



VISIONING A NEW PARK ON LOWER PAUL AVE



FACILITATED AND PREPARED BY PARK PRIDE



"The earth laughs in flowers"
- Ralph Waldo Emerson

Photo by Michael Hudgins

Acknowledgements

Any acknowledgement of effort related to the decades-long process of making this park must start with Keith Sharp and Kathy "Riverside Kate" Hearn. Their steadfast commitment to the vision of a connected and ecologically-restored Riverside has energized and inspired hundreds of individuals and thousands of volunteer hours. We applaud you!

Sustaining a decades-long project takes a village to see through, and the next generation of Riverside park leaders has already demonstrated an energetic fidelity to the implementation of this vision. Michael Hudgins of Woods Keeper and Heather Hussey-Coker of Groundwork Atlanta are doing the work and sustaining progress through monthly workdays.

Thanks also go to the committed neighbors lending their hands and voices to the visioning effort. Eric Chaney and Melissa Medori monitored the survey drop box in the park even as they welcomed a new member to their family! Jimmy Do and Leanna Greenwood attended every single meeting and loaned an emergency HDMI cable at a time of dire need. Bobby Sauer, Joey Jarrell, and Aki Smith also shared their perspectives and helped spread the word through the neighborhood to make sure all voices were heard.

The Conservation Fund and their lead acquisition attorney, Stacy Funderburke, deserve a large share of the credit for assembling the portfolio of properties. His patient and persistent acquisition strategy over the course of seven years has come to fruition in this new park space for Atlanta.

The Trust for Public Land has also invested in creating a larger, regional effort call the Chattahoochee RiverLands. This project, of which the new park is a part, will connect communities to the river along a 100-mile stretch of river. Special thanks to Walt Ray for leading us on a tour of other riverside parks in the Atlanta area.

Argos USA provided meeting space for steering committee meetings. They have also been a key partner in this project for years. Their efforts to be a good neighbor are welcomed and appreciated.

City Councilmember Dustin Hillis attended every public meeting and has been a huge supporter of the project, helping to secure public dollars for the City to acquire the new park land. The support of his staff member, Kathleen Kingsbury, to secure meeting space was much needed and warmly appreciated.

Fire Chief Rod Smith and Fire Station #28 provided space for the second public meeting. Local coffee shop, Bellwood Coffee and owner Joel Norman provided complimentary beverages at the third public meeting. The horchata latte was delicious.

Lastly, the efforts of city staff from three departments were instrumental in shaping the vision for this park. Commissioner John Dargle and Aaron Wiener from Parks & Recreation, Tamara Graham from Watershed Management, and Andrew Walter, Kevin Bacon, and Nate Hoelzel from City Planning. Thank you for going above and beyond!

*The Visioning Team,
Andrew White, Director of Park Visioning
Teri Nye, Visioning Project Manager*



Virginia creeper, a native Georgia vine, catches the light amid the leaf litter

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A park waiting to happen.

In fall of 2021, the Riverside Community was awarded a Park Pride Visioning grant to create a vision for a community park in the neighborhood. A visioning process began in October 2021 and was completed in May 2022. The consolidated properties were acquired by the City of Atlanta in April 2022. A Steering Committee of ten community members led the effort, facilitated by Park Pride. Representatives from the City of Atlanta departments of Parks & Recreation, City Planning, and Watershed Management also sat on the steering committee. The process followed the key steps below.

Park Working Name: (lower) Paul Park

Acreage: 6.13

Year acquired: 2022

Address: 2388 Paul Avenue NW,
Atlanta, GA 30318

Original Parcels: 17 025300100725, 17 025300100717,
17 025300100576, 17 025300100584, 17 025300100667,
17 025300100659, 17 025300100642, 17 025300100634,
17 025300100626, 17 025300100782, 17 025300100840,
17 025300100832, 17 025300100386, 17 025300100410

Property Owner: City of Atlanta,
Department of Parks & Recreation

Councilmember: Dustin Hillis (2022)

District: 9; **NPU:** D

Executive Summary

1 Ask the Community

The Visioning team studied the existing conditions of the park and its context via a **site analysis**, a review of historical records, and informal interviews.

An online **survey** was used to document the community's needs and desires for the park. Paper versions of the survey were distributed to households within the Riverside community.

To provide a central location for information, community input, announcements, survey results, and the public review of concepts and plans, Park Pride designed a **website** to support the park visioning process.

2 Establish Guiding Principles

During the first public meeting participants engaged in live poll questions to establish their primary concerns and goals for the park. Based on this feedback plus survey data, the Steering Committee established **Guiding Principles** for the park's future (see page 5).

3 Review and Feedback of Draft Concepts

Three **public meetings** were held. The first, in February, was held virtually. The second meeting on March 10 and the third on April 30, were held in person. The first meeting established the Guiding Principles. The second meeting offered two preliminary design concepts for review and comment. Polling questions during the meetings and post-meeting surveys were used to encourage participation and feedback.

After each meeting, ideas and/or plans were displayed on the visioning website for a two-week **public comment** period.

4 Agree on a Final Vision Plan

Based on survey feedback and poll results, the preferred elements from each preliminary concept were incorporated into a **final plan**. This plan was then cross-checked with the Guiding Principles and reviewed by the community via a third public meeting and online survey. This document is available online at <https://parkpride.org/we-can-help/park-visioning/> and will also be archived at the Atlanta History Center.

2022 Vision Plan Key Features, Priorities, and Cost Estimates

The vision plan emphasizes the following key features, listed in order of priority as determined by community polling following the final public meeting, May 15, 2022.

