

Prepared by



South Atlanta Park **VISION PLAN** 2017





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Acknowledgements

This Vision Plan is the product of the time and effort of a community of dedicated residents, who call South Atlanta Park their park. In November 2016, Park Pride received an application for Park Visioning from Mazie Lynn Causey, Katie Delp and Kristi Wood. The three residents of Historic South Atlanta were already working with the City of Atlanta Parks Department and Park Pride on park improvements, and were anxious to engage in a Visioning process that would prepare the park for the arrival of the Atlanta BeltLine being built on neighborhood's edge.

They imagined a group of people to guide the effort that would include the park's local communities – Historic South Atlanta, High Point Estates, the Villages at Carver, and Joyland—they also knew it was essential to include voices from local schools, community organizations, and local government. This group—James Baptiste, Kim Bego, Sheryl Bennett, Lenise Bostic, Mazie Lynn Causey, Katie Delp, Leslie Grant, Esther Lin, La'Die Mansfield, Josh Noblitt, Hanifah Rios, City of Atlanta Councilwoman Carla Smith of District 1, Dee Smith, Kristi Wood, and Zach Yarbrough—went on to become South Atlanta Park's Steering Committee and, as such, representatives of the wider community's hopes and dreams for the South Atlanta Park. This process would not have been possible without the time and effort they committed—away from their families, their work and their daily lives—we thank you!

We also want to thank Jay Francis and Nellie Gwynn Springs, longtime residents of Gammon Avenue, who generously

contributed a wealth of memories, photographs and documentation of the park and neighborhood's rich history. Both were a joy to meet and work with throughout the process.

Councilwoman Carla Smith attended virtually every meeting, pitching in with activities during the Treat Street event on Halloween. Carla was also instrumental in survey distribution and was an enthusiastic proponent throughout the process.

Dee Smith, of the Villages at Carver, worked hard to connect this neighborhood to the park and to keep residents informed throughout the process.

Katie Delp generously provided the steering committee with a meeting place each month at the FCS offices. She and Josh Noblitt helped facilitate public meetings. FCS intern, Maisie Kise, was super helpful in facilitating both steering committee and public meetings.

We also want to thank all the local organizations and businesses that offered space and services for the community to review plans and take part in the visioning process, including Community Grounds Coffee Shop, Saint Paul Church, and Luther J. Price Middle School.

We thank the South Atlanta Civic League for its enthusiasm for the Visioning process on top of its usual business and priorities.

– Andrew White and Teri Nye
Park Pride's Visioning Team



Children play on the grounds of
Gammon Theological Seminary,
c. 1950

Executive Summary

The hilltop location of South Atlanta Park has a long history as a place of community. Beginning in the late 1800s, students, professors and their families studied here, taught here, and raised families while the site was home to Clark University and Gammon Theological Seminary. The park remains central to the South Atlanta community today although the landscape has changed dramatically. All but one of the grand brick school buildings are gone, the quad is gone, as is the library, the president's house and the student housing. The site, overlooking a now much larger Atlanta, is still a place of gathering, now for social reasons, recreation and celebration.

Residents of South Atlanta applied for Visioning in 2017 with the goal of establishing a plan for the park ahead of development around the Atlanta Beltline and an expanding population in Atlanta. The Visioning process kicked off in July 2017. Over the next seven-months, Park Pride met monthly with a Steering Committee composed of residents,

representatives from The New Schools at Carver, and stakeholders including elected officials and local nonprofit organizations. The Steering Committee developed and distributed a survey about the park, attended community events to increase public awareness and participation in the Visioning process, and facilitated four public meetings.

The final concept plan presented in this report is the result of the park visioning process. It is for the community to use in its park advocacy and fund-raising efforts. Although many communities use Park Pride's Visioning process to gather and maintain momentum for park projects, it is important to note that this plan carries no weight of law and is neither a promise or a mandate. The list of projects and order-of-magnitude costs may be used to advance the park through advocacy and ideas gathered during the public engagement process.



An unidentified child of Gammon students enjoying the swings, c. 1950



Above: Street map of South Atlanta, during the time that Clark College and Gammon Theological Seminary occupied the site.

Left: Students play badminton on the lawn in front of Bowen Hall, c. 1950

Below: Magnolia Lane, yesterday and today, once led to Gammon Theological Seminary from Capitol Avenue. The trees still grow along McDonough Road in front of The New Schools at Carver.



Students on campus in front of Thirkield Hall, c. 1950

Context

Historical Context

The story of South Atlanta Park starts with the Reconstruction period and the formation of Clark College in 1869 as an educational institution for formerly enslaved people. The school was named for Davis Wasgatt Clark, a Methodist Bishop and first President of the Freedman's Aid Society, a Christian group supported mainly by northern churches. They organized a supply of teachers from the North to set up and teach in schools in the South for freedmen and their children.

Clark College relocated several times in its early days. It was only after the school was chartered as Clark University in 1877, that Bishop Gilbert Haven played a role in acquiring 450 acres in South Atlanta. In 1883 Clark University officially moved into the new campus, on what is now South Atlanta Park. Initially, the Gammon School of Theology was a department within Clark University, named for Methodist minister and entrepreneur, Dr. Elijah H. Gammon. Dr. Gammon, however, envisioned an independent theological seminary and provided financial funding to establish Clark Theological Seminary in 1872. In 1888, Wilbur Thirkield became the first president of the seminary and in 1889 changed the name to Gammon Theological Seminary.

The South Atlanta campus of Clark University originally included stately buildings filled with classrooms, a library, student housing, and a quad overlooking the growing neighborhoods of Atlanta. A double row of magnolia trees, still standing along McDonough, bordered the campus entry drive. In the 1930s Clark University joined the Atlanta University Complex. While students on the South Atlanta campus took their final examinations in the winter of 1939, work had begun across town on a new campus adjoining Atlanta University, Morehouse College, and Spelman College.

