“The [Reynoldstown] Civic League also supports the addition of parks and recreational areas in Reynoldstown. Additional recreation areas and parks sought by the League have not yet been added.”

– From the 1981 PhD dissertation, Reynoldstown: a search for community by Maggie G. Gilead after interviewing Mrs. Corine Lang
Acknowledgements

This Vision Plan grew out of a neighborhood’s love for their park and a desire to uphold their strong commitment to community. Their goal: a park that reflects the characteristics of the neighborhood—caring, friendly, unique, and welcoming. This is not a neighborhood where you get lost because all the houses look the same, you’ll see free-range chickens on the corner, concerned notices about stray dogs, and street art of every stripe; it’s a place where upcoming events are spray-painted on the tunnel entrance, and where people step in to help neighbors in need. The Friends of Lang-Carson Park grew out of the Reynoldstown Civic Improvement League (RCIL) to focus on the park’s care and upkeep. Many of the members of the park visioning steering committee are active with both the Friends of Lang-Carson Park and RCIL. We thank them for the amazing amount of time and effort they devote to their community.

Annie Appleton, steering committee chair, originally applied for park visioning with Park Pride in 2018. Her optimism for the park, boundless enthusiasm, and positive energy were infectious throughout the process. Annie’s vision is that this park will “be an open, welcoming, and happy place for kids, families, and all neighbors to regularly come together.”

Kimberlin Bolton, the executive director of Re:Imagine ATL, is at work in the park, literally. The non-profit she leads is housed in the Lang-Carson Community Center and uses the space to hone the skills of fledgling film-makers within the community. Kimberlin’s vision for the park is that it will “be the foundation for our shared life experiences.”

Mitch Brown is the executive director of Resources for Residents & Communities (RRC), which has long been an integral part of the Lang-Carson Community Center. Mitch is also the official caretaker extraordinaire of Lang-Carson Community.
Center. Mitch’s vision is that this park will “celebrate the spirit of the neighborhood and shine a light on the history of Reynoldstown.”

Kacie Kerkhof served as the steering committee secretary, recording our meetings diligently. Her dream for the park embodies the essence of Reynoldstown: “One day, I dream this park will be a solid representation of old and new Reynoldstown, that people choose to come to and enjoy because they are excited and proud it is theirs.”

Christopher Leerssen’s vision is that this park will have and become “a place where we can be family, safe, open, porous, green, active, fun, music, party, dancing, sport, vegetables, shade, sweat, calm, and booming nonprofits in the building!!”

Will Moore brought valuable experience and insight from working on previous projects in the park, including the Manigault Playlot. Will’s vision is that the park will “be an inviting place that draws you in from every direction. Filled with people enjoying all the amenities it offers (basketball, tennis, playground, etc.). A central gathering place for all.”

Abbie Oliver lent her analytical expertise during the community survey phase of the vision process. Abbie’s vision is that this park will “serve the needs of everybody in the community and be a place of service.”

Sophia Prater, along with Abbie and Allyson, shared the task of coordinating survey data from the community. Sophia’s vision is that this park will “provide playscapes for kids and adults to exercise, climb, and move creatively.”

Although Allyson Short is relatively new to the neighborhood, she knew that with property backing up to the park, she wanted to be involved. She has been that and more. Allyson stepped up when not one, but two, babies arrived on the steering committee, and was an appreciated voice of the adjacent Manigault Street neighbors. Allyson’s vision is that this park will “be filled with people and animals making use of all it has to offer.”

Paul Vranicar brought practicality and measured reason to the table, thoughtfully considering each person’s time and attention as a gift to the community. Paul’s vision is that the park will “be full of children every day, a true community gathering spot.”

Allison Walker took charge of social media for the visioning effort as well as photography during the public meetings. Allison’s vision is that this park will be “accessible, kid-friendly” and “dynamic.”

The entire Steering Committee and Park Pride shares Larry Griffin’s dream for Lang-Carson Park—that it will be a “show-place for the City!”

We also want to thank Parks Commissioner John Dargle and Council Member Natalyn Archibong for attending our meetings and listening to the community’s ideas and dreams for the park. This plan will not move forward without the support and attention of our local leaders.

Perhaps most of all we want to thank the Reynoldstown community members who came out to listen, to be heard, and to take part in the park visioning process.

As it happens, this is my park, too. The concerns and goals that this community expressed during the visioning process are some of the reasons I live in Reynoldstown. There is a deep sense of kindness and generosity. It was an honor and pleasure to manage this process and I look forward to seeing this vision become a reality.

Teri Nye
Project Manager, Park Visioning
with Ruth Pimentel, Visioning Fellow and
Grace Raulet, Visioning Intern at Park Pride
The open lawn portion of Needham Park with its beautiful shade trees.

Sculpture by artist, William Massey. Part of the ‘What Are People For’ project made possible by WonderRoot and RCIL.
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EXECUTIVE SUMMARY

PARK PRIDE

Park Name: Lang-Carson Park
Acreage: 3.153 (4 parcels)
Year established: 1985
Address: 100 Flat Shoals Ave.
Atlanta, GA 30316
Parcel number(s):
14 001300060950 (2.71 acres)
14 001300060521 (0.124 acres)
14 001300060323 (0.105 acres)
14 001300060380 (0.215 acres)
Property Owner: City of Atlanta,
Department of Parks & Recreation
City Council District: 5
(Natalyn M. Archibong)
NPU: N
Fulton County Commission
District: 5 (Marvin S. Arrington, Jr.)
Executive Summary

On February 28, 1981, a long-awaited community center was established in Atlanta’s Reynoldstown neighborhood. It was christened Lang-Carson Community Center after Mrs. Corrine Lang of the Reynoldstown community and Mr. Horace Carson, of Cabbagetown. The 5.5-acre plot between Wylie Street and the railroad—known locally as “The Slide”—had been donated by Seaboard System Railroad (now CSX) to the city for a community center and park. Promises were made that the site would eventually include a lighted athletic field, multi-use courts, a picnic shelter, and a playground. Within four years however, Seaboard/CSX wanted the property back as they expanded Hulsey Yard into a “piggyback” rail/truck facility. In 1984, Seaboard agreed to renovate the then abandoned I.P. Reynolds Elementary School for $700,000, as a new home for the park and community center. Lang-Carson Park and Community Center opened in its current location in 1985.

In the 35 years since, Lang-Carson Park has remained virtually unchanged. The park remains a hub for recreation, for community involvement, for voting, and for education. The park provides recreational facilities for all ages and a venue for community events. Reynoldstown, however, is quickly growing. Large new homes are replacing small bungalows and renovations often include footprint expansions that virtually eliminate yards. Numerous multi-family developments have taken the place of former industrial uses. For these reasons a community park is all the more important to the neighborhood. It’s time for this park to meet the needs of the Reynoldstown of today.

In April 2019, Friends of Lang-Carson Park was awarded a Park Pride Visioning grant. A steering committee of twelve community members was formed to facilitate the process and represent the community. From May 2019 to December 2019, eight steering committee meetings and four public meetings were held. Public meetings were announced with yard signs throughout the neighborhood, on social media, and through emails. One hundred and twenty-one people responded to the public opinion survey distributed on paper and electronically.

Guiding principles were established during the first public meeting based on the community’s primary needs and desires for the park.

Guiding Principles

Prioritize beauty, safety, and cleanliness throughout the park in all improvements and additions, and a high standard of maintenance for existing structures and amenities.

Promote health, play, and community building in all amenities, programming, and structures included in the park.

Create a welcoming, safe, and accessible experience at entrances, inside the park, and throughout the community center.

Prioritize neighborhood pedestrian access (including bicycles/e-bikes/scooters, etc.) over car/truck accommodations.

Prioritize the recreational and social needs of the Reynoldstown community while welcoming visitors.
Context

Lang-Carson Parks sits at the heart of Reynoldstown, a neighborhood with a long history of cultural diversity, ingenuity, and generosity to those in its midst. The park grew in the hands of people like Mattie Griffin, Leola Hughes, Corine Lang, Thomas Hughley, and so many others who made sure that neighbors were well and children had safe places to play and learn. Although the neighborhood is changing rapidly, that caring attitude still surrounds Lang-Carson Park. Reynoldstown has an active Neighbor in Need program, is the home of Resources for Residents and Communities, and the Reynoldstown Civic Improvement League is the first stop for neighborhood involvement.

Historically, Reynoldstown, was established soon after the Civil War, at the confluence of the Georgia and Atlanta and West Point railroads (now CSX). African-Americans found work here at the sawmill or rebuilding and operating the railroads that had been destroyed during the war. Although pay was low, the cost of living was also low since Reynoldstown was so far removed from the bustling Atlanta city center at that time.

Reynoldstown became part of the city's southeastern quadrant in 1909 and is now listed on the National Register of Historic Places. It comprises an eclectic mix of home sizes and styles, from shotgun houses, Craftsman bungalows, Victorian cottages, shiny modern duplexes, and converted industrial lofts. In the 1880s, the Atlanta Street Railroad Company extended its trolley service through Reynoldstown, opening up new possibilities for residents to work in and visit the city of Atlanta. The trolley contributed to Atlanta’s gradual outward growth, eventually converting outskirt communities into in-town neighborhoods.

