INVENTORY AND ANALYSIS

Inventory:

- Site inventory and analysis involved a comprehensive evaluation of existing conditions using GIS data and information gathered during a site visit as well as research on the history of the site and surrounding community. The site visit to the future Boulevard Crossing Park took place on July 27, 2007 by the ECOS Environmental Design Inc. team and Paul Taylor, Assistant Director of the City of Atlanta Parks Design Office. The purpose of the site visit was to conduct a visual assessment to verify and expand upon previous information gathered. Critical features and their relationship to the site were noted, and project-specific issues identified.

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- A Phase I and partial Phase II Environmental Site Assessment (ESA) were conducted by Peachtree Environmental, Inc. in October and November of 2005. The Phase I included a review of the property history, interviews, site reconnaissance, an inspection of not only the site, but also adjacent properties, and an agency records review. The purpose of the Phase I ESA was to determine the potential presence of and risks related to hazardous materials or petroleum products. Because it was established that possible underground storage tanks existed from a former truck and automotive repair facility, a partial Phase II ESA was conducted to test soil and groundwater for contamination. Subsequently, the removal of two 3000 gallon tanks was directed by Environmental Technology Resources, Inc. (ETRI) in February of 2006. A No Further Action letter was sent to the Georgia Department of Natural Resources on May 2, 2006 by ETRI to confirm that the site presented no additional known risks.

- All data collected during the inventory process was overlaid to create a series of inventory and analysis maps which outline current conditions and emphasize significant opportunities and challenges. Individual maps looked specifically at hydrology, buildings, utilities, land cover, land forms (elevation/slope), neighborhood context, and additional site considerations such as high and low points, beltline access and street access. As indicated in the maps below, sensitive site conditions such as topography, existing utilities, and park boundaries will play a significant role in design development. The maps were presented to the Steering Committee for review on August 16, 2007.

- Following the conceptual design process in December 2007, an additional site visit was taken by ECOS Environmental Design and Smith Dalia Architects to further investigate the existing stream and steep slopes and determine the feasibility of daylighting the stream. After close examination and further research it was determined that the existing piped stream was part of Combined Sewer Overflow (CSO) mitigation. Daylighting this stream is not a viable design option, as it would not contribute to the overall goal of the park design, would be costly, and would possibly present health risks. Additionally, in order to properly daylight the stream and re-establish stream buffers, a significant amount of parkland would be consumed, taking away from critical usable park and recreation space.

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- **Context**

  The context map displays the boundaries of the future Boulevard Crossing Park within Subarea 3 of the BeltLine and relative to existing parks within this section, including Grant Park and Chosewood Park. It shows the location of the proposed BeltLine trail and reveals opportunities for connectivity between the green spaces in Subarea 3 to each other and to surrounding neighborhoods.