When Clark University moved in 1941, the land was subdivided, with several parcels given to the City of Atlanta for segregated African-American public schools. In 1946 the old campus of Clark University and an adjoining 100 acres was made available to the City of Atlanta for the price of \$110,000.

In 1958, Gammon Theological Seminary merged with three other seminary schools to form the Interdenominational Theological Center. The new ITC institution occupied the Gammon campus in South Atlanta until its own facilities were built at the Atlanta University Center in 1961.

Today, only one building from the original Gammon Theological Seminary campus survives, Leete Hall, which is now part of The New Schools at Carver. Leete Hall (below) was designed in 1920 by prominent African-American architect, Alexander Hamilton, along with Henry White Jr.





Contemporary Context

South Atlanta Park is common ground between several stakeholders including The New Schools at Carver, The Villages at Carver, Historic South Atlanta neighborhood, and the Atlanta BeltLine's southside trail. Although it's easily overlooked tucked behind GW Carver High School and the surrounding neighborhood, South Atlanta Park is a vibrant space for connecting communities, including students, long-term residents, newcomers, and visitors.

In anticipation of rapid development pressures from Atlanta's rising population and proximity to the Beltline, the South Atlanta Neighborhood recently completed a master planning process under the guidance of Canvas Planning Group. The community to the south/southeast is currently a mix of single-family homes and rental units, including residents with a variety of income levels and professions, plus children who attend the three nearby schools: TH Slater Elementary School, The New Schools at Carver, and Price Middle School.

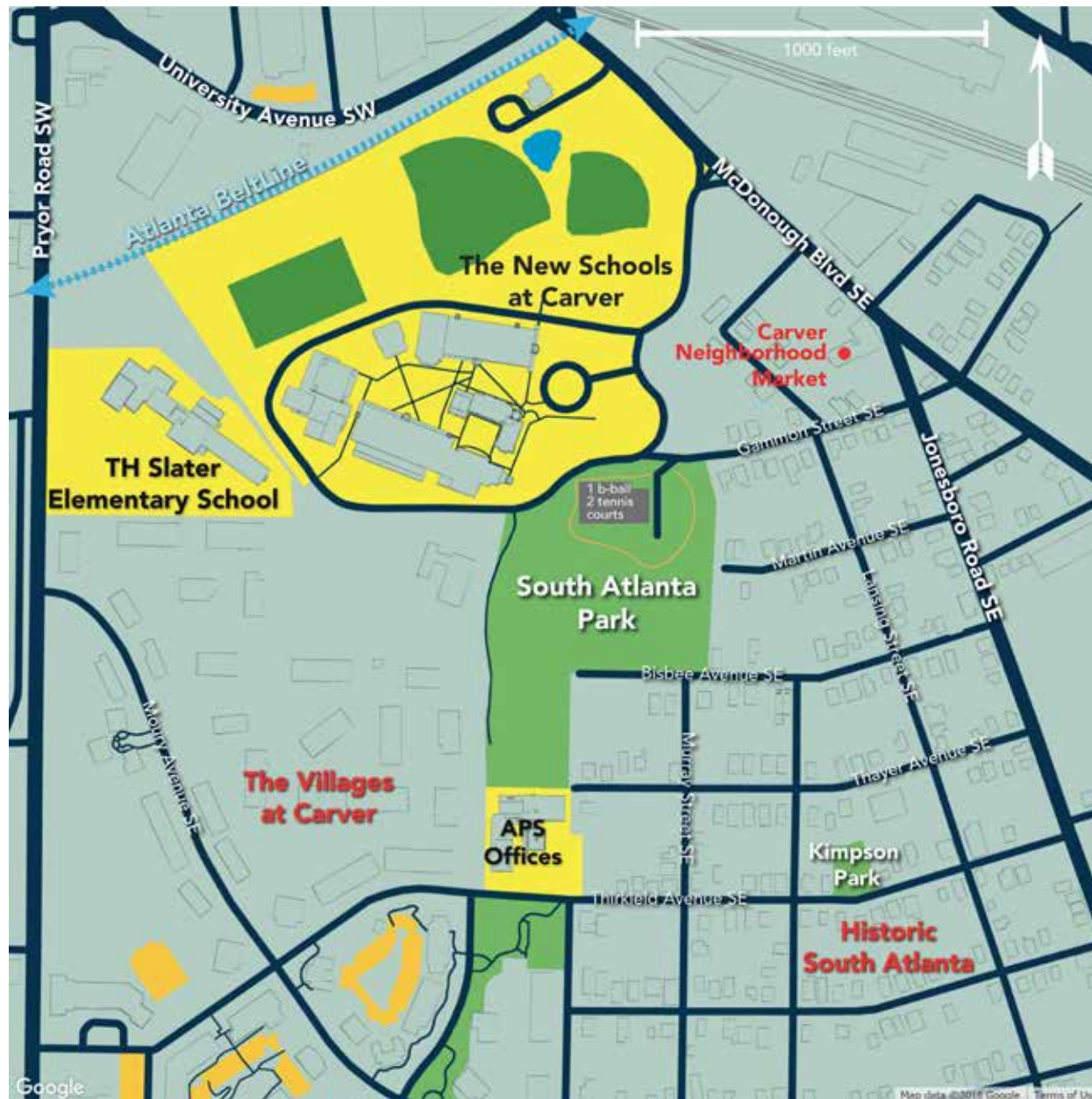


The park is less than two miles from Lakewood Amphitheater. The proposed Pryor Road Trail will soon connect this venue to the Atlanta Beltline through South Atlanta Park.

Left: A proposed rendering of the Beltline adjacent to The New Schools at Carver.

Below: Proposed PATH trail connection from Atlanta Beltline, at Carver node, to Lakewood.





