



Facilitated and prepared
by Park Pride

2019 Vision Plan



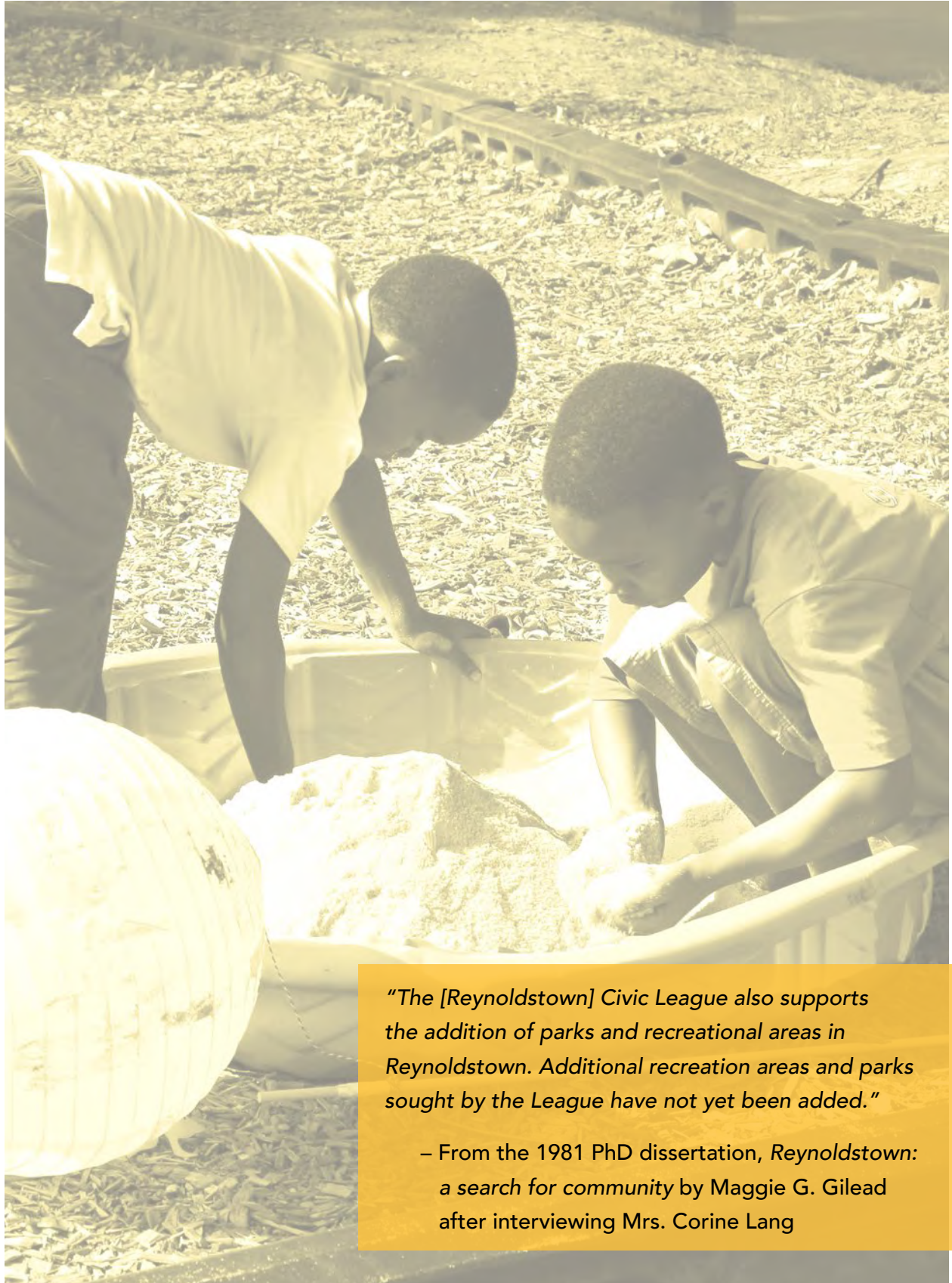
ATL
PARKS
& REC



FRIENDS OF

LANG-CARSON PARK

ESTABLISHED 2014 REYNOLDSTOWN, GA



"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

Photo: 2019, Wheelbarrow Festival

Left to right: Mitch Brown, Kacie Kerkof, Allyson Short, Christopher Leerssen, Abbie Oliver, Annie Appleton, Kimberlin Bolton, Paul Vranicar, Sophia Prater, Allison Walker, Teri Nye, Larry Griffin, Ruth Pimentel, Grace Raulet, not pictured: Will Moore



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 be a place that "provides 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



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

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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



Facing page: The former two-story store, built in 1906 by I. P. Reynolds Sr., is now a recording studio displaying imagery of three international climate activists, Greta Thunberg (17 yrs), Autumn Peltier (15 yrs), and Isra Hirsi (17 yrs).

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.