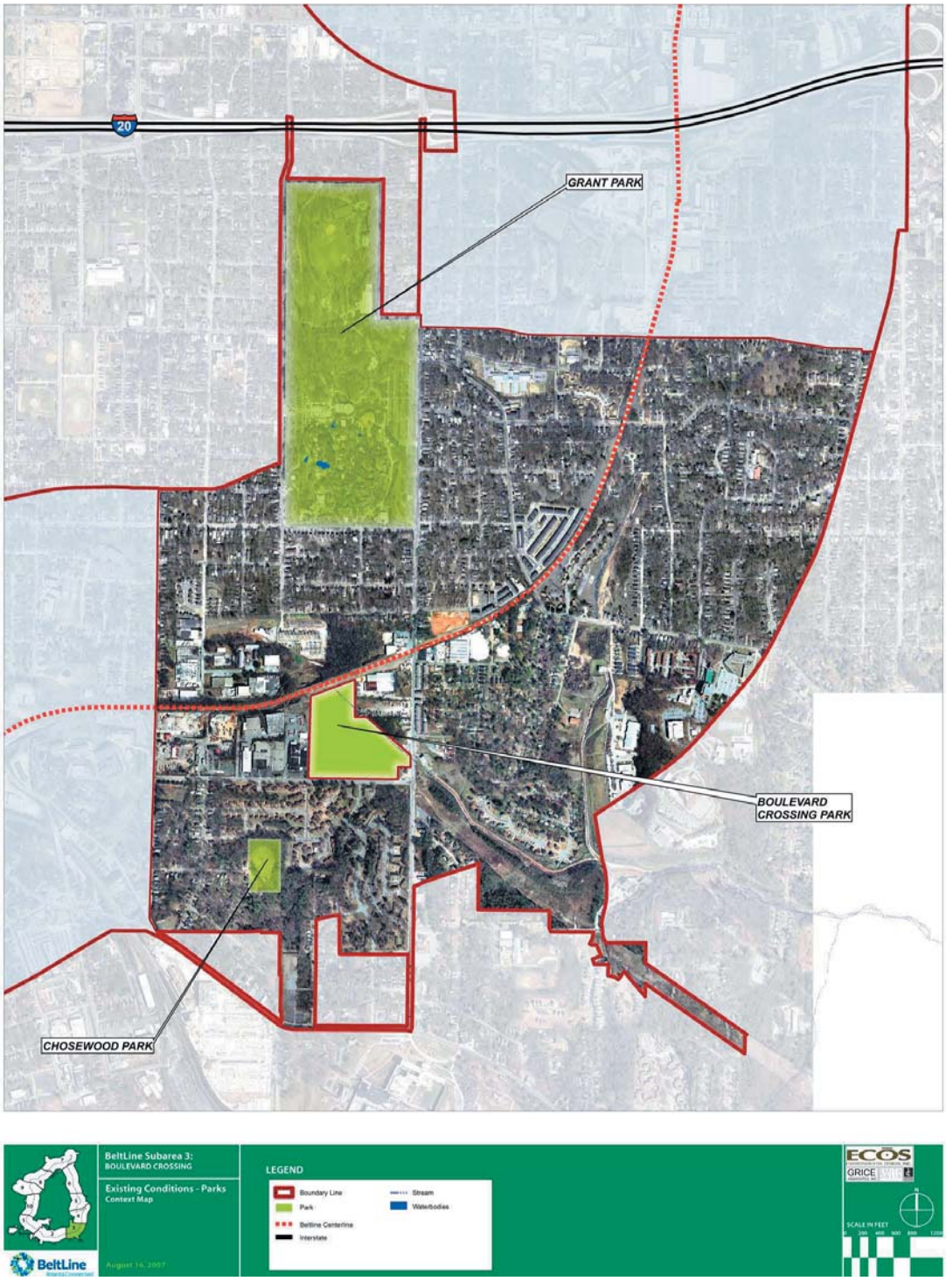


FIGURE A

- **Hydrology**

  The hydrology map indicates an existing stream running through Subarea 3 and the future Boulevard Crossing Park. After further investigation through a site visit, it was discovered that the portion of this stream running through the park site is piped underground and combined with stormwater and sanitary sewer water in that area. This map also shows watershed and sub-watershed boundaries in proximity to the site and within which the site exists. The future Boulevard Crossing Park is located with the Ocmulgee Sub-Watershed. Specific to the Boulevard Crossing Park site, hydrologically speaking, there are no jurisdictional waters or wetlands. The site contains some of the lowest elevations in the area, therefore significant amounts of stormwater runoff drains through the park property.

