

Mattie Freeland Greenspace

Vision Plan

2015





Table of Contents

Acknowledgements	4
Executive Summary	7
Community Context	11
Existing Conditions	13
Public Engagement	19
Visioning Plan	35
Project List	40
Next Steps	48
Appendix	50

Table of Figures

Figure 1: Context Diagram	11
Figure 2: Site Analysis	13
Figure 3: Mattie Freeland Greenspace Survey	20
Figure 4: Survey Question 1	21
Figure 5: Survey Question 2	22
Figure 6: Survey Question 4	23
Figure 7: Community Concepts	25
Figure 8: Preliminary Vision Plan Option A	28
Figure 9: Preliminary Vision Plan Option B	29
Figure 10: Perspective Drawings of Garden & Plaza	30
Figure 11: Perspective Drawings of Playground & Splash Pad	31
Figure 12: Vision Plan	35
Figure 13: Perspective Drawing of Pavilion	39
Figure 14: Priority Block Prioritization Exercise	49
Figure 15: Future Acquisitions Prioritization Exercise	49

Acknowledgements

Park Pride's Visioning Team relies on the hard work, conscientious coordination, and support of the community and key stakeholders. The Visioning for Mattie Freeland Greenspace could not have happened, nor been as successful without the help of the following community members and stakeholders.



The Steering Committee for Mattie Freeland Greenspace drove the process and everyday work to envision a beautiful, safe, and vibrant community public space. The following members met monthly, directed the process, and advised the Park Pride Team:

Stephen Causby, Evan Heath, Jameshia Heath, Keith Heath, Libby Hovey,
Reggie Jones, Walter McCord, Billie L. Walker, Benjamin Wills, Andrea Winquist.

Thank you for everything you do for your community!

An extra special thank you goes to Stephen Causby, who served as the Steering Committee Chairperson. It's rare to find a person who can handle community work with such grace, integrity, and commitment. Stephen, you spark dreams and build community!



Thank you to the members of New Life Covenant Church, who opened their doors to the community and Park Pride to gather public feedback on design options.

During the summer, Park Pride hosted three interns - Corey Ferguson, Brandon Green, and Jessica Overton – to work on the Visioning for Mattie Freeland Greenspace. These dedicated university students were a tremendous help in collecting community feedback, rendering plans, and drafting much of what you will read within. This Visioning process was greatly enhanced and would not have been as successful or as beautiful without their contributions.

Park Pride's team would like to thank the Cherokee Garden Club Community Fund which provided financial support for Park Pride's three summer interns.

Park Pride would like to thank Cicely Garrett of the Atlanta Community Food Bank, who first called this worthy project to the attention of our Visioning Team.



Executive Summary

Mattie Freeland was a dedicated and respected English Avenue resident. When she passed away in 2007, the community and New Life Covenant Church built a small garden in her honor. The garden is located on a corner of Echo Street and D'Alvigney Street on the Church's former parking lot. With the success and interest in this small garden space, the community realized they needed more greenspace. Slowly they started to utilize five other adjacent vacant lots along Pelham Street for community gatherings, movie nights, BBQs, Easter egg hunts, and other events.

In a neighborhood plagued with vacant, overgrown parcels, this grassroots greenspace serves as a welcomed contrast. New Life Covenant Church, with help from partner organizations, funds the maintenance of the lots and built all the amenities that currently exist in the space including a tool shed, planting beds, picnic tables, benches, and a small play structure.



The play structure in the greenspace is well used. The neighbors recognize that a commercial grade playground is needed. A new, larger playground is one of the community's highest priorities.



Evan Heath and Walter McCord, Steering Committee Members, dream that one day the park will expand and look cleaner. They helped to engage other youth during the Visioning process.

In September 2014, the group applied for Park Visioning assistance from Park Pride. English Avenue resident, Stephen Causby wrote in the Park Visioning application “A community-supported master planning process would help bring interested stakeholders together to support a common vision for the space. Many different groups use this space in different ways – we want to have a comprehensive, inclusive discussion about how the space could best benefit the community. We would also like to include neighborhood youth in these discussions, as they are primary users of the park.

The vision from this process will help us communicate with funders about the value of this space and why it should be preserved. We are currently seeking to purchase the land on which the park is located.”

“Many different groups use this space in different ways – we want to have a comprehensive, inclusive discussion about how the space could best benefit the community. We would also like to include neighborhood youth in these discussions, as they are primary users of the park.” - Stephen Causby

Park Pride agreed that this grassroots greenspace was in need of a plan to legitimize the space and to advocate for its preservation. The Visioning Team was impressed with the community’s activation of and dedication to maintaining the informal greenspace.

The process kicked-off in May 2015. During the process, Park Pride’s Visioning Team and the Steering Committee for Mattie Freeland Greenspace hosted three BBQs and family fun days to collect feedback from neighbors about the future of the greenspace. The Steering Committee focused on engaging neighbors within a three block radius, especially the kids and teenagers in the neighborhood. Neighbors paired with Park Pride’s summer interns and conducted a door-to-door survey regarding the park. Interns took measurements and drafted base maps for the park, showing existing conditions of currently borrowed lots and areas for potential expansion.

Based on these meetings, surveys, and research, Park Pride’s Visioning Team prepared conceptual drawings of how the park might accommodate the neighbors’ desires . The process built neighborhood ownership of the concepts. After those concepts were vetted, the Visioning Team created a final Vision Plan.

On August 15, 2015, the final Vision Plan for Mattie Freeland Greenspace was shared at a community fun day in the greenspace. Neighbors were excited to gain access to traditional park amenities, currently missing from the park. The Vision Plan includes property acquisition, a community center in Mattie Freeland's vacant home, unprogrammed play space, playground, splash pad, pavilion, garden beds, grilling pavilion, picnic area, sidewalks, universal access amenities, fitness station, and a basketball court. At the final public meeting celebration, attendees prioritized these amenities. Priorities included the construction of a larger playground and basketball court and acquiring and renovating Mattie Freeland's house.



The final public meeting was a celebration with a BBQ, family friendly games, and Visioning activities. Over 50 people were in attendance and over 30 participated in the prioritization exercise.

The Mattie Freeland Greenspace Steering Committee, with the support of Park Pride, is now tasked with identifying and securing funds to purchase the land and for construction of the park improvements. The Vision Plan contained herein is neither a strict set of rules for development nor a construction document. Rather it demonstrates the community's intent. It identifies concepts and serves as a guide to the relationships between amenities' size, shape, and location. Detailed design documents will be needed as the park develops.

The Mattie Freeland Greenspace Vision process is a quintessential example of the power of community planning and Park Pride's Visioning Program. The final Vision Plan will be an asset for preserving and building this new park. The process has strengthened the community's capacity, built neighborhood social connections, and fostered a community spirit that will leave a lasting positive effect on the neighbors around Mattie Freeland Greenspace. The community's participation in planning the park translates to community ownership and pride which will be the driving force behind the development of this special community place.



Community Context

Mattie Freeland Greenspace is located in the heart of the English Avenue community. There is a vibrant community spirit; however, the neighborhood is burdened by vacant properties, crime, and disinvestment. Mattie Freeland Greenspace is located near New Life Covenant Church, the Georgia World Congress Center, the Falcon's Stadium, and the Georgia Institute of Technology. Mattie Freeland Greenspace was identified as the core of a stable block with a “very clear community vision that [the] neighborhood has a rich history and a bright future” (Mattie Freeland Greenspace Park Visioning Application). The closest public parks are Lindsay Street Park and Vine City Park.



Figure 1: Context Diagram of Mattie Freeland Greenspace and the Surrounding Atlanta Area



Existing Conditions

Mattie Freeland Greenspace is a combination of 5 privately owned lots that the neighbors have converted into an unofficial public greenspace. This space is located between Griffin and Echo Streets and Pelham and D'Alvigny Streets in Northwest Atlanta. This small space consists of an open green lawn with park amenities and trees. The amenities include a community built playground, fire pit, picnic tables, tool shed, and planting beds. Below is the Site Analysis Diagram of Mattie Freeland Greenspace and the surrounding area. Four major landmarks are highlighted on the diagram as the existing playground, tool shed, community garden, and Mattie Freeland's house. The blue areas represent abandoned buildings and vacant lots that present expansion opportunities for the greenspace.

