

Frankie Allen Park

CONCEPTUAL MASTER PLAN

PARK VISIONING, 2007



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Park Visioning Program: Scope Of Work

Park Pride's Park Visioning Program seeks to assist neighbors who wish to develop a conceptual master plan for the park in their community. The Visioning Program takes approximately eight months of community interaction while Park Pride professionals teach neighbors to interact, work together for a common goal, and engage uninvolved neighbors, while reaching community-wide consensus about the goals and plans that will direct the future of the park. Some neighborhoods, such as that surrounding Frankie Allen Park already have the leadership and communications vehicles in place, and do not necessarily need the full eight-month process to learn these lessons.

For this reason, a Mini-Visioning Program was created to offer the community a short-cut to developing their conceptual master plan. In the Mini-Visioning process, well-organized communities can begin more quickly with the public meeting schedule. Three public meetings are offered, during which verbal and graphic engagement is used to help neighbors determine what they want in their park, where amenities should be located, and how large each amenity should be.

The Friends of Frankie Allen Park fit the Mini-Visioning model perfectly. Already well organized, this group elected to host three public meetings: The Visioning Meeting, where a wish list was explored and developed; the Design Workshop, where the wish list was applied to the site; and the Conceptual Master Plan Review, where the community reviewed Park Pride's interpretation of the results of the Design Workshop. At the third and final public meeting, comments were solicited about the illustration and priorities were discussed.

After the third Public Meeting, Park Pride Staff altered the plan to reflect comments. Specifically, the tee-ball field was drawn back in its existing location; the proposed playground that was in its place was relocated to the end of the proposed cul-de-sac. With those few exceptions, the final Conceptual Master Plan is as it was presented.

Included in this document is the documentation of the overall process, the illustration of the final results, and the list of projects developed in the master plan, with associated costs.

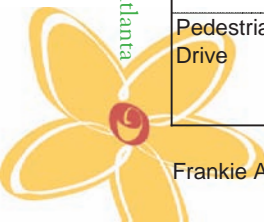


Frankie Allen Park: Conceptual Final Master Plan



FRANKIE ALLEN PARK CONCEPTUAL MASTER PLAN: PROJECT LIST, AUGUST 2007			
ITEM	QUANTITY / DESCRIPTION	COST	PROJECT TYPE/FUNDING
New Entrance	Align new entrance at newly-purchased property on Pharr Road, across from existing entrance into commercial/residential developments. Provide visually-significant signage with landscaping using low-growing shrubs and groundcovers.	\$150,000	Search for available City funding from Parks and/or Public Works
Close Existing Entrance	Remove asphalt drive and curb into park from Pharr Road. Close curb in Pharr Road. Provide sidewalk that meanders into the park, around the cemetery, and back to Pharr Road at new entrance. Enhance entrance sidewalk with existing a (restored) and lush landscaping with low-growing shrubs and groundcovers.	\$30,000	Search for available City funding from Parks and/or Public Works
Additional Parking at Front	On new property at Pharr Road, demolish existing structure, grade, and replace with asphalt parking area for approximately 24 vehicles. Provide pedestrian connection to existing parking area and into existing ball fields	\$45,000	Buckhead Baseball? Community Improvement District, or Buckhead Business associations?
Realign Parking/Direction of Existing Lot	Make existing parking area one-way in and out. Adjust curb alignment to reflect this change. Repave and re-stripe parking area. Add three to four spaces, if possible.	\$30,000	Buckhead Baseball? Community Improvement District, or Buckhead Business associations?
Tennis Over Parking	Demolish existing four tennis courts. Excavate to make parking available from west side (existing access road). Build surface parking lot in excavated area, and cover with six new tennis courts over parking area. Landscape parking area to be as attractive as possible, but not to block all views into area from access road. Provide motion-sense lights in and around accesses to parking.	\$2,000,000	Buckhead Baseball? Community Improvement District, or Buckhead Business associations?
Reconfigure Parking at Access Road	Maximize parking along east side of existing access road, adding perhaps six spaces. Adjust curbs as necessary and re-pave parking areas.	\$55,000	Buckhead Baseball? Community Improvement District, or Buckhead Business associations?
Remove Parking and Access Road	Remove approximately half of the existing access road from the maintenance area to the parking at the southernmost end of the park (near the final pavilion).	\$65,000	Community, Buckhead Baseball? Buckhead Businesses
Expand and Update Existing Playground	At existing playground, add equipment as space allows. Consider expanding footprint of playground, adding new edging, and filling playground with rubber surface.	\$30,000	Neighborhood with Kaboom!
Small Playground	Add small playground at end of cul-de-sac. Use rubber surface and a mix of structures appropriate for a mix of ages.	\$80,000	Neighborhood with Kaboom!
Renovate Pavilion	First pavilion restored as a covered, functional pavilion. Add roof with historic aesthetics. Add picnic tables, water connection, and grills.	\$65,000	Neighborhood Fundraisers
Renovate Pavilion	Second pavilion may be rehabilitated into a sports-court type facility.	\$25,000	Neighborhood Fundraisers
Renovate Pavilion	Third pavilion may be rehabilitated into an uncovered picnic area. Improve floor quality, add water and functional grills and picnic tables.	\$25,000	Neighborhood Fundraisers
Renovate Pavilion	Fourth pavilion may be uncovered picnic area or plaza.	25,000	Neighborhood Fundraisers
Lawn	Create lawn where road was removed. Provide curvaceous, meandering bed	\$30,000	Neighborhood Fundraisers
Woodland Plantings	Add native plants and remove invasive species. Plant in large masses using plants such as oakleaf hydrangea, ferns, leucothoe, rhododendron, trillium, native	\$35,000	Neighborhood Volunteer Days, Community Micro-Grant
Perimeter Path	Provide 5'-6' wide soft-surface path around perimeter of park (see illustration). Surface may be rubber, secured in place (not loose), mulch, or gravel.	\$120,000	Neighborhood, Park Department funds???
Pedestrian Connection to Hardman Drive	Secure vacant property between Hardman Drive and Frankie Allen Park. Build bridge/boardwalk over deep ravine and connect perimeter path to new, pedestrian entrance with soft-surface path. Provide signage and landscaping at Hardman Drive.	\$150,000	Variety of Partners; Appears that park already owns property, but unclear; verify and cost does not include land acquisition, if necessary