Context map of South Atlanta Park

Existing Conditions

South Atlanta Park is a ten-acre park operated by the City of Atlanta Department of Parks and Recreation. The park is located in the South Atlanta neighborhood (approximately 3 miles south of the Atlanta city center of 5 Points) and directly adjacent to The New Schools at Carver. The park has amenities to encourage both active and passive recreation for all ages, including tennis courts, a basketball court, a pavilion, walking paths, and a playground, as well

as open grassy areas. The park is situated on a large hill. A flat area at the top of a hill along the park's northern boundary includes the courts, playground and parking area. The grass-covered hill slopes down to the south towards the park boundary of Bisbee Avenue SE and to the east towards Martin Avenue SE. The park contains about 50 large, mature trees, with scattered young trees and shrubs.



Residents enjoy a rare snow in South Atlanta Park

Park Entrances and Roads

The main entrance to the park is along Gammon Street SE, which, along with The New Schools at Carver campus, forms the northern border of the park. This entrance is marked by a standard City of Atlanta parks wood sign at the northeastern corner of the park. Gammon Street leads directly into the eastern entrance road to the Carver campus, which connects via a loop road to the school's main entrance on Hank Aaron Drive SW.

Individuals also enter the park at the western end of Martin Avenue SE and along the park's southern boundary of Bisbee Avenue SE (marked by a small metal sign displaying park rules at the southeast corner of the park).

Parking

A single-lane access road turns south off Gammon Street and runs about 30 yards to

a parking area with space for approximately 10 cars. The parking area has no signage or marked spaces, and does not indicate ADA accessibility or priority spacing. There is also a history of illegal parking or driving on the lawn areas of the park. Delineation of parking is needed as well as hard edging to prevent unauthorized vehicular access from traversing the park.

Pedestrian circulation and trails

A single 8-ft wide crushed stone path runs for about 200 yards and loops around the athletic courts, gazebo and playground at the top of the hill. Remnants of a concrete sidewalk exist on the southern edge of the park along the border with The Villages at Carver. There is no pedestrian/vehicular separation along Gammon Avenue. Within the park, lawns connect the northern and southern portions with no formal paths.

Streetlamps/Lighting

There is minimal lighting in the park. There is a single streetlight where the access road turns along the basketball court.

Athletic facilities

There is a full-sized basketball court and two tennis courts (as well as space for a third tennis court that is unused) on a single flat slab close to the park's northern edge. The basketball court and two tennis courts are in adequate condition, but the third tennis court has been rendered unusable due to a sinkhole. The courts are lit by floodlights, which can be controlled by a switch on one of the poles.

Play Equipment

There is a 60 x 50-foot playground area along the southern edge of the athletic courts, which includes four standard 8-foot swings (two belt swings, two enclosed toddler swings) as well as a separate 360° hammock swing. There is also a spinning apparatus. The playground area is bounded by a thick bonded rubber edging and is filled with wood chips.

Seating and site furnishings

There are four in-ground benches surrounding the basketball court. There is also a hexagonal pavilion (22 feet in diameter) on a concrete slab at the end of the access road.

Ropes course

Along the western edge of the park there is an approximately 1-acre area which includes a ropes course maintained and controlled by Outward Bound. The area is enclosed by a chainlink fence and is closed to the public.



This page: (clockwise) vines cover the fence between the park and Carver Village; new playground equipment (swings and climber) were installed in 2018; Outward Bound leases space for a ropes course.

Opposite page: The Carver Reunion is celebrated in the park each fall. Below: The basketball courts are popular for park-goers of all ages.





Community members give feedback on preliminary designs for South Atlanta Park during the third public meeting on December 4, 2018.



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 2017, the Friends of South Atlanta Park were awarded a park visioning. The group was highly motivated to make positive changes happen in their park and knew the time was right given that the Atlanta Beltline will soon be on the park's doorstep.

Steering Committee

The visioning process was led by a volunteer Steering Committee of dedicated park users, park staff, neighbors, and stakeholders assembled by general invitation extended to current park users. The Steering Committee achieved broad representation of skills and interests across the park. Members were all passionate about the power of South Atlanta Park and its ability to bring the community together.

Between July 2017 and February 2018 the steering committee met monthly, guiding the process, reviewing community input, preparing materials, and vetting results. They were charged with representing their neighbors, constituents, and voices of the broader communities surrounding the park.

Park visioning kicked off on July 19, 2017 with the first Steering Committee meeting, which was attended by 16 community members and leaders. The park visioning scope was discussed at this meeting, and a project schedule was developed, which included four public meetings. Steering Committee meetings were held at the FCS meeting room.

During the second Steering Committee meeting, a survey was created to collect data from the community on potential park improvements. The survey was posted

online, and hard copies were distributed by community members during events such as the Kickball Tournament and the Carver Reunion. Images of the survey and results are included in this document.

Survey Results

A survey, in both paper and digital formats, was used to capture public input. In all, 59 people responded to the South Atlanta Park survey. Though not statistically significant, this survey did provide basic feedback on park uses and neighborhood priorities.

When asked about their priorities in South Atlanta Park, 72% of survey respondents selected “update/replace playground equipment,” 70% reported wanting “connection to the Atlanta Beltline and other regional trail networks,” 68% wanted “more and better walking paths.” Participants also described the biggest challenges they see facing the park with 70% saying “lack of amenities” and 55% citing “a feeling of isolation” and “safety” as issues.



TAKE PART
in the vision process for
SOUTH ATLANTA PARK

Return surveys to Community Grounds Coffee Shop or take the survey online at parkpride.org/park-visioning

What are your priorities for South Atlanta Park?	High Priority	Medium Priority	Low Priority	Not a priority for me
Update/replace playground equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park activation/more community events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More places for active recreation (additional courts/sports fields)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More or better walking paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More places to sit/socialize	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Connection to the Atlanta Beltline and regional trail networks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Art/Murals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

What are the biggest challenges at the Park?

