



*Beecher Hills  
Lionel Hampton*

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*Nature Preserve  
Conceptual Master Plan*

*A partnership of:*

*West Atlanta Watershed Alliance,*

*City of Atlanta Departments Of Watershed Management, and  
Parks, Recreation, and Cultural Affairs*

*&*

*Park Pride*

**Park  
Pride** 

*December 2006*

# Executive Summary

## Beecher Hills, Lionel Hampton, Cativo Properties Park Visioning

The Beecher/Hampton Visioning Process began in July of 2006. After a series of organizational meetings, five public meetings, door-to-door surveys, presence at two festivals, the community and Park Pride developed a Conceptual Master Plan to guide future improvements in the nature preserve. The Conceptual Master Plan includes an illustrated master plan, a list of prioritized projects with order-of-magnitude costs, and record of the public involvement process that was followed. Those records are collected in this document.

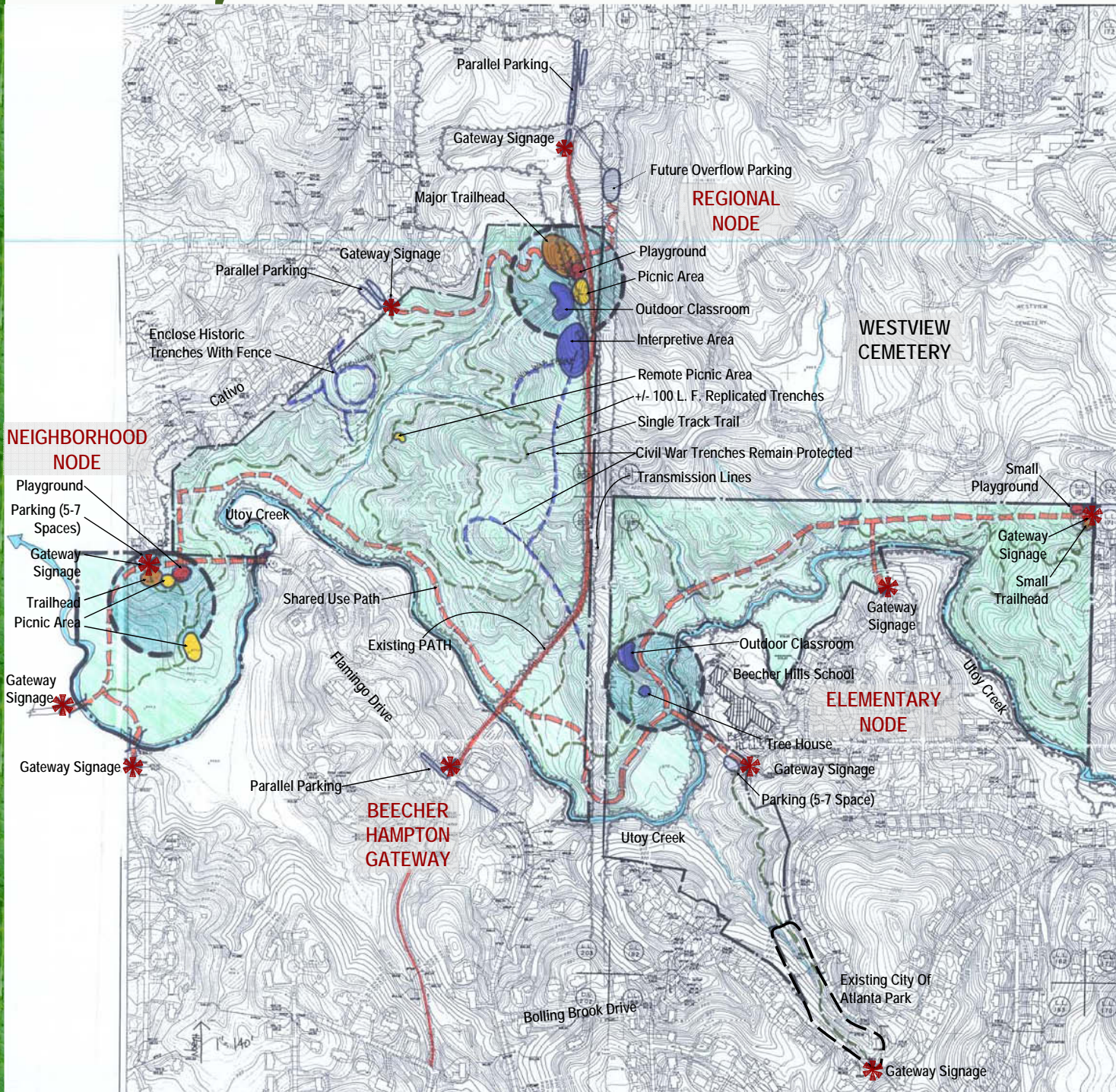
Throughout the public involvement process, it was clearly reiterated that the natural aspects of the site are important to this neighborhood. Education, hiking, community gathering space, playgrounds, activities for all age groups, and bicycling are important activities that the community want the site to support in an ecologically-sensitive manner. The site includes some of the most archeologically significant Civil War trenches in the region. These ruins need to be preserved while serving as an educational tool for the public.

