenities as appropriate to meet the goals and objectives for green space in Boulevard Crossing Park as well as the intentions of the Urban Confluence design concept. Feedback was consistently acquired, processed, and incorporated throughout the master planning process, resulting in the final Urban Confluence master plan.

The Urban Confluence master plan seeks to restore the existing highly disturbed landscape through infusing it with active and passive recreation, art, and nature. It is a balance of urban elements and natural systems emphasizing public health, community-building and environmental interpretation. As with all phases of the design process, the final master plan addresses circulation, active recreation, passive recreation, the arts, and the environment.

- Circulation:

- Vehicular traffic is kept to the perimeter of the park in order to promote pedestrian circulation within the park as well as to maximize park land for recreational programming, rather than single use parking. With the implementation of proposed infrastructure in the surrounding community, the BeltLine and an emphasis on pedestrian connectivity, the park will have the density to support adequate pedestrian traffic, alleviating the need for parking within the park. Integrating parking within the park may necessitate a revised master plan. Nevertheless, parking should never displace anchoring or feature elements such as the Great Lawn, Earthen Spirals, plazas, playgrounds, skatepark, and wetland areas which are integral to the success of the Boulevard Crossing Park Master Plan. The Cherokee Avenue Extension extends along the Western edge of the property, connecting Englewood Avenue to Grant Park north of the BeltLine and Georgia Power substation, through a proposed vehicular and pedestrian tunnel. Parallel parking is proposed along both sides of the Cherokee Avenue Extension,

as well as along Englewood Avenue.

- A variety of footpaths, including paved walks, multi-use trails, and boardwalks, provide connections to restored natural areas and activity zones throughout the park and enhance the visitor experience. The paths within the earthen spirals lead pedestrians to a high point in the park for beautiful views of the park, surrounding neighborhoods, and city skyline in the distance. Gateways on Englewood, Boulevard, and Schuyler streets establish dramatic entryways to the park and create prominent connections to the community on all sides. The plan acknowledges and makes use of existing land forms, using the topography to separate activity zones, create entryways, and create views.
- Active Recreation:
 - The plan reflects a range of sports activities currently lacking in the city park system, with programmed activity zones organized into like groups. The skate park and two basketball courts are located in the same plaza space, which are separated from the boundless playground and sprayground both horizontally and vertically in order to ensure that skate park and basketball activities do not disrupt playground patrons. A skate park about 20,000 sq. ft. in size incorporates the traditional bowls and ramps with “urban plaza” elements such as stairs, benches, railings and ledges that are legal to ride. The skate park is somewhat sunken into the earth and the perimeter of the park becomes a nearly 360 degree viewing terrace of the internal activities. The surrounding public plaza clearly defines the limits of the skate park activities. The boundless playground and sprayground contain features that promote cognitive, physical, social and behavioral development in a natural setting for ages 2-10, integrating earth art, water, and movable parts to impart a sense of place. The playground is intentionally large and multifaceted. It is important that the natural elements are integrated with proven constructed elements to provide a balance of play opportunities for children of all ages and abilities. The Great Lawn acts as an unprogrammed multi-use field for both

Urban Confluence

Excite on bringing urban, recreation, and urban elements together into balance. Restore the highly disturbed landscape. Integrate with active recreation and natural systems. Include passive recreation, public art, cultural trails, and public art. Urban in nature, restored natural landscapes are stylized and integrated for the urban environment.

Program Elements

Circulation:
Major parkway roads, adjacent to the perimeter of the park, pedestrian flow to be delineated in a hierarchy of footpaths, paved walkways, and bicycle paths. Connections to existing levels of connection to the restored landscape. Connections to surrounding community shall be prominent on all sides of park.

Active Recreators: Active sports facilities and walkways, organized into like groups and provide recreation alternatives currently lacking in the City park system.

Passive Recreation: Earthen spirals, which may include wall and overlooks, plan benches, and overlooks. Plan provides for a variety of public spaces of differing tones, as well as broad swaths of restored natural areas. Ecotone landscape / community gardens

The Arts:
Extensive opportunities for outdoor art installations featured at public spaces/galleries as well as integrated into restored habitat with public art. Potential for performance art and Class C or D festivals.

Environment:
Significant stormwater management in the form of ponds and wetlands. Practically restore landscape with lower maintenance requirements. Use a decision-making hierarchy of regeneration, conservation and sustainable design. Storm and Use manage waste production.



BeitLine Subarea 3:
BOULEVARD CROSSING

Boulevard Crossing
Park -
Conceptual Master
Plan

Green	Greenway
Light Green	Active Recreation
Yellow	Passive Recreation
Orange	Stormwater
Dark Orange	Trail
Red	Flower / Tall Grass
Light Blue	Wetland / Water
Dark Blue	Playground
Light Purple	Dog Park
Dark Purple	Community Garden
White	Water/Wetland
Grey	Hardscape
Black	Utilities



OCTOBER 18, 2009



FIGURE K

individual and team activities. The lawn is over an acre in size allowing room for numerous activities or large gatherings of passive park goers. The perimeter trail around the Great Lawn is wide enough that a significant number of park visitors can comfortably share the loop for walking jogging, rollerblading, or the like, and it can be utilized as festival space for booths or similar setups. The rest of the park trail system winds its way through the 21 acres, varying in slope and surface and giving visitors a range of walking and running choices. Life-fitness stations are located along the trails and along the restored woodlands and meadow for a more private and quiet active experience. The trail and pedestrian circulation system throughout the park is meant to be clearly delineated.