	Big	Medium	Low	Not a challenge to me
Feels isolated/unsafe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
People don't know where the park is	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gammon Street is used too much for cut-through traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
People know about the park but don't use it	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Irregular maintenance schedule	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Negative/illegal activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Erosion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Invasive plants/overgrowth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How do you currently use South Atlanta Park?

(select all that apply)

☐ I play tennis there

☐ I play basketball there

☐ I bring my children to play on the playground

☐ I spend time with my friends

☐ I walk my dog

☐ I enjoy the fresh air/nature

☐ I attend events at the park

☐ I walk through the park on my way _____ (where?)

☐ Other _____

☐ I don't currently use the park (tell us why?) _____

The survey was distributed via social media, at community events, and door-to-door.

Public Meetings

In every Visioning Process, a series of four public meetings are held to give the community opportunities to provide input—from the initial ideas through to conceptual plans. The first public meeting in the Visioning process is where big ideas are explored. At this stage the sky is the limit! The second public meeting is organized as a design workshop. This is where ideas begin to take physical form. Participants are encouraged to draw and experiment with scale-shapes on base maps. After general ideas are decided upon, the Visioning team develops two draft concepts. These concepts are first reviewed by the steering committee, then presented for community review at the third public meeting. Finally, armed with input from the community and the Steering Committee, Park Pride’s Visioning Team develops a final conceptual Vision Plan. This plan is presented for review at the fourth public meeting. A list of projects are also ranked as a step-wise way of prioritizing the Vision Plan’s goals.

Public Meeting 1

The first public meeting was held on October 2, 2017, at Community Grounds Café on McDonough Boulevard. Approximately 15 people attended this meeting to learn about the project, the history of the park site, and to dream big for South Atlanta Park. Participants were able to see how the hilltop site has changed since its days as Clark University and Gammon Theological Seminary and imagine what it might be in the future. Each person created four postcards: “Remember when” with a memory from the near or distant past, “Goals” with one idea they’d like to make happen, “Action” describing how they could contribute to the changes they want to see, and “Future Dreams” for the park. This process helped the group to understand the community’s needs and aspirations of South Atlanta for its park.

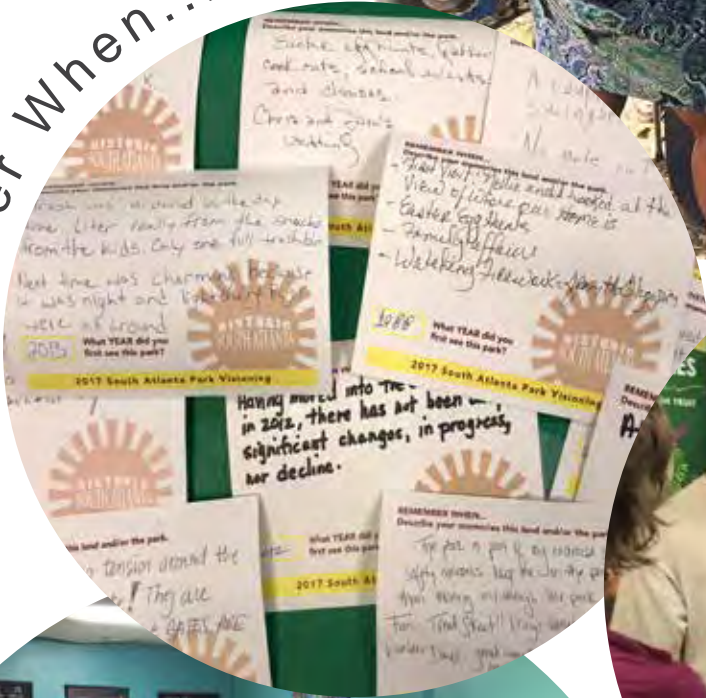


At the first public meeting, the South Atlanta community gathered at Community Grounds Coffee Shop to explore the past and future of the park.

Community members discussed their hopes for the park at local gatherings, such as The Carver Reunion (right) on September 23, 2017.

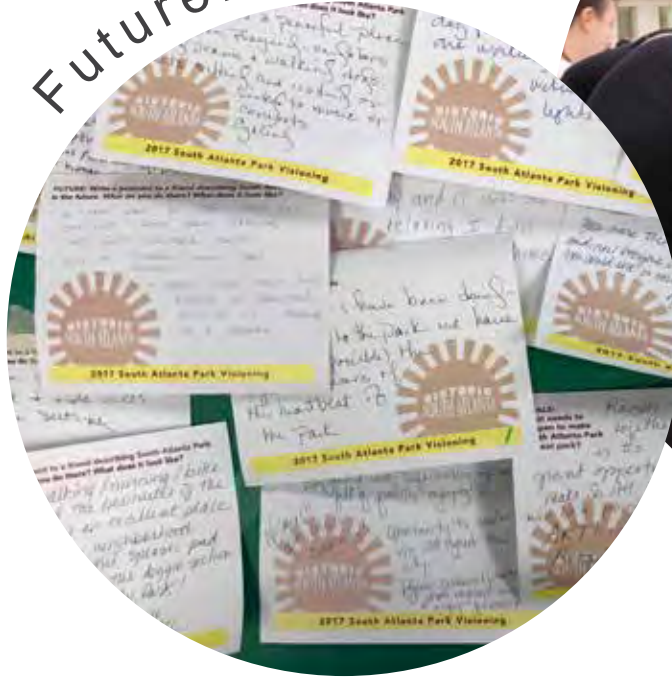


Remember When...



At **Public Meeting 1**, the community learned about the Visioning process and gave initial input during the first public meeting, at Community Grounds Coffee Shop, on October 2, 2017. One important exercise was to recall favorite memories of the park, and document goals and dreams for the future. Participants also defined actions they could take to move the park Vision forward.

Future...



