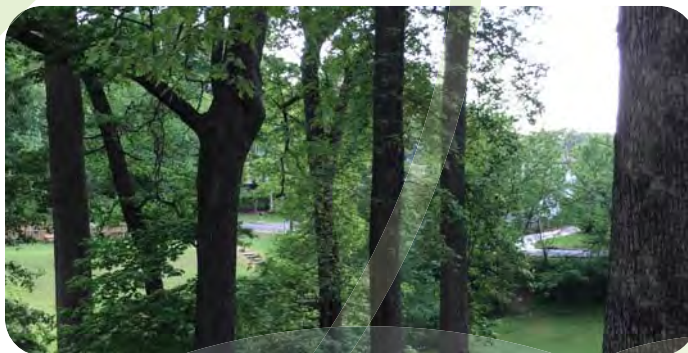


2017 VISION PLAN



KNIGHT PARK

Historic Howell Station

ACKNOWLEDGEMENTS

This park vision plan grew out of the enthusiasm and heart-felt wish of Howell Station's residents to improve their community's shared greenspace, Knight Park. Ideas were tossed around over dinner parties and pots of chili, then blended and shaped by a shared affection for the neighborhood of Howell Station. The residents realize that their Westside Atlanta neighborhood is changing quickly—new families are moving in with young children, young professionals are relocating and want a nearby place to walk their dog, to stay fit, to meet neighbors, or simply sit under a mature canopy of trees. They also recognize the pace of change throughout Atlanta as the BeltLine grows around the city. With foresight, they decided to grab the reins of change rather than simply reacting to external pressures that were soon to come.

These acknowledgements must include recognition of **The Bench**. The bench, installed in the southeast corner of the park in 2016, was Howell Station's first recent foray into park improvements and the neighborhood's first Small Change grant project through Park Pride's matching program. It was and is a huge success.

After success with the Small Change grant, Howell Station neighbors reached out to Park Pride hoping to continue revitalization efforts in Knight Park with a full park visioning. Neighborhood residents recognized that they needed someone with a positive can-do attitude to lead the Knight Park visioning steering committee and appointed Chris Alasa as the chair. Chris was the perfect person for this role.

Other steering committee members happily contributed their expertise, enthusiasm, and time to the vision plan. Ed Belding lent his architect's eye to the project, Veronica Squires brought experience as a fund raiser and her sensibilities as a mom, Grant Knox and Brian Smith were at every meeting prepared to help, place signs, and make everyone feel welcome, Jennifer

Higgins, Meghan Murphy, Jarvis Lakemaker, and Emily Lakemaker invested valuable time to attend meetings, corral neighbors, and rouse community enthusiasm for the project.

Lorraine White and the Mount Ephraim Baptist Church generously supplied a meeting place for both the steering committee and the public meetings throughout the process. The church also provided delicious food to keep us going during our late evening meetings! Lorraine steadfastly remained an enthusiastic and positive force in the steering committee and became known as our fairy godmother.

We also want to thank Commissioner Ivory Lee Young for his support of the park visioning process, and for introducing us to Herman Howard of SHAPE



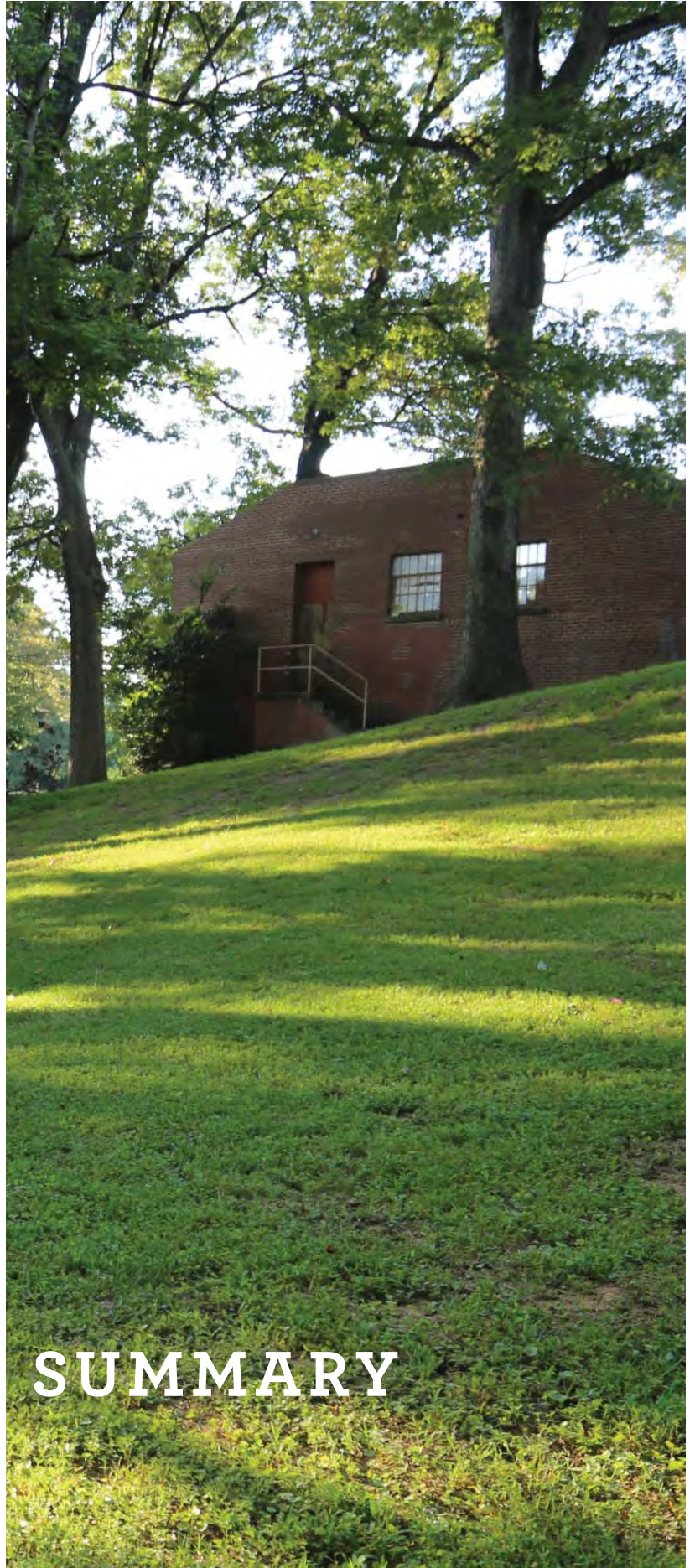
Architecture. Herman and his staff enthusiastically engaged with the visioning process and worked to incorporate the results of the vision plan into the surrounding District 3 master plan. He also was instrumental in developing creative reuse concepts for the existing brick structure in the park.



Contents

Acknowledgements	iii
Executive Summary	vi
Context	2
Existing Conditions	6
Community Engagement	8
Conceptual Plan, Option 1	15
Conceptual Plan, Option 2	17
Final Conceptual Plan	24
Projects and Budget	28

