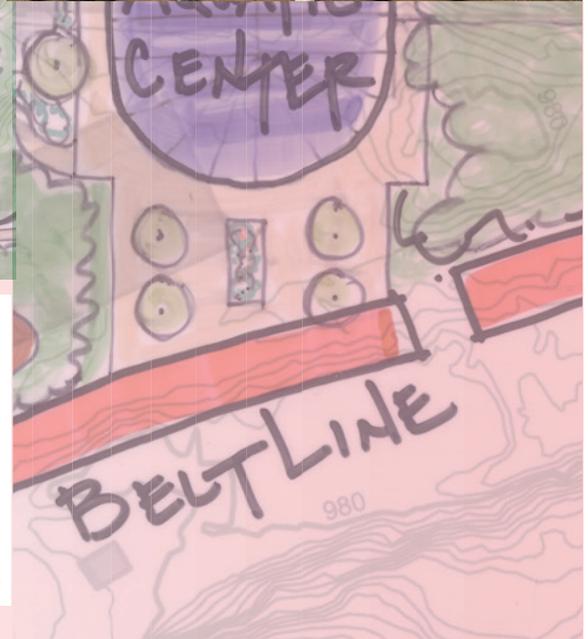
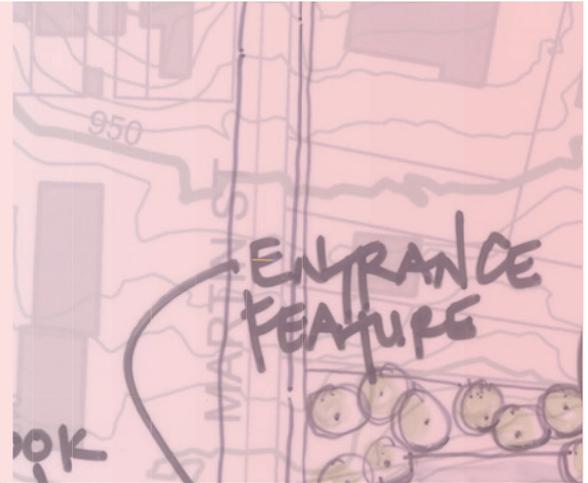


PEOPLESTOWN PARKS DANIEL STANTON PARK & FOUR CORNERS PARK

2006



more & better parks... all over Atlanta



PEOPLESTOWN PARKS MASTER PLAN

EXECUTIVE SUMMARY

The neighbors in Atlanta's Peoplestown neighborhood are an active, outspoken group who are devoted to building a better community with more amenities and strong neighborhood character. The strength of this community lies in its engaged and informed neighbors who have learned to work together toward common goals. One of the most obvious weaknesses in the neighborhood is its lack of park facilities. D.L. Stanton Park is an empty field that lies directly next to the future BeltLine. A vacant, lonely recreation center stands in the far corner D.L. Stanton Park and some melted plastic and rubber lies where the playground once stood proud. The few trees that cling to the site are on the perimeter, where birds have planted whatever was in season.

Four Corners Park lies four blocks to the west and tells a much happier tale. The vibrancy of the community can be seen here. Neighbors gather at the community center, the basketball courts, or under the small pavilion where there is nearly always a picnic with grills going and the sounds of families and friends congregating. The small playground is in need of structural repair, and is possibly better removed. A small, rectangular lawn hosts pick-up games of soccer, football, and frisbee. The park takes half of the block, but recent acquisitions have added another quarter of the block to the park. Four Corners park will be expanded where houses once stood. The existing church, house, and retail establishment on the block are desired for park expansion too.

The four blocks separating D.L. Stanton Park and Four Corners Park is mostly vacant industrial property. The astute community recognized the potential to connect D.L. Stanton and Four Corners Parks and urged the City of Atlanta to purchase that property for a park that would link Four Corners Park to D.L. Stanton Park and the BeltLine. This new, connected park would be called Peoplestown Park and would serve as the social and cultural spine of the neighborhood while offering connectivity, recreation, and greenspace as amenities the whole neighborhood can utilize.

Over the course of approximately a year, the City of Atlanta, together with the Trust for Public Land attempted to purchase those vacant parcels. While that effort failed, it is assumed that one day the negotiations will be successful. For the purposes of master planning, the community elected to include those industrial parcels in their park plan in hopes that the climate may change, one day allowing the City to purchase those parcels.