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FRANKIE ALLEN PARK CONCEPTUAL MASTER PLAN: PROJECT LIST, AUGUST 2007			
ITEM	QUANTITY / DESCRIPTION	COST	PROJECT TYPE/FUNDING
Pedestrian Connection to Hardman Drive	Secure vacant property between Hardman Drive and Frankie Allen Park. Build bridge/boardwalk over deep ravine and connect perimeter path to new, pedestrian entrance with soft-surface path. Provide signage and landscaping at Hardman Drive.	\$150,000	Variety of Partners; Appears that park already owns property, but unclear; verify and cost does not include land acquisition if necessary
Pedestrian Connection to Old Decatur Road	Improve pedestrian connection to Old Decatur Road. Provide turn-around opportunity, as space allows. Add landscaping, soft-surface path and signage designating the entrance into Frankie Allen Park. Provide motion-sensor lights for security, shining onto path, not into neighboring houses.	\$30,000	Variety of Partners
Pedestrian Upgrades to Lookout Place	Re-grade and build sloped walkway into Frankie Allen Park from Lookout Place. Build entrance feature of stone/timber with park entrance signage. Landscape with native plants as appropriate.	\$30,000	Variety of Partners
Pedestrian Lighting	Provide low-level pedestrian lighting at perimeter trail and parking areas. Light should be ornamental, with light-shields facing residential properties. Lighting level should be fairly low, providing minimal light for security and after-dark (but not after hours) use of path. Timer may turn lights off at park closing.	\$65,000	Variety of Partners, Georgia Power
Restore Stream Bank	As opportunity allows, add large stones for better water health and sound. Secure banks from erosion with large, native stones (not granite rip rap). Plant with appropriate native plantings.	\$30,000	Variety of Partners, Apply for Federal Funds
Cemetery Restoration/Interpretive Signage	Work with families of deceased in cemetery to find appropriate ways to remember their history and stories. Fence area in immediate future to prevent pedestrian activity from further deteriorating remains. Provide interpretive signage to commemorate past neighborhood that stood where Frankie Allen Park now is.	\$100,000	Variety of Partners (City does not own property, some improvements can be made on park property; other improvements need to be on private/church property).
Buffer Views on South Side (Around Batting Cages)	Use evergreen landscaping to buffer views of batting cages from surrounding uses and perimeter path. Also attempt to block strong lights from fields into neighboring residential uses with tall evergreen tree species.	\$15,000	Buckhead Baseball
Frankie Allen Park Total		\$3,230,000	