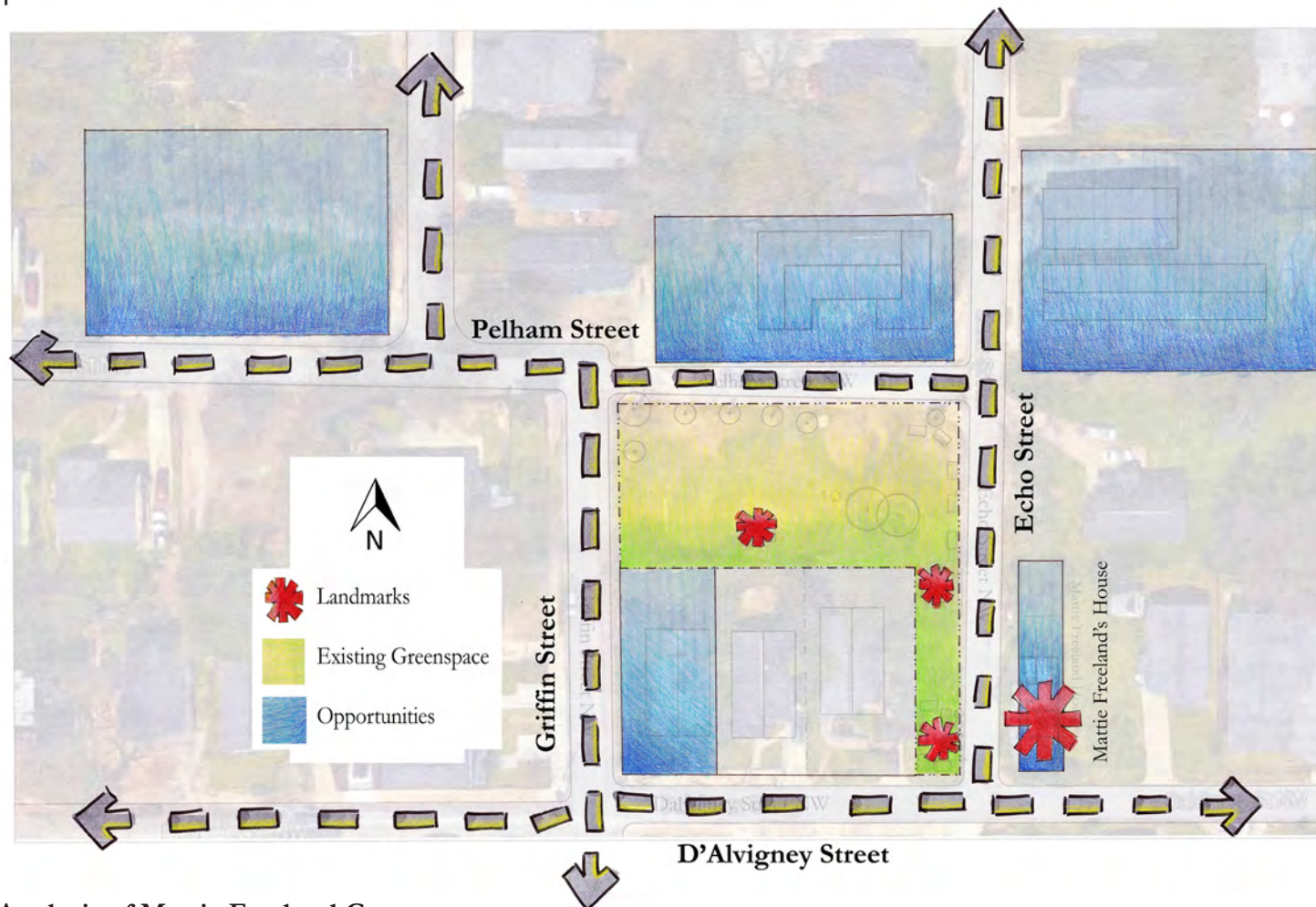


Figure 2: Site Analysis of Mattie Freeland Greenspace



Mattie Freeland Community Garden was created as a testament to Ms. Freeland and her involvement in the community. It became a place to interact with neighbors and grow healthy foods. Located at the corner of D'Alvigney and Echo Streets, right across the street from Mattie Freeland's house, the greenspace consists of 11 planting beds, a tool shed, playground, picnic area, and an arbor entranceway. All of the existing amenities were built by the community. There has been no significant financial support for the greenspace because the properties are not owned by a single owner or public entity.



Mattie Freeland Greenspace provides neighbors a community gathering space with a picnic area with natural shade and open lawn for community events such as movie nights, BBQs, and pick-up games. Two of the other amenities in the space are the fire pit and playground. The residential grade playground is equipped with a slide, swing set, and play house; however, due to heavy usage it has begun to deteriorate. The true spirit of this community can be seen in this greenspace. Without public funding, the community has turned what could be just a blighted vacant space into a vibrant community place.





An abandoned building just north of Pelham Street and a large, grassy, vacant lot northwest of Mattie Freeland Greenspace present opportunities to expand the greenspace, as shown in blue on the Site Analysis Diagram (Figure 2). The vacant lots have attracted crime; however, the positive activity in the greenspace has helped to alleviate some of the dangerous behavior.



Three existing houses are located on the same block as Mattie Freeland Greenspace (Figure 2). Neighbors have expressed interest in demolishing the house (top right) at the corner of D'Alvigney and Griffin Streets and incorporating the lot into the greenspace footprint (Figure 13). Acquiring additional property opens the opportunity for more positive amenities.

There is potential for reusing Mattie Freeland's house (bottom right) as a community gathering space.





Public Engagement

The success of Park Pride's Visioning Program relies on robust community engagement. The Steering Committee of Mattie Freeland Greenspace, comprised of active community members and leaders, created the following public engagement schedule. Park Pride facilitated visioning discussions and activities and the Steering Committee organized the events and drove the attendance through yard signs, mailing list servers, flyers, and conversations with neighbors.

Public Engagement Schedule

- Public Meeting 1 - Mattie Freeland Greenspace- Saturday June 6, 2015
- Door to Door Surveying - Wednesday June 17, 2015
- Public Meeting 2- Mattie Freeland Greenspace- Saturday June 20, 2015
- Public Meeting 3 - New Life Covenant Church- Saturday July 11, 2015
- Public Meeting 4- Mattie Freeland Greenspace- Saturday August 15, 2015
- Steering Committee Meeting- Monthly from May to September, 2015

Survey Documentation

Park Pride developed a usage survey for Mattie Freeland Greenspace in order to produce designs that reflect the community's interest. Surveying is a great way to collect a large amount of feedback from a community. Park Pride and the Steering Committee collected data on June 6, 2015 at the Movie Night and S.A.Y. (Save America's Youth) Yes! celebration at Mattie Freeland Greenspace and through door to door surveying. The survey asked 4 questions to gauge the community's usage and desires for the greenspace. Data was collected from 61 residents and compiled into the following graphical representations. See Appendix F for full survey results.

MATTIE FREELAND GREENSPACE MEETING SCHEDULE

MARK YOUR CALENDARS

● Movie Night and S.A.Y. Yes Celebration

Saturday, June 6th - 6:00 - 10:00 PM

Mattie Freeland Greenspace
607 Griffin Street NW
Atlanta, GA 30318

● BBQ and Park Design Workshop

Saturday, June 20th - 6:00 - 8:00 PM

Mattie Freeland Greenspace
607 Griffin Street NW
Atlanta, GA 30318

● Design Review Workshop (refreshments provided)

Saturday, July 11th - 6:00 - 8:00 PM

New Life Covenant Church
575 Travis Street NW
Atlanta, GA 30318

● BBQ and Final Design Celebration

Saturday, August 15th - 6:30 - 8:00 PM

Mattie Freeland Greenspace
607 Griffin Street NW
Atlanta, GA 30318

KEEP THIS FOR YOUR CALENDAR!
Bring to New Life Covenant Church

cut along dashed line

✂

KEEP THIS FOR YOUR CALENDAR!
Bring to New Life Covenant Church

1. How often do you use Mattie Freeland Greenspace?

☐ Never ☐ Monthly ☐ Weekly ☐ Daily

2. What activities do you usually enjoy at parks?

3. Do you have children in your household?

☐ Yes ☐ No

4. What amenities would you like to see in the park?

(Check all that apply)

☐ Signage ☐ Fitness Equipment

☐ Bird/Wildlife Habitats ☐ Playground

☐ Community Garden ☐ Seating/Benches

☐ Flower Garden ☐ Lighting

☐ Picnic/BBQ Area ☐ Public Art

☐ Sports ☐ Water Fountain

If yes, list which sports

_____ ☐ Gazebo/Pavilion

☐ Other _____

Stay in the know! Share your contact information to receive updates about Mattie Freeland Greenspace.

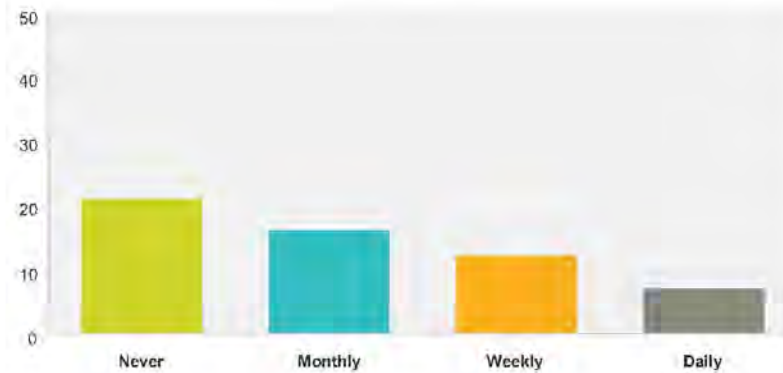
Name: _____

Address: _____

Email: _____

Figure 3: Mattie Freeland Greenspace Survey

Figure 4: Q1: How often do you use Mattie Freeland Greenspace?