EXECUTIVE SUMMARY



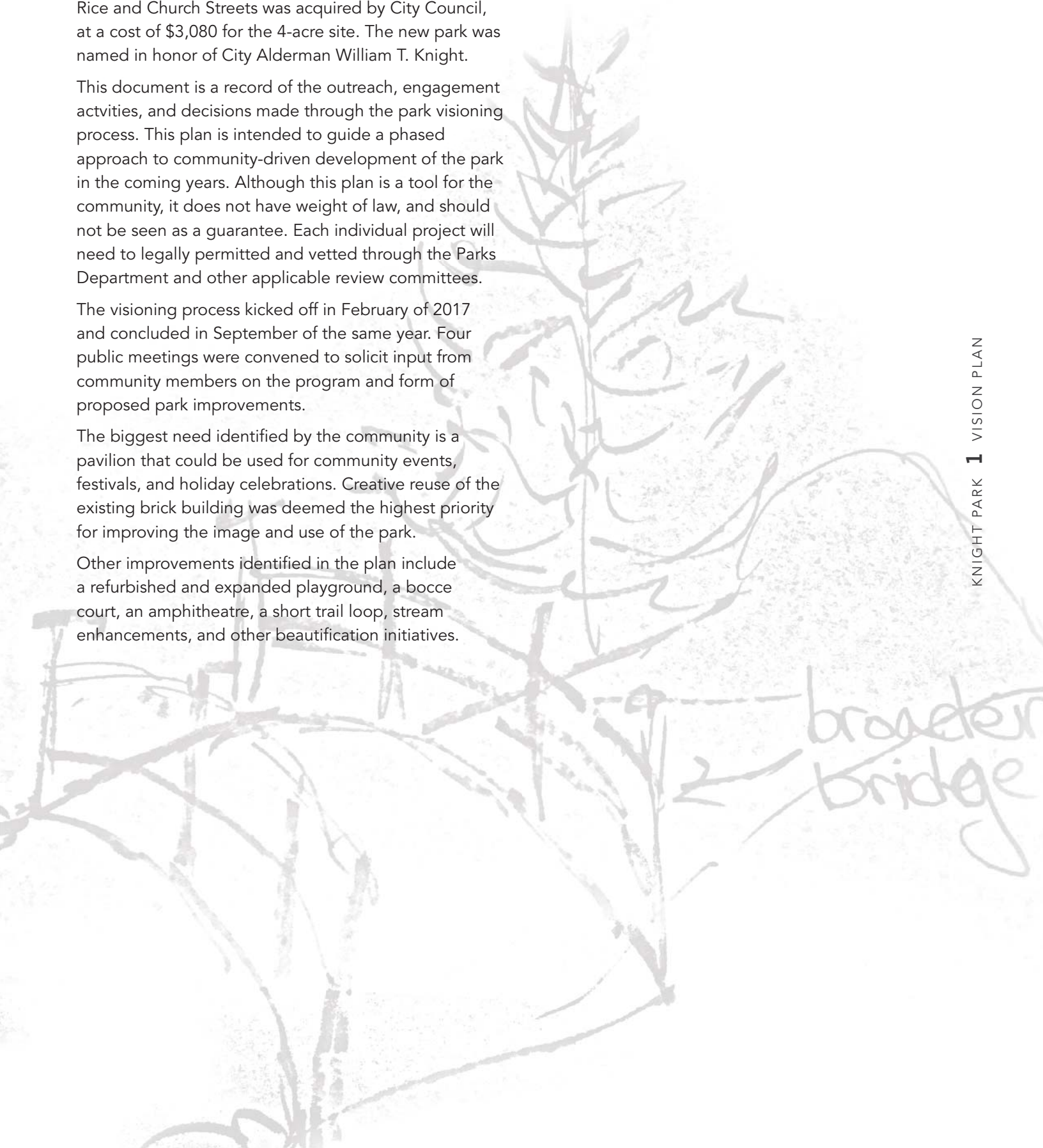
The Vision Plan for Knight Park is the first big step in the Park's renovation in many years. Historic Howell Station neighborhood was established in 1893 and placed on the National Register of Historic Places in 1997. It was not until 1944 that land at the corner of Rice and Church Streets was acquired by City Council, at a cost of \$3,080 for the 4-acre site. The new park was named in honor of City Alderman William T. Knight.

This document is a record of the outreach, engagement activities, and decisions made through the park visioning process. This plan is intended to guide a phased approach to community-driven development of the park in the coming years. Although this plan is a tool for the community, it does not have weight of law, and should not be seen as a guarantee. Each individual project will need to be legally permitted and vetted through the Parks Department and other applicable review committees.

The visioning process kicked off in February of 2017 and concluded in September of the same year. Four public meetings were convened to solicit input from community members on the program and form of proposed park improvements.

The biggest need identified by the community is a pavilion that could be used for community events, festivals, and holiday celebrations. Creative reuse of the existing brick building was deemed the highest priority for improving the image and use of the park.

Other improvements identified in the plan include a refurbished and expanded playground, a bocce court, an amphitheatre, a short trail loop, stream enhancements, and other beautification initiatives.



CONTEXT



Knight Park sits within the Historic Howell Station neighborhood northwest of downtown Atlanta. The 2.7-acre property was purchased by the City as a park space in 1944 for \$3,080. The park and Howell Station neighborhood are in Atlanta Council District 3, currently served by Councilmember Ivory Lee Young. The Neighborhood Planning Unit (NPU) is K. Howell Station neighborhood is roughly bounded to the north by W. Marietta Street NW, to the west by Marietta Boulevard NW, and is primarily zoned residential (R-4A). The surrounding area is expected to experience rapid growth and revitalization in the near future along the W. Marietta Street corridor, Huff Road, the Westside Arts District, the Atlanta Beltline, Westside Park at Bellevue Quarry, and other projects associated with the D3 Westside Revive master planning efforts.

The neighborhood appears on the National Register of Historic Places, which is the official list of America's historic places that are worthy of preservation. It is curated by the National Park Service. Although not individually recognized with its own historic designation, the brick building that sits within the park was used in the National Register application as an example of the vernacular style of architecture typical in the historic district.

Developed as a segregated working-class neighborhood after the Civil War, Howell Station boasts a wide variety of single-family housing styles, a grid of tree-lined streets, and four historic churches. The community has deep historic ties to the railroad, being hugged by light industrial operations that relied on heavy rail. As such, the neighborhood association has adopted a stylized image of the railroad as its logo.

The light industrial nature of the neighborhood environs remains, but this condition is expected to change with the coming of the Atlanta BeltLine, which extends along the neighborhood's eastern and western edges. The rail corridors that once served the industrial operations that employed Howell Station's residents are now being transformed into recreational and transportation amenities that will connect Howell Station to the rest of the city and will likely bring with it new and denser residential and commercial development.

Knight Park is located within the BeltLine Subarea 9, for which a master plan was developed in 2009. The Subarea Master Plan calls for greenway trail connections from Knight Park to the BeltLine, as well as public art installations and cultural events, such as concerts.



Just west of the Atlanta BeltLine, the new Westside Park at Bellwood Quarry is another major investment in public space and civic infrastructure. At nearly 300 acres, the park would be the largest park in Atlanta, and is designed to hold a 30-day emergency water supply for the City of Atlanta. Located a stone's-throw away from Knight Park, this vibrant new amenity promises to be a regional draw as a major new BeltLine park. This new park should also relieve much of the pressure on Knight Park as the only park space in the Howell Station neighborhood as new development occurs and local population increases.

Knight Park also resides within the upper reaches of the Proctor Creek watershed. Proctor Creek was historically an asset and source of pride for the surrounding communities. Over many years, however, the creek's upper watershed has become highly impervious from development, resulting in large volumes of stormwater runoff when it rains. This runoff is the biggest threat to water quality and habitat in Proctor Creek, it is often blamed for neighborhood flooding, and it puts a strain on the area's sewer infrastructure. The ephemeral stream that runs from east to west through Knight Park is one of only a few daylight tributaries to Proctor Creek remaining, most of which were buried as combined sewers in the first part of the 20th century. This makes the creek a rare feature in an otherwise highly urbanized hydrological system.

A preliminary analysis was conducted by Park Pride to determine whether a stormwater management intervention at Knight Park would have positive impacts further downstream in the watershed in terms of flooding or water quality. In conversations with the Department of Watershed Management and a review of Proctor Creek maps, it was determined that the water coming from Knight Park is not contributing to flooding issues in other headwaters neighborhoods. Therefore, stormwater management options were not explored in relation to the creek.

In September 2017, The Atlanta City Design Studio released a master plan and report to guide growth and development in an aspiration toward Dr. Martin Luther King's concept of the Beloved Community. In it, the area surrounding Historic Howell Station is identified as a "growth corridor," or a targeted location to absorb a portion of the population growth expected in the next 20 years. Also, in addition to the Atlanta BeltLine, a major connective bikeway is shown passing near north of Howell Station to connect to the Silver Comet trail in Cobb County to the west, and to downtown Atlanta to the east.

The areas around Historic Howell Station are poised to grow and become much more connected with the rest of Atlanta in the coming years and decades. With the anticipated investments coming to the area in terms of parks, trails, transit, and development, it will be important for Historic Howell Station to protect its historic character in the face of inevitable economic pressures. Knight Park can become a vehicle for neighborhood identity as a small-scale greenspace in the swirl of new development and infrastructure.



The Atlanta BeltLine's Subarea 9 Masterplan shows greenway connections from Knight Park to the Atlanta BeltLine and Quarry Park.



The Atlanta City Design Plan, published in 2017 by the City of Atlanta Department of City Planning and the Atlanta City Design Studio, identifies the area around Knight Park/Howell Station as a "growth corridor."



The proposed 300-acre Westside Park at Bellwood Quarry is just a short distance from Knight Park and Historic Howell Station.



Knight Park resides in City Council District 3 and Neighborhood Planning Unit K

EXISTING CONDITIONS



Knight Park is a small neighborhood-scale greenspace with long uninterrupted road frontage on two sides. One of the most striking features of Knight Park is its canopy of mature trees, including tuliptrees (*Liriodendron tulipifera*), oaks (*Quercus* spp.), sweetgums (*Liquidambar styraciflua*), maples (*Acer* spp.), and hickories (*Carya* spp.). The park is also scattered with small understory trees. Invasive exotic plants are one of the primary dangers to the trees in the park. Thickets of privet, wisteria, mimosa, and numerous other aggressive non-native species choke the understory and make some areas of the park inaccessible.