A few of Reynoldstown’s historic buildings remain as physical records of the residents’ ingenuity and hard work. Madison and Sarah Reynolds, for whom the neighborhood is named, ran a small grocery as early as the 1870s. In 1906, their son Isaiah Pearson Reynolds, Sr. was the first Black person to build a two-story brick building in Reynoldstown. In the 1920s, Black church members used their mule carts to travel to Stone Mountain, quarry granite blocks there, and transport them to Reynoldstown to build Phillips African Methodist Episcopal Church, still standing at Selman and Wylie Streets.

When the streetcar was moved from Wylie, and heavy rail became less important to the US economy in the 1950s, Reynoldstown suffered. Residents had long been railroad workers of all kinds. Many neighbors lost their jobs, presaging the area’s struggles with unemployment in decades to come. But not all the change during this decade was negative for Reynoldstown. In 1952, the Atlanta University School of Social Work and the Atlanta Urban League’s City League of Neighborhoods established the Reynoldstown Civic Improvement League (RCIL) to improve quality of life, promote job opportunities, and increase participation in civic process and elections. RCIL’s first
Clockwise from top: 2020 installation by artist, Erich B. Harvey, in the Reynoldstown Alcove Memory Park (RAMP); Foster of @rescuedogsandfriends; Mermaid Motor Lounge offers relief during the 2020 pandemic; Huddy, the rescue pup; mural by Jonathan Welsh at Flat Shoals and Wylie; adaptive reuse on Flat Shoals and Stovall; Stein Steel, long an anchor of the neighborhood; and Park Grounds, neighborhood café + dog park.
president was Mrs. Corine Lang, one of the people for whom Lang-Carson Park was eventually named. In 1958, a new elementary school was built and named after I.P. Reynolds. Mrs. Lang was the first Parent Teacher Association (PTA) president at the school. That former school is now Lang-Carson Community Center.

After extensive white flight and the arrival of Interstate 20 just south of Reynoldstown, the neighborhood of the 1960s had changed and RCIL had gone through a period of inactivity. In 1974, Ms. Mattie Griffin re-chartered the league. This iteration of RCIL would eventually succeed, in 1985, in opening the Lang-Carson Community Center and creating Lang-Carson Park.

In the 1990s, Reynoldstown went through a master planning process. Residents and local businesses identified prostitution, the drug trade, and other crimes as concerns for the community. However, the 1990s were also a time of vibrant cultural expression in the neighborhood. In 1996, residents held the first annual Wheelbarrow Festival, a community celebration that continues today and includes music, food, arts and crafts, lawn games, and more. The Wheelbarrow Festival is still held every summer in Lang-Carson Park, and serves as one of RCIL’s largest fundraisers.

By the time the neighborhood master plan was completed in 2000, participants agreed that it should focus on affordable housing, economic revitalization (including increasing employment among local young people), and rezoning. The industrial areas that remained from Reynoldstown’s years as a hub of railroad and related industries, needed to be turned into residential areas and light commercial areas. A community organization called Resources for Residents and Communities (RRC) worked on many of the 2000 neighborhood master plan goals, and continues to provide housing assistance today, working from offices in the community center at Lang-Carson Park.

Reynoldstown’s historic connection to the railroad continues to shape it in the present day. As former rail lines around Atlanta have been converted into the Atlanta BeltLine, the popular multi-use trail has spurred new development and raised housing prices. As the real estate market in this area heats up, new homes are being built on many of the parcels adjoining Lang-Carson Park.

In 2011, as part of the Atlanta BeltLine Master Plan, the community underwent another planning process. During this process residents and designers imagined what an expanded Lang-Carson Park might look like if the City of Atlanta acquired and added adjacent parcels to the park, including a residential lots on Weatherby and Wylie and portions of the Stein Steel Company property. In 2015, the neighborhood hired Pond to create construction drawings and the necessary documentation to build updates to the Manigault Street Playlot.

This visioning process incorporates the Manigault Street Playlot plans and envisions activation and updates to the rest of Lang-Carson Park in the event that no new parcels are added to its footprint.
1850-1860
- 1847: Atlanta is incorporated
- 1850: Population increases from 3000 to 9554

1860-1870
- 1865: Atlanta is surrendered to United States troops after several months of bombardment and reconnaissance battles. Reynoldstown is undeveloped and is labeled with the words “timber slashing,” (lined below) presumably indicating that it had been recently logged.

1870-1880
- 1870, Fulton Cotton Spinning Company is established on south side of the Georgia Railroad line.
- 1882, a bag company was constructed.
- 1889, the Fulton Bag & Cotton Mills is incorporated

1880-1890
- After the Civil War, railroad rebuilding offers jobs for newly freed men. A viable settlement of African American people begins to form at the T-intersection where the Atlanta & West Point railroad travels south from the Central of Georgia (CS&G) rail line, which runs east to west. The main streets of the settlement are Wylie, Oliver (now Kenyon), Selman, and Debka (now Chester). Madison and Sarah Reynolds are one of the first families to settle in the area and establish a store at Flat Shoals and Wylie.

1890-1900
- 1892, Bird’s Eye map of Atlanta showing the area that was called Reynoldstown.
- 1905, a series of seven white-only subdivisions are developed in Reynoldstown on the east side of the Atlanta & Seaboard rail line to Moreland Avenue. After the 1906 race riot black residents are restricted to the NW corner of the neighborhood (west of railroad on Kenyon and Selman). Reynoldstown becomes one of Atlanta’s five segregated neighborhoods.

1900-1910

1910-1920
- 1910, Reynoldstown (formerly part of DeKalb County) is annexed by Atlanta, along with Druid Hills, Edgewood, Copenhill, Brownwood and East Atlanta.

1920-1930
- 1922, Saint Philips African Methodist Episcopal Church (later H.H. Bearden Temple A.M.E.) is constructed by its parishioners of granite, quarried from Stone Mountain and brought by mule carts to Reynoldstown.

1930-1940
- 1930s, Reynoldstown Stars, the community’s semi-professional baseball team.

1940-1950
- 1942, Dr. Charles D. Huben (1880-1944), Morehouse College, director of the School of Religion and professor of church history.
1958, I.P. Reynolds Elementary School is built at 100 Flat Shoals Avenue. (This 2002 photo is from the National Register of Historic Places). This was the first public school built for African-American students in the neighborhood.

7

Post-war federally-guaranteed mortgages for white veterans, coupled with racist fears about Black neighbors, lead many white families to leave Reynoldstown. Reynoldstown becomes one of the first neighborhoods to experience “white flight” in Atlanta. By 1960, Reynoldstown becomes a predominantly Black neighborhood.

7

1974, after a period of inactivity, the Reynoldstown Civic Improvement League (RCIL) is revived and chartered by Mrs. Mattie Griffin. During this period, RCIL successfully campaigned for street lighting, crosswalks, and other neighborhood improvements.

4

1981, Lang-Carson Recreation Center is christened at 975 Wylie Street. The center was named jointly after Mrs. Corine Lang of Reynoldstown and Mr. Horace Carson of Cabbagetown. The building featured a game room, arts and crafts room, office and kitchen. Also planned for the 5-acre park’s future were a lighted athletic field, lighted/multi-use courts, a picnic barbeque shelter and a playground.

1985, in order to expand Hulsey Yard, Seaboard (CSX) paid approximately $700,000 to renovate the then closed I.P. Reynolds Elementary School at 100 Flat Shoals Avenue. Lang-Carson Community Center and Park move to its current location. The park features a community center, athletic field, lighted/multi-use courts, a tennis court, a picnic barbeque shelter and a playground.

4

1996, The first 3-day “Wheelbarrow Summer Theatre” festival is held. The event, organized by Reynoldstown Revitalization Corporation, lead by Young T. Hughley, Jr., along with help from students from Southern College of Technology and community members, showcased community talent including gospel, jazz, and theatrical performances, arts and crafts, and a picnic.

7

The summe theatre evolved into the Reynoldstown Wheelbarrow Festival, held annually in Lang-Carson Park.

Atlanta’s population 497,000 1970 Census (area of City has expanded)


Lang-Carson Park Ribbon Cutting 1953

Reynoldstown through the years

Interstate-20 is built through Atlanta south of Reynoldstown between 1960-1963.

1952, Reynoldstown Civic Improvement League (RCIL) is established by the Atlanta University School of Social Work and the Atlanta Urban League to promote voting and civic involvement.

Mrs. Corine Lang, who moved to Reynoldstown in 1922, becomes its first president.

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1952, Reynoldstown Civic Improvement League (RCIL) is established by the Atlanta University School of Social Work and the Atlanta Urban League to promote voting and civic involvement.

Mrs. Corine Lang, who moved to Reynoldstown in 1922, becomes its first president.
EXISTING CONDITIONS

Which entrance do you use most?

- Manigault Playlot 32.2%
- Weatherby 25.4%
- Flat Shoals 20.3%
- Wylie 22.0%

From Flat Shoals, there are two possible ways into the park. One, left of the Community Center, is an alley between the auditorium and densely overgrown fence row. This path leads past trash bins (do I want to park my bike there?) emerging behind the kitchen and above the basketball court. Where is the park?