**Costs are based on 2022 pricing and are for guidance only, all projects are subject to approval by the City of Atlanta Department of Parks & Recreation.*

Feature by Priority	Estimated cost (2022)*
1. Multiuse Trail	\$488,956
2. Playground	\$547,860
3. Pavilion/Community Gathering Space	\$255,921
4. Lighting	\$210,000
5. Sidewalks and Curbs	\$189,129
6. Courts/Parking	\$323,610
7. Flood mitigation/wetland restoration	\$434,286
8. Traffic Calming	\$62,790
9. Restrooms	\$231,850
10. Bernard Road Connection	\$127,214
11. Imagination Art Garden	\$273,585
Miscellaneous Safety/Visibility Projects	\$139,500
Total Investment	\$3,284,701



Participants were asked to rank their project priorities at the final public meeting using the graphic above as a guide.



Final Vision Plan (An enlargeable digital version is available at <https://parkpride.org/we-can-help/park-visioning/>
This document also contains an enlarged version and details on pages 44-51.)



Diagram showing the location of the park and Riverside neighborhood in the context of Atlanta

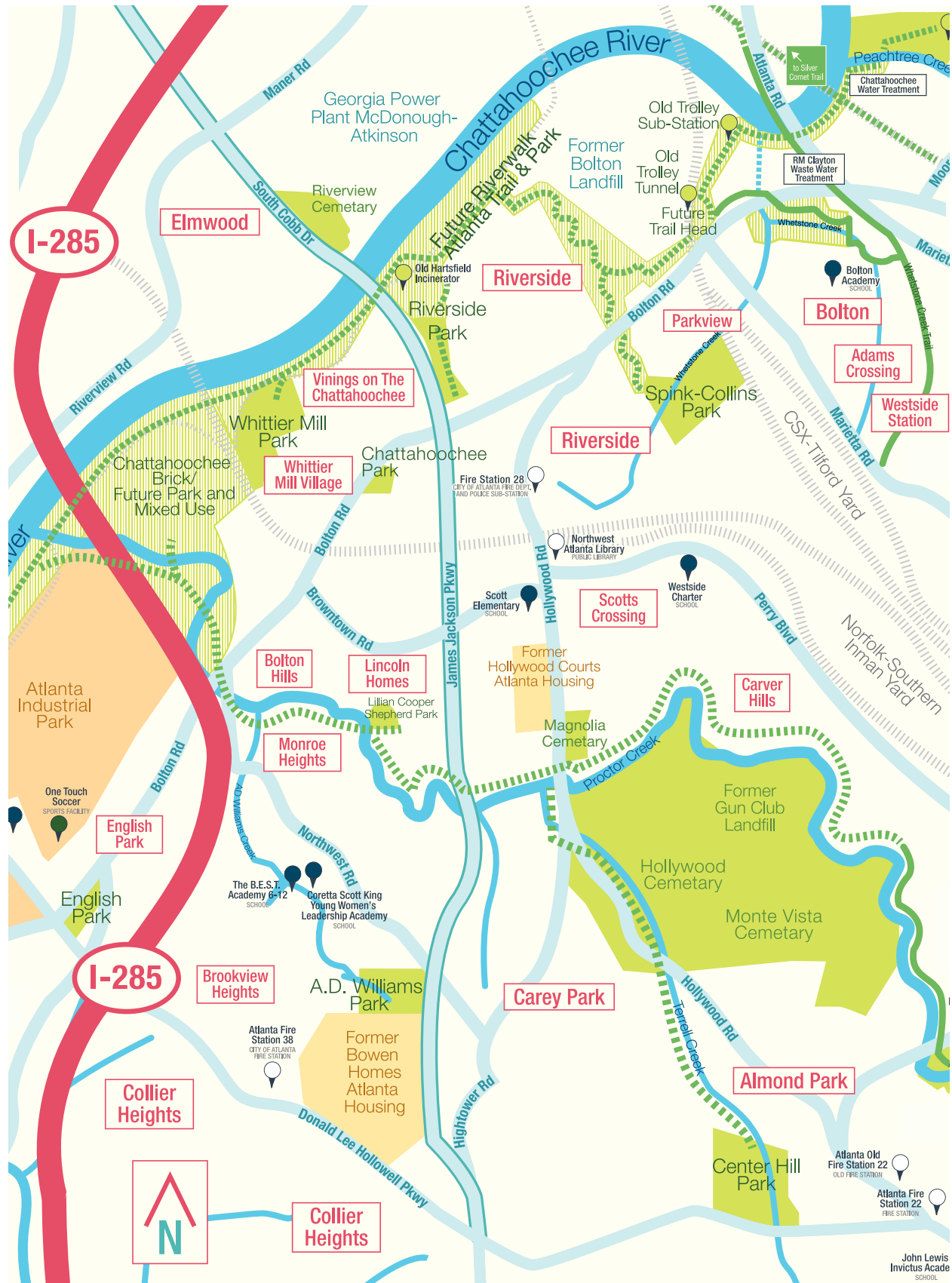
Guiding Principles

Create a safe and welcoming space that will foster community spirit and serve as a venue for neighborhood and casual gatherings while preserving the natural beauty of the site

Restore the local environment and connect visitors to the unique ecology, culture, and history of the Chattahoochee River

Prioritize trail connections and well-marked entrances to provide safe access and connectivity for residents and visitors

Design a beautiful and resilient space that can withstand the rigors of both the human and natural environment



Excerpt from 2020 Riverwalk Atlanta Map 2.01 by Riverwalk Atlanta, Inc.
Graphic design: Beth Highley
Content design: Riverside Kate

Context & History

Park Visioning

Park Pride is a local nonprofit organization whose mission is to engage communities to activate the power of parks. In service of this mission, Park Pride offers visioning services to community friends of park groups through a competitive application process. Only two parks in the City of Atlanta are selected each year for the park visioning program, which is led by a licensed landscape architect.

Park vision plans are professionally produced long-term plans that provide a fund-raising and advocacy tool for the community. In some cases, vision plans go on to become legislated as master plans so that they can also be used as a guide for funding allocation by local government officials. The visioning staff at Park Pride facilitate a public engagement process for each selected park, and community feedback informs and guides the creation of the vision plan. The plan balances community input with applicable laws and regulations and accepted best practices to arrive at a realistic park plan that supports community desires and needs.

