Brownwood Park anchors the East Atlanta Village neighborhood near downtown Atlanta, Georgia. As a transitional neighborhood, the residents have seen a lot of change. The area has become much more economically, socially, racially, and culturally diverse since the influx of residents back to Atlanta’s core began several years ago.

The village of East Atlanta has come alive with restaurants, retail stores, and trendy boutiques all unified with the completion of a recent streetscape project. Many of the houses in the village have been renovated and vacant lots filled as new people move into the neighborhood. Brownwood Park is geographically and culturally in the heart of this change. The park is easy to access and is well used by all populations within the East Atlanta neighborhood.

The Park Visioning Program was applied for by a local resident, Joanie Stovall. Park Pride worked with interested neighbors to form a Steering Committee that met monthly throughout the ten-month, consensus-building process. Public outreach efforts included:

12 Steering Committee Meetings
Flyers in the Neighborhood (two-block radius of park)
In-Park Surveys (119 Persons Surveyed)
Public Visioning Meeting (24 Participants)
Kids Club Meeting (approx. 25 Participants)
Teen Club Meeting (approx. 15 Participants)
Design Workshop (approx. 15 Participants)
Displays in Library, Recreation Center, Shops in EAV
Preliminary Design Presentation (approx. 20 persons)
Neighborhood-Wide One-Call inviting persons to voice opinion on-line or in person
Preliminary Design - Door to door Questionnaire (152 Persons Surveyed)
On-Line Survey (273 Responses)
Preliminary Design Review - EAV Holiday ‘Cheer’ Party (13 Participants)
Final Design Review – At Picnic for Earth Day (17 Participants)

Benefits of the Park Visioning Process for Brownwood Park:
Community-Building
Dog Park Issue Discussed
Tensions Relieved
Poised to Utilize $400,000 in Bond Funds
Conceptual Master Plan
Prioritized List of Projects
Capable, Organized Park Group
Developed Momentum to Improve Park

Park Pride Staff:
Walt Ray, Director, Park Visioning Program
Nandita Godbole, Program Assistant
ORMEWOOD AVENUE

WOODLAND GARDEN WITH
ANNUALS AND NATIVE
PLANTINGS

BOLLARDS
WATER TAP

WOODLAND GARDEN WITH
ANNUALS AND NATIVE
PLANTINGS

DRINKING FOUNTAIN FOR
PEOPLE AND DOGS

AREA FOR SMALL DOGS

VEGETATIVE BUFFER

POTENTIAL DOG PARK
(+/- 2 ACRES)

STREAM-BANK RESTORATION
& STABILIZATION
(Use native species when possible)

TREE-HOUSE & INTERPRETIVE
CENTER

SLOPE STABILIZATION
& EROSION
CONTROL

CLOSE PENDLETON AVENUE.
INCLUDE NEW TURN
AROUND AND ON-STREET
PARKING, MAINTAIN ACCESS
TO SIDE LOTS

EXISTING TENNIS COURTS

COMMUNITY NEWS KIOSK

EXISTING BASKETBALL COURTS

EXPANDED REC. CENTER
WITH ATTACHED PAVILION

NEW PLAYGROUND

NEW PAVILION /
PERFORMANCE SPACE

‘AMPHITHEATER’ STEPS

STREETSCAPE ALONG
PORTLAND AVENUE

SMALL BIO-FILTERATION
POND

PROPOSED BRIDGE (B)

LOW VEGETATIVE BUFFER
(Use native species when possible)

PROPOSED BRIDGE (A)

