

East Lake Park

helping build a tighter community



December 2005

EAST LAKE PARK
CONCEPTUAL MASTER PLAN
DECEMBER 2005
ACKNOWLEDGEMENTS

We would like to thank the Arthur M. Blank Family Foundation for their generous support. We would also like to thank the City of Atlanta's Department of Parks, Recreation, and Cultural Affairs for their contributions to the Park Visioning Program.

We would also like to acknowledge and thank the members of the Steering Committee for their time and commitment to this project.

Mr. Doug Williams (Chair)

Mr. Kyle Caldwell

Ms. Shirley Cleaves

Ms. Brittany Glenn

Ms. Amy Williams

Mr. Andrew Wright

EAST LAKE PARK: A COMMUNITY VISION

1. Executive Summary

Atlanta's East Lake neighborhood is experiencing tremendous revitalization as developers in the area rehabilitate older houses or build new. The close proximity to the East Lake Golf Club Course has kept East Lake Park visible to the Atlanta community, as the PGA Tour makes an annual stop at the course. Houses face the park on the north and east sides of the park. To the west, across Green Avenue is East Lake. The western side of the park is bordered by Green Avenue. There is some residential use on Green Avenue, but mostly it is occupied by grassed, overflow parking for the Golf Club.

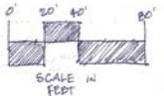
The park is fairly well developed. It has a baseball diamond, gravel parking lot, two tennis courts, a basketball court, a small playground, four small pavilions, and a humble recreation center. There is a channelized stream and some large trees in the park. The City's long-standing budget constraints explain why the park often looks a bit neglected, but the facilities are well used. Recently, a small group has rallied around their park to improve the overall conditions in the park including maintenance and landscape improvements.

This active group successfully won Kaboom's playground build for Home Depot's Month of Service in October. After meeting with Parks Department staff, it was decided that the small, existing playground would be removed and a new, larger playground would take its place. The build was scheduled to last one week and was accompanied by multiple plantings, the construction of benches, trellises, and several other park improvements.

To prepare for this event and to organize the space in the park, the community undertook Park Pride's Park Visioning program. Park Pride landscape architect and staff worked closely with the community to develop a collective vision for the park. The public collaboration that is normally directed by Park Pride was coordinated instead by the community's steering committee. The public involvement was done on a fast track pace in order to collect ideas and opinions in time for the build day on October 1st, 2005.

After a wish list was created, two concepts were presented at the community fund-raiser dinner. Opinions were documented and after meeting with the Steering Committee, one final plan was prepared in time for the build day. After the build day, remaining projects were given an order of magnitude cost and were prioritized. Those documents are included within.

East Lake Park: Final Design



East Lake Park: Project List

East Lake Park Master Plan - Project List December 6, 2005			
Priority	Item	Description	Approx. Cost
	Site preparation		
		Fine Grading	To promote better drainage, includes pond and dry creek bed
		Lighting of Park	Ornamental Lights
			\$60,000.00
			\$120,000.00
	Hardscape		
		Streetscape	Surrounding Park
		Sidewalk System	Concrete walk with brick accents
		Pavilion	18'x24'
		Pavilion Retrofit	Update Small Pavilion
		Fences/Bollards	
		Exercise Trail	Soft Surface Rubber over Concrete
		Entry Plaza	
		Trash Receptacles	Several at Key Locations
			\$200,000.00
			\$80,000.00
			\$15,000.00
			\$5,000.00
			\$30,000.00
			\$45,000.00
			\$10,000.00
			\$6,000.00
	Landscape and Irrigation		
		Landscape Planting	
		Irrigation	
		Miscellaneous landscape	
		Repair Lighting at Baseball Field	
			\$30,000.00
			\$20,000.00
			\$10,000.00
			\$5,000.00
	Special Items		
		Streambank Restoration	Includes Rain Garden & Boardwalk
		Soccer Field	
		Dog Park	
		Community Garden	Fencing, paving, planting beds
		Pedestrian Crossing	Ornamental Mast Arm Flashing Light
		Lighting of Tennis	Timed Lighting System
		Rec Center Update	Computers, Library, Restrooms
		Amphitheater	Minor Grading, Turf Steps
		Quiet Garden	Comfortable Benches, Soft Surface
			\$80,000.00
			\$20,000.00
			\$15,000.00
			\$10,000.00
			\$30,000.00
			\$25,000.00
			\$100,000.00
			\$5,000.00
			\$6,000.00
	Utilities		
		Electrical and lighting	
		Storm-water management	
			\$10,000.00
			\$10,000.00
	Soft Costs		
		Hydrology study	
		Engineering	
			\$20,000.00
			\$20,000.00
		TOTAL COST:	\$987,000.00