- **Passive Recreation:**

- The park design offers a variety of public spaces differing in size and degree of privacy and interlaced with broad sweeps of restored natural areas. Picnic shelters are located on the site for public gatherings. Overlooks and boardwalks placed along the extensive trail system provide spaces for quiet, passive activity such as reading, talking or reflection. A range of soft and hard surface trails meandering through the site gives visitors a choice of walking experience. The Great Lawn and City View Terrace are unprogrammed space which can be used for group or individual passive activity. Benches and game tables are located along the Central Promenade. A 2-acre, fenced-in, off-leash dog park is divided into two separate areas for large breed and small breed dogs and contains restored woodlands and picnic shelters. A community garden consists of 30, 10x10 plots, a work shelter, and orchard. It is located near the Englewood Promenade for ease of access and includes space for additional plots to be added in the future.

- **The Arts:**

- There are abundant opportunities for outdoor art installations, the incorporation of artistic design in park elements, and performance art featured within the design. Gateways, promenades, plazas and park nodes are prominent locations where art can be showcased and art festivals, farmers markets, and small workshops can occur. Educational art can be integrated into restored habitat

areas such as the constructed wetland and woodlands. The earthen spirals and grand staircase leading down to the Great Lawn create an amphitheatre-like setting for performance art, movies, or speaking engagements. The earthen spirals as well as the earthen modules within the boundless playground additionally serve as functional land art. An 18-foot paved path surrounds the Great Lawn for potential festival booth space to accommodate Class C and D festivals consisting of 251 to 49,999 people. Plaza spaces connecting the Great Lawn and skate park and surrounding the skate park act as secondary festival or event space or can host smaller public gatherings.

- **The Environment:**

- Restored natural landscapes are interpreted and stylized for the urban environment throughout the park design using a decision-making hierarchy of preservation, conservation, and regeneration. As an important connection point along the proposed Atlanta BeltLine, Boulevard Crossing Park plantings align with the goals of the Atlanta BeltLine Arboretum conceptual plan to create a 22-mile long continuous "tree museum." Plant collections within the park appropriately reflect the designated "Natural Neighborhood" theme established by Atlanta BeltLine Inc, and Trees Atlanta. The Boulevard Crossing Park landscape is predominantly native, making it largely drought tolerant and low-maintenance while creating habitat for urban wildlife throughout. Existing woodlands are revitalized and re-established along the Eastern edge. The onsite stormwater management system includes one centrally located half-acre pond surrounded by a $\frac{3}{4}$ acre constructed wetland, with an additional one-quarter acre stormwater pond at the lowest point on site. Water is collected not only from the park site, but also from adjacent sites and is used for flood control and reuse in on-site irrigation. The Meadow running along the constructed wetland, central pond, and restored woodland is water-wise and low-maintenance. Sustainable materials are used within the site including locally produced compost, locally grown plant material, and recycled mulch. Waste production is properly managed from recycling receptacles throughout the park to construction waste recycling. Trails and

boardwalks make natural, restored areas of the park highly accessible to visitors and facilitate interaction with nature and environmental education. Through creating this connection with the natural landscape, the park positively impacts community and human health.

- Possible Additional Amenities:
 - A public restroom may be added contingent not only on available resources for ongoing custodial maintenance, but also on adequate pedestrian traffic flow for increased safety and to justify the expense. The facility will be located in a highly visible, easily accessible area of the park. Automatic lighting, sinks and toilets may be used to decrease maintenance requirements.

Boulevard Crossing VALUES

Green - Diverse - Historic

GOALS with corresponding OBJECTIVES

Greenspace

Reclaim/restore/create & expand community environmental resources.

- o Restore existing streams and incorporate new water features for recreational opportunities, stormwater management, and habitat.
- o Encourage community participation and opportunities, such as recycling, composting and gardening and recommend these activities/ amenities be included in future development.

Preserve the urban forest by preserving and appropriately planting new trees via an expanded open space network, enhanced streetscapes, and neighborhood arboretum programs.

Promote the importance of the community's historic resources through interpretative education, incorporation of LEED, green development principles, and habitat restoration.

Provide open, cultural, and civic spaces to promote social interaction and a thriving community.

Provide neighborhood programming spaces for family and community gatherings for all development.

Establish community specific events and programs, such as "Celebrate Diversity" to unite the community and showcase its cultural diversity.

Provide multi-purpose civic and recreational facilities at various scales to serve the community, including plazas, markets, squares, amphitheater, library, rink.

Ensure the recreational needs of the City of Atlanta are compatible with Boulevard Crossing Community needs.

Provide multi-use accessibility and connectivity to and through the community's significant parks- Grant, Boulevard Crossing, and Chosenwood.

Ensure passive spaces for meditation and reflection, such as habitat preservation areas, trails, and picnic facilities.

Promote innovative programming within the community open space network, such as wireless technology, climbing, and water play.

Encourage and maintain safe and secure environment in park design and utilization through lighting and visibility.

Identify, interpret and protect community historic and cultural resources.

Provide interpretive opportunities to showcase the community's significant assets, such as Fort Walker and Intrenchment Creek.

Establish a seamless connection between neighborhood identity features, such as Zoo Atlanta and Chosenwood Park.

Promote recognition of the community's diverse, historically intact neighborhoods, such as, install new historical markers and interpretive events that were integral to the community's development.

Enhance community identity by integrating public art, heritage, culture and historic community assets.