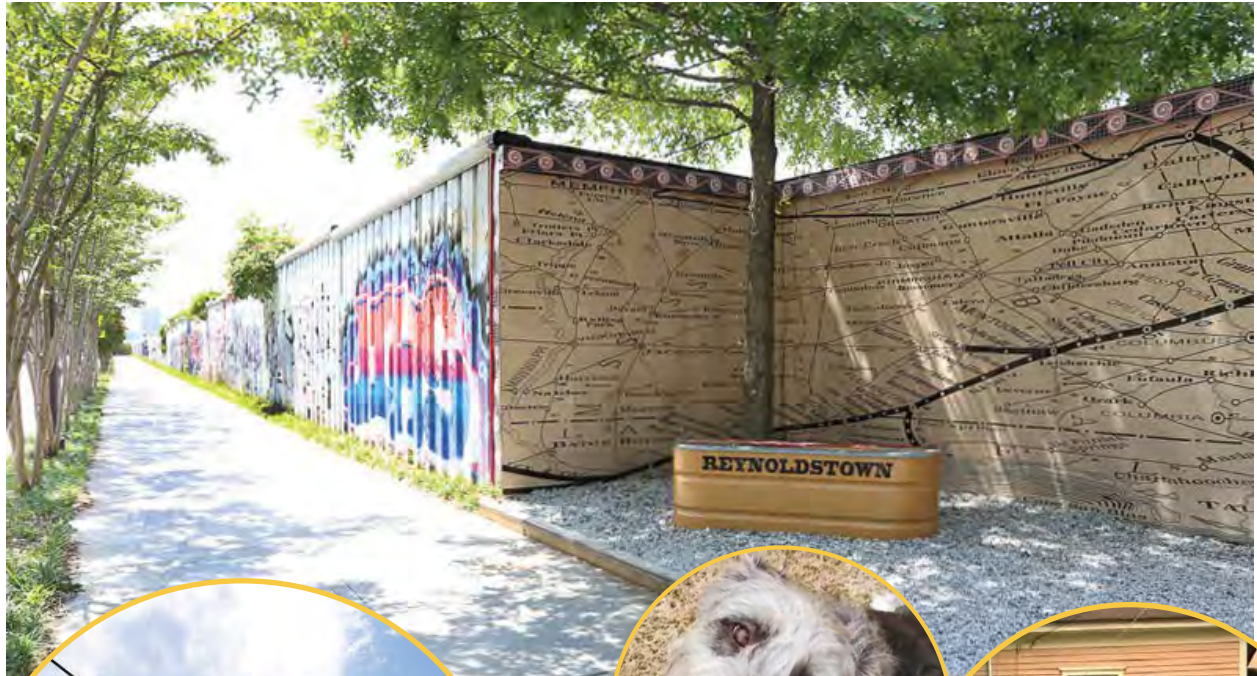
Historically, Reynoldstown, was established soon after the Civil War, at the confluence of the Georgia and Atlanta and West Point railroads (now CSX). African-Americans found work here at the sawmill or rebuilding and operating the railroads that had been destroyed during the war. Although pay was low, 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 outskirts 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



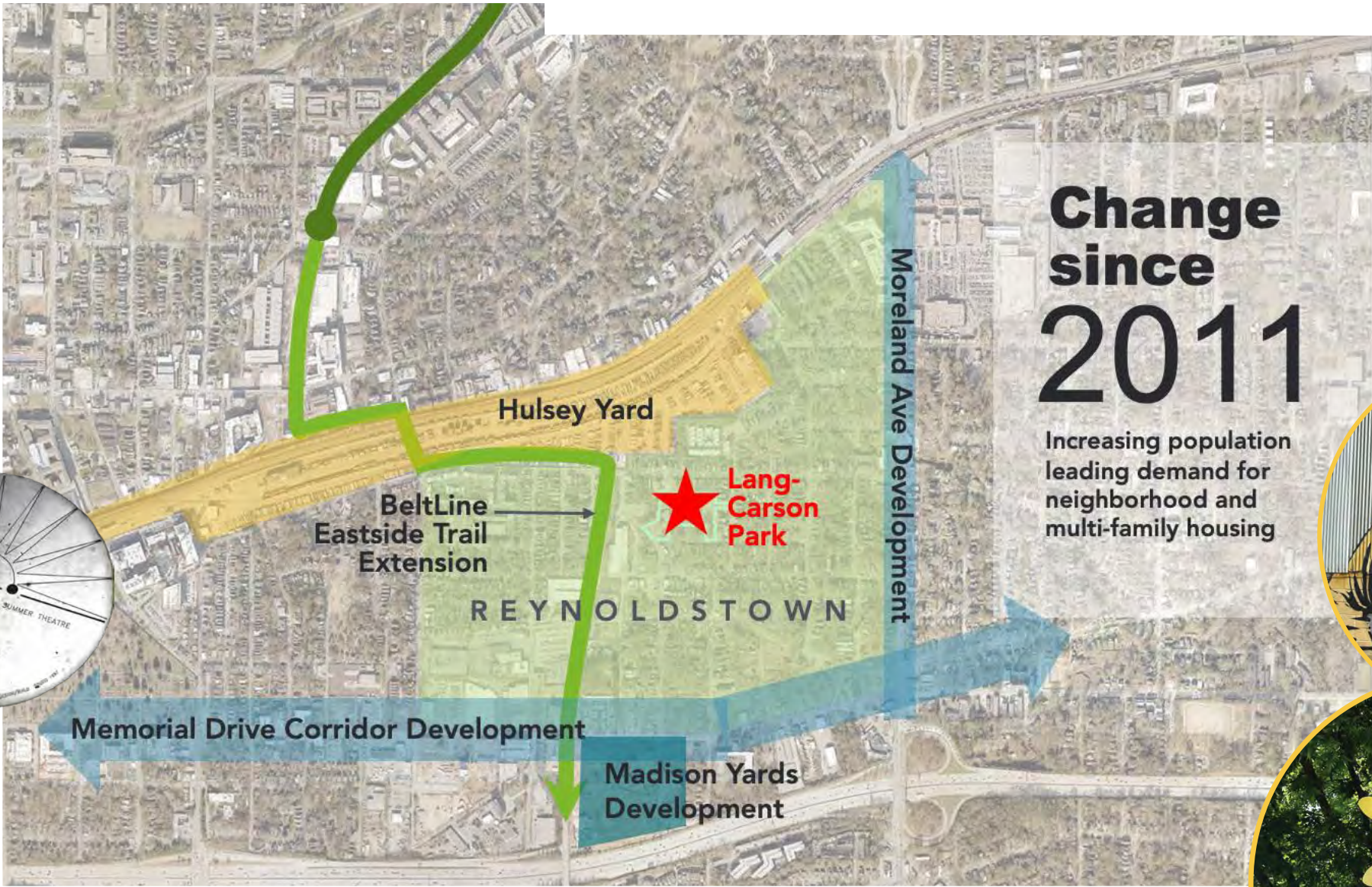
Clockwise from top: 2020 installation by artist, Erich B. Harvey, in the Reynoldstown Alcove Memory Park (RAMP); Foster of @rescuedogsandfriends; Mermaid Motor Lounge offers relief during the 2020 pandemic; Huddy, the rescue pup; mural by Jonathan Welsh at Flat Shoals and Stovall; Stein Steel, long an 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



Left: The diagram describes the rapid changes in and around Reynoldstown. Development has exploded along Memorial Drive, Moreland Avenue, and throughout the neighborhood's core.