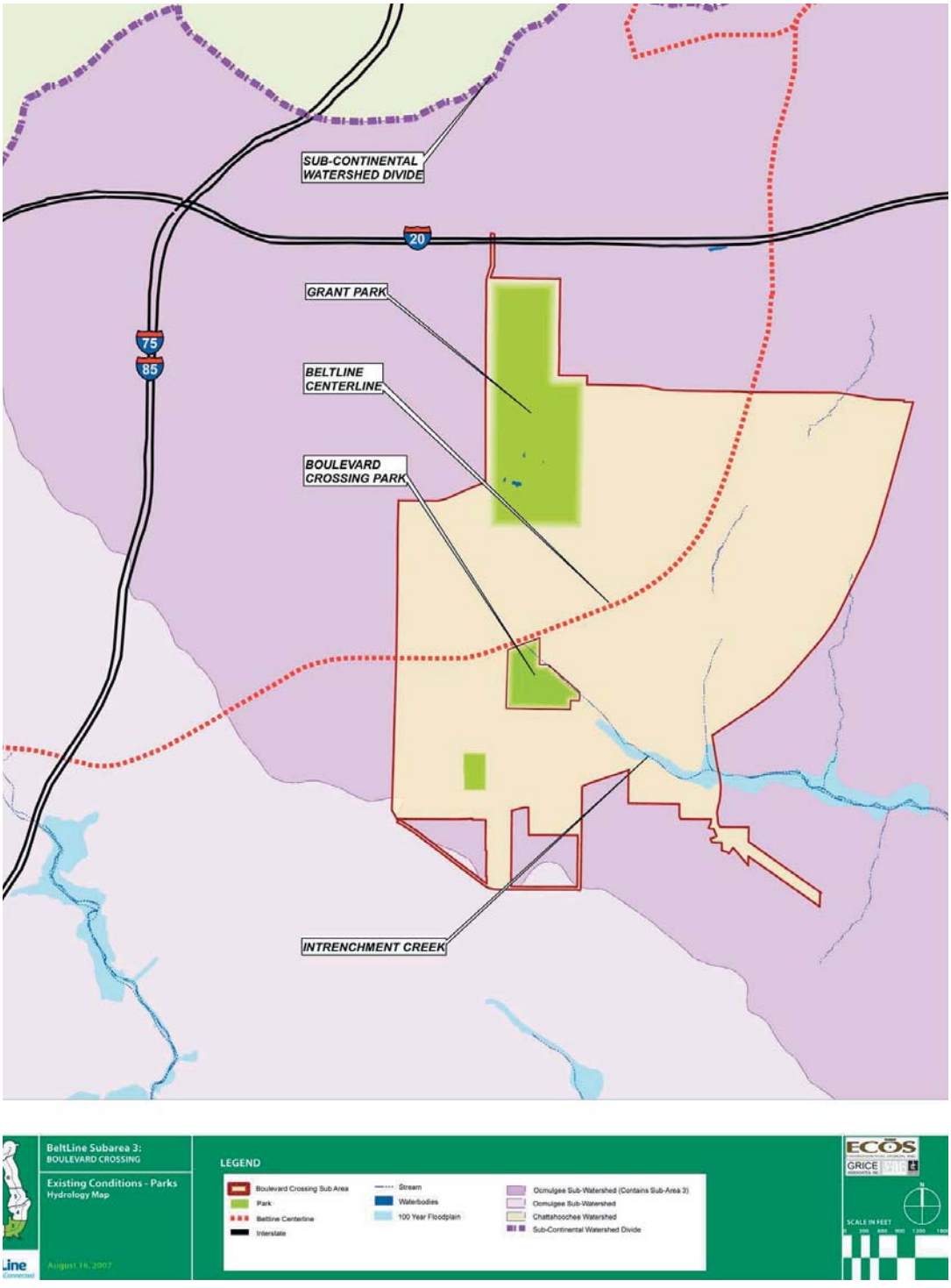
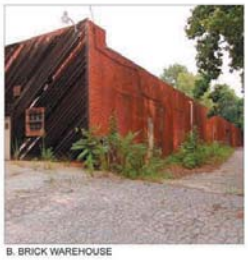