Public Meeting 3

The third public meeting was held on December 4 in conjunction with the annual potluck and Christmas celebration at St. Paul AME Church on Pryor Road. Residents reviewed preliminary plans and voiced their opinions about the different aspects of each option. (See comparison table on the right)

Public Meeting 2

The second public meeting took place in conjunction with the neighborhood Treat Street festival on October 29, 2017. Community members braved frigid weather to enjoy costumes, games, and treats. Participants also brainstormed about what they would like to see in the park, including an additional full-size basketball court to facilitate the 3-on-3 basketball tournament that is held in the park. Longterm residents shared photos in a book on Clark University's history that included drawings of the neighborhood's early configuration.



Preliminary Conceptual Plans

Preliminary conceptual plans were presented for review during Public Meeting 3, on December 4, 2017. The plans—shown on the following pages—gave two possible directions for the South Atlanta Park. Features of the plans are compared at right.

Concept 1 focuses on active recreation in the park. This design revolves around a north to south-oriented plaza that doubles as additional parking within the park, a loading zone, and/or festival and event space. This plaza axis aligns the existing gazebo and a new main park entrance enhanced by contrasting brick paving, a pair of entry columns and primary park signage. Removable bollards limit motor vehicular access into the plaza except during special events. Sidewalks along with curbs and a low wall along Gammon guide parking and circulation in and around the park.

Concept 2 aspires to recreate a campus quad atmosphere in keeping with the park's rich history as a place of learning. The main entrance off Gammon is flanked by columns, much like those that originally announced the entry in the Clark University campus off McDonough Boulevard, leading onto a gentle ramp into the park. At the top of the ramp park-goers view the existing gazebo across a wide flat lawn. A paved plaza encircles the lawn and serves as a walking path, an event space and as a drivable loading/unloading zone. As in the first concept, bollards limit access to pedestrians except in special events. The quad space is contained by a series of shelters along each side, creating something of a town square within the park. Each shelter is large enough for single family events or, multiple shelters for large community gatherings or festivals. The space could also serve as a community marketplace. Sidewalks along with curbs and low walls along Gammon guide parking and circulation in and around the park. Bollards also limit access onto the multi-use trail throughout the park.

Preliminary Plans Compared

Concept 1 Qty/Type	Amenity	Concept 2 Qty/Type
13	Total parking spaces	9
4	Shelters	1
2	Solar Shelters	0
2	Bocce Courts	0
2	Basketball Cts	2
1	Wedding Circle	0
1	Brick Plaza & Festival Area	0
1	Playground	1
1	Turf Stage (w/ seating)	0
1	Multiuse trail with lighting	1
1	Green Infrastructure	0
Brick Paver	Plaza Treatment	Grass Quad
0	Dog Park	1
1 (Oval)	Lawn with lighting & seating	1 (irregular)

Included on the wishlist in both concepts for the park: bike racks, doggie bag dispensers, and lighting. Exact placement and design detailing to be determined.



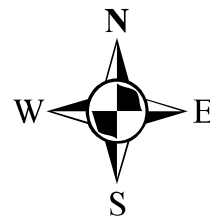
Concept 1
December 04, 2017

- 13 total parking spaces
- 4 shelters
- 2 solar shelters
- 2 bocce courts
- 2 basketball courts
- 1 wedding circle
- 1 brick plaza & festival area
- 1 playground
- 1 turf stage (with seating)
- 1 multiuse trail with lighting
- 1 green infrastructure
- 1 lawn with lighting and seating

brick paver plaza treatment (entrance)

Included throughout park in both concepts: bike racks, doggie bag dispensers, lighting and trash/recycling bins.

Not included: dog park

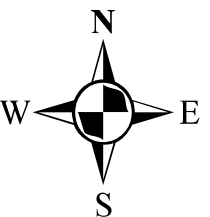


Concept 2
December 04, 2017

- 9 total parking spaces
- 1 shelter
- 2 basketball courts
- 1 playground
- 1 dog park (large and small play areas)
- 1 multiuse trail with lighting
- 1 lawn with lighting and seating
- grass quad plaza treatment (entrance)

Included throughout park in both concepts: bike racks, doggie bag dispensers, lighting and trash/recycling bins.

Not included in this concept: solar shelters, bocce courts, wedding circle, brick plaza & festival area, turf stage, green infrastructure.



South Atlanta Park



Bocce Courts



Yoga Lawn



Flexible Event Space



Multiuse Trail Connections



Solar Canopy



New Basketball Courts



Historic Gateway



Community Art



Wedding Circle



Expanded Playground



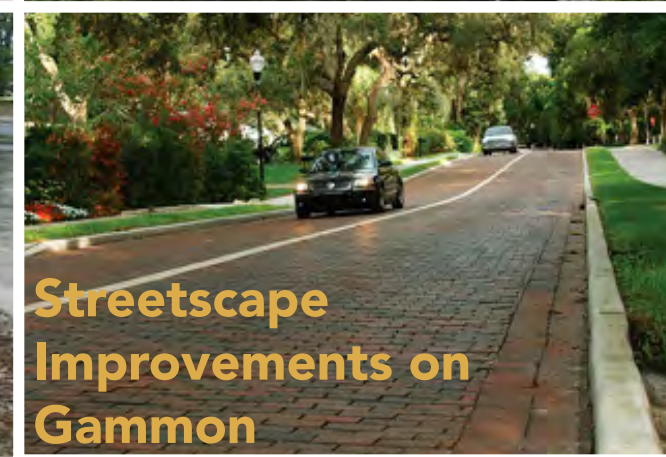
Open Views



Flood Relief Pond



Green Infrastructure



Streetscape Improvements on Gammon

South Atlanta Park, a place that has long been the heart of the community

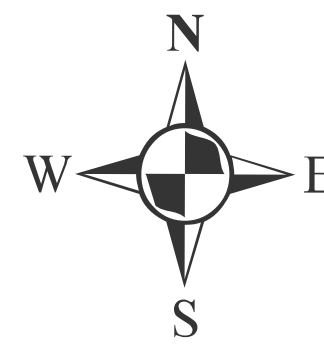


Final Vision Plan



Final Vision Plan

The South Atlanta Park Final Vision Plan focuses on active recreation in the park and acknowledges the history of the site as the former campus of Gammon Theological Seminary and Clark Atlanta University. This design includes a commons in the form of a plaza that may also be used as additional parking within the park, a loading zone, and/or festival and event space. This plaza axis aligns the existing gazebo and a new main park entrance enhanced by contrasting brick paving, a pair of entry columns and primary park signage. Removable bollards limit motor vehicular access into the plaza except during special events. Sidewalks along with curbs and a low wall along Gammon guide parking and circulation in and around the park.