COMMUNITY GARDEN

EXISTING PARKING WITH
ORNAMENTAL FENCE

EMERSON STREET

NEW PEDESTRIAN ENTRANCE

EXISTING BASKETBALL COURTS

ACTIVITIES LAWN

NORTH ENTRANCE
SIGNAGE

PORTLAND AVENUE

STREETSCEAPE ALONG
PORTLAND AVENUE

STREETSCEAPE JOSEPH
AVENUE BETWEEN
PORTLAND AND GLENWOOD

EMERSON STREET

BROWNWOOD PARK CONCEPTUAL MASTER PLAN
FEBRUARY, 2006

NORTH
NOT TO SCALE
# Brownwood Park Conceptual Master Plan - Project List

## April 18, 2006

<table>
<thead>
<tr>
<th>Priority</th>
<th>Item</th>
<th>Description</th>
<th>Approx. Cost</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Projects Hinged on Closing of Pendleton Street (Very High Priority South Side)</strong></td>
<td>Close Pendleton Avenue</td>
<td>Add new Turn-Around and On-Street Parking</td>
<td>$110,000.00</td>
<td></td>
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<tr>
<td></td>
<td>Streambank Restoration</td>
<td>On South Side, Includes ‘Waterfall’</td>
<td>$300,000.00</td>
<td></td>
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<tr>
<td></td>
<td>Proposed Bridge ‘A’</td>
<td>Over Creek, Ornamental Structure</td>
<td>$55,000.00</td>
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<tr>
<td></td>
<td>Proposed Bridge ‘B’</td>
<td>Over Creek, Ornamental Structure</td>
<td>$55,000.00</td>
<td></td>
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<tr>
<td></td>
<td>Slope Stabil. &amp; Erosion Control</td>
<td>South Side, Study and Improvements</td>
<td>$60,000.00</td>
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<tr>
<td></td>
<td>Sidewalks on South Side of Park</td>
<td>Soft Surface (Crusher Run w/ Pine Straw Cover)</td>
<td>$40,000.00</td>
<td></td>
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<tr>
<td></td>
<td>Tree-House &amp; Interpretive Center</td>
<td>Architecturally ‘Tree-House’ Themed</td>
<td>$35,000.00</td>
<td></td>
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<tr>
<td></td>
<td>Park Entrance Feature</td>
<td>To Be Determined By Community</td>
<td>$10,000.00</td>
<td></td>
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</tbody>
</table>

| Projects Hinged on Reconfiguration of Recreation Center (Very High Priority for North Side) | Expanded Rec Center | With Attached Pavilion, Includes Face Lift | $400,000.00 | |
| | Sidewalks on North Side of Park | Porous Conc with Granite Accents | $60,000.00 | |

| North Side Projects (In No Particular Order) | North Entrance Signage | Ornamental ‘Gateways’ | $35,000.00 | |
| | Bollards | At South Side, Architectural | $30,000.00 | |
| | Water Tap | Near Community Garden | $4,000.00 | |
| | Streetscape Joseph | To Match Existing Streetscape | $100,000.00 | |
| | Streetscape Portland | To Match Existing Streetscape | $100,000.00 | |
| | Drinking Fountain | (2) On North Side | $18,000.00 | |
| | Community Garden | Expansion and Improvements | $10,000.00 | |
| | Miscellaneous Landscape | Planting Where ‘Grass’ Once Was | $60,000.00 | |
| | Activities Lawn | Grading, Irrigation, Sodding | $24,000.00 | |
| | Amphitheater’ Steps | Granite and Concrete, Wide Steps | $40,000.00 | |
| | Emerson Street Entrance | Pedestrian Only, Signage and Amenities | $46,000.00 | |
| | Lighting of Park | Ornamental Pedestrian Lights | $150,000.00 | |
| | Grading & Drainage at BB Courts | Minor Grading & Planting to Improve Drainage | $12,000.00 | |
| | Small Biofiltration Pond | Includes Drainage Improvements | $80,000.00 | |
| | Community News Kiosk | (2) Custom Built to Match Arch. At New Pavilion | $10,000.00 | |

The following must be staged carefully, as projects are closely-related spatially:

- New Pavilion/Performance Space | Architecturally Interesting, Demo Existing | $65,000.00 | |
- New Playground | Between Existing Pavilion and BB Courts | $120,000.00 | |
- Splash Pad | Themed for Children, Includes Fence at Parking | $100,000.00 | |

| South Side Projects (In No Particular Order) | Drinking Fountain for People & Dogs | (2) On South Side | $18,000.00 | |
| | Water Tap | Near Woodland Garden/Gateway | $4,000.00 | |
| | South Entrance Signage | Ornamental ‘Gateways’ | $35,000.00 | |
| | Drinking Fountain | (1) On South Side | $9,000.00 | |
| | Invasive Species Removal | Privit, ivy, etc. | $21,000.00 | |
| | Woodland Garden | With Annuals and Native Perennials | $30,000.00 | |
| | Lighting of Park | Ornamental Pedestrian Lights | $125,000.00 | |
| | Low Vegetative Buffer | Surrounding Pet-Friendly Walking Trails | $30,000.00 | |
| | Bollards | At Parking Lot, Architectural | $30,000.00 | |
| | Introduce Native Species | Woodland Mix in Wooded Area | $28,000.00 | |
| | Potential Dog Park | Good-Looking Fence & Maintenance for a Year | $40,000.00 | |

**TOTAL COST:** $2,388,000.00