Answer Choices	Responses	
Never	37.50%	21
Monthly	28.57%	16
Weekly	21.43%	12
Daily	12.50%	7
Total		56

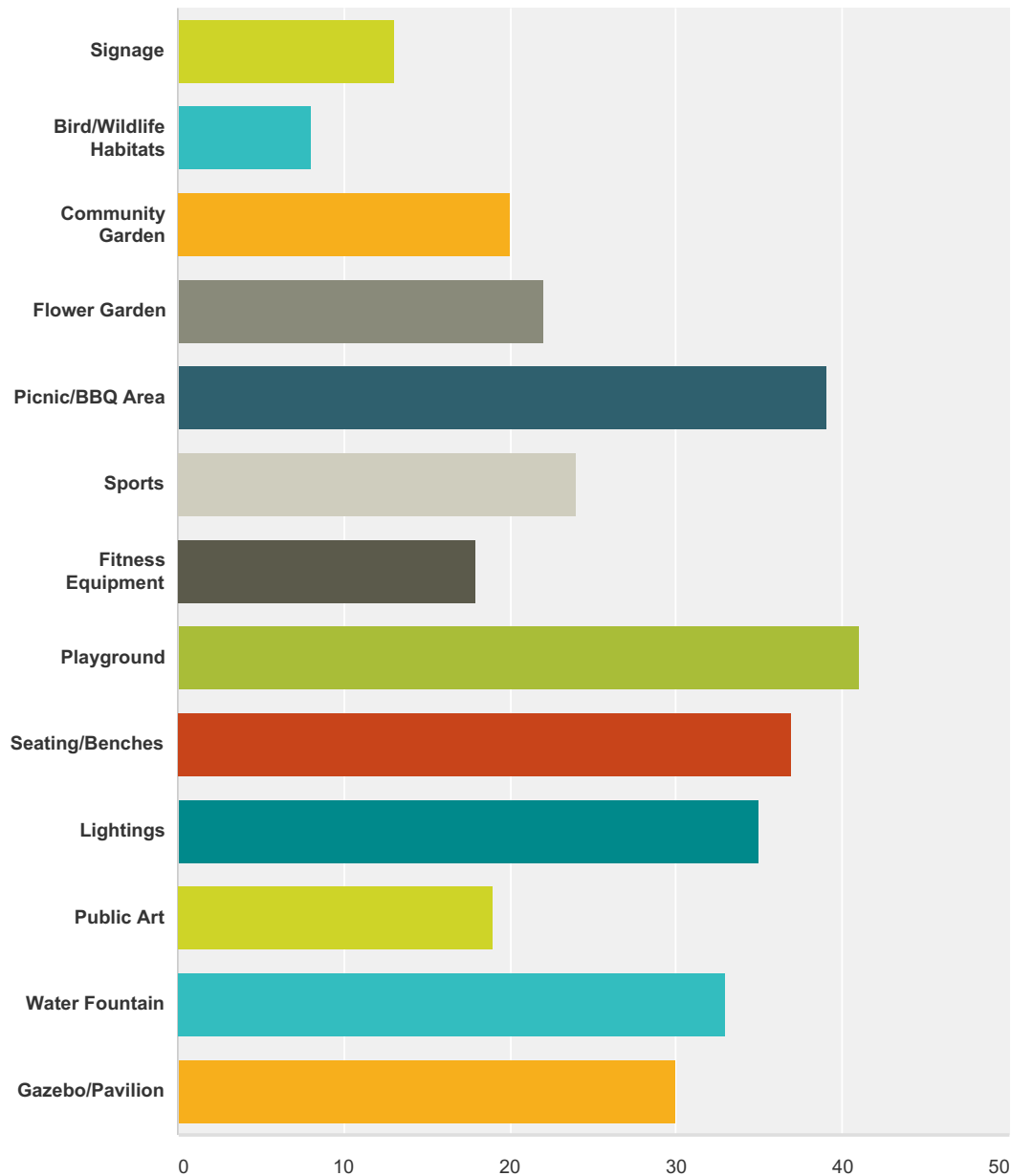
The results of the 56 respondents who answered question 1 show that the highest response was that people never use the space (21 responses). However, there was a significant number of people who said they use the greenspace on a monthly or weekly basis (16 and 12 responses respectively). Overall, the majority usage of the space is not very high for the 61 residents surveyed. This presents an opportunity to increase use.

Figure 5: Q2: What activities do you usually enjoy at parks?

For question 2, respondents were asked to write down activities that they usually participated in while at parks, not specifically Mattie Freeland Greenspace. Some of the top responses recorded were playing on the playground, swinging, reading, sitting and relaxing, cooking out, playing sports, exercising/walking, and socializing.



Figure 6: Q4: What amenities would you like to see in the park?



Question 4 suggested possible amenity ideas for Mattie Freeland Greenspace and asked residents to pick which ones they would like to see implemented. Of the available choices, the top five amenities chosen were a Playground, Picnic/BBQ Area, Seating/Benches, Lighting, and Water Fountain. Also, since there already is a playground at Mattie Freeland Greenspace, many respondents wanted to see a larger, more advanced playground for children ages 1-12.

Public Meeting 1

The design concept behind Mattie Freeland Greenspace was directed by the community members and Steering Committee's input through public engagement meetings and monthly Steering Committee meetings. The first public engagement meeting took place in conjunction with the New Life Covenant's afterschool program, S.A.Y. Yes, celebration BBQ and movie night on June 6, 2015. Park Pride was invited to participate and gather community input about the greenspace through a drawing charrette and the surveys mentioned earlier. The drawing charrette consisted of a site map of Mattie Freeland Greenspace and participants were encouraged to draw their wish list ideas for the space. Some design ideas included a pavilion, drinking fountain, seating, BBQ space, public art, playground, bike rack, swimming pool, and sports fields.



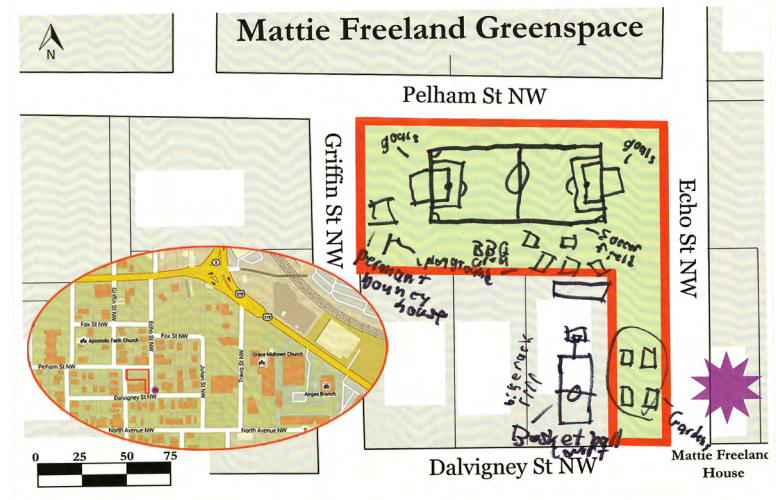
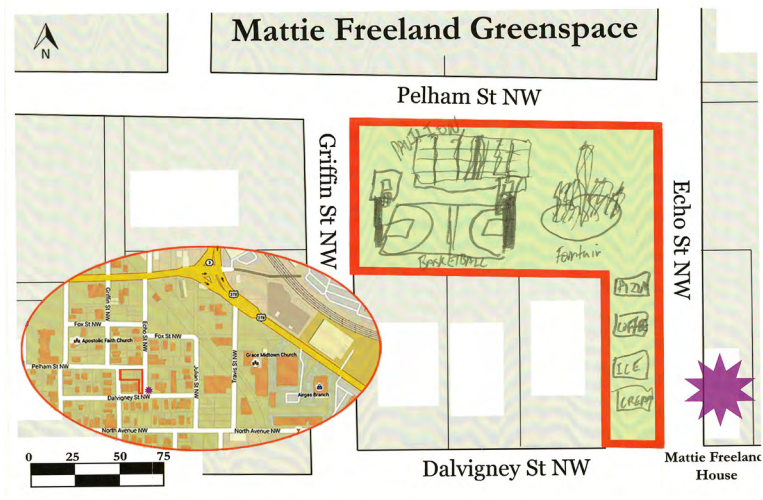
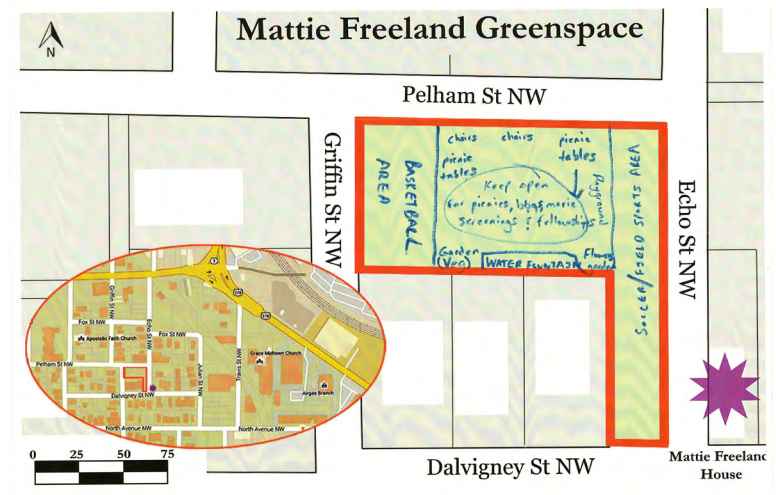
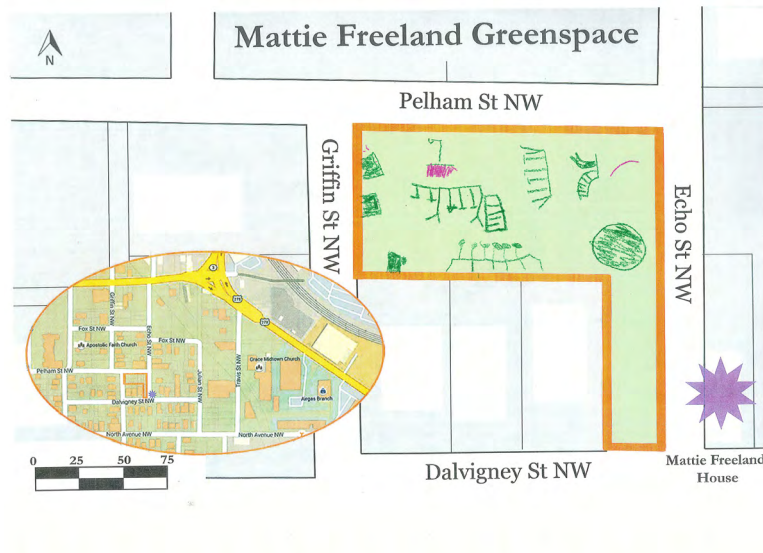
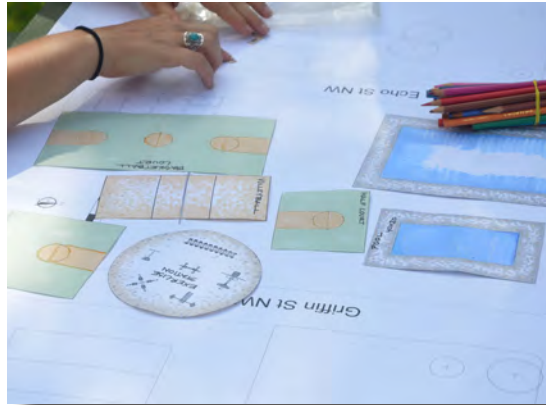