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.

Below: Neighbor in Need volunteer facilitators (L to R) Janine Brown, Dayna Hampton, Pam Mayo, Anna Ogrodnick, Antoinette Bailey, and (not pictured) Lindy Settevendemie and Amanda Geller.



Above: early mural at Stein Steel; art on the Atlanta BeltLine at Wylie and Kirkwood

Sources:

1. "African American Experience," [Website] Atlanta: A National Register of Historic Places Travel Itinerary. <https://www.nps.gov/nr/travel/atlanta/africanamerican.htm>
2. *Reflections*. July 2005. Georgia African American Historic Preservation Network. Historic Preservation Division, Georgia Department of Natural Resources. Vol V, No. 2, pp. 1-3. <https://georgiashpo.org/sites/default/files/hpd/pdf/AfricanAmericanHistoricPlaces/July%202005.pdf>
3. *Reynoldstown 2000 and beyond: A neighborhood master plan*. 2000. Prepared by Planners for Environmental Quality (PEQ) and MXD Collaborative for Reynoldstown Revitalization Corporation, Atlanta Empowerment Zone, and the City of Atlanta Bureau of Planning
4. "The History of Reynoldstown." Reynoldstown Civic Improvement League. <https://reynoldstown.net/history>
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8. USDI/NPS. National Register of Historic Places Multiple Property Documentation Form: Public Elementary and Secondary Schools in Georgia, 1868-1971. https://georgiashpo.org/sites/default/files/hpd/pdf/Historic_Schools_Context_o.pdf

1881, 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



After the Civil War, railroad rebuilding offers jobs for newly freed men. A vibrant 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 (CSX), which runs east to west. The main streets of the settlement are Wylie, Oliver (now Kenyon), Selman, and Delta (now Chester). **Madison and Sarah Reynolds** are one of the first families to settle in the area and established a store at Flat Shoals and Wylie.²

RECONSTRUCTION 1865-1877



1892 Bird's Eye map of Atlanta, showing the area that was called Reynoldstown.
<https://www.loc.gov/resource/g3924a.pm001220/>



1906, **Isaiah Pearson Reynolds, Sr.**, son of Madison and Sarah, builds a two-story brick store at 912 Wylie.² I.P. Reynolds graduated from Clark College in 1881.⁴

1909, Reynoldstown (formerly part of DeKalb County) is annexed by Atlanta, along with Druid Hills, Edgewood, Copenhill, Brownwood and East Atlanta³

PERIOD OF RAPID DEVELOPMENT IN RTOWN

1905-1930, 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 first segregated neighborhoods.²



1922, Saint Philips African Methodist Episcopal Church (later H.I. Bearden Temple A.M.E.) is constructed by its parishioners of granite, quarried from Stone Mountain and brought by mule carts to Reynoldstown.³

1930s, Reynoldstown Stars, the community's semi-professional baseball team.³



World War II

1850 1860 1870 1880 1890 1900 1910 1920 1930 1940

1847
Atlanta is incorporated

Atlanta's population
9,554
1860 Census
(1 in 5 people is enslaved)

1865, Atlanta is surrendered to United States troops after several months of bombardment and numerous battles. Reynoldstown is undeveloped and is labeled with the words "timber slashings," (circled below)presumably indicating that it had been recently logged.



Map by Robert Knox Sreden
<https://www.loc.gov/item/gv1s01.v1s00311/>

Atlanta's population
21,789
1870 Census

Black freedmen settled in an area on the west side of the Atlanta Seaboard railroad between Chester Avenue and Selman Avenue, and south of the Georgia Railroad. The area was also known as 'Tin Cup Alley' or 'The Slide' because of the unpaved, muddy streets.⁴



1870, The Fifteenth Amendment to the United States Constitution, Black men in the United States of America gain the right to vote

1880, Atlanta Railroad extended streetcar line through Reynoldstown on Wylie, however in 1894 the streetcar was rerouted from Wylie to Fair Street (now Memorial Drive)⁸

Reynoldstown had a barbershop, corner stores, and at one point a confectionary²

Atlanta's population
90,000
1900 Census

Reynoldstown annexed by Atlanta

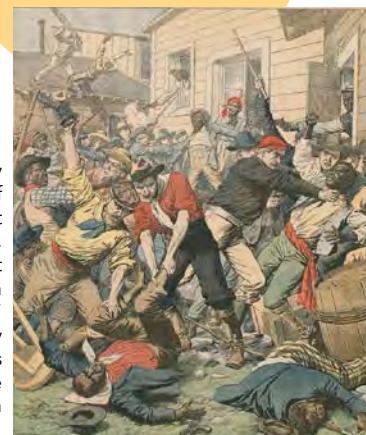


Illustration from Le Petit Journal, Oct 7, 1906, No. 829.

1906, Race riots drive many African Americans out of downtown and to the east and west sides of Atlanta. After the riots, which left "over two dozen" African American and "five or six" white people dead, city leaders make promises of police reforms and the creation of the Commission on Interracial Cooperation.¹

Dr. Charles D. Hubert (1880-1944), Morehouse College, director of the School of Religion and professor of church history



http://www.wchubert.com/cd_hubert_frame.html

Atlanta's population
270,000
1930 Census

1922, a new elementary school, named for Charles D. Hubert, is opened in Reynoldstown on Memorial Drive. The Romanesque Revival-style school was designed by William J.J. Chase. It was also known as the John F. Fathith Grammar School and later Tech High School.⁸



Image courtesy of Kenan Research Center at the Atlanta History Center, Wilbur G. Kurtz, Sr arts collection

c. 1930, W. G. Kurtz publishes an undated drawing of Reynoldstown in 1864, based on his research. No source materials are cited.