Considering all the acreage of and between D.L. Stanton Park and Four Corners Park, Park Pride helped the community through the process of deciding what activities and uses they needed for their park, and where each of those uses should go. Through the eight month process, participants developed a 'wish list' for their parks. Then, community members visited three City of Atlanta recreation centers to better determine what kind of facility they would envision. At the public design workshop, seven plans were generated, demonstrating what seemed to be a lot of similarities. Those plans were distilled into three options for the master plan, which were publicly reviewed. The location of the proposed recreation center on privately-held property became a sticking point, as there is already \$6million in public funding available for the construction of that center, assuming it can be built on current park property. After working through that issue, the final plan was reviewed and commented on by the public.

Documentation of and the results of the five public meetings, eight monthly Steering Committee meetings, and the decisions worked through during that process are contained herein. Park Pride would like to thank the community of Peoplestown for sticking it out through this process. We were pleased to help this engaging community develop and document their inspired master plan for their community greenspace. We look forward to seeing this exciting greenspace plan implemented in the upcoming years.

PEOPLESTOWN PARKS: FINAL CONCEPTUAL MASTER PLAN

JULY 2007




 Prepared by Fulton County Department of Environment and Community Development Support Services Division Geographic Information System
 Date: 07.11.07

PEOPLESTOWN PARKS - CONCEPTUAL MASTER PLAN FINAL OPTION

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JULY 14, 2007

Fulton County, Georgia



PEOPLESTOWN PARK CONCEPTUAL MASTER PLAN: PROJECT LIST, JULY 2007			
ITEM	QUANTITY / DESCRIPTION	COST	PROJECT TYPE/FUNDING
D.L. Stanton Park			
Recreation Center	LEED-certified building, community has developed 'wish list' for uses and spaces, similar to Ben Hill but with track above gymnasiums and much more natural light, Greer Phillips with Rosser International has developed 3-d model for building siting	\$6,000,000	Quality of Life Bond
Parking Lot	Small area at end of Boynton Avenue for 30-40 cars. Consider permeable concrete	\$70,000	
Entrance Feature	Stone with columns flanking entrance, with signage and landscaping	\$18,000	
Parents' Pavilion/Entrance Pavilion	Architectural character, approx. 16' x 32' on flagstone pad, tables and chairs, wireless internet, electricity, and water available (perhaps locked)	\$65,000	
Playground	In location of last playground. Include tree plantings for shade, replace rubberized surface with new.	\$100,000	KaBoom! Build
On-Street Parking/Traffic Calming	Add landscape islands, sidewalk, landscaping, and stripe for parallel parking	\$250,000	Public Works to build parking and islands and sidewalk. Community to plant islands
Splash Pad	Flat-surfaced with water-spraying toys with recirculation/filtration system	\$120,000	
Baseball Field	As illustrated	\$150,000	
Baseball Field Stands	As illustrated	\$100,000	
Press Box	As illustrated, includes restrooms to be open during games	\$65,000	
Concession Stand	As illustrated	\$25,000	
Pedestrian Connection to BeltLine	Ramp up to BeltLine level, includes 'Entrance Feature' with benches, small plaza, landscaping, interpretive signage, and identification signage	140,000	
Entrance Plaza	At end of Boynton Avenue, includes landscaping and area in front of Entrance	\$30,000	
Tree Plantings	Shade trees (elm, oak, maple) in varying species to shade and define spaces such as parking area and various planting areas, heavy mulch under for low shrubs or groundcovers such as lirioppe, mondo grass, creeping euonymus, and/or daylily)	\$30,000	
Overflow Parking	Plastic ring system under turf, to be gated except for special occasions/events	\$45,000	
Landscape Amenities	Plantings under trees and around playground, splash pad, pavilion, recreation center, and at entrance. Low shrubs such as azaleas, dwarf nandina, dwarf yaupon holly, helleri holly, abelia (low-growing variety), dwarf loropetalum, ornamental	20,000	Community Volunteer Opportunity
Site Furnishings	Consider recycled materials for benches, trash receptacles, drinking fountains, and bike racks. Will be field-located as opportunities are presented.	\$50,000	
Site Lighting	Black powder coat, Lumec standard fixtures to be selected by community to enhance identity of park while providing high-level lighting in key areas and low-	\$350,000	
D.L. Stanton Park Sub-Total		\$7,628,000	