One of those areas is the small intermittent stream that drains into Proctor Creek. The streambanks are currently overgrown with privet, Nepal grass (*Microstegia* sp.) and other tangled plants. There is evidence of streambank erosion at both the eastern head of the stream and at the point where it passes under Rice Street. The Rice Street erosion is being caused by stormwater drainage that is jumping the curb and cutting the slope before it reaches the streambed.

The topography of the park forms a grassy bowl with

a wide flattened lip on the northeast corner. Most of the existing improvements and site furnishings are in this area. In 2016, one park bench was installed on the southern property line.

An existing building on site is believed to have been built around 1945 and used as storage. It originally may have been intended as a recreation center and was plumbed with two restrooms but is now abandoned. The roof failed, causing the building to close permanently some years ago.



The existing building in the park was used as an example of the vernacular architecture of the neighborhood in the application for inclusion in the National Register. It has since fallen into distress.

COMMUNITY ENGAGEMENT



Park Pride's mission is to engage the community to activate the power of parks! In service of this mission, two vision plans are offered to City of Atlanta parks every year through a competitive application process. The visioning program offers professional design services to community groups free-of-charge. A vision plan comprises a community engagement process that results in a conceptual master plan for the park. The plan can then be used by community groups to fundraise and advocate for improvements in their park.

In autumn of 2016, the Friends of Knight Park were awarded a park visioning. They had demonstrated engagement and motivation to implement change in Knight Park through the successful completion of the bench project, funded in part through a Park Pride grant. Letters of support from Councilmember Ivory Lee Young, Jr and the Atlanta BeltLine further strengthened their application.

Steering Committee

The visioning process was led by a steering committee of dedicated neighbors and residents, assembled and constituted by the Historic Howell Station Neighborhood Association to achieve broad representation of skills and interests.

Between February and September of 2017, the steering committee met monthly, guiding the process, reviewing input, preparing materials, and vetting results. They were charged with representing their constituencies and the voices of the broader communities surrounding the park.

Park visioning kicked off on February 22nd with



Historic Howell Station

Park Pride created a logo identity for Knight Park, which depicts a stylized representation of the facade of the abandoned building.

the first steering committee meeting, which was attended by ten community members and leaders. The park visioning scope was discussed at this meeting, and the project schedule was developed, which included four public meetings.

In preparation for public meetings, and to raise awareness of the visioning process, the steering committee created a survey to collect data from the community on potential park improvements. The survey was posted online and distributed through online networks and the neighborhood listserv.

Park Pride also created a new Knight Park logo and accompanying yard sign to create a park brand and to advertise opportunities for public input.



Councilman Ivory Lee Young, Jr. poses with members of the Knight Park Steering Committee

Survey Results

In all, 58 people responded to the Knight Park survey, which provided a great baseline for information on park uses and neighborhood priorities, considering the relatively small size of the neighborhood.

100% of respondents said that they live near Knight Park and that they also walk to Knight Park, which suggests the need for better, safer pedestrian infrastructure both within and leading to Knight Park.

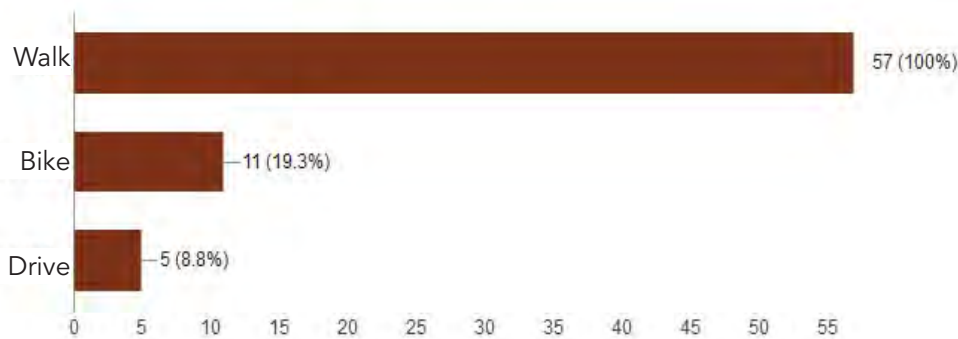
The survey also revealed a high percentage of dog owners. The idea of a dedicated off-leash area was explored during the visioning process, but City regulations on minimum acreage for dog parks along with challenging topography in the park made it impractical to pursue this idea.

When asked what Knight Park should provide, 95% of survey respondents indicated that Knight Park should provide "a place for community events, festivals, holiday celebrations." It should be noted that every choice this question provided

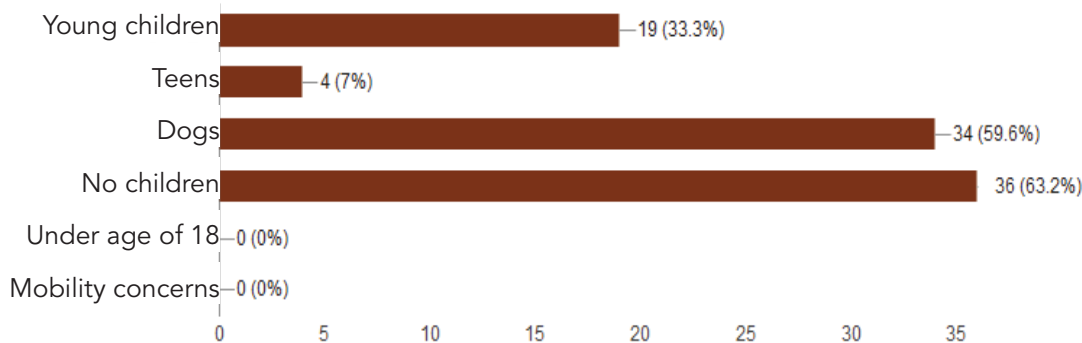
garnered over 50% of the vote. Other popular choices included "a covered event space," "a playground for kids," and "a quiet calm place to experience nature."

Survey respondents expressed the most concern for the future of the abandoned brick building in the park. The building is perceived as an eyesore in the community, and a detractor from the natural beauty of Knight Park. Suggestions for the future of the building ranged from adaptive reuse, to restoration as a community center, or even outright demolition.

How do you get to Knight Park? (57 responses)



Tell us about yourself (check all that apply) (57 responses)



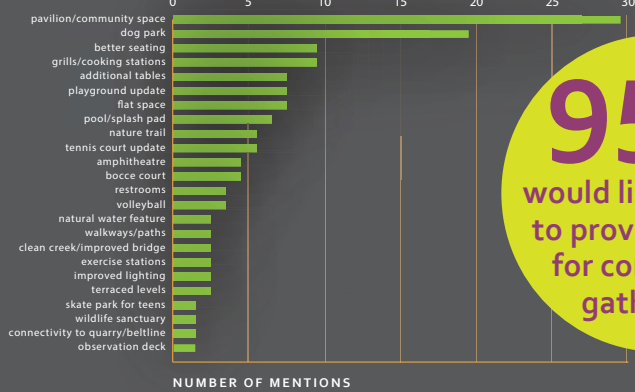
Additionally, a third of respondents indicated that they have young children, which provides a good base of users for the park's popular playground. Almost two-thirds of respondents do not have children in the home, which also suggests the need for park spaces that can be used comfortably by adults in the neighborhood.

In order to quickly show survey results in a digestible format, Park Pride created an infographic with highlights from survey results and public meetings (opposite page).

Knight Park

Survey Results

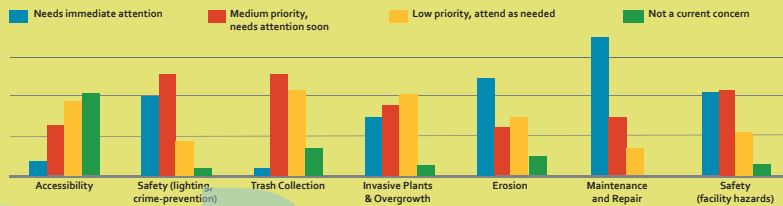
Desired Park Amenities



95%
would like the park
to provide a place
for community
gatherings

85%
would like a
covered event
space

Park Concerns Rated



"I would love to see the crumbling building structure salvaged for use as an open pavilion"



"Human/dog water fountain"



"Dancing in the park!"



tennis courts



KNIGHT PARK

Historic Howell Station



clean creek

Visioning Meeting

The first public meeting was held inside the park on Thursday, April 20th, 2017 from 5-7pm. The early hour and location was selected to accommodate the mothers of young children in the neighborhood who have difficulty attending later meetings due to early bedtimes. Approximately 25 community members and a number of small children were present and gave preliminary input on the large goals and guiding principles for the park.

The brick building was wrapped in a large sheet of green paper with different questions written on it, which were focused on getting the community to “dream big” about the future of Knight Park. All ideas were recorded on the Big Green Paper and quantified afterward. Participants were also encouraged to draw pictures of their ideas and dreams.