In early spring of 2021, Riverwalk Atlanta was awarded a park visioning grant. The group, founded by Keith Sharp and Kathy 'Riverside Kate' Hearn, had been actively advocating for five miles of riverfront parks and multiuse trail since learning of the idea in 1995. After several years of steady advocacy and a sustained property acquisition strategy led by The Conservation Fund, six acres of land

along Paul Avenue had been purchased for a new park in the Riverside community. This visioning process explores future use of the new park and how it fits into the larger vision for connectivity in the area.

Because the park was unnamed at the time of this study, we refer to it in this plan as the new park along lower Paul Avenue, or "the park" for short. City parks are named through legislation passed through the City Council, but until parks are officially named it is an accepted convention to name the park for the street along which the park fronts.

Site Context

Property description

The new park sits on 6.13 acres of land in the Riverside neighborhood of the City of Atlanta, Georgia. The property is seated within City Council District 9 (Hillis) and Fulton County District 4 (Hall) in Neighborhood Planning Unit D (NPU-D). The park is an assemblage of 18 parcels, including one property owned by the City of Atlanta Department of Watershed Management, as well as an unused section of Bernard Road extending southwest from where it intersects with Paul Avenue.

Streets/Public transit/Railroad/Trails

The park is located on the northwest edge of the neighborhood near Atlanta's boundary with Cobb County at the Chattahoochee River. The property assemblage is roughly



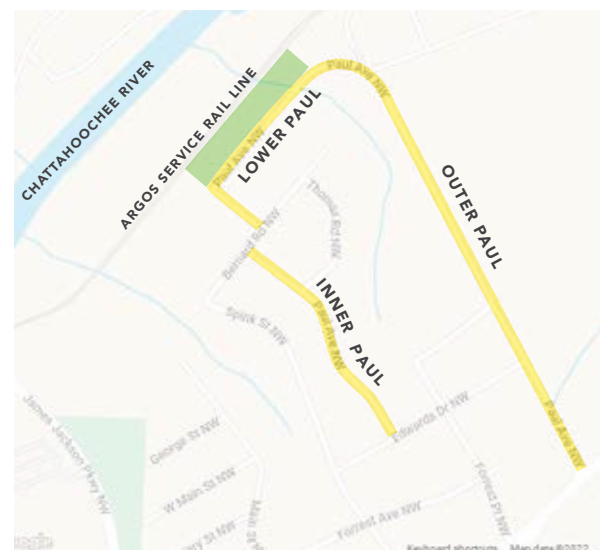
Left: The existing railroad is still used by Argos for transporting materials to the cement plant

L-shaped, and is bound by Paul Avenue to the southeast, a railroad service line to the northwest, the Argos cement plant to the north, and various utility easements owned by Georgia Power and Atlanta Gas Light to the southwest. The arrangement of the park is linear in nature and runs along almost the entire length of lower Paul Avenue opposite several single-family residences.

Paul Avenue is a low volume residential street with a posted speed limit of 25 mph. Colloquially, Paul Avenue is subdivided into three sections, outer Paul, lower Paul, and inner Paul, which follows the street in its U-shaped pattern through the neighborhood (see map, right). A series of three speed tables have been constructed along lower Paul adjacent to the park in a sign that posted speed limits are routinely exceeded. Adding to this challenge is the issue of commercial semi-trailer trucks being diverted through the narrow neighborhood streets by their GPS systems to avoid the low underpass on Bolton Road. The truck drivers discover too late that they cannot navigate the tight corners and end up causing damage to private property or blocking traffic as they try to back out the way they came. To mitigate this issue, a large red sign prohibiting truck traffic was erected outside the gates of Argos, which is the last best opportunity for semi-trucks to turn around before becoming stuck. Anecdotally the

sign has had some success, but the issue continues. It should be said that Argos trucks are instructed not to drive through the neighborhood and is not the source of the truck traffic problem.

The railroad service line was built in the 1960s as part of the concrete plant's development. It transports materials for plant operations and runs infrequently. Importantly, there is a railroad crossing directly adjacent to the park that is retained by Georgia Power and provides access to the banks of the Chattahoochee River, which is owned by the utility. The railroad crossing designation means that trains may not block the intersection for longer than 15 minutes at a time. Therefore, the railroad crossing is a key feature for providing future access to the river.



Public transportation does not reach the park, with the nearest MARTA bus stop (route 60) one half-mile from the park at the intersection of Bolton Road and outer Paul Avenue on its way between Moores Mill Center and the Hamilton E. Holmes MARTA train station.

At the time of this writing, trail connectivity to the site is limited to natural surface hiking trails that have been blazed and stewarded by community members at monthly volunteer workdays since 2014. These hiking trails wind through utility easements and city-owned land and are popular with area residents. One mile from the park, the Whetstone Creek multiuse trail uses former railroad right-of-way and public land to connect points of interest in the area. Its presence presages future trail connections in the neighborhood, including new trails connecting the park to the Silver Comet Trail, the Proctor Creek Greenway, and the Atlanta BeltLine.

Neighborhood

The character of the Riverside neighborhood is suburban, consisting of single-family homes on 0.2 to 0.5-acre lots built in phases of development from the early twentieth century to today. The residential sections of the neighborhood are bisected by the low-density commercial corridors of Bolton Road and Hollywood Road that host an assortment of businesses and restaurants. Industrial and municipal uses also exist at the periphery of the neighborhood, particularly where it abuts the Norfolk-Southern Inman Rail Yard and the river. The neighborhood is also rich in natural features, including forest, wetlands, and creeks—much of it on privately-owned land. In addition to areas of contiguous forest, many of the residences boast mature canopy trees that, along with the historical architectural qualities of the buildings, speak to the longevity of the community. Overall, the neighborhood presents as quiet, friendly, textured, and unpretentious.

As with many historic neighborhoods in Atlanta, increased demand for housing is leading to redevelopment and increasing price pressures, with older modest homes and vacant lots being redeveloped into homes with larger footprints. This trend is expected to continue in the near future.