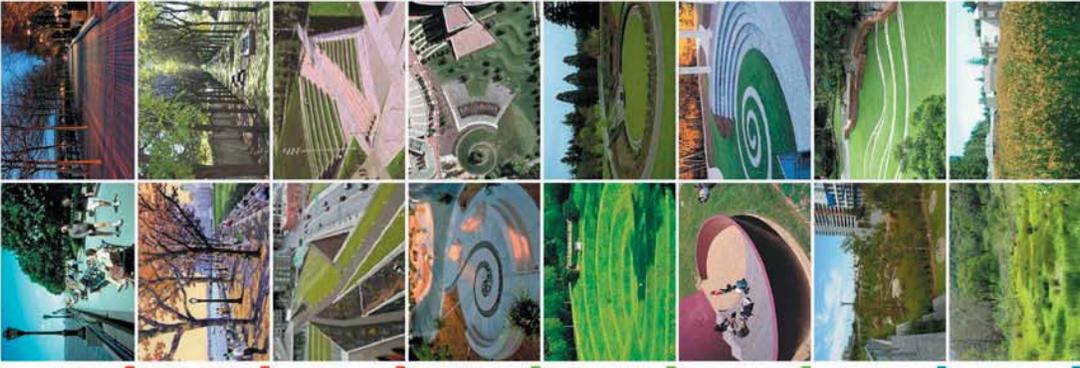


FIGURE L

DRAFT MASTER PLAN REVIEW:

The Steering Committee met on January 17, 2008 to review the draft Master Plan. Members were pleased with the overall park design. Much of the meeting included a discussion on the next phase of design and implementation. Comments and concerns included:

- Consider irrigation: Reuse stormwater for gardens and grounds.
- Amenities are needed for the dog park, i.e. water fountain.
- Community gardens: Look into possible partnerships – i.e. Georgia Organics, Urban Gardener
- Lighting plans: Consider phasing. Lighting is important for safety.
- Consider call boxes to increase security.
- Is it possible to consider extending the water body in the dog park for dog swimming?
- Consider connectivity to the park from the western property line.
- Consider harnessing water from surrounding developments and provide underground storage vaults to hold water.
- Avoid liners in the pond construction.
- Is it possible to bury power lines in any part of the park?
- Park Service shed should also serve as a tool shed for the community garden.
- Include a compost area for the community garden.
- Recycle construction waste (mulch.)
- Use sustainable materials on site (permeable pavement, concrete with high fly ash.)
- Allow artists to be involved during the design and construction phase.

Necessary revisions were made to the design by the Ecos design team based on these comments and concerns. Changes included an additional Grand Staircase connecting the park to the future mixed-use development on the Western side of the park. In addition, a small gateway was placed at the Schuyler Street/South Park Avenue entrance to heighten community connectivity on this edge.

The Boulevard Crossing Park Final Master Plan was presented to the Study Group on February 21, 2008. Participants were given the opportunity to prioritize areas of the park that they would like to see developed first. With a total of 81 respondents, 30% chose the Great Lawn, 16% the Stormwater Management

ponds, 15% the skate park and 11% the dog parks. Less than 10% preferred each of the following: Boulevard Promenade, community gardens, multi-use trails, basketball courts, earthen spirals, central promenade/staircase, playground/sprayground, and the constructed wetland. The purpose of this exercise was to assist in phasing the future implementation of the park, assuring not only a cohesive development plan, but also a park that is immediately accessible to the community. The meeting revealed a passionate community enthusiastic about the addition of Boulevard Crossing Park.



By: Ecos Environmental Design, Inc.

February 2007

PUBLIC PROCESS

Three distinct groups were involved in the public process: the Steering Committee, Study Group, Atlanta Parks Department, and Atlanta Beltline, Inc. The Steering Committee was comprised of the Ecos Environmental Design team, members of the City of Atlanta Department of Parks, Recreation and Cultural Affairs, and community representatives. Study Groups were open to any community member or concerned citizen and served as a forum for discussing community needs, obtaining continual feedback on the design process, and establishing and prioritizing goals.

SURVEY RESULTS:

Following the kick-off meeting on July 11, 2007, a master plan survey was created to begin obtaining public input. It included a series of questions to help guide the design process. The survey was posted online on October 10, 2007 and was open to the public, but focused on the Chosewood community. For a complete list of survey responses see attached. Significant findings include:

Preferences: Facilities

Adults: 1. Life Fitness Trail

2. Open Multi-use Field
3. Mountain Bike Trail

Teens:

1. Open Multi-use Field
2. Skate Park
3. Soccer Field

Children:

1. Playground
2. Open Multi-use Field
3. Sprayground

Other Facilities Preferences: Dog Park, Walking Path/ Trail System, Washrooms, Performance Space, Trees, Water, Inline Skating Rink, Natural Areas, Lighting/ Safety/Security, Accessibility, and Parking.

Question responses: % Desirable

- Desire to capture stormwater from the park and adjacent areas: 66.1%
- Naturalization/reforestation zone within the park: 76.4
- Daylighting of streams currently piped under the park land: 78.5%
- Large open space for random play: 78.7%
- Onsite presence of City Parks staff in a maintenance

facility: 62.7%

- Importance of connecting park paths with adjacent developments: 78.4%
- Importance of shared parking with adjacent developments: 47.3%
- Importance of adjacent commercial businesses: 37.1%

Demographics:

Family Types: Singles/Couples – With and w/out children & empty nesters

Age Groups: Under 18 to greater than 60 years old

Male/Female: 46.4%/53.8%

Proximity to Park: 66% of respondents live within 1 mile of park land

MEETINGS AND PRESENTATIONS:

Meetings and presentations were consistently held throughout the design process to give updates and acquire feedback. The following is a timeline and summary of all forums held:

August 16, 2007: Steering Committee Meeting

Existing Conditions Presentation/Discussion

September 20, 2007: Study Group

Goals and Objectives Presentation/Discussion

October 23, 2007: Steering Committee Meeting

Programming Concept Review

December 11, 2007: Atlanta Parks Department

Conceptual Plan Review

January 10, 2008: Atlanta Parks Department

Master Plan Development Update

January 10, 2008: Study Group

Draft Study Area Master Plan Presentation/ Discussion (Park Concepts)

January 17, 2008: Steering Committee

Draft Master Plan Presentation/Discussion

February 21, 2008: Study Group

Final Master Plan Presentation/Implementation Preferences

April 21, 2008: Beltline Quarterly Briefing

Overview of Final Master Plan draft

LANDSCAPE MANAGEMENT

Landscape Management Plan:

To ensure the success of the Boulevard Crossing landscape, a comprehensive, adaptive management plan should be developed addressing the following areas/elements: mowed lawn, ornamental and street trees, manicured plantings, woodlands, the meadow, the constructed wetland, stormwater ponds, the skate park, outdoor festival space, facilities, the dog park, community gardens, art, the boundless playground and educational elements. Adaptive landscape management plans provide effective strategies for responding to changing conditions. It should not only address the aesthetic aspects of the areas/elements listed above, but also their function within the larger landscape. The landscape management plan should be developed in response to, and integrated with, the resource management plans. Further, appropriate, potential partnerships necessary for the success of the individual areas/elements should be identified.