Several key ideas came out of this meeting. One key point of consensus was the strong community fabric of Howell Station and the key role that the park plays in the social life of the neighborhood. Participants listed informal social

interactions as the most common activity in the park. Neighborhood events also showed up as important occasions that the park supports, including an annual Easter Egg Hunt, a Movie Night, and a Chili Cookoff. The idea of a central social gathering space that could be used for events was a primary concern.

Another important point was the importance of the creek to the identity and natural essence of the park. Several participants drew pictures of bridges going over creeks, water features, ducks, and benches near flowing water. Ideas of nature, including birdsong and trees also showed up prominently in the results.

Lastly, the community showed a clear interest in improving their play facilities. The playground equipment has aged to the point of needing replacement. Additionally, there are no clear or welcoming areas for parents to sit while their children play. The proximity of the playground to Church Street also presented safety concerns for parents, and the playground’s interface with the multiuse court introduced an occasional conflict of use when the court is used as an extension of the playground.



Community members write and draw their ideas for the future of Knight Park on the “Green Wall”

Public Meeting Questions

What is special about Knight Park/Howell Station?

What sights do you want to see in the park?

What sounds do you want to hear in the park?

What inspires you about Knight Park?

What memories do you have of a welcoming place?

What do you do every time you're in Knight Park?

What would make you feel comfortable in Knight Park?

Think of your favorite park. What qualities make it special?

What is your favorite place to be in Knight Park?

What can this building do to contribute to the community?

How do you envision the future of this building?

Design Workshop

On June 7, 2017, the second public meeting was held next to the building at Knight Park. This meeting was structured as an open house with a series of preference exercises and an open design workshop to begin to take the ideas from the first meeting and put them into form. Approximately 36 people attended the workshop.

Several key findings emerged from the preference boards and activities. First, there was a strong preference from the community to either adaptively reuse portions of the existing building or reuse salvaged materials to build something new. Although the building does not have a known history of significant events or a strong architectural identity, it is a good representation of vernacular architecture of the 1940s.

In addition to the finding that the building should be partially retained, the community also expressed a strong preference for a roofed pavilion that would provide shelter from inclement weather and shade for neighborhood events, such as the Chili Cookoff. Recent rained-out neighborhood events were one of the motivating factors behind providing a covered pavilion space.

Participants once again expressed a strong preference for the park supporting social gatherings and neighborhood events with the addition of places to sit. Grills were not favored.

Some other items that were preferred by the community were: paths paved with unit pavers, a terraced hillside amphitheatre, a more robust



Building reuse and a covered pavilion space were preferred to other options



Community members discuss possibilities for the future of Knight Park

truss bridge over the creek, granite walls, a stabilized and enhanced creek, and creative children's play.

Presentation of Preliminary Plans

On July 11, 2017, the third public meeting was held in the community meeting room at Mount Ephraim Baptist Church. At this meeting, two alternate conceptual designs developed by Park Pride were presented to the public and feedback was requested on worksheets distributed at the meeting. Approximately 45 people attended the meeting.

The steering committee decided to present two concepts, one of which increased the active area of the park, and the other of which sought to maintain a more pastoral quality. In both plans, existing canopy trees were preserved to the extent practical.

Feedback received at the meeting was generally

in favor of Concept 1, with particularly positive reactions to the reuse of the abandoned building as a deconstructed walled garden with an associated covered deck extending out over the slope. Attendees also had a positive reaction to the "lawn game area" that was shown directly east of the multiuse court. Positive reaction was also received for the creek enhancement project, walking trails, and the amphitheater, as well as the idea of constructing a low seat wall on the south side of the park to create a flatter lawn space.

Although most of the feedback on Concept 1 was positive, some balked at the new location of the playground and brought to light a number of issues, including access, sightlines, cost, and safety. For those reasons, the idea of relocating the playground to this area was abandoned.



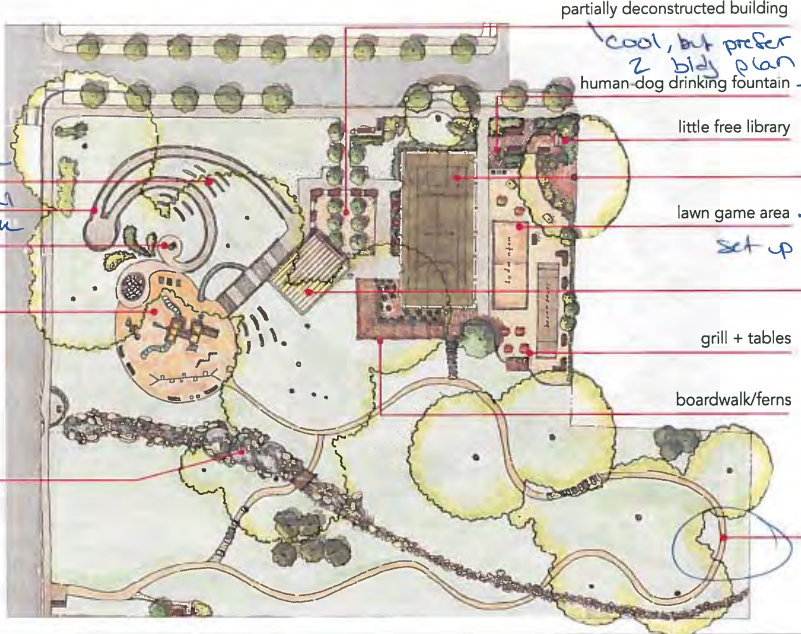
Community members discuss the merits and drawbacks of each concept plan at the third public meeting.

Option 1
Feedback Form

Make specific comments on features below.

hillside seating - nice
ADA ramp - I prefer more natural
drinking fountain look

playground in bowl
concerned about this being below eye level from street for safety reasons
tiered water garden
boulder-lined ephemeral stream
not a huge value add for me personally



Public Meeting
11 July 2017



Name Eric & Veronica Savires
Email veronica.savires@gmail.com
Your voice can continue to be heard by becoming involved in the Friends of Knight Park (Facebook/Knight Park-Howell Station or at howellstation.org). Email additional comments to andrew@parkpride.org

General feedback on Option 1:
I like using the lower area near the streams.
For this and #2 I like the walking trails.
I like the idea for the building on this one.
-Eric

I like this plan too, although not as much as Option 2 - Veronica

Examples of feedback forms received from community members after the third public meeting.

Option 2
Feedback Form

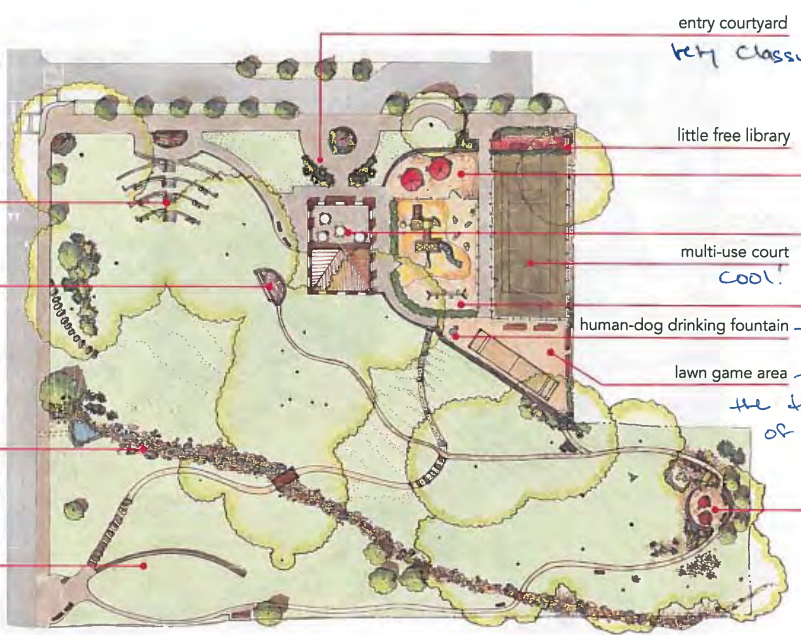
Make specific comments on features below.

hillside amphitheater Awsome!

stone overlook platform very cool
for bird watching

boulder-lined ephemeral stream + new bridge yes!

leveled lawn with seat wall cool!



Public Meeting
11 July 2017



Name _____
Email _____
Your voice can continue to be heard by becoming involved in the Friends of Knight Park (Facebook/Knight Park-Howell Station or at howellstation.org). Email additional comments to andrew@parkpride.org

General feedback on Option 2:
I like the court being on the edge.
For both, I like the traffic calming with trees - Eric

I prefer the more pastoral plan, very natural yet super functional for all ages. -Veronica

Concept One introduces several new elements to the park. This design includes more heavily-programmed areas and brings the park to an increased active potential while maintaining passive elements on the south side.

