BOULEVARD CROSSING PARK
COMPREHENSIVE MASTER PLAN

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Prepared For:
Atlanta BeltLine, Inc.
City of Altanta

Adopted by the Atlanta City Council
on March 16, 2009.

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY:

The City of Atlanta in Conjunction with Atlanta Beltline, Inc. retained the Ecos Environmental Design, Inc. team to develop a master plan for the future Boulevard Crossing Park. The Park will be one of the very first parks to be developed around the in-town transit loop and it will provide much needed civic greenspace in a city desperately in need of more parkland. The Boulevard Crossing Park site is located in the heart of the Chosewood community; a historic, urban neighborhood rich with diversity and character. The property is approximately 21 acres of dilapidated land that had housed light industrial and commercial uses for decades.

Through a guided community process, values, goals, and objectives were formulated to guide the park planning process. The goals and objectives for this park are not only to follow the established neighborhood development values of "Green, Diverse, and Historic," but also to:

- 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.

Throughout design development, the Ecos team worked closely with community members, study group participants, steering committee members, Atlanta BeltLine, Inc., and the Atlanta Department of Parks Recreation and Cultural Affairs to incorporate expressed programming needs and amenities while meeting the overall goals and objectives for Boulevard Crossing Park. Feedback was consistently acquired, processed, and incorporated into the park plan, as appropriate and resulted in the 'Urban Confluence' final master plan. The plan was completed concurrently with overall planning for Subarea 3 of the Beltline, integrating with proposed landuse, transportation and circulation. A full description of the extensive public engagement process eliciting public input and dialogue as well as the a complete explanation of the planning and design process are captured in this document.

The Urban Confluence master plan seeks to restore the highly-disturbed landscape through infusing it with active and passive recreation, art, and nature, while acknowledging its urban location. It is a balance of urban elements and natural systems emphasizing public health, community building and environmental interpretation. The master plan addresses circulation and connectivity, passive and active recreation, the environment, and the arts.

The design process included a series of steps expanded on in this report, including:

- Site inventory and Analysis
- Conceptual Master Plan Development
- Final Master Plan Development
- Overall Public Process

Additionally, this report addresses:

- Estimated development costs associated with a Phase 1 park development plan
- Areas of the park that will necessitate a resource management program to develop, restore, and protect its natural communities.
- Suggested items to address in a comprehensive resource management plan that will ensure the success of the Boulevard Crossing landscape.

This park master plan and report will guide subsequent phased development, operations and any consideration of future new initiatives proposed at Boulevard Crossing Park.

PROJECT GREENSPACE

PROJECT GREENSPACE:

In 2006, the City of Atlanta launched Project Greenspace, an initiative to create a framework for improving, growing, and managing Atlanta's parks and recreation. Through this program, a long-term action plan will be established to build the capacity for connecting people to greenspaces throughout the city. Communities, civic organizations, and the private sector were called upon to help shape the future of Atlanta's greenspace through participating in a series of public hearings, roundtable discussions and surveys. Participants were asked to share perceptions of Atlanta's current greenspace, vision for improvement and greenspace priorities.

Initial greenspace goals were established by Project Greenspace and include:

- Significantly increase the acreage of core parkland.
- Develop greenways with multi-use trails to connect trails and greenspaces.
- Continue to improve park maintenance and security.
- Continue to improve recreational facilities and programs to meet citizen's needs.
- Permanently protect environmentally sensitive lands such as floodplains, wetlands, and natural habitat areas.
- Protect and restore Atlanta's tree canopy – increase tree cover to 40%.
- Increase the function of parks and greenspaces as community gathering areas and establish a major venue for special events and festivals.
- Integrate Atlanta's history, cultural heritage, and arts into the greenspace system as an expression of community identity.
- Establish a source of funding for parks and greenspace.
- Promote public and private partnerships to "grow" the greenspace system.
- Promote and coordinate dedicated greenspace within development and redevelopment projects.

Key findings from a 2006 citywide parks and recreation survey reveal that less than half of all participants live within walking distance from adequate parks and greenspace. When asked to list their top four park and recreation priorities, responses included:

- Walking and biking trails (49%)
- Small neighborhood parks (35%)
- Large community parks (33%)
- Nature center and trails (22%)

When asked what needs the City of Atlanta's park system does not meet, the top five responses include:

- Walking and biking trails (55%)
- Nature center and trails (54%)
- Park Shelters and picnic areas (41%)
- Community Gardens (41%)
- Indoor fitness and exercise trails (40%)

Overall, the most important park facilities indicated by respondents were:

- Walking and biking trails (49%)
- Small neighborhood parks (35%)
- Large community parks (33%)

The goals of Boulevard Crossing Park align with those of Project Greenspace, with an aim to grow and improve Atlanta's park and recreation space and improve quality of life. The final master plan incorporates many of the stated needs and priorities from the public survey mentioned above. Boulevard Crossing Park focuses on restoring the existing highly-disturbed landscape and building community through infusing it with active and passive recreation, art, and nature. The park focuses on connectivity to the surrounding and adjacent neighborhoods and includes a hierarchy of footpaths and bike trails throughout, with proximity to the future BeltLine.