Mowed Lawn:

To help reduce overall maintenance necessary for turf areas, appropriate, adaptive species should be considered. Proper species selection can affect drought tolerance, resistance to pests, dependence on fertilizers, frequency of mowing, and wear resistance. Total mowed acreage for Boulevard Crossing Park is 1.65 acres. In addition to fertilization and mowing, aeration and irrigation schedules should be implemented. Soil remediation procedures should be explored, such as soil additives or amendments to reduce compaction, increase water retention and/or increase rooting depths.

High Maintenance Zone

Arboriculture:

The arboriculture plan includes street trees, ornamental trees and existing and restored woodlands. General maintenance activities should include pruning, trimming, fertilizing, watering and cabling, as necessary. Consistent monitoring for disease and damage should be conducted. Invasive plant removal is critical to the restoration and establishment of the woodlands. Engineered soils mixtures should be used for trees planted in paved or high traffic areas. A detailed resource management plan is recommended for these areas.

Low to Medium Maintenance Zone

Park Plantings:

Plantings throughout the park are intended to be largely native, minimizing water-use and maintenance and providing habitat for urban wildlife. A significant portion of the park is designed to be natural, necessitating less pruning than more formal gateways and programmed sections. These distinct, manicured areas of the park should be clearly identified with proper maintenance requirements and water requirements specified according to plant species and proposed aesthetic. The manicured landscape covers almost 3.5 acres of the site. In order for native plants to thrive, invasive plant removal must occur. Large amounts of kudzu, privet and ivy were noted during the site visits. Procedures for removal should be outlined in a resource management plan, including long term preventive measures.

Medium Maintenance Zone

Woodland restoration:

Woodland areas within the design, totaling over three acres, are both restored and newly developed. Invasive plant removal is critical to the success of these areas. Within the restored areas, damaged or diseased trees should be specified for removal. A tree protection plan for existing, healthy trees should be in place for the construction period. Periodic prescribed burning can be used to help long-term control invasive plant species. In order to increase plant diversity, supplementary plantings of native trees, shrubs, and herbaceous plants should be installed.

Low Maintenance Zone

Meadow:

The meadow contributes to over 2 acres of the site plan. The proposed meadow, provides a native, drought tolerant, low-maintenance habitat. Mowing schedules should include cutbacks, appropriate to the plant palette two to three times per year in order to control invasive species and assist in regeneration. Prescribed burns can be used as appropriate to aid in controlling invasive species and promoting growth of native species. In order for the meadow to remain in its successional stage, all woody plants should be removed if mowing or burning does not adequately prevent them. Additional measures that can be taken to preserve the health of the meadow include: trash and plant debris removal and supplemental weed control.

Medium Maintenance Zone

Constructed Wetland:

A constructed wetland sized at over $\frac{3}{4}$ acre is included in the park's stormwater management system. Constructed wetlands not only create habitat for urban wildlife and are aesthetically pleasing, but, if properly managed, are also effective for pollutant removal from stormwater. Appropriate plant material is crucial to the proper functioning of the wetland and should cover up to fifty percent of its surface area in order to maintain pollutant uptake. The wetland should maintain a continuous base flow in order to sustain plant material and a range of aquatic predators to inhibit mosquitoes and other vectors. Maintenance schedules should include cleaning debris within and around the water and vegetation harvesting depending on growth rates of plant material. Erosion control measures should be taken around the banks of the wetland to avoid sedimentation. Sediment build-up within the wetland should be monitored and removed if it exceeds 10-20% of the main pool area. Invasive plant species need to be removed and prevented within the wetland.

Medium Maintenance Zone

Stormwater Ponds:

Two wet ponds totaling over $\frac{3}{4}$ of an acre are located within the park design to assist with onsite stormwater management and flood control. Stormwater ponds hold runoff for extensive periods, improving water quality through allowing pollutants to settle out. Maintenance plans for stormwater ponds should include frequent inspections where issues with inlets and outlets, eroded areas, debris build-up, sediment accumulation, and invasive vegetation can be quickly identified and repaired. In addition to aeration, introducing aquatic life, assuming water levels are significant and consistent, can reduce the potential for mosquitoes. Draining and dredging may be considered no more than approximately once every ten years if nutrient levels in the water become too high and/or water levels too low. Vegetation appropriate for wetland areas should be used to increase the aesthetic value of the ponds, direct pedestrians to designed, designated access points to the waters edge, and discourage access in other areas to minimize edge damage.

High Maintenance Zone

Skatepark management:

Park design should include durable, permanent structures and surfaces to reduce maintenance needs and follow appropriate safety standards. Injury at skate parks is a significant concern, however statistically, most skateboarding injuries occur while skating in

unsafe often illegal environments. That said, call boxes or emergency alert systems can be included within the skatepark. The location of the Boulevard Crossing skate park creates an optimal line of site for local law enforcement, as well. Management strategies for skateparks vary. All strategies necessitate creating a strong set of safety policies and procedures. Several approaches have proven successful in skateparks around the country including:

- Pay to skate: Establishing a pay to skate program requires hiring onsite management personnel to collect fees and supervise the skate park, setting up hours of operation, and establishing skatepark policy enforcement strategies. A hierarchy of fees can be set, with lower fees for area residents.
- Membership fees: Length of membership is often set either monthly or quarterly. This management strategy does not necessarily require onsite management personnel; however a management group must be identified not only to collect fees and manage memberships, but also to determine improvement needs for which to allocate fees.
- Timed lighting: Timed lighting systems allow skaters to use the park after dark for a designated length of time and discourage skaters from using the park after hours. This management approach provides free space to skate and is enforced solely by local law enforcement, parents, peers, etc.
- Park closing hours: This passive management approach relies on the enforcement of Boulevard Crossing Park closing hours to manage skaters. Signs are posted within the park to communicate closing hours.