The existing building has been largely deconstructed, leaving a few remnant walls suitable for interpretive signage explaining the history of the area. The floor slab of the building has been removed and replaced with a soft-surface courtyard planted with flowering trees. A new pavilion attached to the courtyard creates an overlook for observers who may be interested in nature watching or supervising kids in the relocated playground below.

The playground, which is now settled in the natural depression of the park, is accessible via stairs, slide, or a curved ADA ramp that includes a paved overlook. Seating built into the hillside provides a place for parents to watch their children play away from the streets. Hillside seating may also be used by the community to get together on a movie night.

The northeast corner of the park maintains its use as a place for active sports. In addition to the existing multi-use court, space for lawn games such as volleyball, badminton, corn hole, and bocce are included. Additional seating options for spectators and park-goers interested in using the free library are now nestled in this space.

Spaces close to and along the natural creek provide new educational and play prospects for kids and adults. A tiered water garden increases interest to the creek which has been cleared of invasive vegetation, celebrated, and stabilized with large boulders and native plantings. A new, more robust bridge brings foot traffic through the park and connects to a soft-surface walking trail that meanders through the forested area of the park.

Erosion on the west side of the park has been controlled with an overflow catch basin located adjacent to the stream along the western sidewalk.

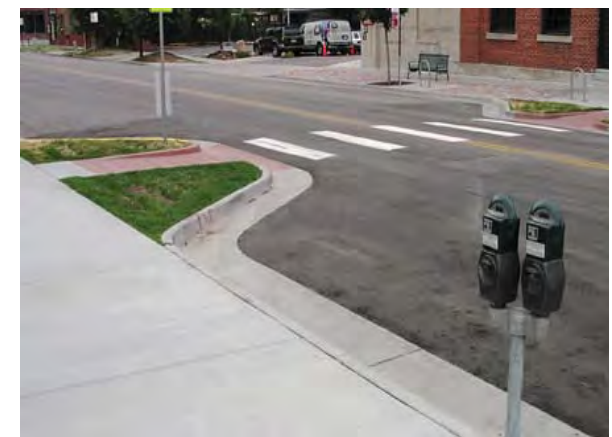
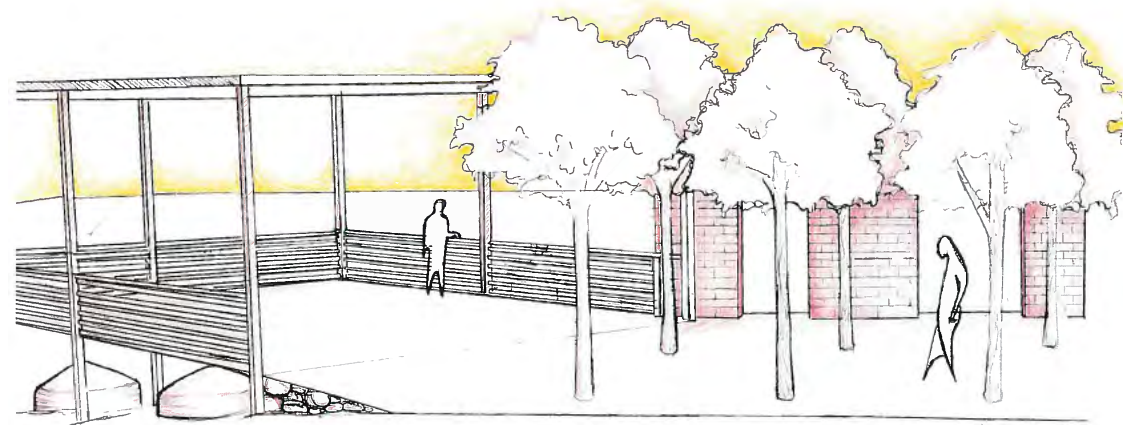
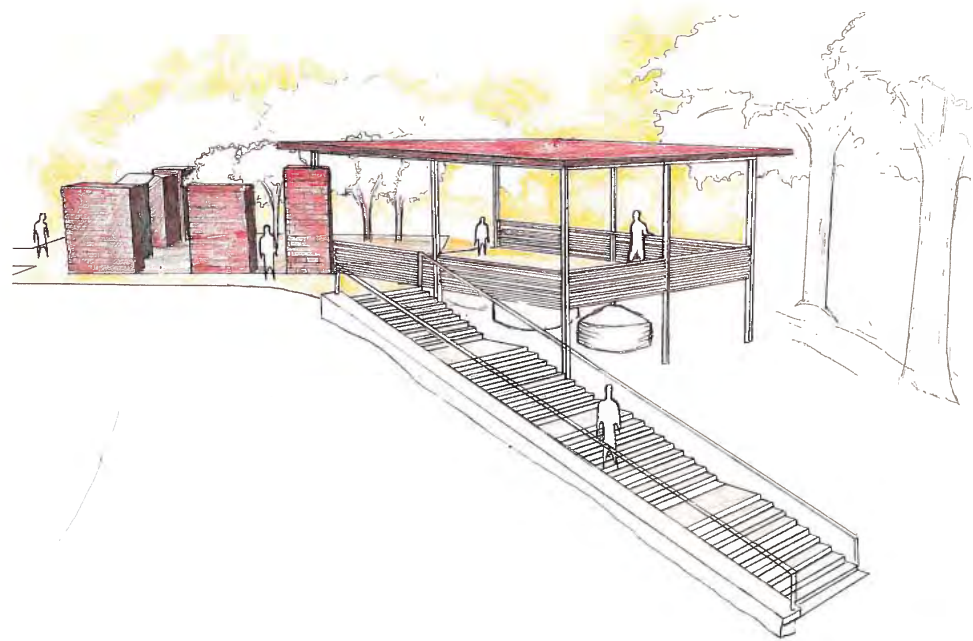


Concept 1

July 11, 2017

0 10 20 40 60 80 Feet





Concept Two maintains a more passive design approach. This approach makes use of existing program elements while maintaining large flexible lawn areas in line with the existing pastoral character of the park.

The existing building has been partially deconstructed, opening key views and providing social space for neighbors to gather. The newly-opened building includes a weather-proof roof, providing shade and social space for neighbors to gather.

By placing the playground in closer proximity to the pavilion, the need to use the multiuse court for children's play may be reduced. The playground also occupies a space of central importance with increased visibility from the street and surrounding areas. The playground is now located further from the street, fully enclosed, with a dedicated parent courtyard to create a comfortable and safe space.

Additional space for seating and bocce is situated beyond the multiuse court on existing level ground, complete with a human/dog water fountain.

A pathway from the building connects to a terraced lawn amphitheater nestled into the slope. The amphitheater provides seating for onlookers and movie watchers for a screen on the green neighborhood event.

A new secondary access point from the western sidewalk leads visitors into the park's open lawn space below and nearby ephemeral stream. Now lined with boulders and native plantings, the stream becomes a more open and interactive space opening possibilities for education and water play.

Erosion control on the western side of the park is remedied with rip rap placed into the slope.

Linking the two sides of the park is a walking trail that connects to the south-west access point, forested seating area, and stone seating platforms. Lastly, lawn space supported by a large seating wall creates additional level space for passive and active play.