During the course of the public involvement program, the community proved its ability to coordinate projects in the Beecher/Hampton nature preserve. Community members were integrally involved in the public involvement process. The community has strong leaders that are dedicated to the preservation and improvement of this property. The property was acquired recently by the City of Atlanta and was spurred by the neighbors who recognized the unique opportunities of this site as one of the largest undeveloped natural areas in the City. This savvy community has a proven track record of success in guiding their destiny and organizing around significant projects.

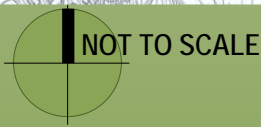
The Conceptual Master Plan is presented in this document. The community widely supported this plan and is eager to begin implementation. There is flexibility in the prioritized list. The community recognizes that priorities will be determined in part by available funding and restrictions that accompany those funds. Each project included herein has substantial community support and will contribute in some ways to the health, safety, and quality of life of the local neighbors and regional Atlanta community.

# Beecher Hampton Nature Preserve

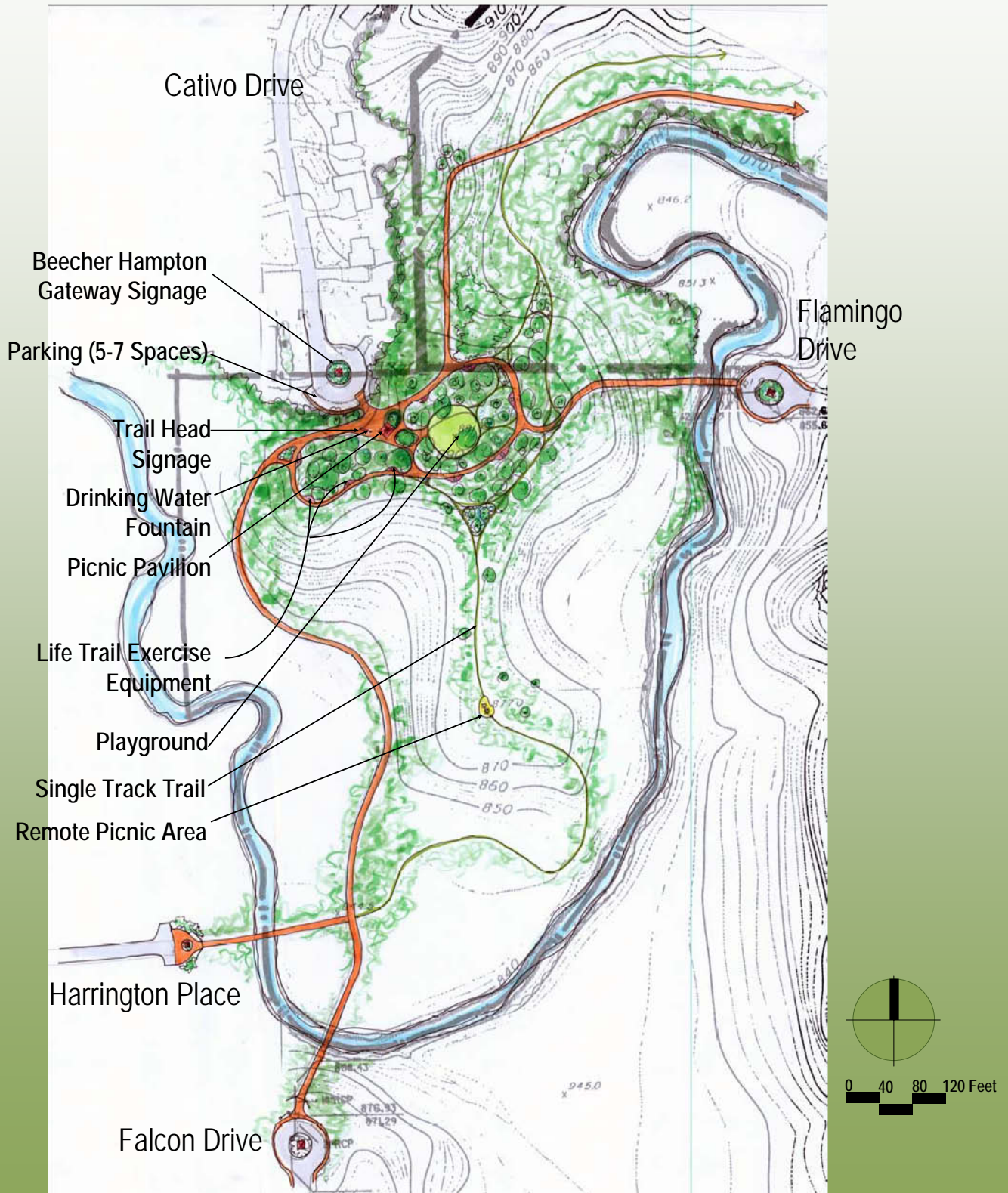
## Proposed Master Plan



A partnership of:  
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and Cultural Affairs, &  
Park Pride  
November 18 2006

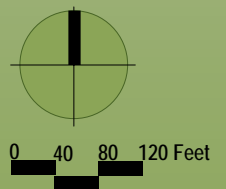
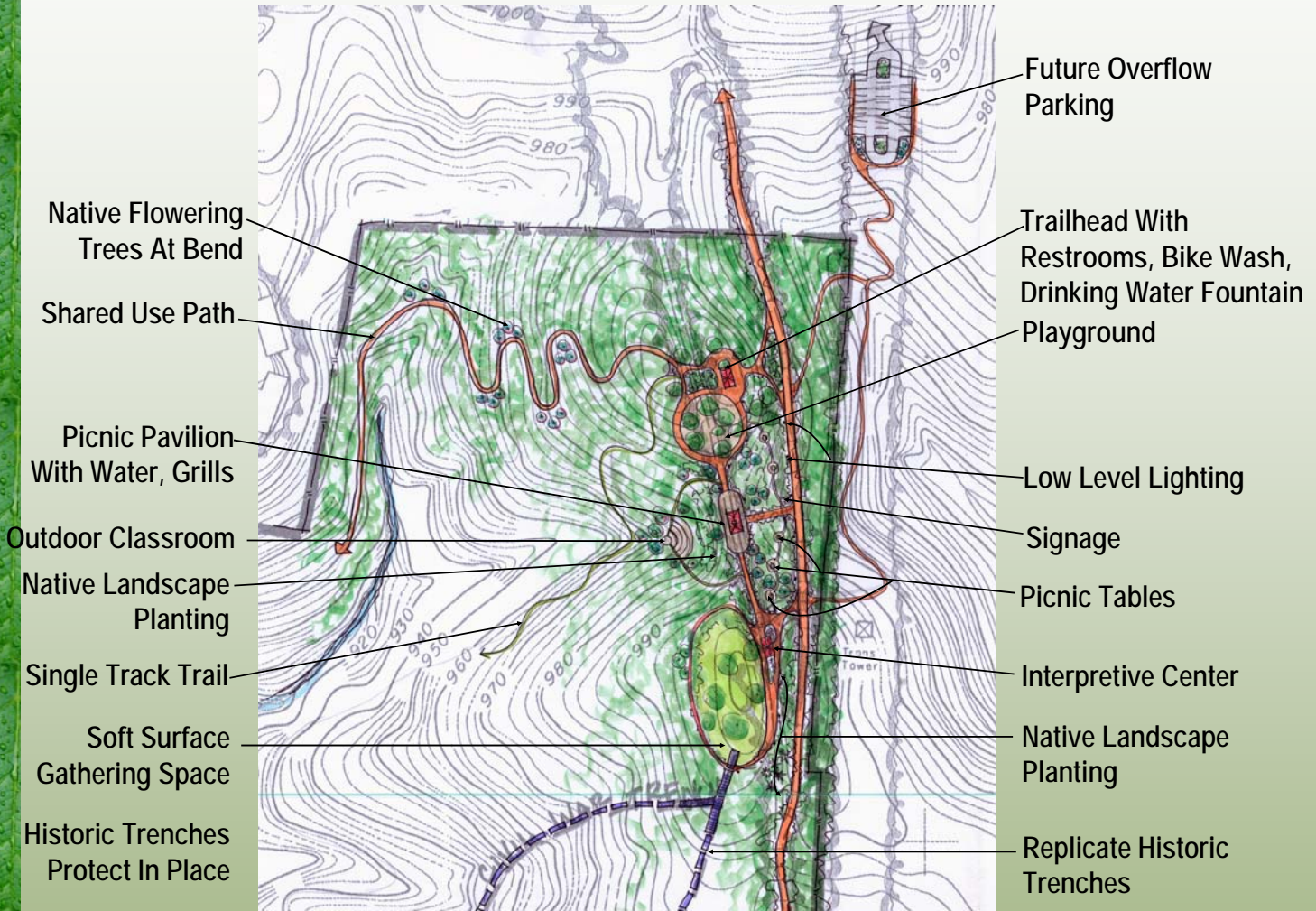