1920, The Nineteenth Amendment to the United States Constitution, women in the United States of America win the right the right to vote

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. 6



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

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 campaigns for street lighting, crosswalks, and other neighborhood improvements. 4

STREET LIGHT CAMPAIGN

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



1979, A former Gulf gas station later becomes **Park Grounds**, the neighborhood café and dogpark



2019, Friends of Lang-Carson park engages Park Pride to facilitate a Vision Plan for Lang-Carson Park



2015, Manigault Playlot Plan, produced by Pond

1950 1960 1970 1980 1990 2000 2010 2020

LANG-CARSON PARK

ESTABLISHED 2014 REYNOLDSTOWN, GA

Reynoldstown through the years

WHITE FLIGHT

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

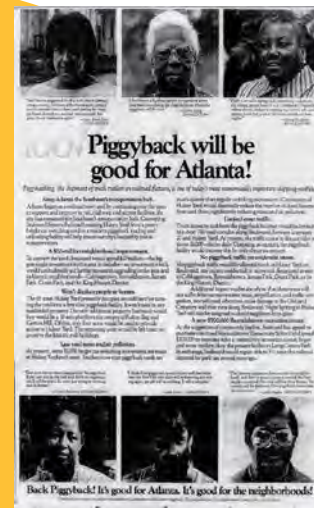
Atlanta's population
497,000
1970 Census
(area of City has expanded)

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/covered multi-use courts, a picnic barbeque shelter and a playground.

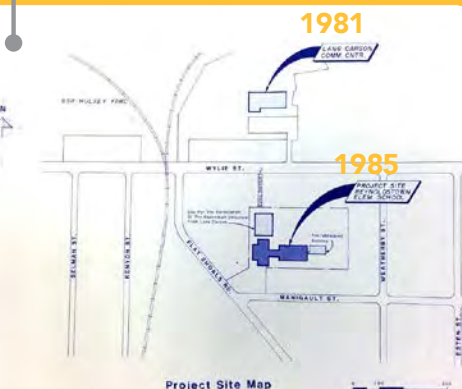
The Lang - Carson Ribbon Cutting

The Lang-Carson Community Center located at 975 Wylie Street was dedicated on February 28, 1981, at 11 a.m., Commissioner Geraldine H. Elder announced. This newly constructed facility consists of a recreation building with game room, arts and crafts room, office and kitchen. Future development for this site will include a lighted athletic field, lighted/covered multi-use courts, a picnic barbeque shelter and a playground. This facility will be named for two renowned members of the Cabbagetown-Reynoldstown community, Mrs. Corine

Lang of the Reynoldstown community and Mr. Horace Carson of the Cabbagetown community. Mrs. Lang has always been active in community affairs and has demonstrated a special interest in working with children. She was active since its creation in the Reynoldstown civic league of which she was the first president. The civic league later became the Reynoldstown Civic Improvement League. Mrs. Lang has remained active and presently holds the office of Treasurer. Some early accomplishments in which she was involved were getting a playground, and swimming pool at the present park site and obtaining street lights. Mr. Carson's major motivation in his community service has been his belief that he has as much right to City Hall as anyone and he believes that people should register and vote in order to keep that right. Some of his accomplishments in Cabbagetown are: getting safety signs, street lighting, sidewalks in various areas and working with voter registration. The city of Atlanta, along with the Reynoldstown-Cabbagetown community, will salute these citizens with the dedication of the Lang-Carson community recreation center.



Reynoldstown residents speak out in support of the Piggyback facility expansion of Hulsey Yard, hoping to bring jobs and investment into the community. The expansion in Reynoldstown was ultimately vetoed by Mayor Andrew Young but the park and recreation center had already been relocated. 5



Diagram, from Department of Parks and Recreation, City of Atlanta

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/covered multi-use courts, a tennis court, a picnic barbeque shelter and a playground.

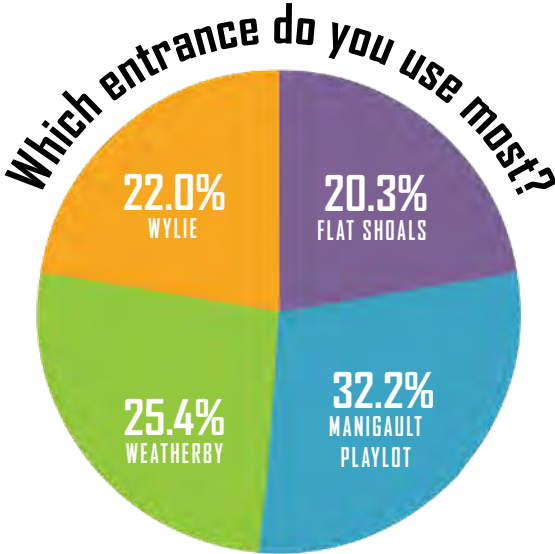


Atlanta's population
420,000
2010 Census

2000, Reynoldstown Master Plan, produced by RCIL 3

2011, Atlanta BeltLine Master Plan, Lang-Carson Park produced by Pond





	Description	Images proceeding from each entrance to inside the park		
Flat Shoals (Left)	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?			
Flat Shoals (Right)	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.			
Wylie via Webster	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.			
Weatherby	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 Playlot	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.			



Existing Conditions

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 accomodate 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.





Facing page:
2019 Wheelbarrow Festival

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

Please answer all questions with Lang-Carson Park in mind! Thank you!

My favorite thing about Lang-Carson Park is...