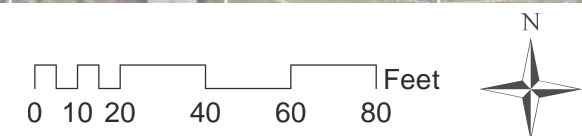
KNIGHT PARK

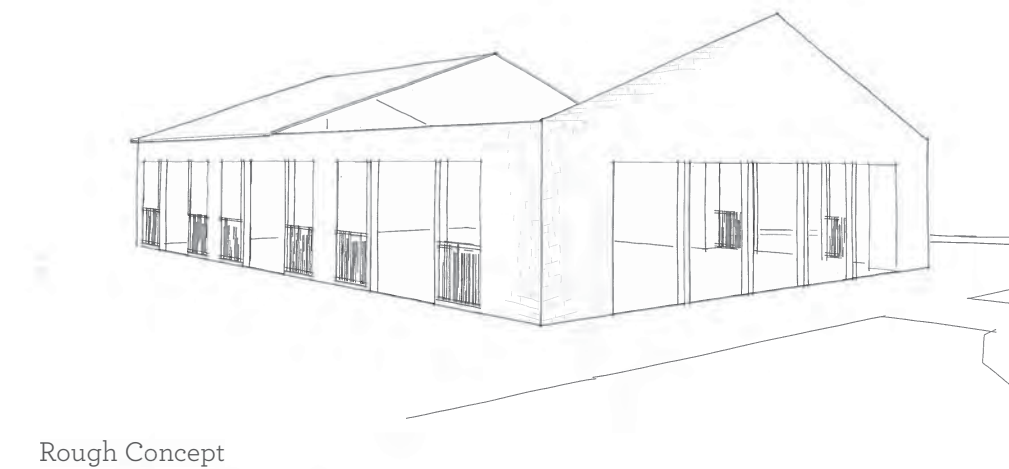
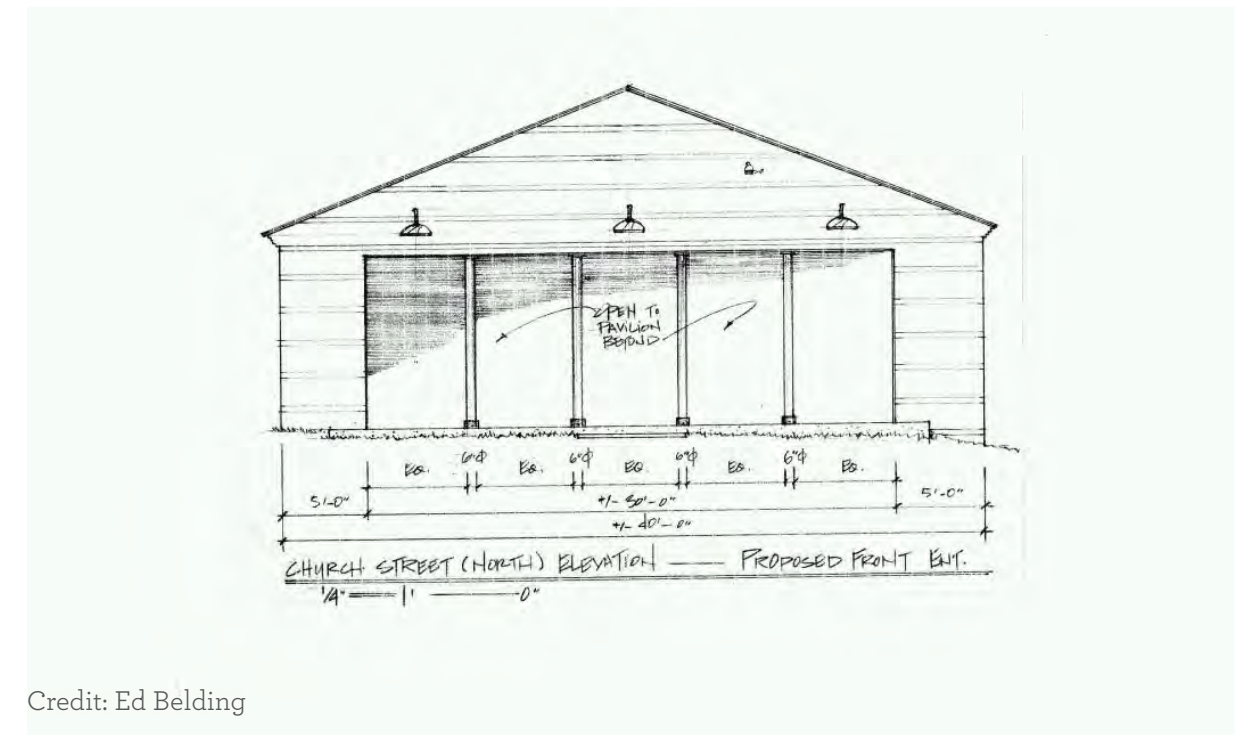
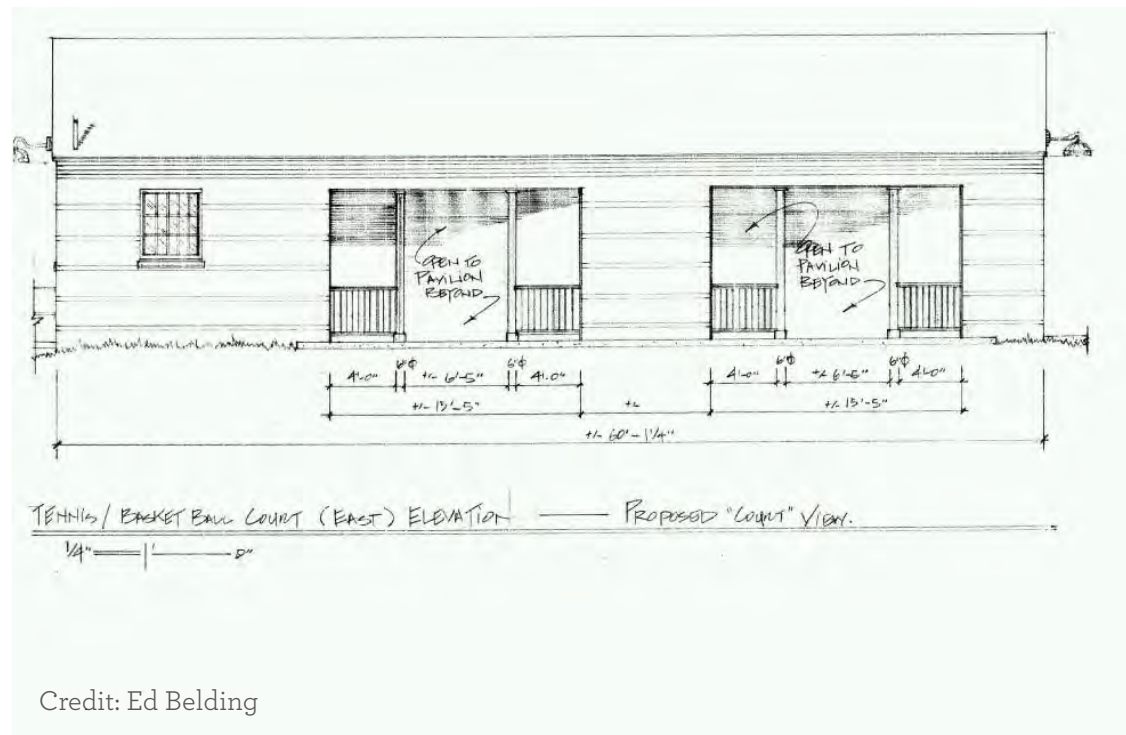
Historic Howell Station



Concept 2

July 11, 2017





Concept 2 - Image Board

July 11, 2017



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Presentation of Final Plans

On August 16, 2017, the fourth and final public meeting was held in the community room at Mount Ephraim Baptist Church. At this meeting, a final version of the plan was presented, and comments were invited from the public. Approximately 35 people attended. The meeting began with a presentation of the process and how the plan was developed. The plan itself was then presented, followed by an open-house style forum where input was invited from the public.

Feedback from meeting attendees was largely positive, but some concerns were raised. While the idea of the covered pavilion overlook was popular, the area beneath the deck was raised as a potential space for illicit or negative park behaviors. A solution to this issue will need to be examined as part of the implementation of this project. Potential solutions discussed include surfacing the under space with a heavy rip-rap, providing a decorative exclusionary screening device, or placing rainwater catchment cisterns in the space.

After the meeting, Park Pride received several messages from neighbors who were not able to attend the meeting and had concerns about the proposed location of the playground in this plan. The concerns raised related to the proposed relocation of the playground to an area with less shade, as well as the type of play equipment proposed, which was less traditional and did not provide the kind of slides and swings typically found in playgrounds.

Park Pride and the steering committee took these comments seriously and made one final revision to the plan. The playground was switched with the lawn game location, and the playground equipment was changed to show a more traditional series of climbing structures, swings, and slides.

For clarity, only the revised final plan is shown in the following pages.



CONCEPTUAL PLAN Feedback

Public Meeting
16 August 2017



Name

Email

Your voice can continue to be heard by becoming involved in the Friends of Knight Park (Facebook/Knight Park-Howell Station or howellstation.org). Email additional comments to andrew@parkpride.org

plant oaks - well, donate!
shades in prime

fence
Howell Station

enter

Park visioning

low point
water drain
erosion

enter

Parking?

covered spring?

Examples of feedback forms received from community members after the fourth public meeting.

Knight Park's Vision Plan will include a list of projects that can be implemented over time.