Operational needs are significantly increased using pay to skate and membership fee management strategies. Additional infrastructure may also be required including fencing, booths, and bathrooms. The neighborhood scale of Boulevard Crossing Park may not warrant fee-based approaches to skate park management.

Establishing partnerships with skate clubs or community groups is vital to the success of any skate park. Creating a sense of ownership with users has been proven more effective for deterring vandalism and violence. That said, daily inspections should be made to any skate park to remove broken glass or other harmful debris and monitor and remove graffiti. User groups and partner groups can not only assist with management, but also organize programmed

activities within the park such as movie nights, demos, lessons, fundraisers, and contests.

High Maintenance Zone.

Outdoor Festival management:

Refer to the Class C and D outdoor festival requirements listed in the proposed City of Atlanta's Policy for Outdoor Events in Parks in Response to Level 4 Drought Restrictions, issued January 9, 2008. Class C and D outdoor festivals include events where the anticipated attendance is between 251-49,000 people. Remediation and restoration periods vary from one to four weeks depending on the size of the gathering and can include aeration, watering, reseeding and fertilizing. Limiting large events within the park and keeping intensive activities on park hardscapes such as gateways, plazas, promenades and the 18' concrete walk surrounding the Great Lawn will assist in reducing landscape damage.

High Maintenance Zone

Facilities:

Maintenance plans for park shelters can include a budget, schedules and procedures for cleaning and repairs. The plans should include a regular trash pick-up schedules, procedures for graffiti removal, repairs related to safety for users, etc.

Low Maintenance Zone

Dog Park:

Successful dog park development and management depends on strong partnerships with community members, local organizations, dog park clubs and/or neighborhood associations. Partner groups can monitor the park, ensuring that rules are followed and the space is properly maintained. It is also important that all dog park users be responsible for assisting with maintenance, monitoring, and managing the park. Involving users and community members in the development and management process can create a sense of ownership which strengthens the value and effectiveness of the park. Maintenance issues to address in a detailed dog park management program include sanitation, noise, safety, repair, vegetation and turf care, and substrate repair. A clear set of policies and procedures should be established and posted in the park. Amenities can be added that not only create a more pleasant dog park experience, but also give users what they need to assist with maintaining the park, such as water line accessibility for drinking and maintenance, disposal bags, benches and trash cans. Recommended dog park substrates include turf, wood chips or a combination. Wood chips should be sized

according to playground specifications. For more information on creating off-leash dog parks, refer to the City of Atlanta Department of Parks, Recreation, and Cultural Affairs document, Creating Off Leash Dog Parks: A Step-By-Step Guide. Volunteer Maintenance Zone

Community Garden:

As with dog parks, community gardens require partnerships in order to be managed and maintained effectively. An urban garden community group should be established to serve as an umbrella garden management organization. Management responsibilities may include marketing, setting up an application process and fee system per plot, fundraising, general upkeep, acquiring materials such as compost, seeds, and stakes, determining growth, and organizing events. Application and/or plot fees for individual plots should cover irrigation, electrical, materials and any security costs. Additional relationships can be set up with area schools, churches, retirement homes or other neighborhood groups to "adopt" plots. The garden should strive to involve community members of all ages to create an overall sense of ownership and help prevent vandalism. A strong set of guidelines and rules need to be written and posted throughout the garden. Guidelines may be included for waste management, use of tools and facilities, irrigation, and materials use. Education programs can be organized onsite in conjunction with the county extension agency, GA Organics, local professionals, community members and other community garden groups.

Volunteer Management Zone

Boundless Playground/Sprayground:

Both playground and sprayground maintenance needs such as waste management and equipment repair can be included in the overall park maintenance plan. Equipment in the sprayground could be set to a timer and sensors or activated when users press buttons or pull strings. Additional management for the sprayground could be warranted if the sprayground is scheduled to be a revenue generating amenity. Additionally, the sprayground will need daily inspection for glass and debris and monitoring of water and filtration systems. The need to set operating hours, charge fees, or if equipment takes additional maintenance would be covered by a pay-for-play system. Community partnerships should also be explored for these added management needs.

High Maintenance Zone

Art:

Management for art installations and performance art will best be implemented by partner organizations such as local artist groups, theatre troops, public art commissions or other community organizations under the auspices of the Office of Cultural Affairs. Issues with vandalism can be combated not only through creating a sense of ownership and connecting the community to the art, but also through installing appropriate lighting and signage. Individual sponsorship organizations can fund installations, organize art openings or performance events, provide a system to review potential art for placement, support art educational programs and manage the art installation process.

All Maintenance Zones

Education:

Opportunities for both passive and active education exist throughout the park.

Educational signs can be posted in coordination with art installations and community events, throughout naturalized areas of the park, and along the path system and fitness trail. The park can serve as an outdoor classroom for schools, and community groups in collaboration with partner organizations. Active lessons or demonstrations can take place in both programmed and unprogrammed areas of the park and are subject to meeting City of Atlanta operating and permitting requirements.