Also from Flat Shoals, to the right of the Community Center entrance, a sidewalk leads to a chainlink-enclosed stairway, and down into an isolated courtyard. The sidewalk continues through a darkened passageway under the building and into the park. This area is isolated and neglected. Scary.

From Wylie Street, a gravel driveway appears to lead to a private residence and a church parking lot. This is actually a park entrance. The “driveway” is a public road named Webster Street. The park sign is set back in the park and isn’t visible from Wylie. Efforts are needed to identify the park and clarify this entrance.

From Weatherby Street, a modest mulched path, lined in stones, winds upward to the park. This lot is part of the park but the entrance is unmarked. At the top of the hill the path ends at the grass field with invasive plants encroaching from the adjacent fence. Where does this path lead?

Manigault Street entrance, at the Manigault Playlot, is in the fund-raising phase for renovation. This is the first phase of implementation of the Vision Plan. The new plan will create a welcoming and accessible entrance, eliminating the wooden ramp, broken pavers, and overgrown invasive plants.

Manigault Street via Webster

Weatherby

Wylie via Webster

Flat Shoals (Left)

Flat Shoals (Right)
Lang Carson Park—a 3.15-acre park comprised of four contiguous parcels of land—is located east of Flat Shoals Avenue, south of Wylie Street, north of Manigault Street, and west of Weatherby Street. There are five entrances into the park, three are pedestrian only, and two allow vehicular access and parking.

**Entrances**
From the Community Center parking lot on Flat Shoals Avenue, the park can be accessed by walking around the building either to the left or right. There is no public access to the park through the building. To the right of the front entrance door, a sidewalk leads down a concrete stair, into a fenced courtyard at the lower level of the classroom building. From there, the sidewalk passes under the pedestrian bridge connecting the auditorium to the classroom building and into the park.

Another way to reach the park from the Flat Shoals parking lot is by walking between the auditorium and the fence to the back of the building via a rear alley. The alley extends along the back of the basketball court to Webster Street.

From Wylie Street, vehicles enter unpaved Webster Street and drive into the park to a small parking area between the tennis court and basketball court. Parking in this area offers easy access to the playground—a possible risk to some, a convenience to others. This access and park was primarily intended for maintenance vehicles and those with mobility issues.

Pedestrians can also enter via the Manigault Street Playlot in the south east corner of the park. From the playlot, an aging, wooden ADA ramp connects to the open green space in the lower park. The ramp becomes slippery when wet, and the wood is broken through in multiple places.

Weatherby Street offers another pedestrian entrance, with a mulched path between two residential properties. This entrance connects
Weatherby to the multiuse field. There is no sign at this entrance and it lacks a threshold that defines a proper entry into the park.

**Active Sports Facilities**
The small baseball diamond is located in the north east corner of the park, on the large lawn space, which includes two sets of wooden bleachers. The backstop is overcome by unmanaged vegetation.

On the west side of the park is the covered, full-sized basketball court. The existing concrete walls of the court are painted with a mural done by the community. The basketball court is lit with overhead lights to accommodate night games.

Between the field and the basketball court is a single fenced tennis court, which is used regularly. Overgrowth along the north fence and plant debris falling onto the court often make that side unplayable.

**Playground**
The playground was updated relatively recently but is showing wear. Planter boxes need to be removed and updated. Seating is needed adjacent to the playground. The playground does not provide age-appropriate equipment for toddlers, except for bucket swings.
Community Garden

On the south side of the lawn, there is a community garden and covered pavilion with picnic tables and a grill. The community garden is active but struggles because it sits largely in shade most of the day. A large water tank collects rainwater from the roof of the picnic pavilion for use in the garden. There is no additional water source.

Buildings

The former I. P. Reynolds Elementary School comprises the two air-conditioned buildings in the park, connected by an enclosed pedestrian bridge. One building houses the auditorium, restrooms, administrative offices, and a warming kitchen. The auditorium space is heavily used by the community for meetings and as a polling place. Restrooms are only available when the building is open.

The two-story building, formerly classrooms, houses the non-profit organizations: Resources for Residents and Communities (RRC), Reimagine:ATL, and (lower level) the C.T. Vivian Leadership Institute Youth Scholars Program. This building is used for business and operations of the non-profit tenants.

The side of the classroom building facing the park is bleak and marred by a patchwork of painted-over graffiti. The south side of the classroom building is enclosed by a chain link fence (gate open) and nearly overrun by unmanaged vegetation. The area is a secluded place for illicit and/or unsanitary activity and dumping.

Between the community garden and the playground is an open picnic pavilion in good condition, with picnic tables and a grill. However it is frequently occupied by urban campers, trash-covered and unusable for recreation.
Community Engagement

Park Pride’s mission is to engage communities to activate the power of parks. Community engagement is the essence of this mission and we undertake each vision process with that defining factor in mind. Park Pride’s services are offered through a competitive application process, with visioning awards going to only two parks in the City of Atlanta and two parks in unincorporated DeKalb County each year. These two jurisdictions have contracted Park Pride to offer services to their parks through a suite of programs, one of which is Park Visioning. It is our job to engage communities and gather the community’s desires and needs into a Vision Plan. We are here to offer expert advice and counsel, and to arrive at a park plan that fulfills the desires and needs of the community. We consider the community to be our client throughout the process, and record and report the community’s wishes in the final documentation.

The vision plan includes a conceptual plan and a comprehensive report for the park, produced to professional landscape design standards. Park Pride’s visioning staff facilitates the public engagement process and community feedback informs and guides the creation of the vision plan. The resulting plan can then be used by community groups to fundraise and advocate for desired improvements in the park. It is also used as a guide for park planning and funding allocation by local government officials. In some cases, the vision plan helps to create new parks. In some cases, vision plans go on to be legislated as master plans.

In spring 2019, the Friends of Lang-Carson Park was awarded a park visioning grant. The group was interested in revitalizing their park to better serve the fast growth in the Reynoldstown neighborhood.

The Steering Committee

Step one of the visioning process is to create a steering committee of no more than 15 people. Each must be able to devote regular time over a six to eight-month period. There is a preliminary meeting with the applicant shortly after the award to discuss the composition of the steering committee. The applicant(s) is advised to make requests to a diverse group of people who fully represent the composition of the neighborhood, across ages and identities. The group should include representatives from adjacent landowners, businesses, schools, and other community organizations. The steering committee will typically include, as a non-voting observer, a representative from the local council or commission. Individuals who are interested will meet as a group for the kick-off steering committee meeting and at that time learn more about the role and make a final decision about the commitment. Each person who elects to take on the role is asked to sign a Memorandum of Understanding. It asks that steering committee members agree to:

- Attend monthly scheduled meetings (a maximum of two absences are allowed)
- Represent [the] community’s interests as well as [their] own
- Participate in the public engagement process through scheduled public meetings.
Over the course of eight months, steering committee meetings were held for Lang-Carson Park beginning with a kick-off meeting on May 20, then on June 17, July 15, August 19, September 16, October 21, November 18, and December 16, 2019. These meetings were used for various planning and outreach activities, including:

- A site tour (walk through the park) with steering committee members
- Planning calendar of public meetings, coinciding when possible with existing community gatherings and events
- Creating a survey, available on paper and online
- Planning publicity (yard signs, flyers, social media) for public events and input opportunities, scheduling postings
- Planning the public meetings (assigning tasks/scheduling)
- Reviewing responses, data, and feedback
- Providing feedback on draft surveys, plans, and other documents

### Paper survey (right) was distributed to neighbors within a 10-minute walk of the park and upon request. The survey was also available online via a QR code.
Survey of Community
During the second steering committee meeting, a survey was created to collect preferences and opinions from the community on potential park improvements. The survey was posted online, on the Friends of Lang-Carson Park and Reynoldstown Civic Improvement League (RCIL) websites, with links provided on Instagram and Facebook. Flyers with a scannable QR code link to the survey were also distributed in the neighborhood and at events. Steering committee members also hand delivered paper versions of the survey. The primary survey was open from August 5, 2019 to October 26, 2019.

Survey Results
The survey, in both paper and digital formats, was used to capture public input. There were 118 responses to the survey, providing valuable (though not statistically significant) results that represented neighborhood interests and priorities.

The results (page 16) indicate that most respondents live within walking distance of the park: 96.6% reported that they walk rather than drive or bike to the park.

One of the primary concerns was litter and an unkempt appearance, with 27% saying that these were the park’s biggest challenges. The second highest challenge was visibility from the street (22%). On a separate question, 72.4% agreed that the park lacks visibility. Coming in third, 15% selected aging structures and equipment as the biggest concern. Other challenges reported through the survey and one-on-one discussions were the lack of a public restroom, frequent camping in the park, and lack of lighting. When asked how often the community currently uses the park, 31.4% reported that they visit the park monthly. Close behind, 30.5% reported that they go to the park weekly, and 13.6% reported that they visit the park daily. The number one reason people went to the park was to walk or run with their dog. Despite this, the neighborhood was evenly divided on the installation of a dog park. Throughout the visioning process opinion remained at 50/50 over whether to build a dog park. Ultimately, the proposal of a dog park was abandoned because of the proximity of residential homes and other closeness of existing dog parks (privately owned) in the area.
Since May 2019, Park Pride has been working with the Reynoldstown community and Friends of Lang-Carson Park to collect community input about how this park can better meet current and future neighborhood needs. A survey is currently open (paper and online), and available via social media and at the Lang-Carson Community Center. Paper copies are also being distributed door to door and made available at the public meetings.