Figure 7: Different community members' concepts for the future of Mattie Freeland Greenspace, collected at the first public meeting.

Public Meeting 2

Site surveys and aerial photographs are tools Park Pride uses to teach communities how to plan for their parks. At the first public meeting and in the survey, neighbors were encouraged to draw and to write about their dream park with no constraints. At the second public meeting on June 20, 2015, Park Pride wanted attendees to learn about the scale and size of the collected wish list items. Thus, Park Pride's Visioning Team constructed scale figures of park amenities including playgrounds, swimming pools, splash pads, volley ball court, bocce ball court, and grills.

Park Pride invited attendees to experiment with the location and layout of potential amenities by positioning the cut out figures on a base map of the greenspace. The scale figure exercise helped demonstrate the size of each amenity in relationship to the available space and helped narrow the scope of the community's wish list. The main outcomes from this meeting helped form the foundation for different design concepts.



Public Meeting 3

Based on the first and second public meetings and survey data feedback, Park Pride's Visioning Team created two preliminary design proposals and four different perspective renderings of the potential future of Mattie Freeland Greenspace.

The plans and perspectives were presented to the public on July 11, 2015 at New Life Covenant Church, which is in the English Avenue neighborhood and about 3 blocks from the park. Option A and Option B and the perspective drawings can be found on the following pages.



Attendees were invited to share their thoughts on the two design proposals. A major topic of discussion was property ownership. Currently, New Life Covenant Church owns the garden lot. All other identified properties are privately owned, but to preserve the greenspace the lots must be acquired by a publically minded entity. Attendees discussed whether the Church should pursue purchasing and owning the proposed park space, or if they would prefer the City of Atlanta Parks Department own the space. Attendees agreed that while there may be some down sides, they are open to Mattie Freeland Greenspace becoming a City of Atlanta Park. A key exception is Mattie Freeland's house, which the community would prefer New Life Covenant Church to own and operate as a community center.

Option A and Option B were discussed at great length. Park Pride encouraged attendees to view the plans as a menu of park amenities. Attendees selected their favorite items on each plan and identified additional amenities. The final Vision Plan (figure 12) reflects the combination of the options presented at the third public meeting and the feedback received.

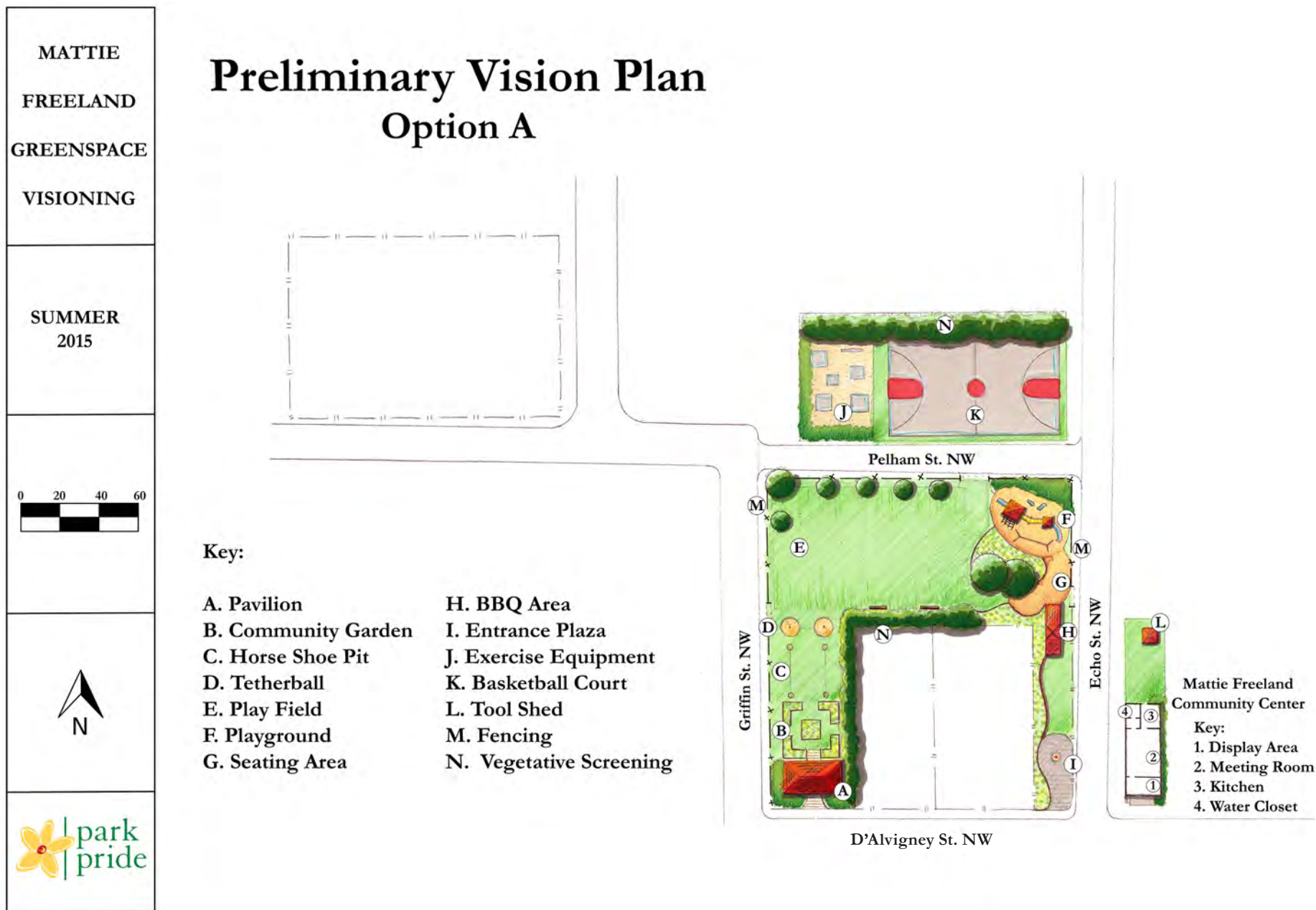
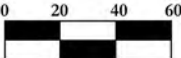