All Maintenance Zones

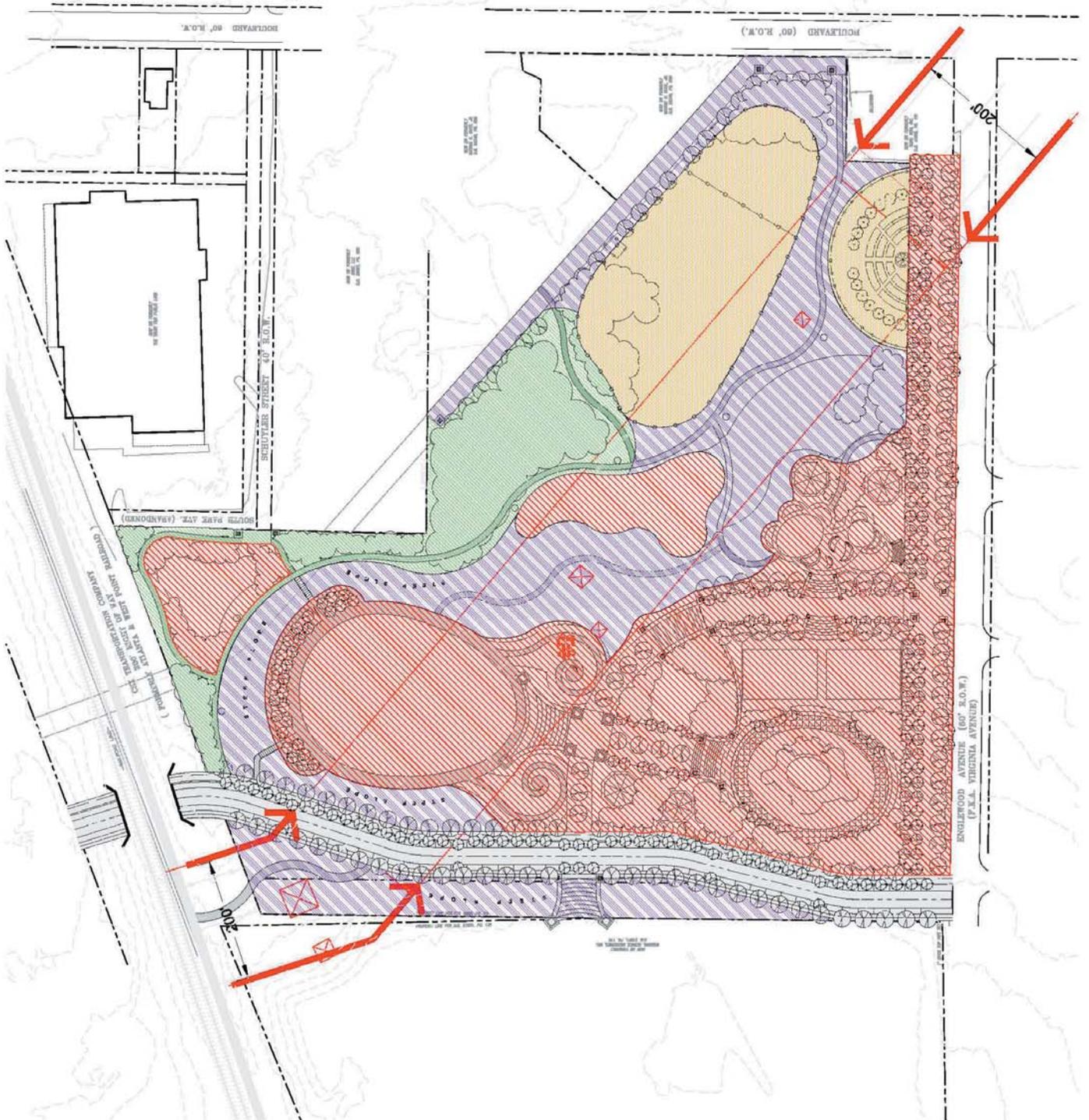


FIGURE O

NATURAL RESOURCE MANAGEMENT

The purpose of a natural resource management program for Boulevard Crossing Park is to establish systematic approaches for developing, restoring and protecting natural communities within the park while maintaining public use. Natural resource management plans assess existing natural resources before development to determine the potential environmental impacts of development. Specific resource management plans are suggested for the park that will specify detailed policies and procedures necessary to ensure and sustain the success of the park's naturalized areas and minimize the influence from public activity. All plans should reflect the park's urban location and closely relate to the park's overall landscape maintenance plan. Each plan should include baseline inventories of significant, existing resources and potential guidelines for long-term monitoring. Plans should also identify potential educational programs, research partnerships and funding opportunities. It is recommended that the Natural Resource Management Program include the following plans: Invasive Species Removal Plan, Stormwater Management and Reuse Plan and a Developed and Restored Landscape Plan (Flora and Fauna).

Invasive Species Removal Plan:

During initial site visits the design team found the following invasive, exotic species to be predominant throughout the site: kudzu, privet, and ivy. The removal of all aggressive, invasive species is critical to the success of both developed and restored natural areas and necessary to maintain diverse native plant communities. Detailed procedures necessary to eliminate invasive species should be outlined, including long-term strategies for prevention and management. A hierarchy of methods can be instituted depending the species and aggressive nature of the invasive plant. Effective removal techniques should be conducted in an environmentally sensitive manner, if possible.

Stormwater Management/Reuse Plan:

Strategies for managing the wet ponds and constructed wetland should include proper plant selection, the potential for introducing aquatic life, water reuse and its impact on habitat health, pollutant removal, sediment control and overall management of chemical and biological processes of the water collected. Water reuse plans should encompass watering zones and systems for individual areas

through the site. Within the current plan, water is collected solely from onsite areas; however there is the potential for additional water catchment from adjacent development sites. Possibilities for offsite water collection, including quantities, partnerships, storage needs, infiltration approaches and effects on habitat should be fully explored.

Developed and Restored Landscape (Flora/Fauna) Plan: Within the Boulevard Crossing Park design, restored and developed naturalized landscapes include woodlands, the meadow, the constructed wetland, and the manicured landscape (including street trees, turf areas, ornamental plantings.) This resource management plan should identify approaches for the development or restoration of each of these categories with respect to their affect on urban habitat development for both wildlife and plant life. The plan should include long-term goals for naturalizing large sections of the park.