Parks

The new park joins an inventory of nearby parks such as Whittier Mill Park, Chattahoochee Park, Spink Collins Park, and Riverside Park.

Whittier Mill Park is a 22-acre park consisting of repurposed industrial buildings, open fields, and woodland trails. As the site of a former cotton mill, it is surrounded by a former mill village that has largely retained its historic architecture due to its designation as a historic district by the City.

Chattahoochee Park is a three-acre park at the corner of Bolton Road and Peyton Road abutting the Chattahoochee YMCA Head Start Academy, owned by the Atlanta Board of Education. It includes open space, a gravel parking area, and a basketball court.

Spink Collins Park is approximately 33 acres of mostly forested land at the end of Collins Drive in the Bolton neighborhood. Its amenities include a playground and walking trails. Groundwork Atlanta hosts monthly volunteer days at this park.

Riverside Park is a 6-acre park sandwiched between James Jackson Parkway and the Riverside neighborhood. It is entirely forested with natural surface trails available for passive enjoyment of nature.

Schools

Nearby schools include Bolton Academy (pre-K to fifth grade), Chattahoochee YMCA Head Start Academy (early childhood), William J. Scott Elementary (pre-K to fifth grade), and Westside Atlanta Charter School (a public charter school that teaches K through eighth grade).

Businesses/Utilities/Industries

As alluded to earlier, there are several municipal and industrial operations near the park site. The most prominent and actively engaged with the park is undoubtedly the Argos USA cement plant. Directly abutting the park site to the northeast, Argos participates in neighborhood cleanup days, allows use of their classroom facilities for community meetings, and occasionally donates concrete for projects.

Although no longer active, the Hartsfield Incinerator bookends Riverwalk Atlanta to the southwest near where James Jackson Parkway crosses over the Chattahoochee. This site is owned by the City of Atlanta Department of Public Works and provides an opportunity for future expansion of contiguous trails and parkland. Its size and location along a major road suggest its suitability as a point of public entry to the trails, parks, and river access in this area.

Worth mentioning as well are the municipal wastewater and drinking water operations in this area, as well as the former Bolton landfill, just to the northeast of Argos USA. Originally constructed in 1935, the Atlanta RM Clayton Water Reclamation Center (WRC) serves most of Atlanta and northern DeKalb County and is designed to treat up to 122M gallons of wastewater every day.

Just upstream from the RM Clayton Water Reclamation Center is the City's water intake pump for drinking water, which is a secure facility adjacent to Standing Peachtree Greenspace just north of Peachtree Creek. From here, the water is pumped to the Chattahoochee Water Treatment Plant, which is designed to treat nearly 65M gallons of water every day and supplies drinking water to about 35% of Atlanta's service area.

The former Bolton landfill is also nearby. Still under private ownership, the landfill is closed and appears on the City of Atlanta's plans for future park space in the area.

River

The new park is significant in that it brings the promise of formal public access to the Chattahoochee River, arguably Atlanta's most important natural resource and the main source of the region's drinking water. Largely given over to industrial operations, manufacturing, and waste disposal, the



Top: the Department of Watershed Management maintains a pump station within the park

Above: Views of the Georgia Power's Plant McDonough-Atkinson across the Chattahoochee River



Above: After clearing away invasive exotic plants, riverine woodlands burst into bloom with Packera glabella. Photo by Michael Hudgins, Woods Keeper

river has been cut off from public access and enjoyment for decades. This park project heralds a shift in how the City treats its riverfront—as a place of restoration, memory, and recreation with lasting positive impacts on ecology and culture.

The park's proximity to the river also carries with it important regulatory considerations, including alignment with the Metropolitan River Protection Act (MRPA), local and state stream buffer restrictions, and flood plain regulations. This vision plan seeks to support the desires of the community in terms of access and recreational use while giving due consideration to these regulations. MRPA uses land vulnerability standards and floodplain standards, based in part on past land uses, impervious surface, soil conditions, slope, and vegetative cover. These regulations will need to be further explored when developing the park. However, the past condition of the land, including impervious surfaces such as rooftops and driveways, should be helpful in seeking approval for the recommendations shown in this plan.

Advocacy: Riverwalk Atlanta and Groundwork Atlanta

Riverwalk Atlanta, a local nonprofit, and Groundwork Atlanta, a local trust of Groundwork USA, have been advocating for parks and trails along Atlanta's riverfront for years. Through consistent volunteer workdays, their efforts aim to restore the local ecology through the systematic removal of invasive plants and increased public access. To date, their efforts have resulted in the removal of over eight acres of invasive plants and the creation of over a mile of hiking trails.

Chattahoochee River Park (City Planning)

The City of Atlanta also continues to play a key role in the effort to restore and provide public access to the Chattahoochee. In 2018, the Department of City Planning prioritized an ambitious new approach to the river in their comprehensive planning document *The Atlanta City Design: Aspiring to the Beloved Community*. Rather than displacing riverside industry, which is valuable to Atlanta's economy, the City envisioned an approach of conservation and park and trail development that will "create a wild, adventurous riverfront that provides a welcome change of pace in the city." With

the strategic purchase of the new park, the City is making progress on this vision with public funding directed toward park acquisitions.

Chattahoochee RiverLands (TPL)

The investment in Atlanta's riverfront feeds into a larger, regional effort led by Trust for Public Land. Called the Chattahoochee RiverLands, this project will connect communities to the river along a 100-mile stretch of "continuous public realm." Published in 2020, after two years of public engagement and input from over 80 government and community partners, the plan offers a bold new vision for regional connectivity and outdoor recreation.



History

Muscogee/Cherokee

For thousands of years, complex societies of Indigenous Americans evolved in what is now Georgia. Providing transportation, food, and trade, the river was central to the culture and everyday life of the people who lived along its shores. Laced through the landscape are archaeological traces of these first people, whose tales are told through the artifacts they left behind.