Top 10 reasons for visiting Lang-Carson Park
1. Walk/run with my dog
2. Community event
3. Take my child to the playground
4. Walk/run/exercise
5. Play tennis
6. Picnic or cookout
7. Play basketball
8. Community garden
9. None of these reason (listed separately)
10. Play baseball/softball

What we said
SURVEY RESULTS
(so far)

How often do you go to the park?

- 20.3% 2 or 3 times per year
- 31.4% Monthly
- 30.5% Weekly
- 13.6% Daily
- 6.2% Don’t go to park

How do you get to the park?

- 96.6% Walk
- 2.5% Drive
- 0.8% Bike

Which entrance do you use most?

- 32.2% WYLIE
- 25.4% FLAT SHOALS
- 22.0% WEATHERBY
- 20.3% MEDICAL

Our household includes...

- 38% 0-5 year olds
- 8% 6-12 year olds
- 4% teenagers
- 61% no children

Biggest Challenges

- Lack of lighting 22%
- Lack of visibility from street 27%
- Aging structures/equipment 15%
- Litter/scruffy appearance 8.6%
- Lack of public restroom 8.6%
- Camping/sleeping in the park 8%
- Lack of lighting 8%
- Other concerns 12%

Our household includes...

- 38% 0-5 year olds
- 8% 6-12 year olds
- 4% teenagers
- 61% no children

Top 10 reasons for visiting Lang-Carson Park

1. Walk/run with my dog
2. Community event
3. Take my child to the playground
4. Walk/run/exercise
5. Play tennis
6. Picnic or cookout
7. Play basketball
8. Community garden
9. None of these reason (listed separately)
10. Play baseball/softball

Should we have a dog park?

- 50.0% No
- 50.0% Yes

Other reasons we visit Lang-Carson Park

- 2.8% Have mobility issues at the park (including with strollers)

50.0% No 50.0% Yes

2.8% Have mobility issues at the park (including with strollers)
Public Meeting One, Big Ideas

The Reynoldstown community gathered at Lang-Carson Community Center on Monday, August 12, 2019, to learn about the park visioning process and develop guiding principles for the park’s design. Between 30 and 40 people attended.

After a brief presentation outlining the visioning process, the existing site conditions, and the park’s history, attention was turned to the first meeting’s goal: to hone in on big ideas within the community and arrive at guiding principles for the design process. Participants divided into smaller groups, each facilitated by two to three steering committee members. Within groups, questions were asked that help people focus on big ideas for the park.

- What experiences/sights/sounds would you like to have in the park?
- What is important to you about the park?
- If you could change one thing about the park, what would you change?
- Is there anything else we need to know?

Conversations about details or specific concerns were put aside in favor of ideas about what type of park is desired and needed, what the community wants out of this park, and over-arching concerns about the park, etc.

Key points emerged with the leading concerns centered on cleanliness and upkeep, opportunities for community to socialize, safety and accessibility, and pedestrian priority. From the data that was gathered during the first public meeting, five guiding principles were created (see page 12). These principles are intended as baselines for all design decisions, i.e., each element of the design must promote or support one or more of the guiding principles, and no element of the design should go against these principles.

Public Meeting Two, Design Workshop

Community members who gathered for the Annual Wheelbarrow Festival on September 14, 2019, had the opportunity to contribute their ideas about the design of Lang-Carson Park. The second public meeting, the design workshop, was held in conjunction with the Wheelbarrow Festival to maximize the number of people reached. Steering committee members worked in shifts throughout the day to meet with neighbors and record their feedback. Maps, aerial photos, and information about the history of the park were on display with markers and tracing paper, allowing everyone a chance to draw and experiment with different design ideas. Even kids had their say about the park and what they’d like to see.

Public Meeting Three, Preliminary Designs

The third public meeting was held on Saturday, October 26, 2019, from 10:00 am to noon, in the Lang-Carson Community Center auditorium. The purpose of the meeting was to present, in an open-house-style, two design concepts for Lang-Carson Park. The meeting was attended by 27 people, including Atlanta City Councilmember Natalyn Archibong and City of Atlanta Parks and Recreation Commissioner John Dargle. Participants reviewed and discussed the plans on display, along with the survey results, and offered feedback via paper feedback forms. Following the meeting, the plans were posted on social media along with a survey to capture additional feedback from those unable to attend. Seventy-six people submitted feedback via the online survey.

Public Meeting Four, Final Vision Plan

The fourth public meeting was held on Saturday, November 23, in conjunction with the annual Thanksgiving basket distribution by Neighbors-in-Need. Despite winds and rain, community members were out in force and showed much interest in the final plan. Ten participants gave feedback on the plan and prioritized projects. The plan was again posted on social media after the event for additional feedback. Fifteen additional people gave responded online.
Preliminary Concepts

The two preliminary concepts shown here were presented for public review and comment at Lang-Carson Community Center at the third public meeting. The plans were supported with exhibits showing existing conditions, reference images from other parks, and public input gathered by the initial survey. Community members were able to choose the features they preferred from either Concept 1 or Concept 2, with the idea of forming a hybrid plan to best fulfills the Guiding Principles.

The steering committee answered questions, described the visioning process to new participants, and explained the features of each concept. Feedback forms were provided for both concepts, allowing attendees to review and make comments on each design. After the meeting, the plans were made available online via Park Pride’s website. Additional feedback could be submitted through an online survey. Both paper (27) and digital comments (76) were compiled within SurveyGizmo for review by the Steering Committee. This feedback, along with the Guiding Principles, informed and shaped the final Vision plan. There was a slight preference for Concept 2 overall, and more emphasis on combining elements from both concepts into a single plan that focused primarily on the quality of the outdoor park space rather than upgrades to the buildings.

Features included in BOTH Preliminary Concepts 1 and 2

- Park signs at each entrance: Flat Shoals, Manigault St., Weatherby St., and Wylie Street
- Upgrades to the connections between the Wylie and Weatherby entrances and the park
- A bike/pedestrian trail between Wylie entrance and Flat Shoals
- Prioritization of pedestrians in the park by limiting personal vehicles to the Flat Shoals parking lot
- ADA accessible entrance into the Community Center from the parking lot
- Manigault Playlot improvements with new ADA-compliant walkway
- Preservation and maintenance of the existing tennis court
- Maintain the open multi-use field for T-ball, youth soccer, etc.
- Relocate the community garden and include a rainwater tank, composting area, storage shed, and work area
- Management of overgrowth on the park perimeter to enhance views into the park
- Upgrades to the playground equipment, include age-differentiated zones
- Outdoor fitness equipment
- Outdoor seating
- Prioritize the welcoming, safe, and accessible experience at entrances
- Create a solid fencing between dog run and private properties
- Add small bocce court area adjacent to playground
- Add second “twin” shelter in the open lawn area
- Enhancing this underutilized space as an outdoor performance area
- Add new park identification signage at all entrances
- Improve sightlines overgrowth and pruning trees
- Overgrowth and pruning trees
- Open views into the park
- Entry to the park from Wylie St.
- Improve connections between Weatherby St.
- Connect Weatherby entrance
- Create a welcoming entry and pedestrian access
- Add signage and pavement designs to entering the park from Wylie St.
- Exclude vehicular traffic from car/truck through the entire neighborhood
- Add new “twin” picnic shelter facing open multi-use field
- Activate this underutilized space as an outdoor performance area
- For dog-owners to relax
- Add outdoor fitness equipment
- Add shade and colorful surfacing and age-differentiated zones
- Renovate playground to maintain tennis courts
- Prune trees to remove
- Manage overgrowth on the park to enhance views into the park
- Improve sightlines
- Overgrowth and pruning trees
- Open views into the park
- Entry to the park from Wylie St.
- Connect Weatherby entrance
- Create a welcoming entry and pedestrian access
- Add signage and pavement designs to entering the park from Wylie St.
- Exclude vehicular traffic from car/truck through the entire neighborhood
- Add new “twin” picnic shelter facing open multi-use field
- Activate this underutilized space as an outdoor performance area
- For dog-owners to relax
- Add outdoor fitness equipment
- Add shade and colorful surfacing and age-differentiated zones
- Renovate playground to maintain tennis courts
- Prune trees to remove
- Manage overgrowth on the park to enhance views into the park
- Improve sightlines
- Overgrowth and pruning trees
- Open views into the park

Concept 1 - Features

- Buildings reconfigured for greater visibility into park
- Larger community garden at Flat Shoals entrance
- Recreational-sized bocce court next to tennis court (in current parking area)
- Dog run behind building, encompassing the existing shelter for dog-owner seating
- New “twin” picnic shelter facing open multi-use field
- Continuous connection between Weatherby St. Entrance to main walkway
Concept 2 - Features

- Buildings remain in current footprint
- Smaller community garden next to tennis courts (in current parking area) with water tanks to collect rainwater from basketball court roof
- Renovated bi-level courtyard seating area
- Regulation-sized bocce courts behind buildings + lawn games area
- Trellis-covered seating area along building
- Fitness equipment along main path into/out of building
Key Features of the Final Vision Plan

- Improved entrances, signage, and internal circulation for pedestrians
- Beautification and improved sightlines
- Updates to accommodate the growing population of Reynoldstown
- Full utilization and activation of the existing park property
The final vision plan for Lang-Carson Park recognizes the rapid growth happening in the Reynoldstown neighborhood. Updates and upgrades to the park are, now more than ever, necessary to keep pace with user demands.