Overall Natural Resource Management Guidelines:

The following guidelines are a compilation of plan recommendations for general resource management from various sources, including the National Park Service and the National Audobon Society. Each natural resource management plan for Boulevard Crossing Park may include the following sections/subsections:

- I. Site specific assessment
 - a. History
 - b. Existing conditions
 - c. Existing resources
 1. Ecological
 2. Cultural
 3. Habitat sensitivity
- II. Restoration/mitigation
 - a. Specific procedures
 1. Habitat sensitive/appropriate landscaping
 2. Water conservation/Water quality
 3. Waste management
 4. Invasive plant removal
 - b. Activities schedule
- III. Protection strategies for mitigated areas
 - a. Education

- b. Visitor access/carrying capacity
- c. Pest management

IV. Monitoring

- a. Specific procedures
- b. Long-term activities schedule
- c. Partnerships and Resources

Resources for additional information on natural resource management:

- National Park Service:
<http://www.nps.gov/nationalmallplan/Studies.html>
<http://www.nps.gov/policy/MP2006.pdf>
- City of Chico:
http://www.chico.ca.us/common/_mod_resource.asp?p=367&f=446
- US Fish and Wildlife Service/Department of Defense: http://library.fws.gov/Pubs9/es_integrated_nrplans02.pdf
- Audubon International:
<http://www.auduboninternational.org/resources/principles.htm>
- University of Florida
<http://edis.ifas.ufl.edu/fr126>
- City of Boston
http://www.cityofboston.gov/parks/openspace_doc.asp
- Massachusetts Department of Conservation and Recreation (DCR)
http://www.mass.gov/dcr/stewardship/acec/rmp_guidelines.pdf
- City of Kirkland
http://www.ci.kirkland.wa.us/__shared/assets/Nat_Rsrc_Mgt_Plan_IL352.pdf

ESTIMATED DEVELOPMENT COSTS

ESTIMATED COSTS:

Phase I Development: Boulevard Crossing Park
The Phase I development plan for Boulevard Crossing Park includes those amenities expressed by community participants at the Final Master Plan presentation on February 21, 2008 as priorities for first phase development. Top responses include The Great Lawn, Stormwater Management Ponds, Skate Parks, and the Dog Park.

The goal of Phase I is to offer a cost-effective, cohesive design strategy that expresses the intent of the larger design concept while creating excitement within the community momentum for Phase II.

Phase I Development begins with site clearing, grubbing, and rough grading throughout the entire site not only to prepare areas included in this phase for fine grading, but also to prime the property for future phases, create interim, passive, usable space, and prevent the spread of existing invasive species.

Detailed design, including precise siting, will be undertaken using strategies from Crime Prevention Through Environmental Design (CPTED) which emphasizes techniques for preventing or reducing crime through smart design. Examples include: maximizing visibility using adequate lighting, providing pedestrian friendly streets and sidewalks, clearly defining gateways and entrances and using plantings to clearly define public versus private spaces,

The following amenities are to be completed in Phase I:

Circulation:

- Paths: Sections of the proposed foot path system will be completed to connect the Eastern edge of the Boulevard Promenade to the central storm pond, the central pond to the grand staircase and the central pond to the Great Lawn.
- Sidewalks: Five foot sidewalks will be completed along Englewood Avenue from Cherokee Avenue to the Central Promenade as well as along the park side of Cherokee Avenue, from Englewood to the Central Promenade.
- Promenades: The Central Promenade will be fully constructed, including stairs, columns, game tables, benches, and plant material. A

portion of Englewood Promenade will be completed beginning at Cherokee Avenue and extending to the Central Promenade. The Eastern edge of the Boulevard Promenade directly parallel to Boulevard Avenue will also be constructed.

- Plazas: All plaza spaces will be built, including the central plaza between the Great Lawn and Skate Park, the plaza surrounding the Skate Park and the plaza on the perimeter of the basketball courts. All plant material, stair cases, and columns, and benches will be installed.
- Cherokee Avenue: A portion of the future Cherokee Avenue extension will be constructed from Englewood Avenue to the Central Promenade. The road base will be installed and utilized as a temporary gravel parking lot until the full road is built in the future. This will provide off street parking until more becomes available. If funding allows, a base course of asphalt (permeable, if possible) will be laid in order to minimize dust and erosion and allow for pavement markings to designate parking spaces.

Active Recreation:

- Dog park: The dog park will be prepared. Fencing and other amenities are to be provided in accordance with the City of Atlanta policy on off-leash dog parks.
- Great Lawn: The Great Lawn will be completed with the 18' concrete walk. The City View Terrace will likely not be included.

Passive Recreation:

- Skate park: The skate park will be completed in full.
- Basketball Courts: Both basketball courts will be built with the surrounding plaza space.

The Arts:

- Earthen spirals: Both earthen spirals with path systems and vegetation will be completed.

The Environment:

- Revegetated slopes: Slopes surrounding the Great Lawn totaling approximately 1 acre will be stabilized and revegetated.
- Stormwater management ponds: The stormwater pond in the rear of the site totaling .25 acres will be built. The lower portion of the

central stormwater pond, totaling .25 acres will be completed.

- Tree canopy, ornamental trees, tree masses: Canopy and ornamental trees will be installed along built promenades and Cherokee Avenue. Tree masses will be established surrounding the dog park, skate park and the Central Promenade. Existing woodland areas will be restored and may include supplemental plantings. Should new development projects throughout Neighborhood Planning Unit (NPU) find the need to locate tree recompense plantings elsewhere within the NPU, it is highly recommended that they be directed to Boulevard Crossing Park.
- Meadow: The complete Meadow will be installed, including steep slopes surrounding the City View Terrace and Great Lawn and areas around the Stormwater Pond and Dog Park. In addition, sections of the park to be developed in Phase II, including the Constructed Wetland and Community Garden will be seeded and established as temporary meadow during Phase I. This will not only assist with stabilizing the soil, but will also create a cohesive, natural aesthetic until Phase II construction can begin.