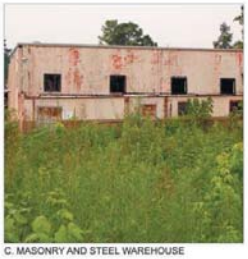
FIGURE B

- **Building Inventory**

  Four existing buildings and several concrete walls were located on the site, varying in size and condition. An additional visual assessment was made to determine the possibility of retrofitting all or some of the buildings. The buildings had no significant historical context, but could be restored if necessary. All buildings were vacant when the site was inventoried, except for the smallest facility which housed the impound lot offices. The buildings were all former light industrial/commercial warehouse style facilities. The design team considered the potential for reuse of at least one of the structures; however site constraints, a lack of funding for both renovation and ongoing operations, and the potential for significant vandalism and criminal activity led the City of Atlanta to demolish the structures. 'Green' demolition was undertaken in the Fall 2007 in four areas of the park site including, 1179 Boulevard, 500 Englewood, 510 Englewood, and 520 Englewood. Green demolition focuses on diverting waste from traditional landfills through materials re-use and recycling. Over 95% of all material located in these areas was successfully reused or recycled.


A. STEEL FRAME, METAL SIDING WITH BRICK BASE


B. BRICK WAREHOUSE


C. MASONRY AND STEEL WAREHOUSE


D. STEEL FRAME BUTLER BUILDING

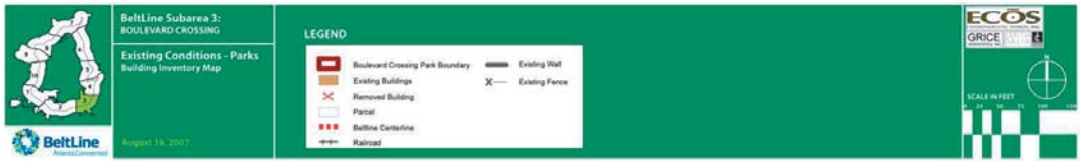


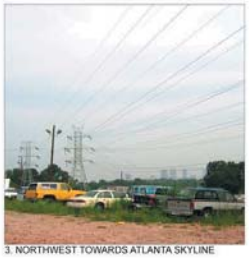
FIGURE C

- **Utilities**

  Two significant easements run through the site, including a 200' Georgia Power Company transmission line easement from the southeast to the northwest corners of the site, ultimately originating from the Georgia Power Grant Park substation that is just north of the BeltLine corridor. The 200 foot easement contains large metal transmission line towers as well as lesser lines on lower wood poles. It is possible that the lines on the wood poles can be relocated to the perimeter of the site. Also a 30' Sanitary Sewer Easement which stretches along the Eastern edge of the property. Both can limit design opportunities, as development is restricted or limited within these areas. Any additions to the site within these areas can not block or impede access to the easement areas. The map also locates existing gas meters, along the perimeter of the site.


1. SOUTHEAST DOWN POWER EASEMENT


2. WEST ALONG ENGLEWOOD AVENUE


3. NORTHWEST TOWARDS ATLANTA SKYLINE


4. NORTH ALONG BOULEVARD SE

FIGURE D

- **Land Cover**

  While the majority of the property consists of impervious surfaces and kudzu, this map indicates areas of existing tree cover suitable for possible restoration, as indicated by the bright green shade. The largest area of existing trees/woodland in the north-central portion of the property has the most potential for rehabilitation. Though a significant amount of invasive exotic species such as Chinese privet and English ivy have overrun the wooded area, kudzu has not yet greatly impacted these trees. A plan to eradicate the invasive species and increase diversity by re-introducing more native species will go a long way to helping restore this piece of urban woodland.