How often to you go to Lang-Carson Park?
☐ Daily ☐ Weekly ☐ Monthly ☐ A few times/year
☐ I don't go to this park, why not? _____

Of the following options, what are your top 3 reasons for visiting Lang-Carson Park? (please select at least one)

<input type="checkbox"/> walk/run my dog	<input type="checkbox"/> picnic or cookout
<input type="checkbox"/> walk/run/exercise	<input type="checkbox"/> community event
<input type="checkbox"/> play basketball	<input type="checkbox"/> community garden
<input type="checkbox"/> play tennis	<input type="checkbox"/> take my child to playground
<input type="checkbox"/> play baseball/softball	<input type="checkbox"/> none of these reasons

If your reason isn't listed above, please tell us!

It would be great to see more neighbors in Lang-Carson Park, what is the biggest obstacle? (please select one and/or add additional comments as needed)

<input type="radio"/> litter/scuffy appearance	<input type="radio"/> lack of visibility from street
<input type="radio"/> aging structures/equipment	<input type="radio"/> lack of public restroom
<input type="radio"/> camping/sleeping in the park	<input type="radio"/> lack of lighting
<input type="radio"/> other: _____	

Should Lang-Carson Park have an enclosed dog-run?
☐ Yes ☐ No

These aspects of the park are...

	Good	Adequate	Need Improvement
benches/seating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
covered/shade shelter(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
picnic tables	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
grilling areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
trash disposal/recycling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
community garden plots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

These playground features are...

	Good	Adequate	Need Improvement
benches/seating to watch children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
play opportunities, toddlers to 5 yrs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
play opportunities, 5 to 12 yrs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
inclusivity of play equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
shade over play equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The recreational facilities are...

	Good	Adequate	Need Improvement
tennis courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
basketball courts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
baseball/softball fields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
bike racks at courts/field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
benches/seating at courts/field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Lang-Carson Park is...

	Agree	Neutral	Disagree
difficult to find	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
difficult to access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
a place for illegal activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
is unwelcoming	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
has too much concrete	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
lacks eyes on the park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
lacks vehicular parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Help create a vision plan for Lang-Carson Park!
 Lang-Carson Park, is Reynoldstown's community park, located adjacent to Lang-Carson Community Center. The park has entrances on Flat Shoals, Manigault, Weatherby, and Wylie.
 Through a grant from Park Pride, our community has the opportunity to create a plan for what this park can become. The visioning process will result in a conceptual "Vision" plan reflecting the community's needs and wishes for this beautiful park. This will be a community-driven plan, so your input is essential.
 The Lang-Carson Park Steering Committee and Park Pride will host a series of public meetings to collect ideas and get feedback. Mark your calendars for the public meeting dates listed on the opposite side of this survey.
 Please plan to attend the public meetings to help envision the future of Lang-Carson Park. Follow us on Facebook to receive updates.
 Find us on Facebook at facebook.com/groups/friendsofLangCarsonPark

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.

Park Visioning Public Meeting Schedule

Big Ideas Meeting
 Monday, August 12, 6-6:50pm
 Lang-Carson Community Center
 100 Flat Shoals Ave SE

Design Workshop
 Saturday, September 14
 During Wheelbarrow Festival
 Lang-Carson Community Center

Preliminary Plan Review
 Saturday, October 26
 Time: 10am - 12 noon
 Lang-Carson Community Center

Vision Plan Review
 Saturday, November 23
 Time: 9:30am - 11am
 During Thanksgiving Basket Event
 Lang-Carson Community Center

Tear off and save this schedule!

If you prefer to take this survey online, scan the QR code below or go to tinyurl.com/Lang-Carson-Park

How do you get to Lang-Carson Park? ☐ Not applicable
☐ Walk ☐ Bike ☐ Micro-mobility ☐ Drive ☐ Bus/MARTA

Which entrance to the park do you use MOST?
☐ Wylie ☐ Weatherby ☐ Manigault Playlot
☐ Lang-Carson Community Center (Flat Shoals) ☐ Not applicable

Do you live in the Reynoldstown neighborhood?
☐ Yes, how long? _____
☐ No, I visit this park because _____

Tell us about your household... (check all that apply)
 Does your household include children?
☐ infant-5 yrs ☐ 6-12 yrs ☐ teenagers ☐ no children
☐ My household includes people with mobility challenges

Please add additional comments here or other concerns that haven't been addressed.

Thank you for your help!

Optional Contact Information (this will be kept confidential)
 First & Last Name _____
 Email _____ Street Name _____
☐ Yes, e-mail me about the Lang-Carson Park Visioning
☐ No, please leave me off distribution lists

Return surveys to the dropbox at entrance of Lang-Carson Community Center or complete online at tinyurl.com/Lang-Carson-Park. Survey closes on October 26, 2019

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 unkept 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.



Community members of all ages participated in the survey.

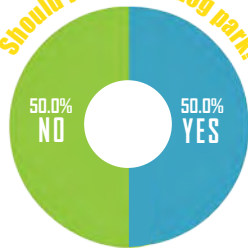
118

people have
responded

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?



2.8%

HAVE MOBILITY ISSUES
AT THE PARK (INCLUDING
WITH STROLLERS!)

Other reasons we visit Lang-Carson Park

place basketball bleachers covered
kids visit diagonal
designed courts add bc bikes
blanket park cut
shady community ball
events court relax
convenient closed bringing crossings

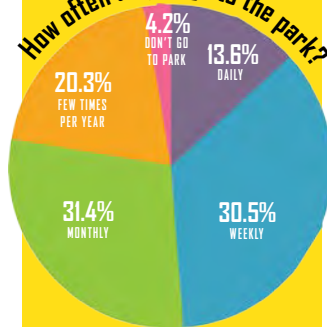


What we said

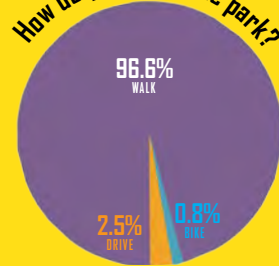
SURVEY RESULTS

(so far)

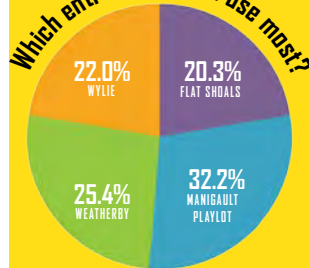
How often do you go to the park?