Figure 8: Preliminary Vision Plan Option A

MATTIE FREELAND GREENSPACE VISIONING
SUMMER 2015




Preliminary Vision Plan Option B

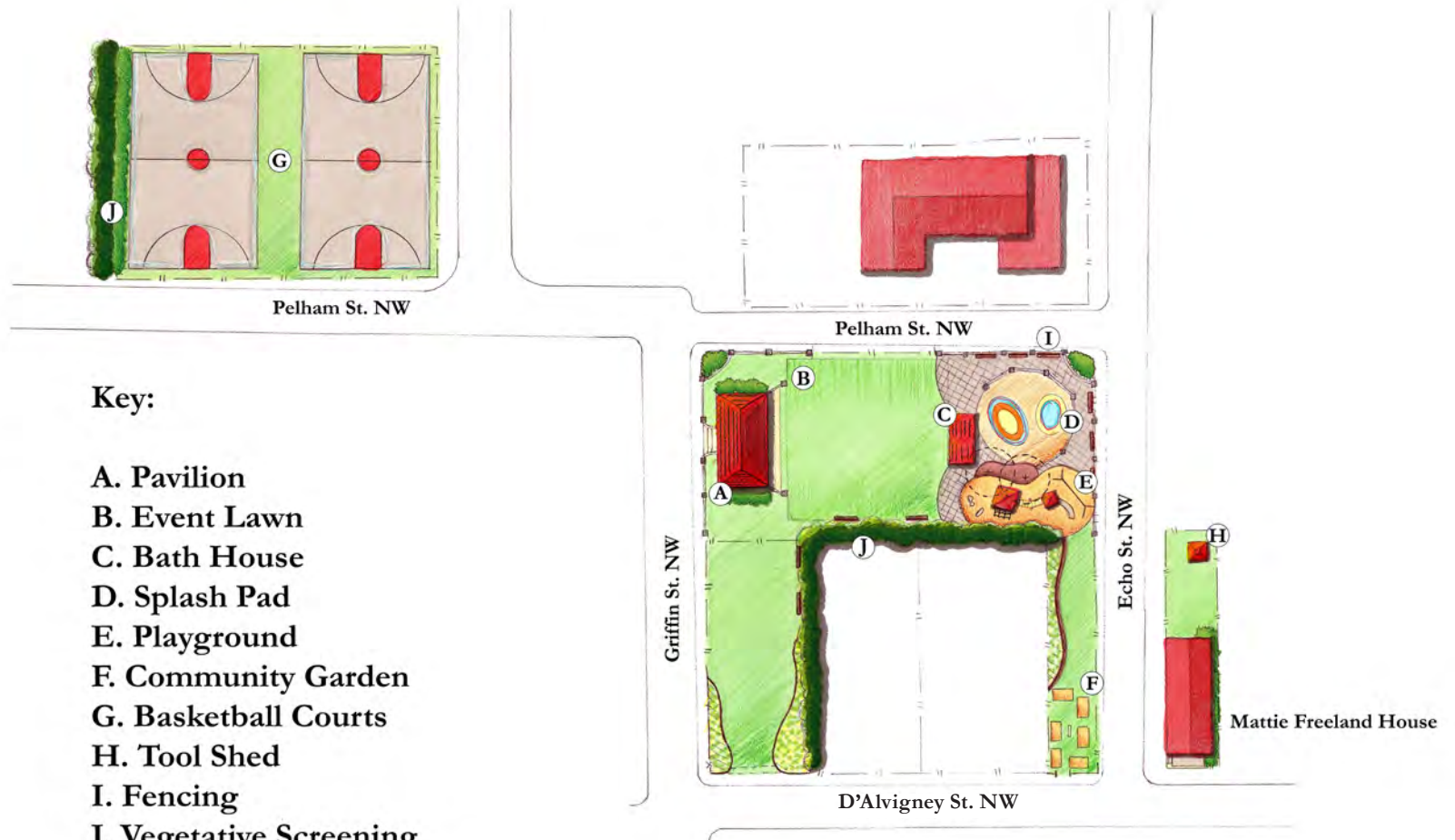


Figure 9: Preliminary Vision Plan Option B

Figure 10: Perspective Drawings of Community Garden and Entrance Plaza

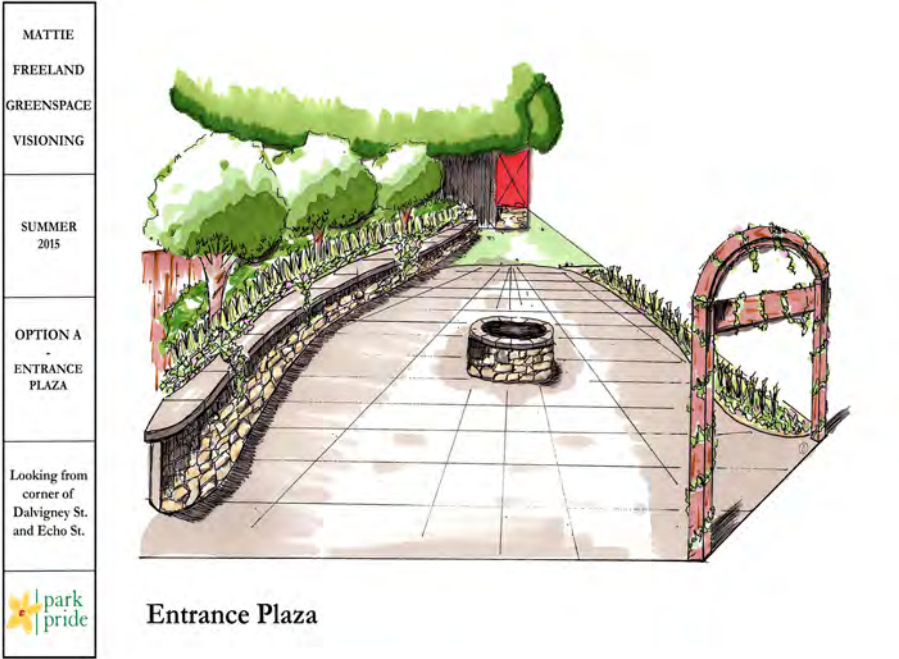
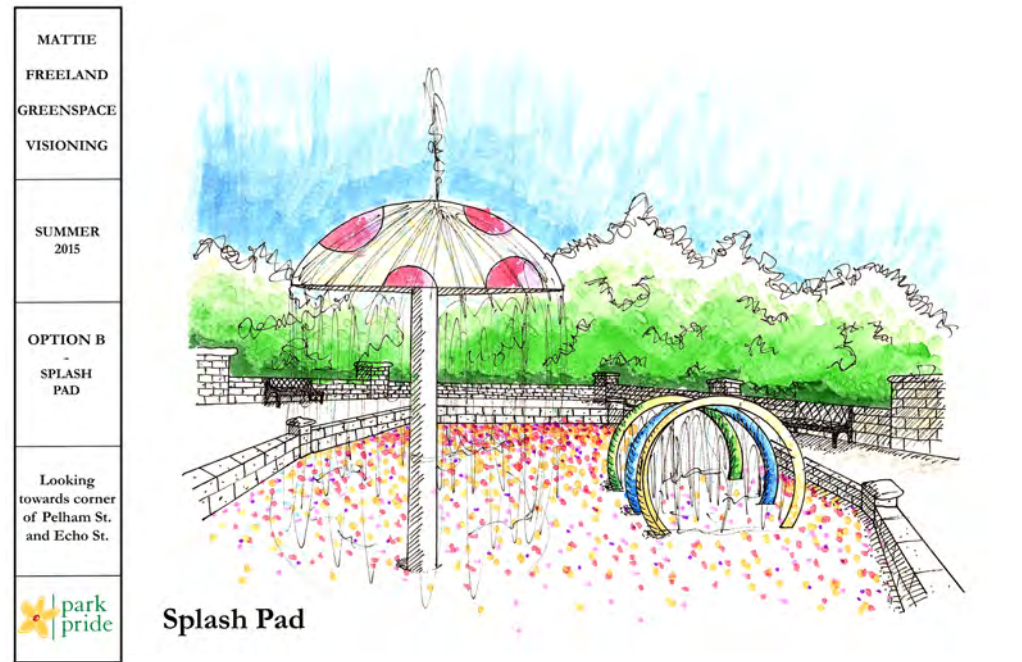


Figure 11: Perspective Drawings of Playground and Splash Pad



Public Meeting 4

The Vision Plan for Mattie Freeland Greenspace was presented at a well-attended community BBQ. The Steering Committee rented a bounce house, set up yard games, and cooked hot dogs and hamburgers. The mood at the event was joyful and relaxed.

Park Pride's Visioning Team set up two tables with large format copies of the Mattie Freeland Vision Plan, maps of 'Priority Block' and 'Future Acquisitions', and an interactive exercise where neighbors could express their dreams for the future. The Priority Block was identified as the properties already in use, bordered by Griffin, Echo, Pelham, and D'Alvigny Streets, because there is already momentum and the feeling of community ownership over the block. The vacant house at the corner of Griffin and D'Alvigny was included in the Priority Block. The Future Acquisitions parcels and projects include Mattie Freeland's house, the abandoned apartment building on Pelham and Echo, and the vacant grassy lot on the corner of Pelham and Griffin.

The Vision Plan is a combination and refinement of community input and feedback from the public and Steering Committee meetings. It illustrates the relative size, shape and location of features that enjoy community consensus. Descriptions of the projects can be found in the Project List (page 40).

Attendees participated in a prioritization exercise (figure 14 and 15). Each attendee was given two green dots and asked to imagine each dot as a blank check. They then could place the dots on one project on the priority block and one project on the future acquisitions maps. The Prioritization Exercise diagrams show that the highest priorities were the new, enlarged

Community members dreamed the park will enhance peace, be a space for multi-generational activities and fellowship, be relaxing, be safe, and be wonderful.

playground, the basketball court, and converting Mattie Freeland's house into a community center.

Community members also shared their dreams of the park beyond just typical improvements. This exercise echoed and reinforced the capital improvements reflected in the Vision Plan. But it also captured the community members' spirit and the type of place they would like to see Mattie Freeland Greenspace grow to become. Community members dreamed the park will enhance shalom, be a space for multi-generational activities and fellowship, be relaxing, be safe, and be wonderful. More of the dreams can be found on the following page.