As European conquest of the Americas began, Muscogee people united into a loose confederacy for joint defense and organization. Standing Peachtree, now the site of the City's water intake pump, was a major Muscogee trading post and village at the intersection of the Sandtown trail (a major east-west thoroughfare) and the Chattahoochee River. During the war of 1812, the United States constructed a series of forts, including one at Standing

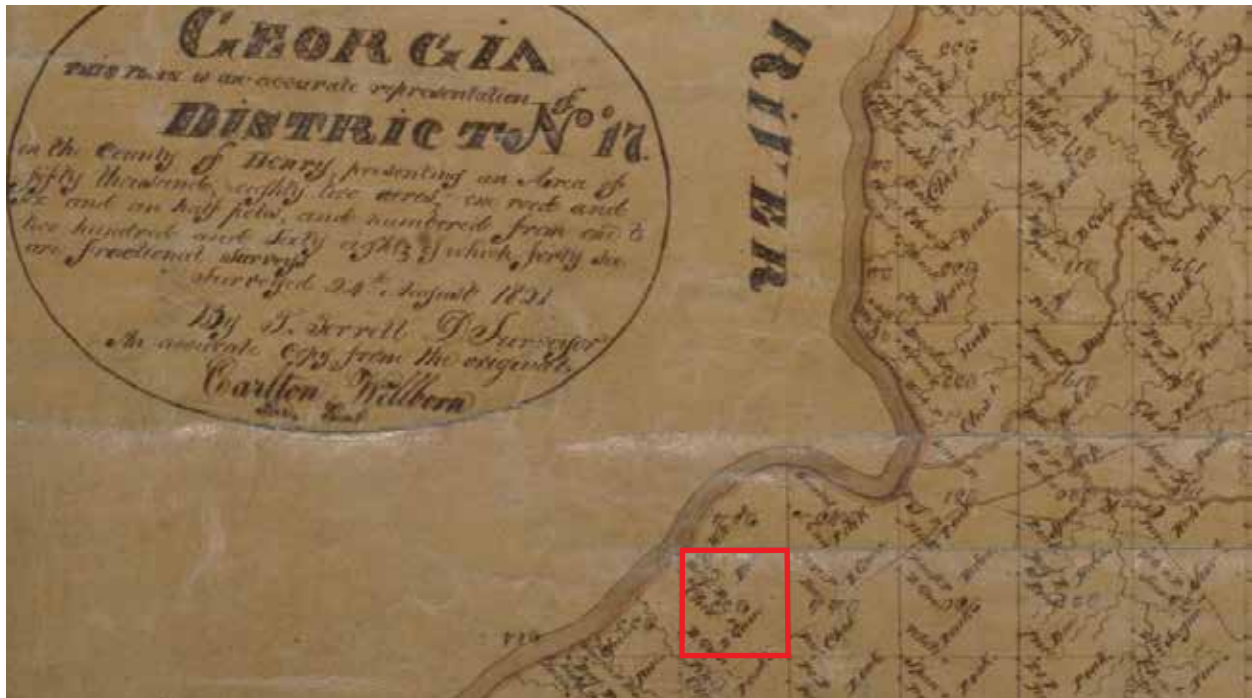
Peachtree, to thwart the Muscogee, who supported England in the conflict. The history of these events is complex and too extensive for this document. More can be learned from numerous sources, including the Muscogee Nation, www.muscogeenation.com.

Following the War of 1812, Muscogee land was lost through a series of territorial concessions sanctioned by Chief William McIntosh. McIntosh, a Muscogee leader who supported the United States' territorial ambitions, claimed to speak on behalf of all Muscogee tribes and acted in his own interests during negotiations. McIntosh was later executed by a contingent of Muscogee who opposed cessions. Following these events, the United States government pursued a doctrine of forced removal of Native Americans from the eastern states. The following is a description of these events in the words of the Muscogee tribe, which is today a self-governed Native American tribe, the fourth largest in the U.S.

"During the early 19th century, the United States Indian policy focused on the removal of the Muscogee and the other Southeastern tribes to areas beyond the Mississippi River. In the removal treaty of 1832, Muscogee leadership exchanged the last of the cherished Muscogee ancestral homelands for new lands in Indian Territory (Oklahoma)...For the majority of Muscogee people the process of severing ties to a land they felt so much a part of proved impossible. The U.S. Army enforced the removal of more than 20,000 Muscogee (Creeks) to Indian Territory in 1836 and 37." (Excerpt from Muscogee Nation History, <https://www.muscogeenation.com/culturehistory/>)

Land lottery

From 1805-1833, a series of eight land lotteries raffled off lands stolen from the Muscogee and Cherokee peoples to European colonists. Nearly two-thirds of Georgia was redistributed to white settlers



Above: a portion of the 1821 survey of Henry County, District 17, with land lot 254 outlined in red. The full plan is held by District Plats of Survey, Survey Records, Surveyor General, RG 3-3-24, Georgia Archives, available online at <https://vault.georgiaarchives.org/digital/collection/dmf/id/28>

using this system. Political boundaries were rapidly changing at the time as settlers laid claim to Indian lands and new counties were established. The land on which the new park sits was likely dispersed in the 1821 land lottery and was, at that time, briefly located within boundaries of Henry County (created in 1821), in District 17, on lot 253. Although county names changed, district and land lot reference numbers remain the same today and are reflected in a property's parcel ID number, (e.g., **17 0253XXXXXXXX**). Land lot 253 was 250 acres in size was acquired for a fee of \$18.00. In 1822, the land became part of DeKalb County when DeKalb was formed from parts of Henry, Gwinnett, and Fayette Counties. In 1853, land lot 253 became part of Fulton County when Fulton was created from DeKalb County.

In the mid 19th century, the neighborhood was rural in nature, with Civil War era maps (right) showing the Western and Atlanta Railroad crossing the river nearby, with "very hilly" and "uncultivated" land dominating the area where Riverside exists today.