Four Corners Park			
Renovate Recreation Center into Social Hall/Pavilion	Restrooms with doors on outside of building to be open and staffed during large events only. Open walls with windows. Provide small catering kitchen for events.	\$500,000	Fundraising and staffing by community
New Playground to Replace Existing Basketball Courts	Remove fencing, cover existing asphalt with rubberized surface, install play equipment for various age groups, include existing playground sculpture (heart house) in design in current location. Plant trees around perimeter for better shade. Provide low, ornamental fence between street and playground with low shrubs.	\$125,000	
Relocate Basketball Courts	Grade, pave, provide baskets, and paint court at corner of Hank Aaron Drive and Weyman Street. Hold back from Street far enough for tree and shrub planting to minimize appearance of chain-link fencing. Provide benches for rest.	\$250,000	
Tennis Courts	Located adjacent to relocated basketball courts. Fence, paving, nets, painted surface. Provide plantings (trees and low shrubs) between sidewalk and courts.	\$250,000	
Pedestrian Circulation	Link various uses (lawns, pavilion, and picnic) with concrete paths with granite	\$400,000	
Picnic Area	Provide wide area in sidewalk with tables for picnics. Two tables and grill.	\$30,000	Community Volunteer Opportunity
Lawn	Large, oval lawn bordering Hank Aaron drive. To be graded level and planted with sod with irrigation. To be used for unprogrammed activities	\$65,000	
Lawn	Circular lawn between playground and tennis, to be surrounded with benches for social gatherings and educational instruction. Landscape perimeter heavily. Sod	\$30,000	
Existing Sculpture	Provide paved area immediately surrounding existing sculpture. Landscape area, provide benches and restore sculpture	45,000	
Corner Columns	Provide identity/directional square columns/piers at each corner of Four Corners Park. Granite with concrete caps.	\$32,000	
Perimeter Sidewalk	Replace existing sidewalk with new concrete and granite sidewalk. Include trash receptacles, benches, and low landscaping	\$300,000	
Site Lighting	Select black, powder-coated fixtures of high quality to match/coordinate with D.L. Stanton Park's. Light perimeter of park. Lights at Basketball and Tennis should be set to go off when park closes.	\$250,000	
Four Corners Sub-Total		\$2,277,000	

Potential Park Expansion			
Aquatic Center	To be built in future. Community to raise funds. Should link with Recreation Center on D.L. Stanton Park	\$17,000,000	
Entrance Plaza from BeltLine	Between BeltLine and Aquatic Center. Includes hard-surface paving, trees, landscaping, and site amenities.	\$80,000	
Paved Parking for 50-100 Cars	Consider pervious paving with water-storage area (gravel) under. Plant trees inside and around perimeter	\$150,000	
Free Play Lawn (Sports Field)	Ideally, would be large enough for soccer and/or football. Sod with irrigation, perimeter sidewalk and benches. To be non-programmed space for pick-up game	\$250,000	
Wooded Area	Light grading and demolition of any hard surface before trees are planted. Plant a combination of shade trees including maple, elm, beech, birch, oak, etc. Mulch heavily. Under-plant trees with herbacious native shrubs and perennials.	\$500,000	
Soft-Surface Paths	Soft-surface paths with exercise equipment surrounding/bisecting woodland. Provide benches and trash receptacles	\$65,000	
Amphitheater (200-person)	As illustrated	\$1,750,000	
Lawn	Lower part of site, near lake, to be free-play area, surrounded by woods, lake, and landscaping along Boynton Avenue	\$1,250,000	
Pavilion with Parking	Small parking area for 4-5 cars off Milton Avenue with sturdy, architecturally-interesting pavilion. Provide extra-wide path behind pavilion for overflow of persons from pavilion. Pavilion should have flagstone floor, grills, and three-four tables.	\$45,000	
Overlook Pavilion	Pavilion seating 50-100 persons near Aquatic Center. Provide graded and paved overlook area for overflow and viewing. Pave pavilion and overlook in same material	\$120,000	
Lake (Water Reclamation Area)		\$400,000	
Hydrology Study		\$45,000	
Potential Park Expansion Sub-Total		\$21,655,000	
TOTAL		\$31,560,000	



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