The Mattie Freeland Greenspace Vision Plan reflects community consensus and intent. This plan, while not a construction document, should be used to guide development of the park.

One Day, I dream this park will...



WE HAVE DREAMS

Vision Plan: Mattie Freeland Greenspace



MATTIE FREELAND GREENSPACE

607 Griffin St.
Atlanta, GA 30318

SUMMER 2015

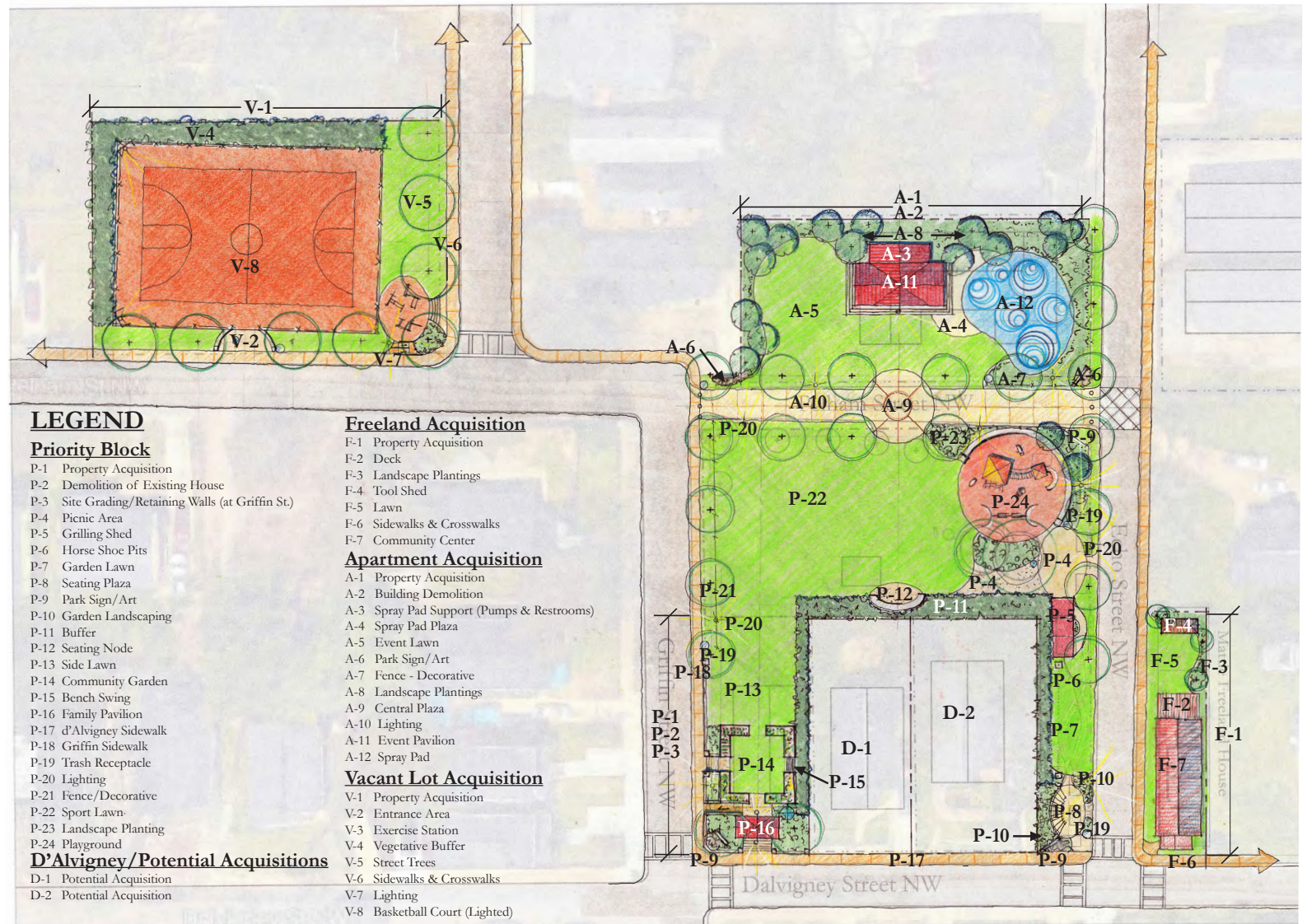
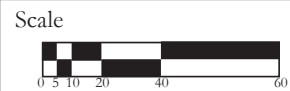


Figure 12: Final Mattie Freeland Greenspace Vision Plan



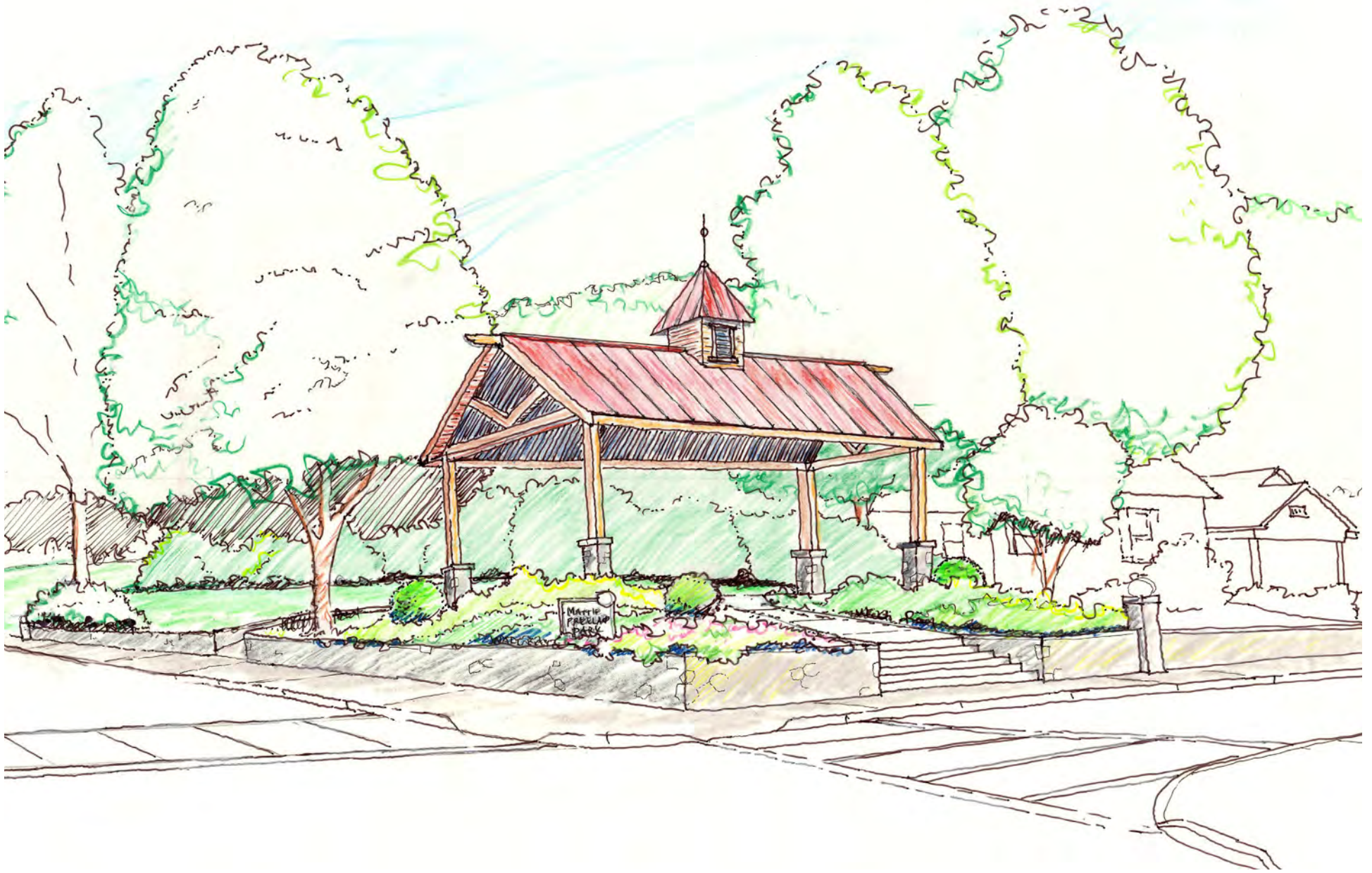


Figure 13: Perspective Drawing of Family Pavilion at Griffin and D'Alvigny Streets (Item P-16 on Vision Plan)

Project List

Priority Block Project List

Key	Item	Priority	Cost	Description
P-1	Property Acquisitions	Very High	Fair Market Value	Acquire abandoned house at 723 D'Alvigney, at the corner of Griffin Street and other vacant lots currently used as park. Project is seen as a high priority acquisition.
P-2	Demolition of Existing House	Very High	\$30,000	
P-3	Site Grading/Retaining Walls (at Griffin St.)	Very High	\$60,000	Restore existing granite rubble, retaining walls, articulated columns, and cap. Provide wider stairs up to future pavilion from D'Alvigney Street and universal access ramp from Griffin Street.
P-4	Picnic Area	High	\$12,000	Define picnic area with gravel (crusher run or 'trail mix'). Install steel picnic tables anchored in ground.
P-5	Grilling Shed	Medium	\$30,000	Remove existing shed and construct new structure with roof and one wall (west side of structure). Consider installing sink with drain and hose-bib, and doors that protect 'kitchen' area when not in use – leaving the structure more like a pavilion with three sides open. Install concrete floor and exhaust fan to lessen possibility of fire.
P-6	Horse Shoe Pits	Low	\$700	Install stakes, pit, and backboard with volunteers. If a contractor is hired to install the amenity – the estimated cost may double or triple.
P-7	Garden Lawn	Low	\$15,000	Remove temporary installations in this area. Install curb along Echo Street. Improve soil with amendments and final grading. Install Bermuda sod with a contracted watering schedule.
P-8	Seating Plaza	High	\$43,000	Design and construct a granite seat wall and cedar pergola with an ornamental pavement oval.
P-9	Park Sign/Art	High	\$8,000 per	Install City of Atlanta standard sign on custom base crafted by local community member. All locations need not match. Enhance with low, evergreen groundcover and low-growing annual flowers. Provide up-lights on each location.