# Beecher Hampton Nature Preserve: Proposed Master Plan: Neighborhood Node



November 18 2006

# Beecher Hampton Nature Preserve: Proposed Master Plan: Regional Node



**Beecher Hills - Lionel Hampton Nature Preserve: Project List, December 2006**

Priority Level / Item	Key on Master Plan (Refer To Overall Master Plan)	Approximate Cost	Description
<b>Site Connectivity</b>			
Shared Use Path Between Westwood Avenue And Existing Lionel Hampton Trail	<b>From FF</b>	\$600,000.00	Path Is +/- 2 Miles, Follow And Improve SSES Routes, Bridge Gap With Connecting Trails, Gravel Path, +/- 12' Wide
Shared Use Path Between Bollingbook Drive @ Beecher Hampton Elementary School and Shared Use Path (above)	<b>From T</b>	\$300,000.00	Includes Bridge Over Utoy Creek
Shared Use Path Between Cativo Drive And Existing Lionel Hampton Trail	<b>From M</b>	\$600,000.00	Path Is +/- 2 Miles, Follow And Improve SSES Route, Gravel Path, +/- 12' Wide
Shared Use Path Between Peyton Woods Trail And Existing Lionel Hampton Trail @ Regional Node	<b>AA To A</b>	\$500,000.00	Path Is +/- 1 Mile, Gravel, +/- 10' Wide
Shared Use Path Between Harrington Place And Cativo Drive @ Neighborhood Node	<b>M</b>	\$250,000.00	Will Require Bridge Over Utoy Creek, Gravel Path +/- 10' Wide
Shared Use Path From Falcon Drive To Neighborhood Node	<b>M</b>	\$250,000.00	Path Is +/- 0.25 Mile, Includes Bridge Over Utoy Creek, Gravel and Boardwalk Path, +/- 10' Wide
Shared Use Path Between Fleetwood Circle And Proposed Shared Use Path	<b>From DD</b>	\$400,000.00	Path Is +/- 0.25 Mile, Includes Bridge Over Utoy Creek, Gravel and Boardwalk Path, +/- 10' Wide
Low Level Lighting	-	\$400,000.00	Site-Wide Project, Bollard-Style Lights along North/South Path and East West Path. Consider Solar-Powered Options
<b>Regional Node:</b>			
Gateway Signage & Entrance Feature	<b>A</b>	\$10,000.00	
Pedestrian Circulation System	-	\$50,000.00	Around Playground and Picnic Area
Life Trail Fitness Equipment	<b>B</b>	\$40,000.00	
Picnic Area: Picnic Pavilion With Water, Electricity, Seats 50-100 People	<b>C</b>	\$200,000.00	
Single Track Trail 3-Mile Loop	<b>D</b>	\$5,000.00	
Playground	<b>E</b>	\$150,000.00	
Major Trailhead With Restrooms, Bike Wash, Drinking Water Fountain	<b>B</b>	\$150,000.00	
Outdoor Classroom, Seating For 50-100 People	<b>F</b>	\$15,000.00	Simple, Custom-Built Benches in Semi-Circle. Small 'Stage' made of Wood Decking
Interpretive Pavilion	<b>G</b>	\$60,000.00	24' x 24' in Size, Architecturally Significant, Includes Signage, Photos, Artifacts, etc.
+/- 100 L. F. Replicated Trenches	<b>H</b>	\$120,000.00	
Civil War Trenches Remain Protected, Provide Signage	<b>I</b>	\$5,000.00	
Soft Surface Gathering Space (Lawn Area)	-	\$30,000.00	Do Not Cut Trees Over 6" DBH. Remove Brush and Saplings, Trim Low-Hanging Branches, Prepare Soi, and Plant Grass. Allow Existing Trees to Die Naturally and Do Not Replace
Remote Picnic Area	<b>J</b>	\$5,000.00	
Native Landscape Planting	-	\$15,000.00	
Native Flowering Trees (At Bend)	-	\$3,000.00	
Parallel Parking	<b>K</b>	\$15,000.00	
Future Overflow Parking w/ Walkway To Neighborhood Node	<b>L</b>	\$150,000.00	