How do you get to the park?

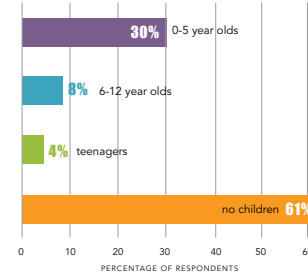


Which entrance do you use most?

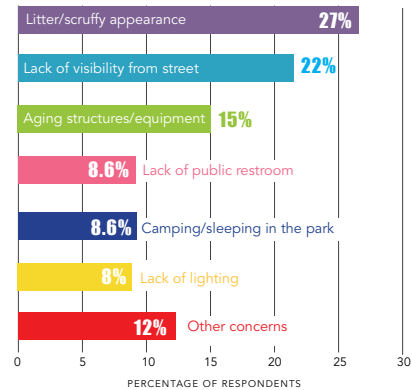


Since May 2019, **Park Pride** has been working with the **Reynoldstown community** and **Friends of Lang-Carson Park** to collect community input about how this park can better meet current and future neighborhood needs. A survey is currently open (paper and online), and available via social media and at the Lang-Carson Community Center. Paper copies are also being distributed door to door and made available at the public meetings.

Our household includes...



Biggest Challenges



Lang-Carson Park...

	Agree	Neutral	Disagree	Responses
is difficult to find	56 47.9%	38 32.5%	23 19.7%	117
is difficult to access	43 37.1%	34 29.3%	39 33.6%	116
is a place for illegal activities	48 41.0%	45 38.5%	24 20.5%	117
is unwelcoming	35 30.2%	48 41.4%	33 28.4%	116
has too much concrete	26 22.8%	41 36.0%	47 41.2%	114
lacks eyes on the park	84 72.4%	24 20.7%	8 6.9%	116
lacks vehicular parking	32 27.6%	26 22.4%	58 50.0%	116

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.



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

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.



Community members Danielle and Michael Vason participate in the design workshop at the 2019 Wheelbarrow Festival

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

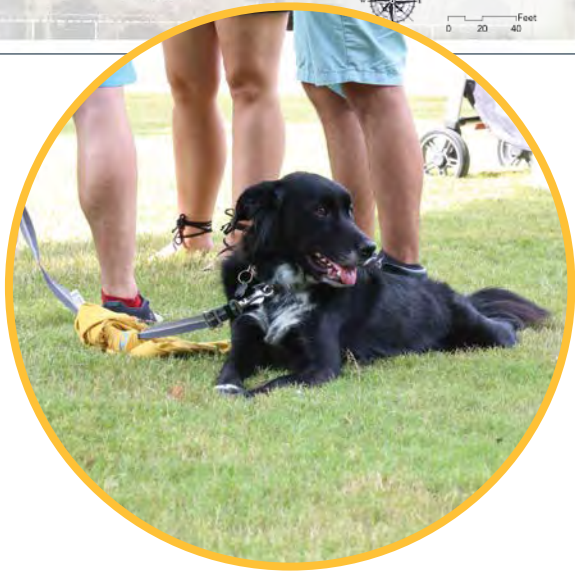


Inset photos: Concept 1 includes an expanded community garden and an off-leash dog run.



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





Above: Feedback forms used at the third public meeting to record community input

Below: Concept 2 includes bocce courts, a hillside slide, and shaded seating areas