Below: a section of the 1872 Daniel Pittman Map of Fulton County, Georgia, with land lot 253 outlined in red. Two owners, Spink and Thomson, are noted at that time (without information on how the acreage was divided). The map can be found in the collections of the Atlanta History Center, Kenan Research Library.



Thompson/Spink Families

By the late 19th century, the Spink and Thomson families owned much of the land in Riverside, and more streets and railroad begin to appear on maps. The Spink and Thomson families were joined with the marriage in 1865 of Elizabeth S. Thompson (b.1848 - d.1910) and James W. Spink (b. 1836 - d.1906). Elizabeth's father, Obediah Thompson granted his daughter one of the largest and most valuable tracts of property in the area, bordering the Chattahoochee River. This land would later become the community of Riverside. James and Elizabeth had five sons, Will, Forrest, Paul, Bernard, and Rutherford, for whom many of the streets in the community are named. Current day Edwards Drive was originally named Elizabeth Place.

Paul Spink, for whom Paul Ave is named, was a prominent Atlanta civic and business booster who used his position as Superintendent of the Transportation Club to promote railroad and hotel investments in Atlanta. Paul died young in 1907, succumbing to a severe case of typhoid fever.



"[Paul Spink] made more friends in the shortest time than any man who ever entered the hotel business in this city."
 —From the obituary of Paul Spink, The Atlanta Constitution, Atlanta, Georgia. 23 Nov 1907, p. 8

COURT ACTION STARTS TO PARTITION \$100,000 SPINK FAMILY ESTATE

Forrest B. Spink has filed a petition in superior court requesting the partition of the estate of the late Mrs. Elizabeth Sara Spink, consisting of 300 acres of land on the Chattahoochee river near Atlanta, valued at \$100,000.

F. B. Spink, who was made executor of the estate by the terms of the will, explained to the court that two of the heirs, R. C. Spink and B. C. Spink, are residents of Oregon and must be notified legally of the proposed partition. He asserted that the partition was necessary to provide for the maintenance of two of the heirs, William Spink, who is insane, and Paul W. Spink, Jr., a minor. The other heir is Miss Alice L. Spink.

From The Atlanta Georgian and News, Atlanta, Georgia. 26 Feb 1913, p. 16

Right: 1917 survey of the Spink Estate survey

THE SPINK ESTATE

Drawn by S.R. Styron

Subdivision and residential development

After the death of Elizabeth Spink in 1910, her 300-acre estate was divided between the Spink heirs and subsequently subdivided and sold. By 1914, Bernard Road, Spink Street, Main Street, and Forrest Avenue had been established and “small farms” were being sold “to the very best people,” creating the Riverside community. The expansion of the street car routes to Riverside in 1892 aided in the area’s development. Atlanta’s early public transportation system—between the years of 1871 and 1949—included streetcars, trolley buses, gas buses, and interurban routes, as shown in the diagram from 1946 below. The River Line route 19A/B, ran from 1892 until 1949. It was the final route to run when the streetcar system was abandoned in 1949.



Above: 1946 map of Atlanta’s public transportation routes, with the River Line highlighted for this report. Highway and Transportation Plan for Atlanta Georgia, H. W. Lochner and Company, uploaded by Keizers at [en.wikipedia](https://en.wikipedia.org/wiki/File:Atlanta_Transportation_Plan_1946.pdf) - Public Domain

Left: Land Lot 253 (highlighted for this report) depicted on enlarged section of a 1949 Fulton County map, showing the development of new streets within the neighborhood.

1938 aerial

The aerial photo taken in 1938 shows the character of the community as still rural, with farmland as the predominant land use.

Below: a 1938 aerial map of Riverside shows Bernard Road, Thomas Road, Paul Ave ("inner"), Spink Street, Rutherford, and Forrest plus additional paths or trails. The area is still largely rural in character. (Labels have been added to maps for this report.)

Flood of 1946

In 1946, shortly after the establishment of Paul Avenue and the construction of homes there, a devastating flood destroyed three family homes. This was the first documentation of a flood in the Riverside neighborhood destroying homes. All of the destroyed homes were on land that is now set aside as part of the new park.





Images from an article in The Atlanta Journal Constitution (pages 1 and 5), dated January 9, 1946, depict damage from flooding on Paul Avenue.



DOG'S BEST FRIEND—B. L. Denton, whose home was flooded at Riverside yesterday, shows how he rescued his pet dog and his high hat, relic of circus days.

Fulton Families Flee Before Menacing Flood

Below: a 1955 aerial map of Riverside shows Paul Avenue has been extended but the rail line is not yet present between the river and Paul Avenue.



1955

Industrial development

In the mid-20th century, industrial land uses began to dominate large parts of the landscape, owing to the neighborhood's proximity to the railroad and the river. In 1961, Georgia Power sold land to the Southern Cement Company (now Argos), which was developed along Paul Avenue and is still in operation today. In 1963 the Hartsfield Incinerator began operating as a solid waste processing station serving Fulton County. The incinerator was designed to burn 250 tons of solid waste per day and discharge effluent from this process directly into the river. In 1965, Georgia Electric opened the \$57M steam-electric generating Plant McDonough-Atkinson on the opposite side of the river in Cobb County.

Metropolitan River Protection Act

As industrial land uses along the Chattahoochee increased, concern grew about the environmental impacts of these activities. Community members began to advocate for stronger water quality protections in the late 1960s, which resulted in part in the passage of the Metropolitan River Protection Act (MRPA) in 1972, which continues to be enforced. This spirit of environmental stewardship continues to fuel organizations such as Groundwork Atlanta, Riverwalk Atlanta, Chattahoochee Riverkeeper, and more.

Mr. Imagination and the flood of 2009

In 2009, another major flood destroys homes along Paul Avenue, this time causing some residents to permanently abandon their homes. Among those was Gregory Warmack, also known as Mr. Imagination. Warmack (1948–2012) was a renowned American folk-artist whose works are included in the Smithsonian American Art Museum and the High Museum of Art. The site where Mr. Imagination's house stood is now part of the new park.