East Lake Park: Project List: General Items

- **Selective Grading:** The existing drainage patterns direct water from the top of the park, at Daniel Avenue toward the Recreation Center. This well-established pattern needs to be altered through subtle grading to direct water away from the Recreation Center into a new pond and associated dry-creek bed. The dry creek bed will carry water during rain events and should be engineered to treat as much run-off as possible on site. Ideally, the visible drainage system will be an aesthetically-pleasing addition to the park. The pond and dry-creek bed will serve to educate the community about run-off issues and how to establish best-practices for on-site treatment and reduction of run-off volume.

- **Irrigation:** The plantings will need at least temporary irrigation systems to make establishing the plantings more feasible. The system should be automated and will include a rain gauge to ensure that watering does not happen during wet weather. The irrigation system is for planting beds only and will not include the entire park, especially lawn areas. Best practices should be used and explained through interpretive signage.

- **Repair Lighting at Baseball Field**

- **Adjust Existing Electrical and Lighting**

- **Storm-water Management:** East Lake Park is plagued by frequent flooding. Some of the issues facing the park are too large to be addressed on-site. However, some measures can be taken to mitigate the water run-off volumes and speeds on-site. A hydrology study (see below) should be done to determine how best to handle the pressures of run-off within the park. After the study, structures may need to be modified and plantings and grading may be required.

- **Hydrology Study:** A hydrology study should be done to determine how best to handle the pressures of run-off within the park. Two implementation projects will come out of this project: the dry creek system and the streambank restoration, which includes the rain garden.

- **Engineering:** Engineering will be needed to finalize the fine grading. Survey is included in the fee.

East Lake Park: Project List: Specific Items

- **Lighting of Park:** East Lake Park is currently very dark at night. Tripping hazards are not visible nor are possible criminal activities. The dark park is dangerous and uninviting. It is suggested that ornamental lighting be installed that will enhance not only the visibility at night, but the appearance of the park during the day. Black, cast iron fixtures and poles are suggested. Lumec Inc. produces high-quality light fixtures that will endure the test of time. Something of a historic, yet distinctive quality is strongly encouraged.

- **Lighting of Tennis Court:** As part of the Visioning program, the community expressed an interest in being able to play tennis after dark. As the courts are on Memorial Drive, care should be taken not to blind drivers along the vehicular corridor. Also, the lights should be on timers that do not allow artificial lighting after park hours.



- **Streetscape:** The streetscape refers to the sidewalk system surrounding East Lake Park. The park is surrounded by four streets: Memorial Drive (a State Route), Daniel Avenue, Alston Drive, and Green Avenue. Parallel parking should be placed along Daniel Avenue. Diagonal parking along Green Avenue. Pedestrian crossings should be enhanced with visible crosswalks and lighting. Ornamental street lights and plantings should be part of this project.



- **Sidewalk System:** The internal pedestrian circulation pattern is heavily altered in the Conceptual Master Plan. The path system should consist of concrete sidewalks with flagstone accents. The paths should be 6'-10' wide.