0 25 50 100 150 200 Feet

Final Vision Plan

Public Meeting 4

A final conceptual drawing was presented at the final public meeting on February 12, 2018, at Price Middle School. The community assembled to review and comment on the final conceptual plan and to prioritize a project list.

After the fourth public meeting, Park Pride assembled the feedback and comments, made final modifications to the plan and created a final project list and cost estimates. Those estimates are included in this document.

A scalable drawing representing the final conceptual plan is included here as a fold-out insert.

Key Features of the Final Vision Plan

This plan proposes major **renovations to the park's main entrance**. Granite columns will once again welcome visitors to the park and to a new plaza that can accommodate markets, festivals and other community events. **Street improvements along Gammon** will be made to sidewalks and curbs. Chain-link fences and overgrown shrubs will be removed to open sightlines and views.

A **multi-use lawn and solar-covered walkway** are proposed at the park's highest point. The solar panels could power lights or other electrical needs in the park while the canopy provides a shaded seating area for taking in city views.

An **expanded children's playground** with a climber, double swings, a spinner, and other equipment as selected by the community.

Two full-size **basketball courts** with fencing as needed and lighting. The northwest corner of the park is supported by a new **parking lot off west Gammon** with 13 parking spaces.

Walking paths radiate out from the existing gazebo to similarly-styled **shelters** along the multi-use trail. These shelters may be used for barbeques or other small group gatherings and echo the arrangement of the student housing that used to exist on site.

Two **bocce courts** with seating are proposed. Additional tables are scattered along the multi-use trail.

At the base of one radiating path from the gazebo, a stone **"Wedding Circle"** lies beneath twin oaks. More than one couple have already married in this serene park.

A **paved multi-use trail** circulates through the park connecting the Lakewood Trail to the Atlanta BeltLine. It also provides park access from The Villages at Carver, Bisbee Ave, Martin Avenue and the western end of Gammon near Project South. The trail winds through the lower park, preserving trees.

In the central area of the park, granite slabs are set into the hillside to form seating above an informal **turf stage**.

The fence surrounding the existing ropes course in the park becomes a surface for cultural expression with **temporary art panels** created by community members. If at a future date the ropes course relocates, the area may be repurposed as a dog park.

Two new tennis courts are shown at the terminus of Bisbee to support the tennis program at The New Schools at Carver or for general neighborhood use.

Street improvements on Bisbee Avenue include parallel parking to support two **pedestrian entrances** into the southern part of the park. A large element of **green infrastructure** flanks the north side of Bisbee, which is prone to flooding. Water captured here will flow into a larger proposed **stormwater management feature** in the south part of the park to provide additional capacity relief for existing sewer systems.



2018 Table of Probable Costs by Project (in alphabetical order)

ART PANELS (TEMPORARY) ON ROPES COURSE FENCE					
There is wide variability in the potential cost of this project.					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Art Panel	EA	15	\$650.00	\$9,750	
Contingency (15%)	Percent	15%	\$1,462.50	\$1,463	
TOTAL				\$11,213	
BASKETBALL COURTS					
This project would displace one functional tennis court.					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Repair Sink Hole	ALLOW	1	\$5,000.00	\$5,000	
Resurface/Restripe as Basketball Court	EA	2	\$5,121.25	\$10,243	
Remove Tennis Net/Poles	EA	2	\$390.00	\$780	
Double Basketball Goals	EA	2	\$4,600.00	\$9,200	
Design & Engineering	Percent	15%	\$3,783.38	\$3,783	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$3,783.38	\$3,783	
TOTAL				\$32,789	

BOCCE COURTS					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Grading/Leveling	ALLOW	1	\$3,500.00	\$3,500	
Bocce Court (complete)	EA	2	\$22,500.00	\$45,000	
Benches	EA	4	\$5,000.00	\$20,000	
Design & Engineering	Percent	15%	\$10,275.00	\$10,275	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$10,275.00	\$10,275	
TOTAL				\$89,050	