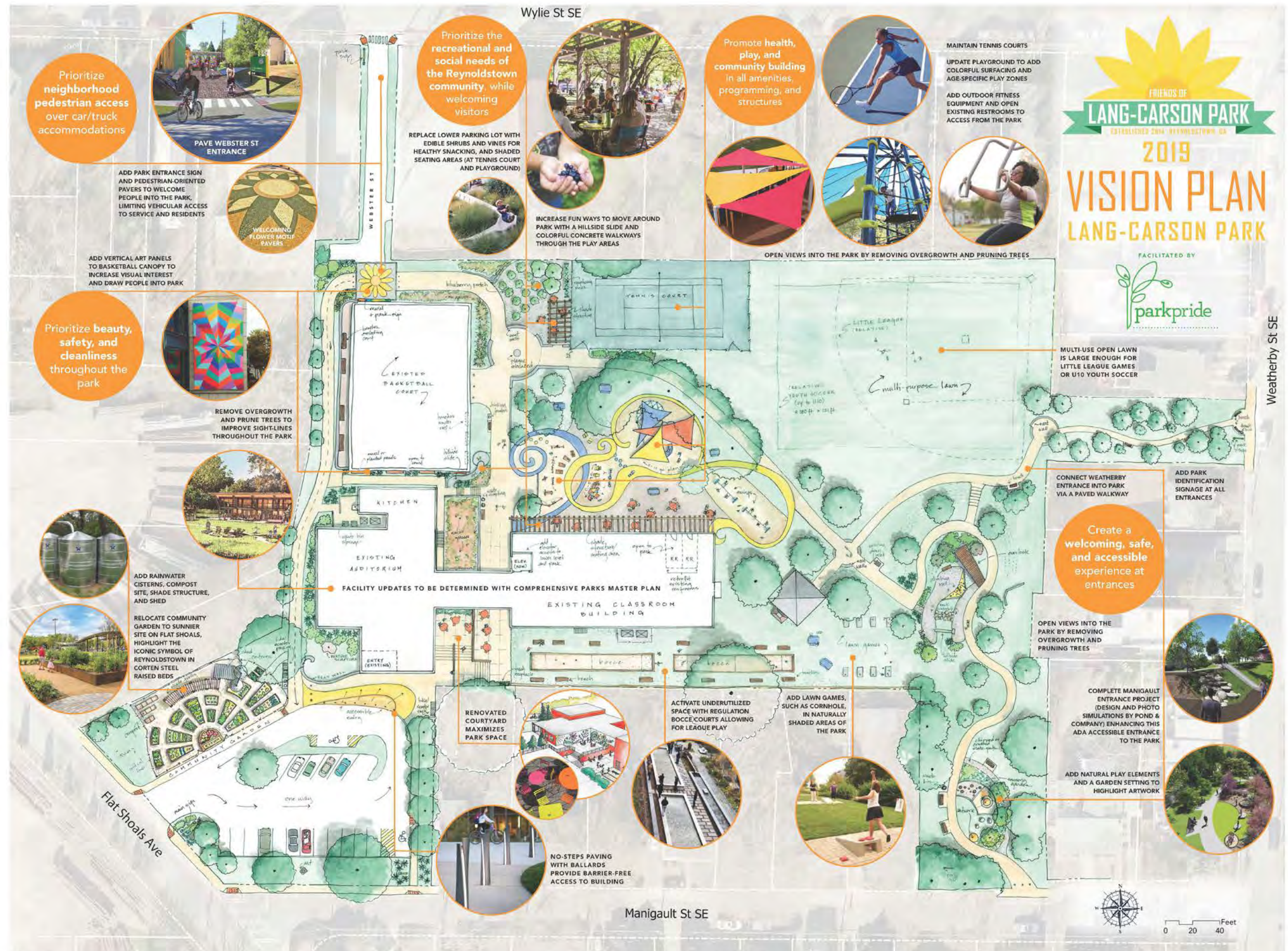
Concept 2 - Features

- 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



Vision Plan

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.

Leshner 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.



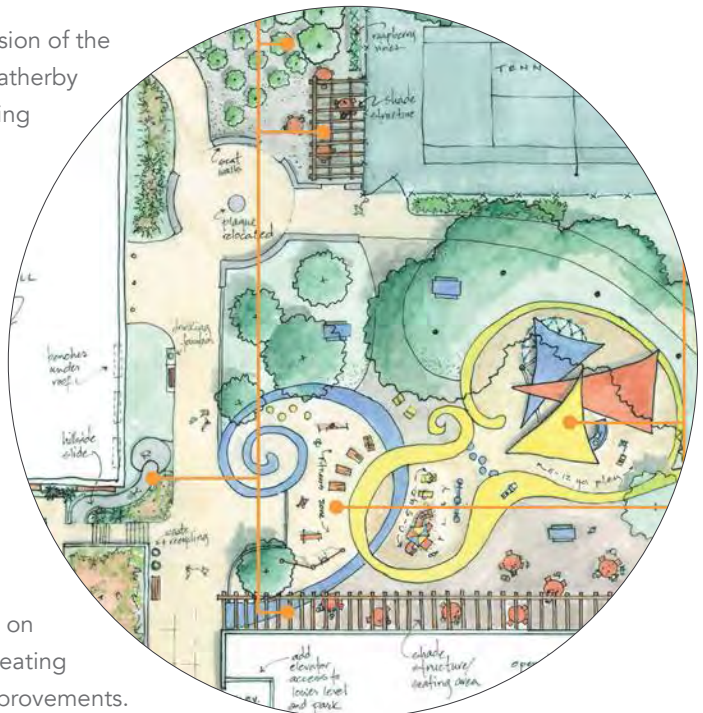
Weatherby Street

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 tennis court.

COMMUNITY GARDEN

REYNOLDSTOWN

shed

compost

raised bed

community garden

REYNOLDSTOWN

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.

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.

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.

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.





Webster/Wylie St. Entrance Beautification and Rain Garden



Blueberry Patch & Tennis Trellis

Connecting Trail & Circulation Improvements

Central Spine and Courtyard Improvements

Playground and Fitness Zone, with Shaded Seating

Weatherby entrance upgrades and path connection

Bocce and Lawn Sports Area

Manigault Entrance Renovation
(in progress)
2020-2021

Community Garden

Accessible Upgrades to Main Entrance



Projects & Budget

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.

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

Lowest Rank Highest Rank

2020 Table of Probable Costs by Project

MANIGAULT PLAYLOT IMPROVEMENTS (FUND RAISING IN PROGRESS)						
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes	
Site preparation and demolition	ALLOW		\$41,000	\$41,000	Drainage, erosion control, hauling, utility prep, etc.	
Hardscape improvements	ALLOW		\$59,000	\$59,000	Construction and materials costs	
Site Furnishings	ALLOW		\$14,000	\$14,000	Furnishings and installation	
Permit fees and construction administration	ALLOW		\$4700	\$4700	Stamped plans, permit fees	
Contingency	20%		\$28,280	\$28,280	20% planning contingency for unforeseen conditions	
Project Management	ALLOW		\$22,700	\$22,700	Construction administration	
TOTAL				\$ 169,680		
PLAYGROUND UPGRADES, ADULT FITNESS ZONE, AND ADJACENT SEATING AREA						
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes	
Playground (5-12 years) + surface	ALLOW	1	\$125,000	\$125,000	playground costs vary, can be designed for any budget	
Playground (toddler) + surface	ALLOW	1	\$75,000	\$75,000	playground costs vary, can be designed for any budget	
Adult fitness equipment + surface	ALLOW	1	\$20,000	\$20,000	five pieces of equipment plus installation	
Colorful concrete walkways	SF	5,250	\$15	\$78,750	higher unit price for concrete with integral color admixture, curved formwork, and varying widths	
Arbor, materials and installation	ALLOW	1	\$30,000	\$30,000	custom cedar or pressure treated, approx 12' x 125'	
Tables and chairs, various colors	ALLOW	1	\$1,500	\$1,500	four sets of movable tables and chairs	
Picnic tables, Victor Stanley, black	EACH	2	\$1,750	\$3,500	Victor Stanley, black, anchored into a concrete pad	
Trash receptacle	EACH	2	\$1,415	\$2,830	Victor Stanley, black	
Design and engineering	15%			\$50,490	15% of total budget in design/engineering fees	
Contingency	20%			\$67,315	20% planning contingency	
TOTAL				\$454,385		