Entrance Upgrades
Throughout the visioning process one of the top priorities of all residents was to improve visibility to this park, which is virtually invisible from the surrounding streets. There was also demand to improve entrances announcing the park and welcoming users in and through the greenspace. Several solutions were explored.

Flat Shoals Avenue
The main entrance to the Lang-Carson Community Center and Park provides parking, a large park sign, wheelchair designated parking, and two possible pathways into the park. There is, however, no public access to the park through the building and there is no wheelchair access into the building or the park from the parking lot. To get to the park from Flat Shoals, park users must either walk down the alley between the auditorium and dense overgrowth on an adjacent fence, or down stairs into an isolated courtyard.

To ensure safe and welcoming entry into the park from Flat Shoals Avenue, this plan proposed upgrades to the existing front entry of the Community Center, replacing the current sidewalk with a curbless transition from the parking lot to the front entrance (vehicular lanes separated from pedestrian-only areas with bollards) for easy pedestrian access, and ADA-designated parking spots directly across from the front entrance. Visibility should be enhanced by careful pruning of low-hanging limbs and/or removal of obstructive vegetation. Trash bins and recycling should be separated physically from the bike racks and placed in a sheltered area away from the front door. The bike racks should be given a secure and convenient location to encourage bike use.

Wylie and Webster Streets
The north entrance off Wylie Street via Webster Street (gravel) currently appears to be a residential/church driveway that happens to lead into the park. It is in fact a public street. This plan proposes that Webster Street be paved in a way that prioritizes pedestrians and curtails vehicular travel into the park except for deliveries and maintenance. A park entrance sign is proposed in the Webster right-of-way adjacent to Wylie with park hours and parking restrictions noted. Where Webster meets the park at the basketball court, the plan proposes a circular paved node with bollards limiting vehicular access, and large, vertical murals (such as the one by Kristin Farr, right) suspended on the court canopy facing northward on axis with Webster Street. The mural’s purpose would be to draw passersby from Wylie Street and invite people to visit the park.

Lesher Center for the Arts Mural, Kristin Farr, 2018, 28 x 16 feet
Manigault Street
The Manigault Playlot is an extension of Lang-Carson Park that offers an entrance from Manigault Street. This formerly vacant residential lot is owned by the City of Atlanta Department of Parks & Recreation, and provides the only ADA-accessible ramp into the park. Accessibility is hindered, however by broken, uneven pavement leading to the ramp and by rotten boards in the ramp. Plans are in the works for a complete renovation of this entrance including removal of the ramp, and regrading to create a continuous, ADA-accessible sidewalk into the park. The parcel will also include a new sensory garden, a place for public art installation, seating, and an additional play area with an overlook into the park.

Weatherby Street
The Weatherby Street entrance provides important access for neighbors on the east side of the park. This entrance is not marked by a park sign and only contains trees and a simple stone-lined mulch path to the crest of the hill. The path ends at the west/rear edge of this lot at the multi-use field. There is no path across

Left: Improvements to Manigault Playlot eliminate the wooden ramp, beautify the entrance, and create a more seamless connection to the park.

Above: The extension of the sidewalk from Weatherby Street to the existing central sidewalk and up to the Manigault Playlot further increases connections.

Right: Formerly parking, the paved areas between Webster Street (the Wylie entrance) and the lower classroom building will focus on pedestrians with seating and landscape improvements.
the field to the sidewalk. This plan proposes a connecting sidewalk from Weatherby to the main sidewalk and the new sidewalk that connects to Manigault Playlot. Other improvements would be a park sign, benches, landscape improvements, and ongoing invasive plant management.

**Interior Circulation Improvements**

Along with a pedestrian connection between the Weatherby and Manigault Street entrances, improvements to existing pedestrian connections are recommended. The entrances from Flat Shoals into the park both require passage through isolated and neglected parts of the park. The alley on the western edge of the park should be opened up by clearing overgrowth and formally paving a continuous multi-use pedestrian and bike trail to the Webster/Wylie Street entrance. Trash and recycling receptacles should be housed in covered bin areas and benches and bike racks added to increase use and convenience. An additional connection is recommended between the kitchen and the basketball court, this could include a hillside slide to encourage use of this route into the park.

To the right of the Community Center's front entrance is a second way to reach the park. This plan proposes that this underutilized courtyard get a major facelift to make it into a welcoming location with wide steps and generous landings leading to a seating area, and well-lit pathway into the park. The chain link fencing should be removed between the lower sidewalk and the rear of the classroom building, creating open circulation throughout the park.

Once in the park, the central walkway (see above) between the community center and the basketball court should be upgraded to include seating and defined entrances to the playground and other outdoor facilities. A new circular “node” at the intersection of this sidewalk and the winding east-west sidewalk to the pavilion and eastern entrances will better define the space as pedestrian and provide seating along its edges.

It is recommended that public parking be eliminated in the interior of the park. Bollards placed at the park end of Webster Street should prevent all but maintenance vehicles into the lower park. The parking lot on Flat Shoals will be maintained.
Community Garden and Blueberry Patch

One of the most requested improvements in the park was to relocate the community garden. The current location is too shaded for optimal vegetable production. This plan recommends moving the community garden to the lot adjacent to the Flat Shoals parking lot, making it a primary feature of the park and a place for community gathering. The shape of the garden beds mirror the shape of the Reynoldstown logo with variously sized plots on offer. It is suggested that the beds be constructed of weathered steel to reflect the legacy of Stein Steel to the neighborhood. The area would be enclosed in a fence and also include a shed with a water catchment system and a compost area.

In the current parking lot next to the tennis court, a small gathering area is proposed. The embankment and corner leading into the park could support a range of edible shrubs such as blueberries, which would introduce children to the pleasures of blueberry picking and a healthy snacking option. Currently, the parking area is frequently flooded with run-off from Webster Street and the roof of the basketball court. A water catchment system and detention of water from Webster Street residences is recommended.

Active Sports Improvements

Highly prized by the neighborhood is the covered, lighted basketball court. This feature provides year-round and evening hours fitness for many in the community. Recommended improvements include seating around the court and a nearby drinking fountain/bottle-filling station. Although the canopy does obstruct views into the park, the benefits outweigh this cost. A mural treatment for the north-facing end would welcome people into the park and identify the public space. Overgrowth of vegetation along the adjacent fenced property line should be cleared and managed to increase sightlines. It is recommended that vehicular access into the park be restricted to maintenance-only.

The tennis court is also an often-used amenity but needs regular management of overgrowth and clearing of plant debris. Pruning of fence row trees would alleviate these issues. The addition of seating adjacent to the tennis court would provide a place for spectators and players to relax.

In the northeast corner of the park is the Little League baseball field/multi-use field. The grass and bases in this field are well-maintained but the backstop and adjacent fence are overgrown with vegetation. This field is large enough to accommodate a U10 youth soccer field (180 ft. x 121 ft.), adding diverse options for the field.
Other popular activities in the park are lawn games such as cornhole. This plan proposes using the current location of the community garden and area behind the classroom building as a permanent lawn games area. These areas are underutilized, overgrown, and need activation. A bocce league in Atlanta could make use of regulation-sized courts as long as two courts are available. Cornhole boards could be constructed of concrete and permanently located, or wooden portable boards could be stored in the community center.

**Playground Upgrade and Fitness Zone**

The existing playground and its surroundings need an upgrade. The classroom building provides testament to deferred maintenance rather than a pleasant backdrop for play. This plan proposes refacing the building and adding a wooden shade structure along the building’s length. The shade structure would shade freestanding tables and chairs for families to use while children play. The surface of the area would be unified with a swirling set of colorful concrete pathways, forming giant, curving patterns throughout the play area, swings, and fitness zone.

The addition of an outdoor fitness zone for adults provides an additional way that the community can use the park for recreation and exercise. Located near the playground, children can play while caregivers work out. It is also close to the main sidewalk and entrances into the park for easy access.

The active recreation options are centrally located within the park while passive use options, such as picnicking, walking, reading, gardening, or just sitting in the park, are located at the park’s perimeter, in Manigault Playlot, at the Weatherby Street entrance, and at the Flat Shoals community garden and exterior courtyard.

Cost estimates for each of these projects is including in the Projects & Budget section following.