2009 flooding along the Chattahoochee



Restoration and renewal

Since the 2009 flood, community efforts have focused on restoration and renewal of the riverfront as a place of connection, ecology, and community. In 2014, Park Pride awarded Riverwalk Atlanta a \$100,000 grant to purchase the first two parcels for this new park. Over the last eight years, The Conservation Fund, in partnership with the City of Atlanta, has pursued an acquisition strategy that has resulted in the assemblage for this new park along lower Paul Avenue.



Above: Volunteers from Americorp work to remove invasive plants, including chaffe flower, in a 2022 cleanup in Riverside. Photo, this page: Michael Hudgins, Woods Keeper

Below: river cleanup, 2021



The Woodland Indians (1000 BCE - 900 CE) were one of the first cultures to establish settlements in the southeast, growing sunflowers, beans, corn, and grain.²

Archeological evidence indicates that Paleo Indians were widespread across the southeast by 12,000 BCE.¹

BCE = Before Common Era
CE = Common Era



The Mississippian (900 –1200 CE) and Lamar (1300 – 1650 CE) people built networks of towns along the Southeast's rivers. Remnants of their advanced mound building cultures can still be found at the Ocmulgee Mounds and Etowah Mounds sites. Rivers were sacred, integral parts of their lives. Stone fishing weirs and rock shelters can be found throughout the area today. The Lamar people are thought to have migrated from the Ocmulgee River to the **Chattahoochee** in 1650.⁵ Ultimately falling to disease, the surviving Lamar descendants became today's Muscogee Nation.³

12,000 BCE 1500 CE 1820 1860

1805 - 1833 LAND LOTTERIES



Size, shape, and quarry proximity of stone points or "arrow heads" reveal the time period in which they were made. The earlier "Clovis points" were made by nomadic hunters using large points to hunt megafauna. Hunters from later permanent settlements used locally quarried stones with shapes modified made to hunt smaller game.¹



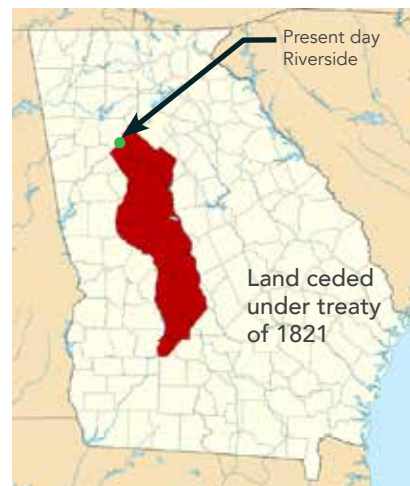
Hernando de Soto (c.1500 - 1542) was the first European to explore present day Georgia. He and his forces were instrumental in contributing to hostile relationships between many Native American tribes and Europeans.

Members of the expedition also spread disease. Because indigenous people lacked immunity to European diseases, several areas traversed by the expedition became depopulated by illnesses caused by contact with the Europeans.



In **1821**, William McIntosh (1775 - 1825) ceded 4,000,000 acres of Muscogee land (including present-day Atlanta) to Georgia in exchange for \$200,000 over fourteen years. McIntosh received a large sum of money and land as part of the deal.

This secession led directly to the forced removal of 20,000 Muscogee people to Oklahoma in 1836 and 1937, in an event referred to as the "Trail of Tears."



1853 FULTON COUNTY FORMED FROM DEKALB COUNTY
1861-1865 CIVIL WAR

1890 Chattahoochee River is the primary **water supply** for Atlanta⁵

1892-1949 Streetcar Era The Georgia Railway and Electric Company (later Georgia Power)^{6,7} expanded to over time and by 1914 offered 200+ miles of tracks in a complex network of transit services within Atlanta and out to Chamblee, College Park, Marietta, and Stone Mountain. On April 10, 1949, Car 897—on the River Line route from downtown to Riverside—was the final streetcar to run in this era.⁷



INDUSTRIAL DEVELOPMENT

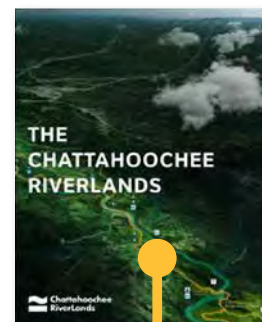
1965 Georgia Power opens **Plant McDonough-Atkinson**

1963 Hartsfield incinerator begins processing 250 tons of solid waste per day, discharging effluent directly into the Chattahoochee River

1961 Georgia Power sells land to **Southern Cement Company** (now Argos)



2020 The Chattahoochee RiverLands study is completed for a 100-mile greenway along the Chattahoochee, including the park on Paul Avenue



1900

1940

1960

2000

2022

1946 Flood destroys homes on lower Paul Avenue



1908 the **Collins Estate** and in **1910-1914** the **Spink Estate** are subdivided and sold as small farms and residential home sites

1952 ATLANTA ANNEXES RIVERSIDE

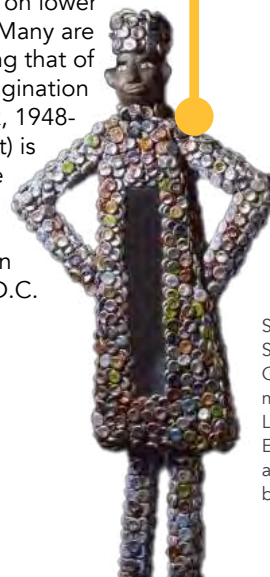
ENVIRONMENTAL ACTION

1978 **Chattahoochee River National Recreation Area (CRNRA)** is established⁵

1972 Metropolitan River Protection Act



2009 Flooding destroys homes throughout the region, including on lower Paul Avenue. Many are abandoned, including that of American artist, Mr. Imagination (Gregory Warmack, 1948-2012), whose work (left) is part of collections at the High Museum in Atlanta and the Smithsonian American Art Museum in Washington D.C.