Key	Item	Priority	Cost	Description
P-10	Garden Landscaping	Low	\$5,000	Provide low, lush landscaping around small plaza with fragrant, colorful flowering plants in drifts for a bold effect. Consider dense, 4'-6' high evergreens on west side of plaza to provide some sense of separation from neighboring residences without hiding house or park structure from view of each other. Grow evergreen vine (akebia or evergreen clematis or similar) on pergola for additional shade.
P-11	Buffer	Low	\$28,000	Construct 6' high, solid wood fence between park and neighbor's backyards. Soften fence with evergreen plantings such as fragrant, flowering shrub such as flowering tea olive would be an excellent choice.
P-12	Seating Node	Low	\$14,000	Construct low seat wall on south side of oval brick gathering area. Bricks could be inscribed with donor names. Construct granite rubble wall with articulated cap and columns. Incorporate electric and hose bib for hosting events (disguise utilities in back of seat wall).
P-13	Side Lawn	High		Remove debris from under soil surface. Amend soil generously. Establish final grade. Install Bermuda sod with a contracted watering schedule.
P-14	Community Garden	Very Low	\$4,500	Construct community garden with heavily amended, raised planting beds. Consider constructing beds designed for people with limited mobility. Use cedar wood or masonry to construct planting beds. Provide easy access to hose bib and small area to store hoses. A small sign with contact information for the garden manager should be provided.
P-15	Bench Swing	Medium	\$2,500	Construct a sturdy, commercial grade cedar bench swing. Provide gravel base (or brick) under swing for easy mowing/trimming.
P-16	Family Pavilion	Very High	\$55,000	Design and construct a small pavilion that can hold two picnic tables. Construct heavy timber frame with standing seam metal roof and cupola. Incorporate lights on building over entrance and provide densely-spaced groundcover around perimeter. (See illustration, page 39)

Key	Item	Priority	Cost	Description
P-17	D'Alvigney Sidewalk	Low	\$18,000	Replace sidewalks with concrete sidewalks and granite curbs at appropriate height. Provide universal access and painted crosswalks at Griffin and Echo Streets.
P-18	Griffin Sidewalk	Low	\$48,000	Replace sidewalks with concrete sidewalks and granite curbs at appropriate height. Provide universal access and painted crosswalks at D'Alvigney Street. Continue sidewalk along short section of Pelham Street and north to Donald Lee Hollowell Parkway.
P-19	Trash Receptacles	High	\$3,000 each	Provide commercial grade (such as Victor Stanley) black metal trash receptacles with side-door access at key locations.
P-20	Lighting	High	\$45,000	Install City of Atlanta standard pedestrian-scale fixtures along streets at key locations such as the playground and gathering areas.
P-21	Fence (Decorative)	High	\$25,000	Install three foot high decorative black aluminum fence where shown on plan. The fences top rail should not have sharp pickets. If budget allows, consider anchoring corner and ends with granite rubble piers. Match style with item P-24.
P-22	Sport Lawn	Very High	\$53,000	Clear existing lawn of miscellaneous trees, posts, and structures. Significantly remediate existing lawn including the removal of architectural debris, foundations, and sub-surface utilities/hardscape. Incorporate 12" of soil amendments. Establish final grade. Install Bermuda sod with a contracted watering schedule.
P-23	Landscape Planting	Medium	\$12,000	Remove raised planting beds. Prepare new in-ground beds with significant soil amendments. Install closely-spaced, low-growing shrubs and groundcovers in large masses. Include edge restraint. Contract for regular watering service until established.
P-24	Playground	Very High	\$95,000	Engage community in the play equipment selection process. Install granite rubble seat wall to separate playground from Echo Street and Pelham Street. Use engineered wood mulch. Include drinking fountain with dog-water bowl and spigot in playground footprint. Include swings. Install low, metal (powder-coated aluminum or similar) decorative fence to discourage pedestrian activity between playground and Echo and Pelham Streets. Match style with item P-21.

D'Alvigney Aquisitions Project List

Key	Item	Priority	Cost	Description
D-1	Potential Acquisitions	Very Low	Fair Market Value	A supportive and active neighbor lives at this property. It is desired by all involved that this neighbor remain in place. If, however, this property were available on the market, it should be seen as a high priority acquisition to expand the park.
D-2	Potential Acquisitions	Very Low	Fair Market Value	A supportive and active neighbor lives at this property. It is desired by all involved that this neighbor remain in place. If, however, this property were available on the market, it should be seen as a high priority acquisition to expand the park.
<p>Note: If either/both of these properties are acquired, it is recommended that the house(s) be removed, the grade be smoothed, soil amended, and lawn grown on the lot. The 'Buffer' (Item P-11) would be removed between any existing park amenities and future acquisitions.</p>				

Mattie Freeland Property Acquisition Project List

Key	Item	Priority	Cost	Description
F-1	Property Acquisitions	Very High	Fair Market Value	Acquire former residence of Mattie Freeland, located at approximately 707 D'Alvigney, at the corner of Echo Street. It is advised/desired that the City of Atlanta's Department of Parks & Recreation NOT own this property/community center. Rather, it is preferred that a non-profit organization or a faith based ministry (New Life Covenant Church) own, operate, and manage the future Mattie Freeland Community Center.
F-2	Deck	High	\$2,500	Add small (10'x10') deck to back of Mattie Freeland's house. Provide universal access to Echo Street from deck.
F-3	Landscape Plantings	Medium	\$2,500	Use neighborhood skill/labor to design and install a 'residential' scale landscape in front and back of Mattie Freeland's house. Consider using durable, drought-resistant plants. Include year-round interest in flowers/foilage.
F-4	Tool Shed	High	\$9,500	Design, permit, and construct small (8'x16') shed. Provide electricity inside shed and hose bib on outside of building. Include built-in shelving and cabinets. Install motion-sensor lights on exterior (above door) of building. Match style (materials & pitch of roof) to Mattie Freeland house. Work with neighbors to paint colorful mural on exterior of shed.
F-5	Lawn	Medium	\$1,500	Amend soil and lay Berumda sod in backyard of Mattie Freeland house.
F-6	Sidewalks & Crosswalks	Low	\$25,000	Improve sidewalks on Echo and D'Alvigney Streets. Provide universal access and painted crosswalks at key corners.
F-7	Community Center	Very High	\$70,000	Renovate Mattie Freeland's vacant house. Combine middle two rooms into one larger meeting room. Create a community history display in front room. Renovate small bathroom and small catering kitchen. Replace roofing tiles, plumbing, and HVAC systems. Include universal access into the building. Provide motion-sensor lighting at front and all four corners of building.

Apartment Acquisition Project List

Key	Item	Priority	Cost	Description
A-1	Property Acquisition	Very High	Fair Market Value	Purchase 612 Echo Street (at Pelham Street), an abandoned apartment building. Request that City of Atlanta Public Works abandon this portion of Pelham Street to the Department of Parks and Recreation.
A-2	Building Demolition	Very High	\$65,000	Demolish existing building, parking area, and retaining walls. Grade to meet existing streets.
A-3	Spray Pad Support (Pumphouse & Restrooms)	Low	\$300,000	Construct restrooms and pump house as part of the event pavilion only if a spray pad is built.
A-4	Spray Pad Plaza	Low	\$30,000	Install paved plaza between spray pad and pavilion. Construct this plaza only if spray pad is installed.
A-5	Event Lawn	Medium	\$12,000	Amend soil generously. Establish final grade. Install Bermuda sod with a contracted watering schedule.
A-6	Park Sign/Art	High	\$10,000 per	Commission local artists to create art that reflects neighborhood character that should accompany each park sign.
A-7	Fence (Decorative)	High	\$25,000	Install three foot high decorative black aluminum fence between splash pad, Echo Street and Pelham Streets. The fences top rail should not have sharp pickets. If budget allows, consider anchoring corner and ends with granite rubble piers.
A-8	Landscape Plantings	Medium	\$12,000	Provide low, lush landscaping around perimeter of park space with fragrant, colorful flowering plants in drifts for a bold effect. Consider dense, 4'-6' high evergreens on west and north side of lawn to provide some sense of separation from neighboring residences without hiding house or park structure from view of each other.