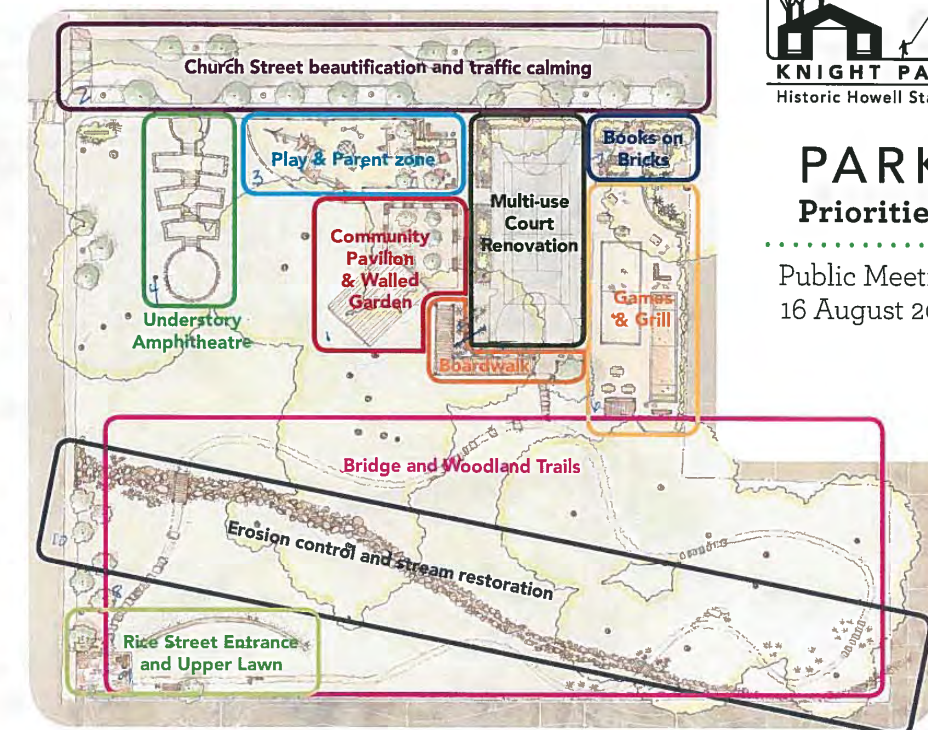
List the Projects in order of PRIORITY TO YOU

1. Community Pavilion
2. Church Street traffic
3. Play zone
4. Amphitheatre
5. Court + Boardwalk
6. Games
7. Books
8. Bridge + Trails
9. Rice St Entrance
10. Erosion control
11. _____



PARK Priorities

Public Meeting
16 August 2017



This final concept combines elements of the two preliminary concepts. This design includes more heavily programmed areas along Church Street, while maintaining a more passive and pastoral character over much of the rest of the park.

In this concept, the existing building has been largely deconstructed, leaving a few remnant walls suitable for interpretive signage explaining the history of the area. The floor slab of the building has been removed to create a walled garden space planted with flowering trees. A new pavilion interfaces with the walled garden to create an overlook for observers and shelter from inclement weather.

The playground remains in its current location to take advantage of the shade provided by nearby canopy trees. Old playground equipment is updated and provides climbing structures, swings, slides, tunnels, and even a potential zip-line feature. Selection of specific equipment will be accomplished through community input. The little free library and reading benches are set in a small courtyard just north of the playground and paved with bricks reclaimed from the building. This area buffers the playground from the street. An allée of trees along the west side of the playground forms a visual threshold into the playground and provides shade.

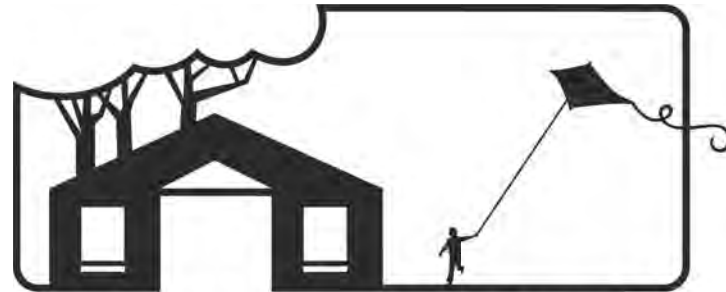
In addition to the existing multi-use court, space for lawn games such as corn hole and bocce is included just north of the walled garden. A low granite seat wall served to separate the active play area from the sidewalk that runs along Church Street. Additional seating options for spectators or outdoor dining are scattered throughout this space.

A terraced lawn amphitheater nestled into the slope creates a formalized transition down into the bowl of the park. Terraced seating can be used by the community to gather for a movie night or an outdoor performance.

Spaces close to and along the natural creek provide inviting areas for kids and adults to explore nature. The creek has been cleared of invasive vegetation, celebrated, and stabilized with boulders and native plantings. A new, more robust bridge brings foot traffic through the park and connects to a soft-surface walking trail with boulder steps that meanders through the forested area of the park.

Lastly, a more formal entry plaza welcomes pedestrians into the passive southwest corner of the park. A small lawn supported by a curved seat wall creates additional level space for informal play or simply relaxing and taking in the views.

As a future project, the community is encouraged to restore natural flow to the creek.



KNIGHT PARK

Historic Howell Station



Final Concept

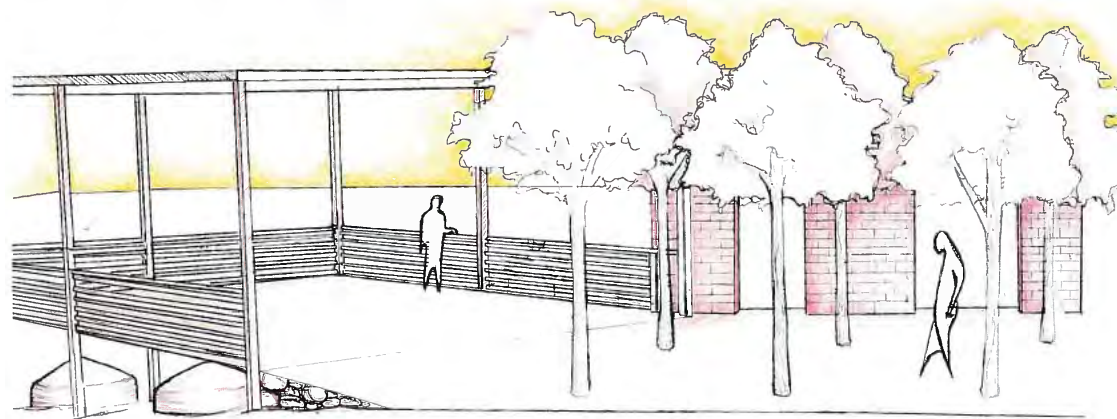
September 06, 2017

0 10 20 40 60 80 Feet





Partial building deconstruction with new pavilion (looking East)



Partial building deconstruction with new pavilion (looking West)



Dry Creek Bed (precedent)



New pavilion concept (precedent)



Sculptural playground (PlayForm 7 by PlayWorld pictured)



Echelon Apartments at Innovation Campus (precedent)



Cabbagetown amphitheatre (precedent)



Echelon Apartments at Innovation Campus in Milwaukee, WI (precedent)



Bocce court (precedent)



Traffic calming bulb outs (precedent)



Improve dual-use basketball/tennis court



Final Concept - Image Board

August 16, 2017

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PROJECTS & BUDGET



This vision plan for Knight Park is intended to guide community-based development of the park, likely in a phased approach. At the final community meeting, attendees were asked to rank projects in order of priority to guide which projects should come first.

The list of projects and a brief description in order of priority is given below:

Community pavilion & walled garden: The existing abandoned brick-and-cinderblock building occupying a central position in Knight Park is considered an eyesore by many in the community. Since its roof collapsed several years ago it has stood boarded up and empty, but still has some historical significance as an example of vernacular architecture in the 1940s. This project would selectively deconstruct large portions of the building to create a courtyard space planted with trees, surrounded by the remnant wall portions of the building. Interpretive signage could be added to the project documenting the original condition of the building and interpreting relevant history of the park and neighborhood.

Overlapping this courtyard space, the community pavilion would be constructed as a deck with a shed roof overlooking the valley of the park. The pavilion will give the community some much-needed shelter from inclement weather during community events. The pavilion is positioned between two large canopy trees and is built with pier foundations to minimize disruption to the roots of the existing mature trees.

Playground: The play equipment at Knight Park is aging beyond its useful life, and it does not take full advantage of the space available for play equipment. This project replaces the existing equipment with an updated series of play structures and expands the footprint to take full advantage of the flat land directly next to the existing playground. The playground is proposed to remain in its existing location to take advantage of the mature canopy trees that provide valuable shade. New trees should also be planted as part of this project to begin to grow in to replace the mature trees once they begin to age and die off.

Stream enhancement & erosion control: The stream, an ephemeral tributary to Proctor Creek, runs from east to west across the park on its way to the Chattahoochee River. As one of only two parks in the headwaters of Proctor Creek to boast a daylighted portion of the stream, Knight Park is well-positioned

to take advantage of the opportunities presented by this rare feature. The vision plan proposes a program of stream enhancement designed to remove invasive species, stabilize the banks with boulders and native vegetation, create opportunities for habitat, and provide places for park users to interact with the stream. It seeks to celebrate and rehabilitate this natural feature as a point of pride for the community and the park.