**Beecher Hills - Lionel Hampton Nature Preserve: Project List, December 2006, continued**

Priority Level / Item	Key on Master Plan (Refer To Overall Master Plan)	Approximate Cost	Description
<b>Neighborhood Node:</b>			
Gateway Signage (3)	M	\$10,000.00	Includes Signage, Identity Feature, and Plantings
Pedestrian Circulation	-	\$50,000.00	
Trailhead Signage	N	\$3,000.00	Map of Trails, Trail Etiquette, Beecher/Hampton Logo and Identity
Playground	O	\$65,000.00	Hardwood Mulch
Remote Picnic Area	P	\$5,000.00	
Drinking Water Fountain		\$3,000.00	Will need Water Meter
Picnic Pavilion	Q	\$30,000.00	24'x24', pitched roof
Life Trail Exercise Equipment	-	\$50,000.00	
Parking (5-7 Spaces)	R	\$15,000.00	Off Cul-du Sac
Single Track Trail	S	\$3,000.00	
<b>Elementary Node:</b>			
Gateway Signage (2)	T	\$10,000.00	
Tree House	U	\$4,000.00	
Outdoor Classroom	V	\$6,000.00	
Parking (5-7 Spaces)	W	\$15,000.00	
<b>Beecher Hampton Gateway:</b>			
Gateway Signage	X	\$10,000.00	
Parallel Parking (off Flamingo Drive)	Y	\$15,000.00	
Single Track Trail	Z	\$3,000.00	
<b>Gateway Entrance One (Off Peyton Woods Trail):</b>			
Gateway Signage	AA	\$10,000.00	
Enclose Historic Trenches With Fence	BB	\$6,000.00	Approximately 400 Linear Feet of Chain Link Fence, 8' High
Parallel Parking (Off Peyton Woods Drive)	CC	\$6,000.00	
<b>Gateway Entrance Two (Off Fleetwood Circle):</b>			
Gateway Signage	DD	\$10,000.00	
Single Track Trail	EE	\$3,000.00	
<b>Gateway Entrance Three (Off Westwood Ave):</b>			
Gateway Signage	FF	\$10,000.00	Includes Signage, Planting, and Identity Item
Small Trailhead	GG	\$50,000.00	Pre-Fab Restroom System for One Stall Each
Small Playground	HH	\$60,000.00	Hardwood Mulch
Single Track Trail	II	\$3,000.00	
Information Kiosk	GG	\$10,000.00	
<b>Total</b>		<b>\$4,788,000.00</b>	