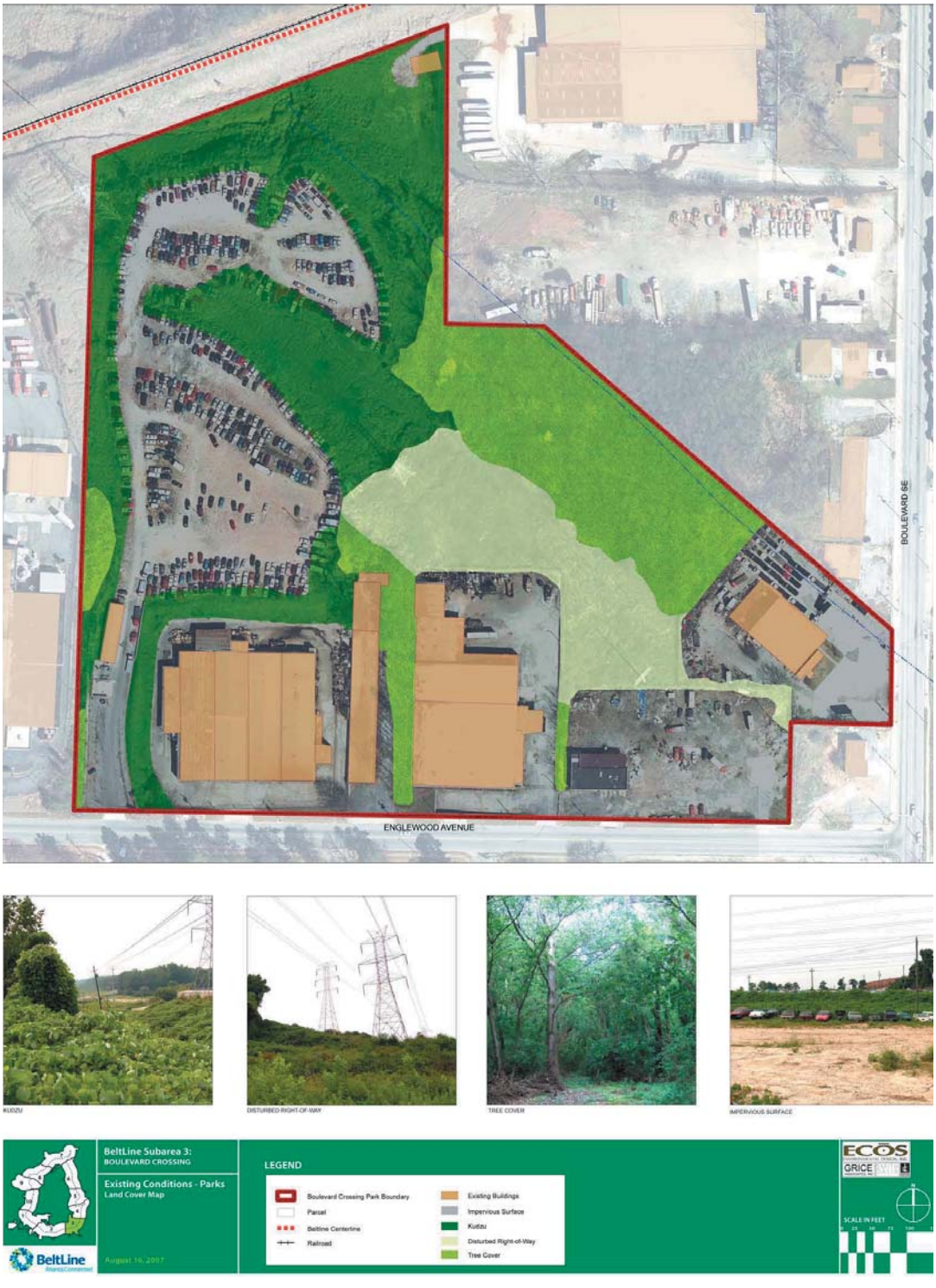


FIGURE E

Boundaries of areas covered with kudzu are clearly marked on this map with the darkest shade of green; indicating areas where clearing and remediation will be necessary. Areas beneath the kudzu were indeterminate, but mostly assumed to be bare earth. However, it was observed in some locations that the kudzu had overtaken some paved/developed areas of the property. The kudzu is not only a problem within the park property but on adjacent properties as well, and will continue to be a maintenance consideration as long as it is within the vicinity of the park property.