Establishing immediate partnerships through identifying volunteer opportunities can reduce construction and management costs. Initial volunteer opportunities could include: Citizens on Patrol, park planting, art installation (including forming earth sculptures), native plant removal, Adopt-a-Park, Trail, or Section of the Park, and community garden construction.

Possible amenities for Phase II are the playground/sprayground, constructed wetland, community gardens, City View Terrace, group shelters, public restrooms and an additional stormwater pond.

In providing estimates of probable construction costs, the client understands that the consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the contractor's method of pricing, and that the consultant's opinions of probable construction costs are made on the basis of the consultant's professional judgment and experience. The consultant makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from the consultant's opinion of probable construction cost.

OPTION ONE:		Description	Unit Cost	Quantity	Total
Earthwork		Rough	30,000/AC	21 Acres	\$630,000
Earthwork		Fine	15,000/AC	10 Acres	\$150,000
Site Clearing and Grubbing		Complete	7,500/AC	21 Acres	\$157,500
Erosion and Sediment Control		Complete	3,750/AC	21 Acres	\$78,750
Dog Park		Complete	13,500/AC	2 Acres	\$27,000
Dog Park Fencing		Complete	10.50/LF	1613 LF	\$16,937
Englewood Promenade		From SE corner to edge of Central Promenade	392.00/LF	402.43 LF	\$157,753
Skate Park		Complete	435,600/EA.	1 EA	\$435,600
Basketball Court		Complete	48,000/EA.	2 EA.	\$96,000
Stormwater Managemt Pond System		1/2 size central pond (.25 AC) & Full size rear pond (.25 AC)	82,884/AC	.5 AC	\$41,442
8' Concrete Walk		Blvd to Storm Pond Pond to Grand Stair; Pond to G. Lawn	55,00/LF	1355.26 LF	\$74,539
18' Concrete Walk		Complete	123.75/LF	900 LF	\$111,375
5' Concrete Sidewalk		Englewood Ave. & Park side Cherokee Ave to Central Prom.	34.40/LF	1069 LF	\$36,774
35' Central Promenade		Complete	188/LF	1010 LF	\$189,880
25' Boulevard Promenade		Eastern edge	135/LF	141.3 LF	\$19,076
Plaza		Complete	9.50/SF	7536 SF	\$71,592
Plaza-Basketball Perimeter		Complete	9.50/SF	7475 SF	\$71,013
Plaza Other (Stairs, Columns)		Complete	47.00/SF	20757 SF	\$975,579
Site Lighting		1/3 Site	37000/AC	3 AC	\$111,000
Earthen Spirals		Complete	42287.70/EA.	2 EA	\$84,575
Cherokee Avenue - gravel with parking		2/3 length, Gravel Drive	7.14/SY	2457.8 SY	\$17,549
Lawn Area		Great Lawn/Spirals	63616.36/AC.	2.45 Acres	\$163,366
Trees Canopy		1 Side Englewood/ 1 Side Cherokee	400/EA.	40 EA.	\$16,000
Trees Ornamental		Along Central Promenade and Plaza	325/EA.	69 EA.	\$22,425
Trees Masses		Masses for Dog Park/Woodland Skatepark/Entrance	15000/AC	2 Acres	\$30,000
Steep/Revegetative Slopes		Around Great Lawn	4140/AC	5 AC	\$2,070
Meadow		Complete + Temporary Open Space	300/MF	174240 SF	\$52,272
		SubTotal			\$3,840,066
		Design/Eng. Fees (0.08)			\$307,205
		Contingency (0.10)			\$384,007
		TOTAL			\$4,531,278

FIGURE P

Urban Confluence:

Emphasize on bringing nature, recreation, and urban elements together into a cohesive, highly detailed landscape. Integrate it with active recreation and natural systems. Include passive recreation, picnic areas, informal trails, and playgrounds. Urban features and restored natural landscapes are stylized and interpreted for the urban environment.

Program Elements

Context/Location:
Major perimeter roads, adjacent to the Beltline, vehicular traffic loop to the perimeter of the park. Pedestrian flow to be delineated in a hierarchy of footpaths, paths, walkways, and trails. Connections to existing levels of connection to the restored landscape. Connections to be prominent on all sides of park.

Active Recreation: Active sports fields are to be organized into groups and to provide recreation alternatives currently lacking in the City park system.

Passive Recreation: Ecological features which may include soft and hard surface trails, boardwalks, and overlooks. Open spaces of differing sizes, as well as broad swaths of restored natural areas into an estable landscape / community gardens.

The Arts:
Extensive opportunities for outdoor art installations featured at public spaces/gateways as well as integrated into restored habitat with potential for performance art and Class C or D festivals.

Environment:
Significant stormwater management in the form of ponds and wetlands. Periodically restore landscape with lower maintenance requirements. Use a decision-making hierarchy of preservation, conservation and regeneration. Park will increase habitat for native plants and use sustainable and property manage waste production.



BeltLine Subarea 3:
BOULEVARD CROSSING

Boulevard Crossing
Park -
Conceptual Master
Plan

Greenhouse	Greenhouse
Alpha Recreation	Alpha Recreation
Perimeter Promenade	Perimeter Promenade
Boardwalk	Boardwalk
Trail	Trail
From The North	From The North
Habitat/Wildwood	Habitat/Wildwood
Program	Program
Dog Park	Dog Park
Community Garden	Community Garden
Recreation	Recreation
Water	Water
Habitat	Habitat

ECOS GRICE

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OCTOBER 19, 2009



FIGURE Q