2018 Table of Probable Costs by Project (in alphabetical order)

CONNECTIONS BETWEEN PARK AND NEIGHBORHOOD					
Some of these connections should be accomplished along with the construction of the multi-use path itself					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Martin Street Connection: Concrete Walk	LF	120	\$30.75	\$3,690	
Martin Street Connection: Bollards	EA	3	\$2,500.00	\$7,500	
Martin Street Connection: Concrete Stairs	EA	1	\$1,450.00	\$1,450	
Martin Street Connection: Steel Handrail	LF	20	\$53.00	\$1,060	
Martin Street Connection: Grading/Site Prep	ALLOW	1	\$5,000.00	\$5,000	
Project South Connection: Granite Curb	LF	180	\$30.75	\$5,535	
Project South Connection: Concrete Walk	LF	180	\$37.50	\$6,750	
Project South Connection: Bollards	EA	3	\$2,500.00	\$7,500	
Project South Connection: Grading/Site Prep	ALLOW	1	\$5,000.00	\$5,000	
Villages at Carver Connection: Concrete Walk	LF	140	\$30.75	\$4,305	
Villages at Carver Connection: Coded Entry Gate	EA	1	\$15,000.00	\$15,000	
Villages at Carver Connection: Grading/Site Prep	ALLOW	1	\$5,000.00	\$5,000	
Bisbee Ave Connection SE: Entry Plaza	SF	300	\$12.50	\$3,750	Assume brick pavers
Bisbee Ave Connection SE: Site Furnishings	ALLOW	1	\$10,000.00	\$10,000	Bench, trash receptacle
Bisbee Ave Connection SE: Concrete Walk	LF	160	\$30.75	\$4,920	
Bisbee Ave Connection SE: Park Entry Sign	EA	1	\$7,500.00	\$7,500	
Bisbee Ave Connection SW: Entry Plaza	SF	300	\$12.50	\$3,750	Assume brick pavers
Bisbee Ave Connection SW: Site Furnishings	ALLOW	1	\$10,000.00	\$10,000	Bench, trash receptacle
Bisbee Ave Connection SW: Concrete Walk	LF	75	\$30.75	\$2,306	
Bisbee Ave Connection SW: Bollards	EA	3	\$2,500.00	\$7,500	
Design & Engineering	Percent	15%	\$17,627.44	\$17,627	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$17,627.44	\$17,627	
TOTAL				\$152,771	

2018 Table of Probable Costs by Project (in alphabetical order)

MAIN ENTRANCE RENOVATION WITH NEW QUAD AND MARKET & FESTIVAL PLAZA					
This project would displace the existing basketball court. It is recommended that it take place concurrently with or after relocation of basketball court.					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Stone Masonry Columns	SF	96	\$65.08	\$6,247	Unit cost is SF of column surface - not SF of footprint. Assumes 6’ high square columns by 2.5’ width
Custom Concrete Cap for Columns	EA	2	\$2,000.00	\$4,000	
Footers and Reinforcement for Columns	ALLOW	1	\$1,000.00	\$1,000	
Demolish Basketball Court	EA	1	\$835.00	\$835	
Demolish Existing Parking Area and Asphalt Driveway	SY	610	\$5.95	\$3,630	
Vehicle-Rated Concrete Drive & Plaza	SY	1010	\$35.00	\$35,350	
Pavement Detail (inlay of unit pavers or stamped & dyed concrete panels)	Percent	15%	-	\$5,303	Add to cost of Concrete Drive & Plaza for detail work
Site Preparation (Grading)	CY	600	\$8.42	\$5,052	
Vehicle Bollards	EA	7	\$2,500.00	\$17,500	
Misc Site Furnishings	ALLOW	1	\$10,000.00	\$10,000	
Concrete Curb	LF	190	\$11.00	\$2,090	6” height to discourage traffic into park
Trees	EA	4	\$1,000.00	\$4,000	
Pressure Wash/Paint Existing Pavilion	ALLOW	1	\$1,200.00	\$1,200	
Design & Engineering	Percent	15%	\$14,430.93	\$14,431	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$14,430.93	\$14,431	
TOTAL				\$125,068	

2018 Table of Probable Costs by Project (in alphabetical order)

MULTI-USE LAWN AND SOLAR-COVERED WALKWAY					
This project includes the costs of the concrete paths and lights along the north and south sides of the lawn & basketball courts. It displaces one tennis court.					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Concrete Stairs (7-10 Risers)	EA	2	\$3,250.00	\$6,500	
Steel Hand Railing	LF	60	\$53.00	\$3,180	
Grading/Leveling/Site Prep	ALLOW	1	\$15,000.00	\$15,000	
Bermuda Sod	MSF	5	\$1,350.00	\$6,750	
Concrete Walk Along North and South Edges of Lawn & Basketball Courts	LF	340	\$30.75	\$10,455	5' width
Post Light	EA	4	\$6,000.00	\$24,000	
Stone Seat/Retaining Wall along North Edge of Playground	LF	110	\$134.50	\$14,795	May be necessary to build small retaining wall on north side of playground to maintain a level play area - needs to be designed/engineered
Solar Canopy	ALLOW	1	\$250,000.00	\$250,000	
Site Furnishings	ALLOW	1	\$27,500.00	\$27,500	Benches, trash receptacles, etc
Design & Engineering	Percent	15%	\$53,727.00	\$53,727	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$53,727.00	\$53,727	
TOTAL				\$465,634	

2018 Table of Probable Costs by Project (in alphabetical order)

PARKING LOT OFF WEST GAMMON					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Grading/Leveling	ALLOW	1	\$10,000.00	\$10,000	
Asphalt Parking Spaces for 13 Cars	Space	13	\$1,448.00	\$18,824	
Concrete Walk Adjacent to Lot	LF	140	\$25.35	\$3,549	4' width
Post Light	EA	2	\$6,000.00	\$12,000	
Park Entrance Sign	EA	1	\$7,500.00	\$7,500	
Design & Engineering	Percent	15%	\$7,780.95	\$7,781	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$7,780.95	\$7,781	
TOTAL				\$67,435	

PLAYGROUND EXPANSION					
This project includes the costs of the concrete paths and lights along the west and south side of the playground.					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Remove One Tree	EA	1	\$1,250.00	\$1,250	
Grading/Leveling/Site Prep	ALLOW	1	\$15,000.00	\$15,000	
Concrete Walk Along South and West Edges of Playground	LF	280	\$30.75	\$8,610	5' width
Stone Seat/Retaining Wall along Edge of Playground	LF	160	\$134.50	\$21,520	May be necessary to build small retaining wall along side of playground to maintain a level play area - needs to be designed/engineered
Playground Equipment	ALLOW	1	\$150,000.00	\$150,000	
Site Furnishings	ALLOW	1	\$15,000.00	\$15,000	Benches, trash receptacles, etc
Post Light	EA	4	\$6,000.00	\$24,000	
Design & Engineering	Percent	15%	\$31,707.00	\$31,707	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$31,707.00	\$31,707	
TOTAL				\$298,794	