Additionally, the impervious surfaces and existing buildings on this site include hard-packed gravel parking area, predominantly located in the impound yard, concrete slab surrounding buildings, and roofs. All of these areas help to contribute to increased problems from excess stormwater runoff. Redevelopment of the park will greatly improve the hydrologic function of the property.

By: Ecos Environmental Design, Inc. July 2007

Pavement for abandoned facilities.

By: Ecos Environmental Design, Inc. July 2007

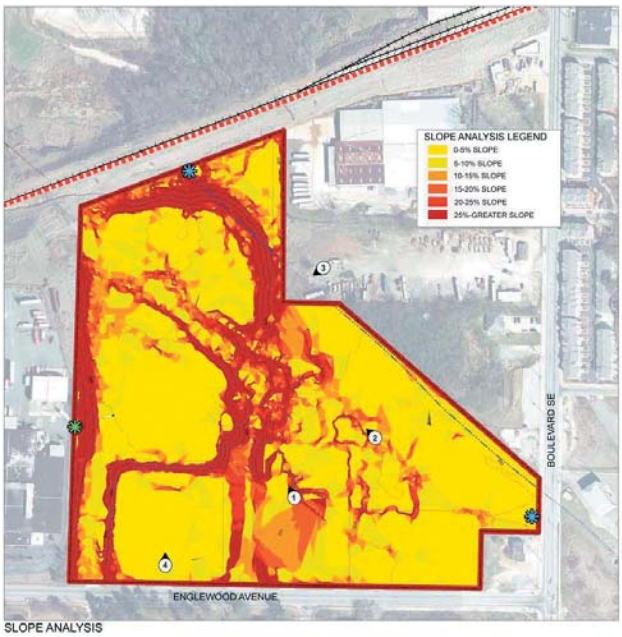
Abandoned commercial/industrial facilities.

By: Ecos Environmental Design, Inc. July 2007

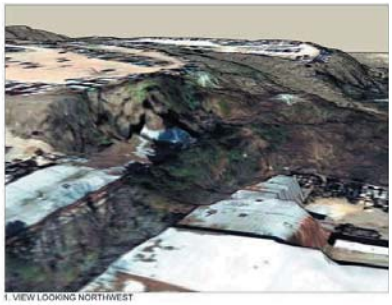
Looking North to the future BeltLine and power substation beyond.

- **Landforms: Elevation/Slope**

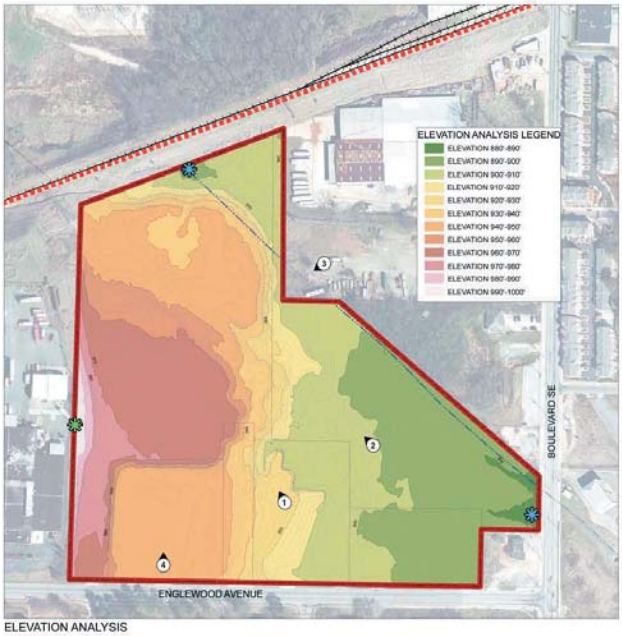
  Elevations range on this site from a low of 880' to a high of 1000' above sea level. The land has been heavily manipulated over time; at some point in time every portion of the nearly 22 acres has been considerably disturbed. Along Englewood Avenue five different industrial/commercial facilities had been constructed, each of which has impressed a significant footprint on the land, creating several plateaus within the site that could be utilized in such a way as to limit earth moving or help to separate dissimilar uses within the new park.