Although it does not have regular base flow, this project will require extensive local, state, and federal permitting as “waters of the state.” It was also rumored that a spring, which acted as a source for the baseflow of the creek was filled with concrete years ago on private land adjacent to the park. It may be worth investigating this further to understand whether consistent baseflow may be restored to the creek by removing this concrete cap in cooperation with adjacent property owners.

Bridge & woodland trails: This project takes advantage of the wooded areas in the southeast corner of the park to create a short walking circuit and replaces the existing bridge over the creek with a more robust heavy timber crossing. Site investigations into the wooded area have revealed challenging slopes and a dense understory of invasive vegetation. It is recommended that extensive multi-year invasive eradication be undertaken as part of this project, and that trail design use boulder steps or constructed switchbacks to navigate the challenging slopes observed in this area.

Multi-use court renovation: This project enhances the existing multiuse court by replacing the fence, adding another basketball hoop to the south end of the court, restriping for both tennis and basketball, and adding planted areas directly adjacent to the court to soften the edges.

Amphitheater: This project adds a terraced lawn amphitheater to the park, offering residents a place to sit and watch movies or performances in the bowl of the park. Additionally, safer and more formalized access is achieved via a central stair leading from the sidewalk to the lower lawn space.

Rice Street entrance: This project adds a formal entry plaza to the park’s southwestern corner, inviting residents to walk through the park. A low seat wall is also constructed, increasing the usability of the lawn space in this part of the park for pick-up lawn games, or just relaxing!

Church Street beautification & traffic calming: This project uses curb bump outs, sidewalks, lighting, and landscaping to beautify Church Street as well as slow traffic down as it moves into the neighborhood. The park is within the BeltLine overlay zoning district, and it is recommended that streetscape improvements be in compliance with these regulations.

Books on bricks: This project institutes simple aesthetic and functional improvements to the “little free library” space just north of the playground. The addition of low granite seating walls encloses the

space and provides a physical barrier between the playground and the street. The space is also paved with bricks, potentially using salvaged material from the deconstruction of the existing building.

In total, all of these improvements can be expected to cost about \$1.6M, using 2017 prices as a guide. These opinions of probable cost were not developed with the benefit of full construction documentation or a survey, and Park Pride makes no warranty as to their accuracy.

Knight Park Opinion of Probable Costs September 2017					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Walled Garden					
Partial deconstruction of existing building	Allow	1	\$30,000	\$30,000	Includes wall desconstruction/stabilization, removal of floor slab, capping utilities - high uncertainty
Human/dog water fountain	EA	1	\$2,500	\$2,500	Use existing domestic service line
Trees	EA	7	\$1,000	\$7,000	Planted in building footprint - Hornbeams (Carpinus caroliniana) are recommended - make sure contractor guarantees plant material for two years - recommend maintenance contract for two-year establishment period
Educational signage	EA	1	\$2,000	\$2,000	Interpret history of park/building - must be in compliance with Parks and Recreation signage standards
Site furnishings	Allow	1	\$5,000	\$5,000	Allowance for new site furnishings in the walled garden
Aggregate garden surfacing	SF	1500	\$4	\$5,250	Use slate chips, decomposed granite or something else that compacts to form an ADA-compliant surface
Concrete sidewalk surround	SF	1650	\$7	\$10,725	8' width sidewalk around three sides of building
Grading	SY	350	\$31	\$10,850	
GC project management and mobilization	25%	1		\$18,331	
Design & engineering	Allow	1	\$20,000	\$20,000	
TOTAL				\$111,656	
Pavilion					
Custom pavilion deck with guard rail and shed roof	Allow	1	\$230,000	\$230,000	Includes design, delivery & installation
TOTAL				\$230,000	
Church Street Entry Plaza					
Concrete paving	SF	790	\$7	\$5,135	
Benches	EA	2	\$1,500	\$3,000	
Landscape	Allow	1	\$500	\$500	plantings at rear of benches
Entry sign	EA	1	\$2,500	\$2,500	
Waste receptacle	EA	1	\$1,200	\$1,200	
GC project management and mobilization	25%	1		\$3,084	
Design & engineering					No fee given - the entry plaza should be incorporated into one of the adjacent projects
TOTAL				\$15,419	
Lawn Game Area					
Granite seat wall	LF	220	\$110	\$24,200	five planted in line with trees in walled garden, and seven planted around edges - may be free through tree grant program
Trees	EA	12	\$1,000	\$12,000	
Picnic tables	EA	4	\$2,500	\$10,000	delivered and installed
Benches	EA	4	\$1,500	\$6,000	at each end of Bocce court
Bocce court with timber edging	EA	1	\$5,400	\$5,400	
Gravel surfacing	SF	3000	\$4	\$10,500	Use slate chips or something else that compacts to form an ADA-compliant surface
GC project management and mobilization	25%	1		\$17,025	
Design & engineering	Allow	1	\$10,500	\$10,500	
TOTAL				\$95,625	

Playground				
New play equipment	Allow	1	\$350,000	\$350,000Includes design, delivery & installation
Flush curbing edge	LF	130	\$20	\$2,600For playground edges not adjacent to sidewalk or walls
TOTAL			\$352,600	
Library plaza				
Granite seat wall	LF	100	\$110	\$11,000
Benches	EA	4	\$1,500	\$6,000
Brick paver plaza	SF	585	\$10	\$5,850may be able to incorporate bricks from deconstructed building
Landscape	Allow	1	\$1,000	\$1,000may be able to use donated materials
GC project management and mobilization	25%	1		\$5,963
Design & engineering	Allow	1	\$5,000	\$5,000
TOTAL			\$34,813	
Amphitheatre				
Concrete steps with handrails	LF	55	\$220	\$12,100
Granite retaining wall	LF	300	\$130	\$39,000
Mass grading	CY	200	\$31	\$6,200
Flush curbing edge	LF	100	\$20	\$2,000
Sod	SY	150	\$5	\$750
GC project management and mobilization	25%	1		\$15,013
Design & engineering	Allow	1	\$9,000	\$9,000
TOTAL			\$84,063	
Church Street Improvements				
				Includes sidewalk, trees, and lighting in compliance with BeltLine
Streetscape improvements	LF	340	\$300	\$102,000Overlay requirements
Curb bump-outs	EA	5	\$20,000	\$100,000Landscaped
GC project management and mobilization	25%	1		\$50,500
Design & engineering	Allow	1	\$30,300	\$30,300
TOTAL			\$375,863	
Multiuse Court				
10' black vinyl chainlink fence	Allow	1	\$10,000	\$10,000
Resurface/restripe	EA	1	\$6,500	\$6,500
New tennis net	EA	1	\$500	\$500
New basketball hoops	EA	2	\$2,400	\$4,800
Corten steel planters	Allow	1	\$5,000	\$5,000
GC project management and mobilization	25%	1		\$5,450
Design & engineering	Allow	1	\$5,000	\$5,000
TOTAL			\$37,250	
Stream Enhancement				
				Goals of establishing native vegetation, creating habitat, and
Stream enhancement	LF	500	\$85	\$42,500creating opportunities to interact with the stream
Clearing and grubbing	AC	1	\$2,500	\$2,500
Erosion control adjacent to Rice Street	Allow	1	\$3,500	\$3,500
				Follow up for 2 years of initial maintenance to ensure establishment
Initial maintenance	LF	500	\$20	\$10,000of desired vegetation
GC project management and mobilization	25%	1		\$12,125
Design & engineering	Allow	1	\$50,000	\$50,000expect a lot of permitting work
TOTAL			\$120,625	

Rice Street Entrance & Lawn				
Brick paver plaza	SF	600	\$10	\$6,000may be able to incorporate bricks from deconstructed building
Flush curbing edge	LF	80	\$20	\$1,600
Granite retaining wall	LF	90	\$130	\$11,700
Mass grading	CY	50	\$31	\$1,550
Benches	EA	2	\$1,500	\$3,000
Landscape	Allow	1	\$500	\$500plantings at rear of benches
Entry sign	EA	1	\$2,500	\$2,500
Waste receptacle	EA	1	\$1,200	\$1,200
GC project management and mobilization	25%	1		\$7,013
Design & engineering	Allow	1	\$10,000	\$10,000
TOTAL				\$45,063
Bridge & Woodland Trail				
20' wooden footbridge	SF	160	\$50	\$8,000
Natural surface foottrails	LF	960	\$7	\$6,480
Switchbacks or steps	EA	5	\$2,000	\$10,000
Grading	Allow	1	\$3,500	\$3,500
Clearing and grubbing	AC	1	\$3,500	\$3,500Initial eradication of invasive species
Invasive eradication	YR	3	\$2,000	\$6,000Multiyear follow-up after initial eradication
10' wooden footbridge	SF	80	\$50	\$4,000
GC project management and mobilization	25%	1		\$10,370
Design & engineering	Allow	1	\$12,000	\$12,000
TOTAL				\$63,850
GRAND TOTAL				\$1,566,825

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