Key	Item	Priority	Cost	Description
A-9	Central Plaza	High	\$120,000	Replace broken asphalt with decorative, permeable pavers. Create center gathering area. Reconfigure 615 Griffin Street's driveway to exit onto Griffin Street rather than Pelham Street – or accommodate access as necessary. Frame each entrance (on Griffin Street and Echo Street) with granite rubble piers, supporting signage, and low, colorful landscaping.
A-10	Lighting	High	\$45,000	Use City of Atlanta standard pedestrian-scale fixtures along streets at key locations such as the spray pad, pavilion, and gathering areas.
A-11	Event Pavilion	High	\$200,000	Design and construct a large, attractive pavilion large enough to hold ten to twelve picnic tables. Consider a heavy timber frame with standing seam metal roof and cupola. Construct wide stairs and an accessible ramp to lawn. Incorporate lights on building over entrances. Include a drop-down screen and electricity to support movie night.
A-12	Spray Pad	Low	\$550,000	Design, engineer, and construct a spray/splash pad. Should only be constructed if City of Atlanta Parks Department agrees to own and operate.

Vacant Lot Acquisition Project List

Key	Item	Priority	Cost	Description
V-1	Property Acquisitions	Very High	Fair Market Value	Acquire grassy vacant lot/lots at 616 & possibly 620 Griffin Street.
V-2	Entrance Area	Medium	\$15,000	Provide paved area between Pelham Street and entrance to basketball court. Include low granite rubble seat wall and drinking fountain.
V-3	Exercise Station	High	\$43,000	Provide universal access from Pelham Street to exercise and strength training equipment. Provide a rubber surface if possible.
V-4	Vegetative Buffer	Medium	\$12,000	Provide dense, evergreen plantings to screen neighboring backyards. Plant fragrant, flowering shrub such as flowering tea olive.
V-5	Street Trees	Low	\$4,000	Plant shade-producing, over story trees on Pelham and Griffin Streets.
V-6	Sidewalks & Crossings	Low	\$35,000	Improve/construct sidewalks on Pelham and Griffin Streets. Provide universal access and painted crosswalks at Griffin Street.
V-7	Lighting	High	\$35,000	Install City of Atlanta standard pedestrian-scale fixtures along streets at key locations such as the entrance, the exercise station, and gathering areas.
V-8	Basketball Court	Very High	\$150,000	Provide full-size, fenced and lighted basketball court on expanded park property.

Next Steps

The Park Visioning process underscored the need for a publicly accessible park in this community. For years, neighbors have been improving, maintaining, using, and programming this ad-hoc park known as Mattie Freeland Greenspace. In return, the greenspace has been a powerful tool in helping to build a strong sense of community. The need to protect this greenspace from development pressures spurred the Visioning process and has already inspired conversations from foundations, potential non-profit partners, and the City to develop a park that reflects the community intent. Acquisition of the privately held lots, by an entity with the public interest at heart, should proceed as soon as possible.

The City of Atlanta could develop the park, as per part or all of the Vision Plan. Or, development could follow Conservation Fund & Park Pride's model at Lindsay Street, where the community and its non-profit partners developed the park and handed over the built-out park to the City of Atlanta. It is also possible that New Life Covenant Church could retain or obtain ownership of some piece of the build-out. Regardless of the path chosen, it is hoped that the community stewards and leadership at New Life Covenant Church remain involved and engaged in guiding priorities, responding to challenges, and setting the agenda throughout any capital improvement projects.

Priorities were a common theme of the Visioning process. The community already has a vested interest in seeing the existing 'Priority Block' acquired and developed, with one key addition - the empty house at the corner of Griffin and D'Alvigney Streets. This particular lot has become a negative park element. The community considers acquisition and demolition of this blighted structure a key priority. When possible, highly-prioritized amenities were proposed on the 'Priority Block.' Additional vacant lots nearby were identified for possible park expansion and to provide space for additional amenities that the community would like to have.

Attendees at the final public meeting participated in a prioritization exercise (figures 14 and 15). Each attendee was given two green dots and asked to imagine each dot as a blank check. They then could place the dots on one project on the priority block and one project on the future acquisitions maps. The Prioritization Exercise diagrams show that the highest priorities were the new, enlarged playground, the basketball court, and converting Mattie Freeland's house into a community center. This exercise echoed sentiments expressed at the previous public meetings.

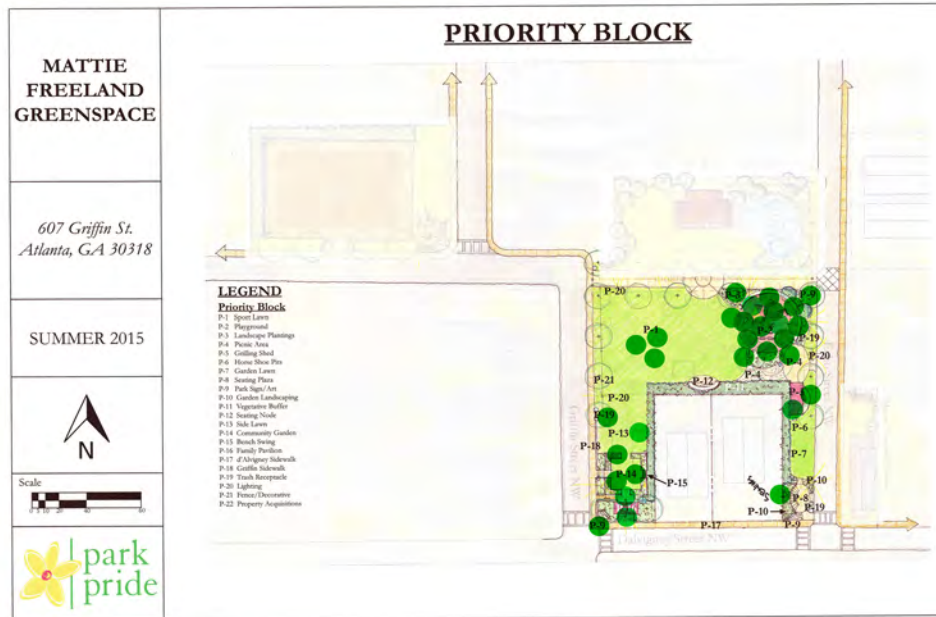


Figure 14: Priority Block Prioritization Exercise Results

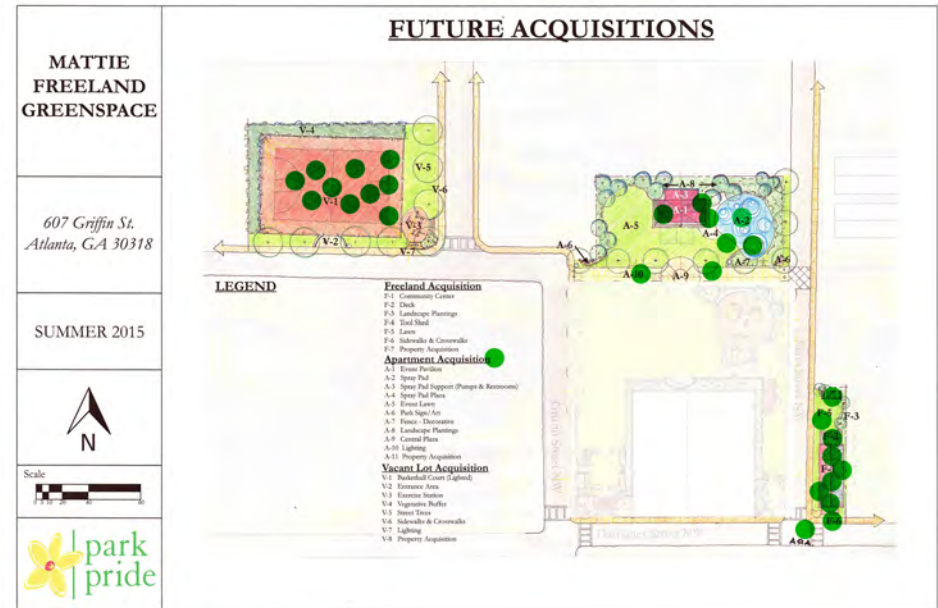


Figure 15: Future Acquisitions Prioritization Exercise Results

Vision plans are generally implemented by the Steering Committee as it evolves into an implementation committee or Friends of the Park group. Given the lack of neighborhood amenities, a strong interest from the funding community, and the abundance of willing foundations and non-profit partners, implementation of this Vision Plan may proceed relatively quickly and through alternate and unanticipated paths. Owner's willingness to part with their properties will most likely drive the sequence of development of the greenspace. Leveraging opportunities as they present will be necessary throughout this process. The community may need to be open to waiting for higher priority amenities while those lower on the wish list are built, depending on how the land acquisition unfolds.

Regardless of how this Vision Plan becomes a reality, the community and willing partners will need to work together to ensure that outcomes reflect neighbors' needs. Ongoing and open communication will be imperative as partners strive to take steps in positive directions.

Appendix (on disk)

Appendix List

- A. Visioning Application
- B. Steering Committee MOUs
- C. Steering Committee Sign In Sheets
- D. Meeting Summaries
- E. Preliminary Plans
- F. Survey
- G. Final Plans
- H. Public Announcements