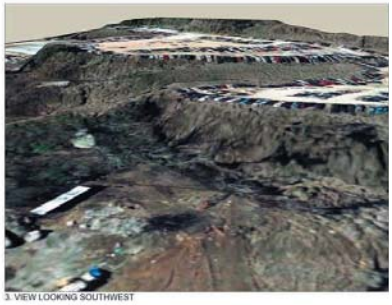
SLOPE ANALYSIS


1. VIEW LOOKING NORTHWEST


2. VIEW LOOKING NORTHWEST THROUGH POWERLINE EASEMENT



ELEVATION ANALYSIS


3. VIEW LOOKING SOUTHWEST


4. VIEW LOOKING NORTH

FIGURE F

This map looks at the land form in two ways; first through a slope analysis which color codes the steepness of the land. Colors range from yellow for the flattest areas (0 to 5% grade) through shades of orange and finishing with red for the steepest slopes (25% grade or steeper). There are certainly areas where the grade changes are nearly vertical. The resulting map visually identifies those areas of steep slopes that become difficult and more expensive to manipulate. As a result portions of the park begin to visually emerge as prime opportunities for certain recreational programming types.

The second map is an elevation analysis which indications elevation change in feet above sea level for the entire park property. Colors range from green for the lower elevations upward through shades of yellow, orange, red, and white as elevations rise. This map shows that the site rises in elevation predominantly from east (Boulevard Road) to west with a fairly quick and significant elevation change occurring about halfway across the property. When compared to the slope analysis map correlations can begin to be made between the two sources of information, which allow the design team to make better educated decisions about recreational programming.

This degree of change gives the design team a chance to integrate existing slopes into park design concepts, using them to separate activities, create transition zones and/or design onsite stormwater management strategies. This can be an advantage rather than a hindrance. The Landforms map also notes the highest point, located on the Western edge of the property and near the future Cherokee Avenue extension, and two lowest points, one along the Eastern edge near Boulevard Road SE and one on the Northern edge, adjacent to the future BeltLine corridor. All of the points exist along the edge of the property and are significant points to consider when designing for connectivity and pedestrian access.

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Utility lines and kudzu through the park land.

- **Site Considerations**

  The site considerations map highlights specific features from previous maps that will heavily impact park design. This map assimilates all of the information from the individual analysis maps in an attempt to identify site constraints and opportunities holistically.