2018 Table of Probable Costs by Project (in alphabetical order)

SHELTERS (ADDITIONAL) FOR BBQ AND A STONE WEDDING CIRCLE PLATFORM					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Small Picnic Shelter	EA	3	\$35,000.00	\$105,000	
Grading/Leveling/Site Prep	ALLOW	1	\$15,000.00	\$15,000	
Concrete Paths from Existing Shelter	LF	520	\$25.35	\$13,182	4' width
Stone Wedding Platform	ALLOW	1	\$12,250.00	\$12,250	
Site Furnishings	ALLOW	1	\$20,000.00	\$20,000	Benches, trash receptacles, etc
Design & Engineering	Percent	15%	\$24,814.80	\$24,815	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$24,814.80	\$24,815	
TOTAL				\$215,062	

STAGE (TURF) WITH SEATING					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Grading/Leveling/Site Prep	ALLOW	1	\$20,000.00	\$20,000	
Granite Dimension Stone Set into Hillside	ALLOW	1	\$35,000.00	\$35,000	
Design & Engineering	Percent	15%	\$8,250.00	\$8,250	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$8,250.00	\$8,250	
TOTAL				\$71,500	

2018 Table of Probable Costs by Project (in alphabetical order)

STORMWATER MANAGEMENT FEATURE				
Costs of stormwater improvements can vary widely based on soils, site conditions, and other factors. An engineered study is required to fully understand costs and Department of Watershed Management will be needed as a partner in executing this project.				
Item	Unit	Qty	Cost/Unit	Extended Cost Notes
Site Prep/Demo/Grading	ALLOW	1	\$250,000.00	\$250,000
Overlook	ALLOW	1	\$75,000.00	\$75,000
Stormwater Facility	ALLOW	1	\$375,000.00	\$375,000
Design & Engineering	Percent	15%	\$105,000.00	\$105,000 Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$105,000.00	\$105,000
TOTAL				\$910,000

STREET IMPROVEMENTS ON BISBEE				
Costs of stormwater improvements can vary widely based on soils, site conditions, and other factors. An engineered study is required to fully understand costs and Department of Watershed Management should be consulted as a partner for this project.				
Item	Unit	Qty	Cost/Unit	Extended Cost Notes
Site Prep/Demo/Grading	ALLOW	1	\$55,000.00	\$55,000
Parallel Parking	ALLOW	1	\$25,000.00	\$30,000
Curbside Green Infrastructure	ALLOW	1	\$75,000.00	\$75,000
Design & Engineering	Percent	15%	\$24,000.00	\$24,000 Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$24,000.00	\$24,000
TOTAL				\$208,000

2018 Table of Probable Costs by Project (in alphabetical order)

STREET IMPROVEMENTS ON GAMMON				
This project would happen primarily within City Right-of-Way and APS property. Traffic studies and/or special permitting requirements may be necessary.				
Item	Unit	Qty	Cost/Unit	Extended Cost Notes
Restore Stone Masonry Columns	SF	96	\$65.08	\$6,247 Unit cost is SF of column surface - not SF of footprint. Assumes 6' high square columns by 2.5' width
Custom Concrete Cap for Columns	EA	2	\$2,000.00	\$4,000
Footers and Reinforcement for Columns	ALLOW	1	\$1,000.00	\$1,000
Concrete Speed Table/Crosswalk	EA	1	\$4,500.00	\$4,500
Granite Curb on Gammon, 1 block from Park (both sides)	LF	360	\$37.50	\$13,500
Sidewalk on Gammon, 1 block from Park (both sides)	LF	360	\$30.75	\$11,070 5' width
Site Preparation (Asphalt Removal, Grading)	CY	350	\$8.42	\$2,947
Unit Paving on One-Block Stretch of Gammon	LF	120	\$325.00	\$39,000
Temporary Traffic Controls	ALLOW	1	\$1,000.00	\$1,000
Extended Sidewalk along North Edge of Park	LF	450	\$30.75	\$13,838
Remove Cedar Trees to Open Views	EA	25	\$415.00	\$10,375
Remove Chain Link Fence along North Edge of Park	LF	450	\$4.34	\$1,953
Stone Seat/Retaining Wall along North Edge of Park	LF	250	\$134.50	\$33,625
Design & Engineering	Percent	15%	\$21,458.21	\$21,458 Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$21,458.21	\$21,458
TOTAL				\$185,971

2018 Table of Probable Costs by Project (in alphabetical order)

TABLES (ALONG MULTI-USE TRAIL)					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Grading/Leveling/Site Prep	EA	4	\$2,500.00	\$10,000	
Timber Retaining Walls	LF	200	\$40.00	\$8,000	Assumes 6x6 PTP, 2'-0" high to help level areas and contain surfacing material. Assume 50 LF per pad
Site Furnishings	EA	4	\$9,500.00	\$38,000	Assume each site includes: picnic table, grill, hot coal disposal, waste bin
Crushed Stone Surfacing (ADA compliant)	SF	720	\$1.39	\$1,001	
Sidewalks from Multiuse Path to Cookout Pads	LF	40	\$30.75	\$1,230	
Design & Engineering	Percent	15%	\$8,734.62	\$8,735	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$8,734.62	\$8,735	
TOTAL				\$75,700	

TENNIS COURTS					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Complete court with fence, etc., asphaltic surface	EA	2	\$55,000.00	\$110,000	
Site Furnishings	EA	4	\$5,000.00	\$20,000	Benches
Lighting	ALLOW	1	\$20,000.00	\$20,000	
Design & Engineering	Percent	15%	\$22,500.00	\$22,500	Expect to pay between 10-15% of projected project costs
Contingency (15%)	Percent	15%	\$22,500.00	\$22,500	
TOTAL				\$195,000	
GRAND TOTAL				\$3,103,987	

Notes



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