ADA-ACCESSIBLE CIRCULATION FROM FLAT SHOALS PARKING LOT TO THE PARK AND INTO THE COMMUNITY CENTER

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Construction of rolling curb from parking lot to sidewalk at main entrance	LF	60	\$35	\$2,100	higher cost for low quantity and integral color admixture
Replace concrete with integral color pattern	SF	650	\$15	\$9,750	alternatively, existing concrete may be stained for \$5-10/sf
Bollards	EA	11	\$1,650	\$18,150	5" removable round steel bollards
Reconfiguration of parking island for dedicated ADA parking	ALLOW	1	\$3,000	\$3,000	partial demolition & regrading, small batch of hot-mix asphalt, approx 50 lf of new concrete curb, ADA parking sign
Pavement markings	ALLOW	1	\$1,000	\$1,000	ADA symbol, striping & crosswalk
Wayfinding signage	EA	1	\$5,000	\$5,000	use City of Atlanta standard wayfinding signage
Bike rack	EA	1	\$1,500	\$1,500	
Design and engineering	15%			\$6,075	15% of total budget in design/engineering fees
Contingency	20%			\$8,100	20% planning contingency for general conditions, erosion measures, permits, overhead and profit, etc
TOTAL				\$54,675	

PROJECTS & BUDGET

RELOCATE AND EXPAND THE COMMUNITY GARDEN

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

IMPROVE CENTRAL (NORTH-SOUTH) WALKWAY

Item	UNIT	Qty	Cost/Unit	Extended Cost	Notes
Rebuild stairway and add courtyard	ALLOW	1	\$90,000	\$90,000	Demolition and construction
Plant slope with native grasses	EA	400	\$35	\$14,000	3 gallon plants spaced 24" on center
Demolish and repave concrete walkway	SF	4,200	\$10	\$42,000	
Circular plaza	ALLOW	1	\$18,000	\$18,000	Demolition and construction; relocation of plaque
Hillside slide	ALLOW	1	\$9,500	\$9,500	
Trash Receptacle	EA	1	\$1,415	\$1,415	Victor Stanley, black
Vehicle Bollards	EA	4	\$1,650	\$6,600	
Design & Engineering	15%			\$27,230	15% of total budget in design & engineering fees
Contingency	20%			\$36,305	20% planning contingency
TOTAL				\$245,050	

IMPROVE THE PEDESTRIAN CONNECTION BETWEEN FLAT SHOALS PARKING LOT AND WYLIE STREET

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

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

PROJECTS & BUDGET

WEATHERBY STREET ENTRANCE IMPROVEMENTS AND WALKWAY CONNECTION TO CENTRAL (EAST-WEST) WALKWAY

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Paved entry plaza at curb of Weatherby	ALLOW	1	\$5,000	\$5,000	semicircular, with plantings, low seat walls
Intermediate plazas	EA	2	\$5,000	\$10,000	15' diameter concrete circular plazas with low seat walls
Park sign	EA	1	\$7,000	\$7,000	Atlanta standard park entry sign
Plantings	ALLOW	1	\$2,000	\$2,000	at entrance and along walkway
Bench	EA	4	\$1,415	\$5,660	Victor Stanley, black
Pave walkway into park	SF	1,800	\$10	\$18,000	concrete
Clearing overgrowth	ALLOW	1	\$1,000	\$1,000	on fences adjacent to park
Grading as necessary	ALLOW	1	\$5,000	\$5,000	to achieve a no-steps access to main walkway through park
Design & Engineering	15%			\$8,050	15% of total budget in design & engineering fees
Contingency	20%			\$10,730	20% planning contingency
TOTAL				\$72,440	

LAWN GAMES AND BOCCE COURTS

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Clearing and Grading	ALLOW	1	\$5,000	\$5,000	
Bocce courts	EA	2	\$4,200	\$8,400	regulation-size courts
Cornhole goals (permanent)	EA (SET)	2	\$2,500	\$5,000	concrete on concrete pads with drainage away from pitch
Rules Sign	EA	2	\$3,620	\$7,240	
Landscaping around courts	EA	2	\$500	\$1,000	may be donated and installed by volunteers
Benches (backless)	EA	6	\$1,415	\$8,490	2 at each bocce court, 2 at cornhole pitches
Design & Engineering	15%			\$5,270	15% of total budget in design & engineering fees
Contingency	20%			\$7,025	20% planning contingency
TOTAL				\$47,425	

TENNIS COURT SEATING AND BLUEBERRY PATCH

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Clearing and Grading	ALLOW	1	\$5,000	\$5,000	Remove existing paving, regrade
Stone retaining/seat wall	ALLOW	1	\$12,000	\$12,000	
Topsoil, compost for planting beds	ALLOW	1	\$3,500	\$3,500	
Blueberry shrubs	EA	15	\$35	\$525	Rabbiteye blueberries, no fewer than 3 varieties
Arbor, installed	EA	1	\$15,000	\$15,000	
Crushed stone pavement in seating area	SF	525	\$2	\$1,050	
Trash receptacle	EA	1	\$1415	\$1,415	Victor Stanley, black
Tables/chairs or picnic tables	ALLOW	1	\$1,500	\$1,500	
Design & Engineering	15%			\$6,000	15% of total budget in design & engineering fees
Contingency	20%			\$8,000	20% planning contingency
TOTAL				\$53,990	
GRAND TOTAL				\$1,325,955	

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.

The trash cans of
Lang-Carson Park.



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

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

Athletic Fields and Courts

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

Continued on the following page

Playgrounds/Fitness Area

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



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.



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