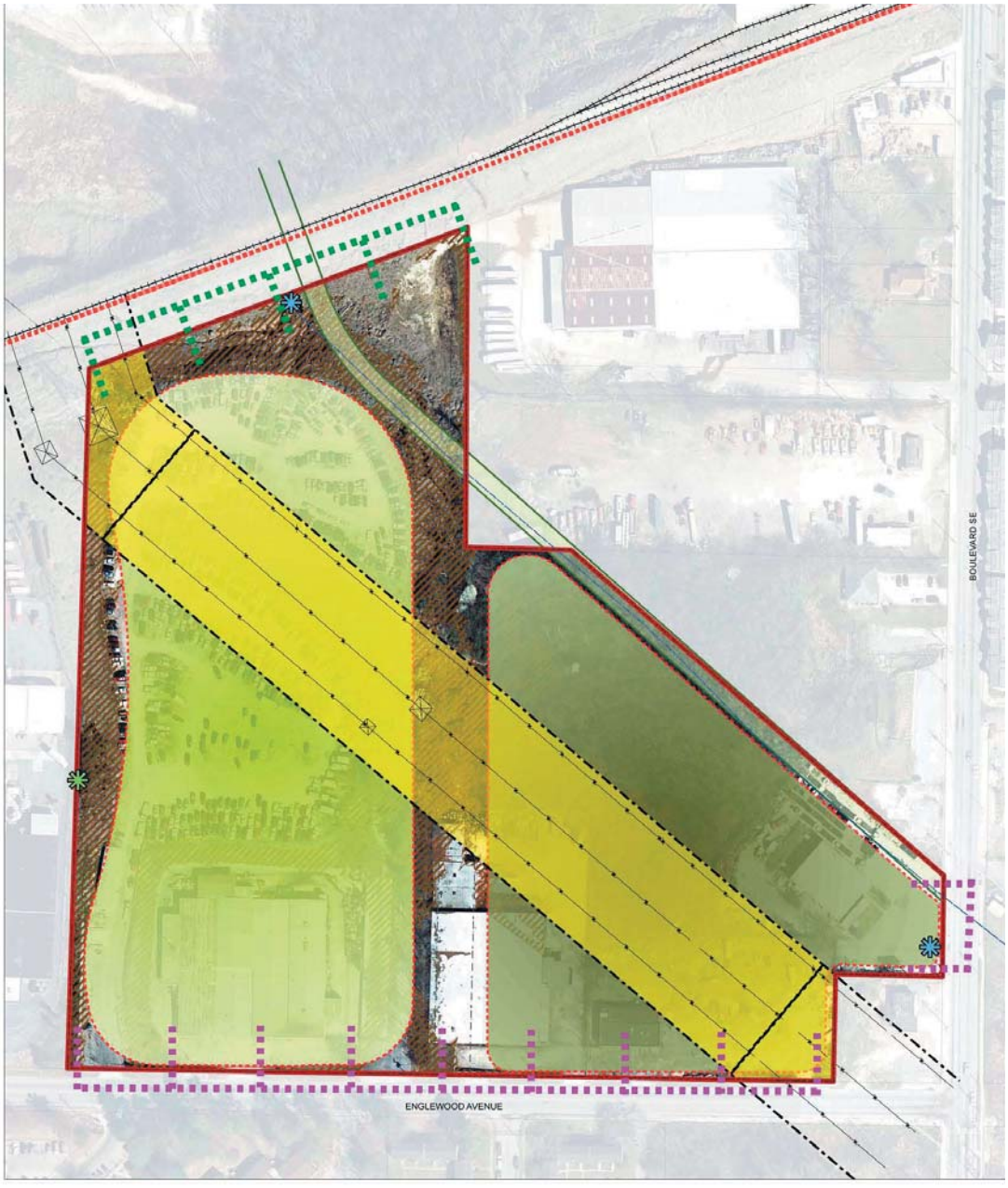

FIGURE G

Major themes begin to appear and are represented as such. For example, with connectivity and accessibility to surrounding neighborhoods as two important goals of the park, this map indicates important areas of both BeltLine and street access around the perimeter of the park property. These areas are indicated by purple and green dotted lines which reinforce the length of the edges of the park with access, as well as the potential for access at many points along those edges.

Also indicated in this map are topographical challenges, including high points, low points and steep slopes of 20% or greater (indicated by the brown hatch). Two significant areas of potential park development are indicated with large green 'bubbles'; these areas are directly related to the lay of the land as can be understood via review of the Landforms Map. The 200' existing power line easement is shown in this map as a wide yellow band that dissects the property. The color of the band is intentional as it indicates caution because the presence of the easement will potentially affect programming and development opportunities within the park.

By: Ecos Environmental Design, Inc. July 2007

Georgia Power transmission lines crossing through the park land.

By: Ecos Environmental Design, Inc. July 2007

Intersection of Englewood and Boulevard looking Southeast.

By: Ecos Environmental Design, Inc. July 2007

Englewood Avenue looking downhill East.

By: Ecos Environmental Design, Inc. July 2007