The classroom building offers potential for park restrooms as well as additional rooms for public use. On the lower level, (see the two sets of windows to the right of the blue doors below), are restrooms that open into the former school’s interior. It would be possible to retrofit these to open into the park. This lower level once housed craft rooms and fitness equipment for the community. Public desires for the buildings were collected in a basic survey, however, a complete study of the facilities was not within the scope of this Vision Plan. The recommendations of this plan are based on the buildings remaining in their current configuration and uses.
PROJECTS & BUDGET

PARK PRIDE

Webster/Wylie St. Entrance Beautification and Rain Garden

Blueberry Patch & Tennis Trellis

Playground and Fitness Zone, with Shaded Seating

Weatherby entrance upgrades and path connection

Manigault Entrance Renovation
(in progress)
2020-2021

Community Garden

Accessible Upgrades to Main Entrance

Central Spine and Courtyard Improvements

Bocce and Lawn Sports Area
This vision plan for Lang-Carson Park is intended to guide community-led advocacy and development of the park in a phased approach. At the final community meeting, attendees ranked projects in order of priority (see prioritization form, facing page, and results table below) to guide fund-raising efforts and order of implementation.

The budgets presented on the following pages are intended to provide a starting point for fundraising and advocacy efforts and were compiled without the benefit of detailed design, survey, geotechnical, and other site conditions, which may change significantly the cost of any project. Park Pride makes no guarantee or warranty as to their accuracy.

It is worth noting here that Park Pride provides matching grants for community-led park improvement projects, and should be considered as a potential source of funds for community initiatives in Lang-Carson Park.

<table>
<thead>
<tr>
<th>Item</th>
<th>Overall Rank</th>
<th>Rank Distribution</th>
<th>Score</th>
<th>No. of Rankings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground upgrades and fitness zone</td>
<td>1</td>
<td>![Rank Icon]</td>
<td>101</td>
<td>14</td>
</tr>
<tr>
<td>Provide ADA-accessible circulation from Flat Shoals parking lot into park and through the Community Center</td>
<td>2</td>
<td>![Rank Icon]</td>
<td>90</td>
<td>14</td>
</tr>
<tr>
<td>Relocate and expand community garden</td>
<td>3</td>
<td>![Rank Icon]</td>
<td>78</td>
<td>14</td>
</tr>
<tr>
<td>Improve central walkway and add courtyard seating</td>
<td>4</td>
<td>![Rank Icon]</td>
<td>68</td>
<td>13</td>
</tr>
<tr>
<td>Improve the walkway from Flat Shoals to Wylie St</td>
<td>5</td>
<td>![Rank Icon]</td>
<td>67</td>
<td>14</td>
</tr>
<tr>
<td>Weatherby entrance improvements and connecting walkway</td>
<td>6</td>
<td>![Rank Icon]</td>
<td>67</td>
<td>14</td>
</tr>
<tr>
<td>Beautify Webster/Wylie St, entrance and add rain garden</td>
<td>7</td>
<td>![Rank Icon]</td>
<td>64</td>
<td>14</td>
</tr>
<tr>
<td>Activate underutilized space with bocce courts and additional lawn sports</td>
<td>8</td>
<td>![Rank Icon]</td>
<td>64</td>
<td>13</td>
</tr>
<tr>
<td>Blueberry patch and tennis trellis</td>
<td>9</td>
<td>![Rank Icon]</td>
<td>38</td>
<td>13</td>
</tr>
</tbody>
</table>

![Rank Icon Legend] Lowest Rank, Highest Rank
## 2020 Table of Probable Costs by Project

### MANIGAULT PLAYLOT IMPROVEMENTS (FUND RAISING IN PROGRESS)

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site preparation and demolition</td>
<td>ALLOW</td>
<td></td>
<td>$41,000</td>
<td>$41,000</td>
<td>Drainage, erosion control, hauling, utility prep, etc.</td>
</tr>
<tr>
<td>Hardscape improvements</td>
<td>ALLOW</td>
<td></td>
<td>$59,000</td>
<td>$59,000</td>
<td>Construction and materials costs</td>
</tr>
<tr>
<td>Site Furnishings</td>
<td>ALLOW</td>
<td></td>
<td>$14,000</td>
<td>$14,000</td>
<td>Furnishings and install</td>
</tr>
<tr>
<td>Permit fees and construction administration</td>
<td>ALLOW</td>
<td></td>
<td>$4,700</td>
<td>$4,700</td>
<td>Stamped plans, permit fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td>$28,280</td>
<td>$28,280</td>
<td>20% planning contingency for unforeseen conditions</td>
</tr>
<tr>
<td>Project Management</td>
<td>ALLOW</td>
<td></td>
<td>$22,700</td>
<td>$22,700</td>
<td>Construction administration</td>
</tr>
</tbody>
</table>

**TOTAL** $169,680

### PLAYGROUND UPGRADES, ADULT FITNESS ZONE, AND ADJACENT SEATING AREA

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground (5-12 years) + surface</td>
<td>ALLOW</td>
<td>1</td>
<td>$125,000</td>
<td>$125,000</td>
<td>playground costs vary, can be designed for any budget</td>
</tr>
<tr>
<td>Playground (toddler) + surface</td>
<td>ALLOW</td>
<td>1</td>
<td>$75,000</td>
<td>$75,000</td>
<td>playground costs vary, can be designed for any budget</td>
</tr>
<tr>
<td>Adult fitness equipment + surface</td>
<td>ALLOW</td>
<td>1</td>
<td>$20,000</td>
<td>$20,000</td>
<td>five pieces of equipment plus installation</td>
</tr>
<tr>
<td>Colorful concrete walkways</td>
<td>SF</td>
<td>5,250</td>
<td>$15</td>
<td>$78,750</td>
<td>higher unit price for concrete with integral color admixture, curved formwork, and varying widths</td>
</tr>
<tr>
<td>Arbor, materials and installation</td>
<td>ALLOW</td>
<td>1</td>
<td>$30,000</td>
<td>$30,000</td>
<td>custom cedar or pressure treated, approx 12’ x 125’</td>
</tr>
<tr>
<td>Tables and chairs, various colors</td>
<td>ALLOW</td>
<td>1</td>
<td>$1,500</td>
<td>$1,500</td>
<td>four sets of movable tables and chairs</td>
</tr>
<tr>
<td>Picnic tables, Victor Stanley, black</td>
<td>EACH</td>
<td>2</td>
<td>$1,750</td>
<td>$3,500</td>
<td>Victor Stanley, black, anchored into a concrete pad</td>
</tr>
<tr>
<td>Trash receptacle</td>
<td>EACH</td>
<td>2</td>
<td>$1,415</td>
<td>$2,830</td>
<td>Victor Stanley, black</td>
</tr>
<tr>
<td>Design and engineering</td>
<td>15%</td>
<td></td>
<td>$50,490</td>
<td></td>
<td>15% of total budget in design/engineering fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td>$67,315</td>
<td></td>
<td>20% planning contingency</td>
</tr>
</tbody>
</table>

**TOTAL** $454,385
### ADA-ACCESSIBLE CIRCULATION FROM FLAT SHOALS PARKING LOT TO THE PARK AND INTO THE COMMUNITY CENTER

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction of rolling curb from parking lot to sidewalk at main entrance</td>
<td>LF</td>
<td>60</td>
<td>$35</td>
<td>$2,100</td>
<td>higher cost for low quantity and integral color admixture</td>
</tr>
<tr>
<td>Replace concrete with integral color pattern</td>
<td>SF</td>
<td>650</td>
<td>$15</td>
<td>$9,750</td>
<td>alternatively, existing concrete may be stained for $5-10/sf</td>
</tr>
<tr>
<td>Bollards</td>
<td>EA</td>
<td>11</td>
<td>$1,650</td>
<td>$18,150</td>
<td>5” removable round steel bollards</td>
</tr>
<tr>
<td>Reconfiguration of parking island for dedicated ADA parking</td>
<td>ALLOW</td>
<td>1</td>
<td>$3,000</td>
<td>$3,000</td>
<td>partial demolition &amp; regrading, small batch of hot-mix asphalt, approx 50 lf of new concrete curb, ADA parking sign</td>
</tr>
<tr>
<td>Pavement markings</td>
<td>ALLOW</td>
<td>1</td>
<td>$1,000</td>
<td>$1,000</td>
<td>ADA symbol, striping &amp; crosswalk</td>
</tr>
<tr>
<td>Wayfinding signage</td>
<td>EA</td>
<td>1</td>
<td>$5,000</td>
<td>$5,000</td>
<td>use City of Atlanta standard wayfinding signage</td>
</tr>
<tr>
<td>Bike rack</td>
<td>EA</td>
<td>1</td>
<td>$1,500</td>
<td>$1,500</td>
<td></td>
</tr>
<tr>
<td>Design and engineering</td>
<td>15%</td>
<td></td>
<td>$6,075</td>
<td></td>
<td>15% of total budget in design/engineering fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td>$8,100</td>
<td></td>
<td>20% planning contengency for general conditions, erosion measures, permits, overhead and profit, etc</td>
</tr>
</tbody>
</table>