- **Exercise Trail:** Several residents expressed the desire for an exercise trail. The trail would consist of a loop around the perimeter of the park and through the sidewalk connecting the parking lot to the recreation center. The exercise loop should not follow Memorial Drive, as there is too much traffic to make a comfortable pedestrian space. Exercise stations should be included along the path at regular intervals.



- **Pedestrian Crossing:** The pedestrian crossing refers to a flashing yellow light over the crosswalk along Memorial Drive at Daniel Avenue. This lighting plan will have to be coordinated with the Georgia Department of Transportation (GDOT) and will be designed as per the Manual of Uniform Traffic Control Devices (MUTCD).



- **Entry Plaza:** The entry plaza is partially finished. The ground surface should be paved with concrete with stone accents. The plantings need to allow vehicular traffic between the existing trellis structures and the pavilion. Vines should be growing up the trellis.



- **Pavilion:** The Overlook Pavilion will be approximately 20'x24'. It should be similar to the three pavilions along Green Avenue, but should be slightly larger and taller. It will serve as a visual landmark for the park.



East Lake Park: Project List: Specific Items

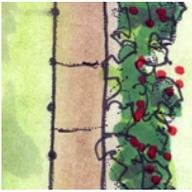
- **Pavilion Retrofit:** The existing pavilion at the southeast corner of the park needs to be updated with fresh finishes and furnishings.



- **Recreation Center Update:** The community expressed interest in seeing some improvements to the Zaban Recreation Center. There is recent water damage from a water heater that failed in the basement. There should be functional restrooms in the basement that open to the outside. There is need for computers and exercise equipment for the interior rooms. A vestibule is desired for the front entry to better control the temperature in the building. New windows are needed as are doors on the south side of the building to access the proposed terrace and pergola.



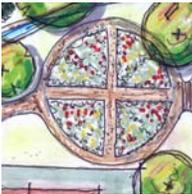
- **Landscape Plantings:** It is ideal to plant groundcovers and small shrubs under the existing trees. This will make mowing easier and will protect the trees from mower damage. See the proposed plant list in the Appendix.



- **Miscellaneous Landscape:** Additional landscape features that enhance the appearance of the entries or key features will also be needed. The idea is to add color or visual interest with foliage and colorful flowers to enhance areas of importance.



- **Streambank Restoration:** The community expressed a strong desire to restore the banks of the stream into a natural system. The concrete channel should be removed. The stream path should meander more to allow a more natural flow. Native plants and natural-looking stone will create habitat for wildlife in the stream while absorbing water and reducing run-off.



- **Community Garden:** The community garden is a feature where residents can 'rent' a plot for a year. Atlanta enjoys three growing seasons for vegetables. The garden must follow the guidelines that the City of Atlanta is instating requiring, among other things, organic gardening, a fence and a water source.



- **Amphitheater:** The amphitheater is a simple land-form change that is to be turf. The slope behind the backstop is to be gently graded, allowing more comfortable seating for parents and visitors to games.

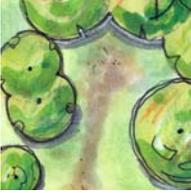


- **Quiet Garden:** A lushly landscaped gravel path leads to a small 'clearing' in the landscape. This clearing has benches placed in conversational arrangements. This is to be a quiet place for small groups to gather and talk.

East Lake Park: Project List: Specific Items



- **Soccer Field:** Minor grading, soil amendments, turf enhancements and striping will be needed to define a small, regulation size soccer field. The field should be as far away from the stream as possible.



- **Dog Park:** The City of Atlanta has established guidelines for dog parks. The David Forehand Memorial Dog Park Memorandum of Understanding is the example for standards and guidelines. A drinking fountain appropriate for dogs and people is required, as is fencing, a double-entry (vestibule) system, among other things.



- **Site Furnishings:**

Trash Receptacles: Victor Stanley, Black, Metal

Benches: Victor Stanley, Black, Metal

Bollards: Victor Stanley, Black, Metal – (Several will need to be removable)