**TOTAL** $54,675
## RELOCATE AND EXPAND THE COMMUNITY GARDEN

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition/grading</td>
<td>ALLOW</td>
<td>1</td>
<td>$1,500</td>
<td>$1,500</td>
<td>demolish old garden, reclaim materials, grade new site</td>
</tr>
<tr>
<td>Crushed stone pathways and surfacing</td>
<td>SF</td>
<td>3,000</td>
<td>$2</td>
<td>$6,000</td>
<td></td>
</tr>
<tr>
<td>Custom corten steel raised planting beds (solicit donation from Stein Steel)</td>
<td>EA</td>
<td>15</td>
<td>$0</td>
<td>$0</td>
<td>alternatively, beds can be made of wood, which can be donated and installed by volunteers</td>
</tr>
<tr>
<td>Wooden fence with wire mesh panels</td>
<td>LF</td>
<td>290</td>
<td>$26</td>
<td>$7,540</td>
<td>4’ height</td>
</tr>
<tr>
<td>Tool shed</td>
<td>EA</td>
<td>1</td>
<td>$1,000</td>
<td>$1,000</td>
<td></td>
</tr>
<tr>
<td>Rainwater cisterns</td>
<td>EA</td>
<td>2</td>
<td>$6,000</td>
<td>$12,000</td>
<td>3,200 gallon storage</td>
</tr>
<tr>
<td>Cedar compost bins</td>
<td>EA</td>
<td>9</td>
<td>$115</td>
<td>$1,035</td>
<td></td>
</tr>
<tr>
<td>Arbor materials &amp; installation</td>
<td>ALLOW</td>
<td>1</td>
<td>$15,000</td>
<td>$15,000</td>
<td>cedar or pressure treated, approx 50’ x 10’</td>
</tr>
<tr>
<td>Design and engineering</td>
<td>15%</td>
<td></td>
<td></td>
<td>$7,210</td>
<td>15% of total budget in design/engineering fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td></td>
<td>$9,615</td>
<td>20% planning contingency</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$60,900</strong></td>
<td></td>
</tr>
</tbody>
</table>

## IMPROVE CENTRAL (NORTH-SOUTH) WALKWAY

<table>
<thead>
<tr>
<th>Item</th>
<th>UNIT</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rebuild stairway and add courtyard</td>
<td>ALLOW</td>
<td>1</td>
<td>$90,000</td>
<td>$90,000</td>
<td>Demolition and construction</td>
</tr>
<tr>
<td>Plant slope with native grasses</td>
<td>EA</td>
<td>400</td>
<td>$35</td>
<td>$14,000</td>
<td>3 gallon plants spaced 24” on center</td>
</tr>
<tr>
<td>Demolish and repave concrete walkway</td>
<td>SF</td>
<td>4,200</td>
<td>$10</td>
<td>$42,000</td>
<td></td>
</tr>
<tr>
<td>Circular plaza</td>
<td>ALLOW</td>
<td>1</td>
<td>$18,000</td>
<td>$18,000</td>
<td>Demolition and construction; relocation of plaque</td>
</tr>
<tr>
<td>Hillside slide</td>
<td>ALLOW</td>
<td>1</td>
<td>$9,500</td>
<td>$9,500</td>
<td></td>
</tr>
<tr>
<td>Trash Receptacle</td>
<td>EA</td>
<td>1</td>
<td>$1,415</td>
<td>$1,415</td>
<td>Victor Stanley, black</td>
</tr>
<tr>
<td>Vehicle Bollards</td>
<td>EA</td>
<td>4</td>
<td>$1,650</td>
<td>$6,600</td>
<td></td>
</tr>
<tr>
<td>Design &amp; Engineering</td>
<td>15%</td>
<td></td>
<td></td>
<td>$27,230</td>
<td>15% of total budget in design &amp; engineering fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td></td>
<td>$36,305</td>
<td>20% planning contingency</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$245,050</strong></td>
<td></td>
</tr>
</tbody>
</table>
### IMPROVE THE PEDESTRIAN CONNECTION BETWEEN FLAT SHOALS PARKING LOT AND WYLIE STREET

(In coordination with the Atlanta Department of Public Works at Webster Street)

<table>
<thead>
<tr>
<th>Item</th>
<th>UNIT</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paved “node” at Webster-park entrance</td>
<td>SF</td>
<td>900</td>
<td>$25</td>
<td>$22,500</td>
<td>18’ paved square or circle with decorative paving</td>
</tr>
<tr>
<td>Mural</td>
<td>ALLOW</td>
<td>1</td>
<td>$15,000</td>
<td>$15,000</td>
<td>panel(s) suspended from basketball court canopy</td>
</tr>
<tr>
<td>New park sign at Wylie</td>
<td>EA</td>
<td>1</td>
<td>$7,000</td>
<td>$7,000</td>
<td>indicating park entrance and hours/parking availability</td>
</tr>
<tr>
<td>Repave Webster Street</td>
<td>SF</td>
<td>2,040</td>
<td>$18</td>
<td>$36,720</td>
<td>vehicle-rated pavers</td>
</tr>
<tr>
<td>ADA ramps at crosswalk</td>
<td>EA</td>
<td>2</td>
<td>$2,500</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>Clear overgrowth on fence</td>
<td>ALLOW</td>
<td>1</td>
<td>$1,000</td>
<td>$1,000</td>
<td>from south end of Webster Street to Flat Shoals parking lot</td>
</tr>
<tr>
<td>Concrete multi-use trail</td>
<td>SF</td>
<td>3,200</td>
<td>$10</td>
<td>$32,000</td>
<td>from south end of Webster Street to Flat Shoals parking lot</td>
</tr>
<tr>
<td>Thermoplastic striping for crosswalk</td>
<td>LF</td>
<td></td>
<td>$2.44</td>
<td>$1,000</td>
<td></td>
</tr>
<tr>
<td>Benches (backless)</td>
<td>EA</td>
<td>2</td>
<td>$1,415</td>
<td>$2,830</td>
<td>overlooking basketball court</td>
</tr>
<tr>
<td>Fence for back of house/trash can area</td>
<td>LF</td>
<td>40</td>
<td>$24</td>
<td>$960</td>
<td>wooden privacy fence for kitchen exit</td>
</tr>
<tr>
<td>Design &amp; Engineering</td>
<td>15%</td>
<td></td>
<td></td>
<td>$18,600</td>
<td>15% of total budget in design &amp; engineering fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td></td>
<td>$24,800</td>
<td>20% planning contingency</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$167,410</strong></td>
<td></td>
</tr>
</tbody>
</table>
# WEATHERBY STREET ENTRANCE IMPROVEMENTS AND WALKWAY CONNECTION TO CENTRAL (EAST-WEST) WALKWAY

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paved entry plaza at curb of Weatherby</td>
<td>ALLOW</td>
<td>1</td>
<td>$5,000</td>
<td>$5,000</td>
<td>semicircular, with plantings, low seat walls</td>
</tr>
<tr>
<td>Intermediate plazas</td>
<td>EA</td>
<td>2</td>
<td>$5,000</td>
<td>$10,000</td>
<td>15’ diameter concrete circular plazas with low seat walls</td>
</tr>
<tr>
<td>Park sign</td>
<td>EA</td>
<td>1</td>
<td>$7,000</td>
<td>$7,000</td>
<td>Atlanta standard park entry sign</td>
</tr>
<tr>
<td>Plantings</td>
<td>ALLOW</td>
<td>1</td>
<td>$2,000</td>
<td>$2,000</td>
<td>at entrance and along walkway</td>
</tr>
<tr>
<td>Bench</td>
<td>EA</td>
<td>4</td>
<td>$1,415</td>
<td>$5,660</td>
<td>Victor Stanley, black</td>
</tr>
<tr>
<td>Pave walkway into park</td>
<td>SF</td>
<td>1,800</td>
<td>$10</td>
<td>$18,000</td>
<td>concrete</td>
</tr>
<tr>
<td>Clearing overgrowth</td>
<td>ALLOW</td>
<td>1</td>
<td>$1,000</td>
<td>$1,000</td>
<td>on fences adjacent to park</td>
</tr>
<tr>
<td>Grading as necessary</td>
<td>ALLOW</td>
<td>1</td>
<td>$5,000</td>
<td>$5,000</td>
<td>to achieve a no-steps access to main walkway through park</td>
</tr>
<tr>
<td>Design &amp; Engineering</td>
<td>15%</td>
<td></td>
<td></td>
<td>$8,050</td>
<td>15% of total budget in design &amp; engineering fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td></td>
<td>$10,730</td>
<td>20% planning contingency</td>
</tr>
</tbody>
</table>

**TOTAL** $72,440

# LAWN GAMES AND BOCCE COURTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clearing and Grading</td>
<td>ALLOW</td>
<td>1</td>
<td>$5,000</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>Bocce courts</td>
<td>EA</td>
<td>2</td>
<td>$4,200</td>
<td>$8,400</td>
<td>regulation-size courts</td>
</tr>
<tr>
<td>Cornhole goals (permanent)</td>
<td>EA (SET)</td>
<td>2</td>
<td>$2,500</td>
<td>$5,000</td>
<td>concrete on concrete pads with drainage away from pitch</td>
</tr>
<tr>
<td>Rules Sign</td>
<td>EA</td>
<td>2</td>
<td>$3,620</td>
<td>$7,240</td>
<td></td>
</tr>
<tr>
<td>Landscaping around courts</td>
<td>EA</td>
<td>2</td>
<td>$500</td>
<td>$1,000</td>
<td>may be donated and installed by volunteers</td>
</tr>
<tr>
<td>Benches (backless)</td>
<td>EA</td>
<td>6</td>
<td>$1,415</td>
<td>$8,490</td>
<td>2 at each bocce court, 2 at cornhole pitches</td>
</tr>
<tr>
<td>Design &amp; Engineering</td>
<td>15%</td>
<td></td>
<td></td>
<td>$5,270</td>
<td>15% of total budget in design &amp; engineering fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td></td>
<td>$7,025</td>
<td>20% planning contingency</td>
</tr>
</tbody>
</table>

**TOTAL** $47,425
## TENNIS COURT SEATING AND BLUEBERRY PATCH

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Qty</th>
<th>Cost/Unit</th>
<th>Extended Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clearing and Grading</td>
<td>ALLOW</td>
<td>1</td>
<td>$5,000</td>
<td>$5,000</td>
<td>Remove existing paving, regrade</td>
</tr>
<tr>
<td>Stone retaining/seat wall</td>
<td>ALLOW</td>
<td>1</td>
<td>$12,000</td>
<td>$12,000</td>
<td></td>
</tr>
<tr>
<td>Topsoil, compost for planting beds</td>
<td>ALLOW</td>
<td>1</td>
<td>$3,500</td>
<td>$3,500</td>
<td></td>
</tr>
<tr>
<td>Blueberry shrubs</td>
<td>EA</td>
<td>15</td>
<td>$35</td>
<td>$525</td>
<td>Rabbiteye blueberries, no fewer than 3 varieties</td>
</tr>
<tr>
<td>Arbor, installed</td>
<td>EA</td>
<td>1</td>
<td>$15,000</td>
<td>$15,000</td>
<td></td>
</tr>
<tr>
<td>Crushed stone pavement in seating area</td>
<td>SF</td>
<td>525</td>
<td>$2</td>
<td>$1,050</td>
<td></td>
</tr>
<tr>
<td>Trash receptacle</td>
<td>EA</td>
<td>1</td>
<td>$1415</td>
<td>$1,415</td>
<td>Victor Stanley, black</td>
</tr>
<tr>
<td>Tables/chairs or picnic tables</td>
<td>ALLOW</td>
<td>1</td>
<td>$1,500</td>
<td>$1,500</td>
<td></td>
</tr>
<tr>
<td>Design &amp; Engineering</td>
<td>15%</td>
<td></td>
<td>$6,000</td>
<td></td>
<td>15% of total budget in design &amp; engineering fees</td>
</tr>
<tr>
<td>Contingency</td>
<td>20%</td>
<td></td>
<td>$8,000</td>
<td></td>
<td>20% planning contingency</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>$53,990</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>$1,325,955</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The worn facade of the Lang-Carson Community Center facing the playground.
Operations + Maintenance

This plan recommends a more aggressive schedule and approach for the maintenance of Lang-Carson Park. It is desirable that the park be attractive, clean, accessible, and memorable for its users. Achieving this goal will require its inclusion in an ongoing operations and maintenance plan.

The maintenance of Lang-Carson Park requires greater investment from the City of Atlanta Department of Parks & Recreation, along with partnerships with community groups such as the Friends of Lang-Carson Park and the Reynoldstown Civic Improvement League (RCIL).

The City of Atlanta Department of Parks & Recreation may use the information in this section to estimate funding needed for the maintenance of Lang-Carson Park including more frequent scheduled maintenance, protocols, and staffing requirements.

Maintenance Priorities

Property lines
Property lines should be maintained clear of overgrowth. Trees or tree seedlings should be removed from fences and fences replaced if damaged. Vines or other eye-level screening plants in adjacent yards should not be allowed to protrude into the park more than 6” past the vertical plane of the fence or property line (the canopy of neighboring trees is not subject to this rule).

Aggressive vines and shrubs, especially invasive plants such as privet (Ligustrum spp.), wisteria (Wisteria sinensis or W. floribunda), English ivy (Hedera helix), Japanese honeysuckle (Lonicera japonica), Amur honeysuckle (L. mackii), and the native but hazardous poison ivy (Toxicodendron radicans), should be removed to maintain sightlines and public safety.

Athletic Facilities
All courts, including nets, goals, and painted lines should be maintained in good working condition. Trash should be picked up and trash cans emptied on a regular schedule. Open lawns (fescue-mix) will be mown regularly and cleared of leaves as needed seasonally. Litter collection should occur on a regular basis.

Skinned or eroded areas of lawn should be repaired as soon as possible. Cracks or crumbling pavement should be repaired immediately. Fences and court conditions should be monitored regularly and repaired as soon as a problem is identified.

Sidewalks
Upon completion, the park will include new paved walkway connections. These should be free from overgrowth, tagging, or cracks.

Building Exterior
The building exterior should be kept clear of trash and overgrowth, with non-sanctioned painting removed immediately and the wall surface cleaned and returned to its original state. Regular checks should be made of benches, bike racks, trash cans, railings, and sidewalks to ensure they are in good repair. Any damage should be reported and repaired within two weeks.

Entrances should be kept clear of overgrown vegetation, leaf litter, and trash, and adjacent plantings periodically pruned and
refreshed. The benches and any adjacent fencing will require regular inspection and repair. Trash should be emptied from trash cans daily to avoid overflow.

Trees
The critical root zones of trees (one foot diameter for every inch of tree trunk diameter) should be kept in mulch no deeper than 2 - 3 inches. Mulch should be hand-weeded regularly to avoid overgrowth and damage to tree trunks. Lower limbs should be above 6.5 feet above ground except in the case of trees < 4” DBH.

Playground
The playground should be checked daily for litter, broken parts, or other hazards. The surface material around the playground should be maintained at the depth required to prevent fall injuries.

Community Garden and Blueberry Patch
An organized structure for self-governance and maintenance of the community garden should be developed with transparent policies on assigning garden plots and expectations of maintenance activities for each member.

Litter and Recycling
Standardized trash/recycling receptacles should replace the current variety of cans. Trash and recycling receptacles for the community center should be stored in a location that is not within view of the facility or park entrance (away from the bike racks), and moved to a collection location if necessary on designated collection days.
Maintenance strategies

As with any park in the Atlanta park system, care and maintenance of the Lang-Carson Park will be a combined effort. The City of Atlanta Department of Parks & Recreation will provide foundational maintenance in partnership with community volunteers and the Friends of Lang-Carson Park. Workdays for park clean-up days, invasive plant removal and control days, mulching, planting and beautification efforts, and neighborhood safety watches will be coordinated through the Friends of Lang-Carson Park and the Department of Parks & Recreation.

Maintenance Tasks

*Schedule to be coordinated by the Department of Parks & Recreation

### General Landscape

<table>
<thead>
<tr>
<th>MAINTENANCE TASK</th>
<th>SIZE OF AREA</th>
<th>FREQUENCY*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lawn care: mowing, edging, blowing, 2 aerations per year, weed control</td>
<td>≈3 acres</td>
<td>2-3x/month, as needed</td>
</tr>
<tr>
<td>Inspect perimeter fence/repair as needed</td>
<td>≈2600 linear ft</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Clean/inspect/repair signage</td>
<td>5 entrances + inside park</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Removal of overgrowth and Invasive species</td>
<td>3 acres</td>
<td>2x/year or more as needed</td>
</tr>
<tr>
<td>Plant maintenance, weed control in planted beds, winterizing planted beds, fertilizing</td>
<td>3 acres</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Tree pruning and mulching</td>
<td>3 acres</td>
<td>1x/year or more as needed</td>
</tr>
</tbody>
</table>

### Athletic Fields and Courts

<table>
<thead>
<tr>
<th>MAINTENANCE TASK</th>
<th>SIZE OF AREA</th>
<th>FREQUENCY*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball court (repair any damage/wear)</td>
<td>full court</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Tennis court (repair any damage/wear)</td>
<td>1 court</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Multiuse field (repair any damage/wear)</td>
<td>0.5 acre</td>
<td>2x/year or more as needed</td>
</tr>
<tr>
<td>Bocce court (repair any damage/wear)</td>
<td>2 regulation courts</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Lawn game area (repair any damage/wear)</td>
<td>Multiple pitches</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Remove trash/litter as needed</td>
<td>3.15 acres</td>
<td>1x/week or more as needed</td>
</tr>
</tbody>
</table>

Continued on the following page
### Playgrounds/Fitness Area

<table>
<thead>
<tr>
<th>MAINTENANCE TASK</th>
<th>SIZE OF AREA</th>
<th>FREQUENCY*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main playground (repair any damage/wear)</td>
<td>≈0.16 acre</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Toddler playground (repair damage/wear)</td>
<td>≈0.10 acre</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Manigault entrance play area (repair damage/wear)</td>
<td>≈0.10 acre</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Adult Fitness area (repair damage/wear)</td>
<td>≈0.04 acre</td>
<td>1x/year or more as needed</td>
</tr>
<tr>
<td>Remove trash/litter as needed</td>
<td>≈0.5 acre</td>
<td>1x/week or more as needed</td>
</tr>
</tbody>
</table>
For more information

For more information about the history of Lang-Carson Park and the Reynoldstown Community, visit the Kenan Research Center at the Atlanta History Center. Copies of this park visioning document and all of the work that went into the development of the plan will be housed in the Atlanta History Center’s archives as of 2021. You can view the Vision Plan online in the “Learn More” section at parkpride.org/visioning.