RESTORATION & RENEWAL



2014 **Riverwalk Atlanta** purchases first two parcels of land for a new park

2014-2022 **The Conservation Fund** acquires properties to create a new park

2022 The assembled parcels (14) are transferred to the **City of Atlanta, Department of Parks & Recreation**

2022 A vision plan for "lower" Paul Park is undertaken by Park Pride and the Riverside community

Source:
Smithsonian American Art Museum, Gift of Chuck and Jan Rosenak and museum purchase through the Luisita L. and Franz H. Denghausen Endowment, 1997.124.66, <https://americanart.si.edu/artwork/bottlecap-figure-mirror-36157>

1. <https://www.nps.gov/ocmu/learn/historyculture/paleo-indian-culture.htm>
 2. <https://www.nps.gov/ocmu/learn/historyculture/woodland-culture.htm>
 3. <https://www.nps.gov/ocmu/learn/historyculture/lamar-culture.htm>
 4. <https://www.nps.gov/ocmu/learn/historyculture/the-muscogee-nation.htm>
 5. <http://npshistory.com/publications/chat/clr-sope-creek.pdf>
 6. https://en.wikipedia.org/wiki/Streetcars_in_Atlanta
 7. <https://newsouthassoc.com/trolley/GApower.html>



Looking into the park
from lower Paul Avenue

Existing Conditions

The new park along lower Paul Avenue is roughly L-shaped in plan view and may be thought of as being divided into two main sections, each with different characteristics – the long arm of the “L,” which runs parallel to lower Paul Ave, and the short arm of the “L,” which connects outer Paul Ave to lower Paul Ave. The entire property is currently undeveloped, having recently been acquired for park land following demolition of the single-family homes that used to occupy the space.

The long arm of the “L” is rectangular in shape and includes fourteen parcels. The land slopes gently downward from its border with lower Paul Avenue to the railroad tracks along its northwestern property boundary. This part of the property includes a combination of cleared space dotted with shade trees as well as areas of denser vegetative growth. Though mostly contiguous, the property assemblage includes two inholdings, including a 0.2-acre lot with a pump station owned by the Department of Watershed Management and a 0.2-acre lot with a gated private road owned by Georgia Power and used to access their property between the railroad tracks and the river.

The short arm of the “L” is irregular in shape and includes two parcels along with a section of unimproved right-of-way for Bernard Road. This part of the property is mostly forested and is gently sloped except

for the southwest-most section of Bernard Road right-of-way, which slopes steeply up to where the street pavement ends.

Paul Avenue

The park’s boundary with Paul Avenue is continuous but fragmented, edged with remnants of granite rubble curb punctured by former driveway aprons. In places, the curb almost entirely disappears, creating a flush condition between the park and the road. In general, views are open along Paul Avenue into the site.



Above: The Bernard Road right of way from outer Paul Avenue near the Argos entrance. This is the proposed connecting point between the PATH trail and the park.

Railroad

The park's edge with the railroad is more topographically irregular owing to the consistent slope of the rail bed against the undulating hills and dips of the adjacent land. In some places the park is almost flush with the rail, while in others the rail rises steeply several feet above or below the park. There is no fence or other structural edge along the boundary, but a vegetative buffer

is present in some places. The vegetative buffer along the rail is inconsistent, being entirely absent in some places. Where it is present, it is untamed with invasive plants and dense growth.

Biddy Creek/Drainage

The site is also home to two drainage features, one perennial and one ephemeral, both of which are important to the hydrology



of the area. The ephemeral feature consists of a shallow ditch in the southwest part of the site running perpendicular to lower Paul Ave in a straight line to the railroad where it enters a concrete basin and pipe, draining to the wetlands on the far side of the tracks. The ditch is fed from a pipe that collects surface runoff from neighboring properties and Paul Avenue that daylights onto the property after crossing under the road. The outfall of this pipe is currently below grade, possibly due to siltation, forcing the water to fill a small hole before it spills over the edge and allows gravity to take it downstream.

The perennial stream is named Biddy Creek and forms its own mini-watershed as it runs directly into the Chattahoochee River. Biddy Creek is named after a prominent family in the neighborhood who still reside in the area and who have helped mow and maintain the park grounds for some years. Biddy Creek starts just uphill from the park on private property off Rutherford Street between inner Paul Ave and outer Paul Ave. It travels approximately 1,800 feet through forested land before running along the southwest edge of the short "L" arm of the park. The stream is shallow, narrow, and conveys only small amounts of water during dry weather. The stream is impacted in a few places where sediment has accumulated, forming small pools that collect debris and litter from upstream.

Biddy Creek crosses under lower Paul Avenue via a culvert, which has become obstructed either through sedimentation or crushing. During dry weather, flows are low enough to pass under the road. However, rain events, even small ones, cause the creek to overtop its banks and flood the street. At the time of this writing, the Department of Watershed Management is developing plans to rebuild the crossing to reduce flooding events using funds from the Municipal Option Sales Tax (MOST).



Above: Biddy Creek makes its way to the Chattahoochee through the park site. Ponding occurs on both sides of Lower Paul Avenue.

Once Biddy Creek crosses lower Paul Avenue it takes a more meandering path through the park site before entering a culvert under the railroad tracks and emptying into the Chattahoochee River. The banks of the creek in this area are open and consist of mown grass with shade cast from nearby canopy trees, lending a bucolic feel to this part of the park.

Views

Because the park is linear in nature, it offers a variety of views and experiences as one moves through it. The experience of the park includes views of nature, as well as adjacent heavy industry, with beautiful views of the Chattahoochee River available on the far side of the railroad tracks. The juxtaposition of the natural and the industrial offers a visually striking and thought-provoking contrast that is rarely glimpsed in other parts of the city. In particular, the view from the northernmost parcel of the long arm of the "L" offers an expansive vista of the river, railroad, forest, silos, power pylons, and Plant McDonough-Atkinson.



Top: View westward at dusk

Above: From lower Paul Avenue, view south toward the Bernard Road right-of-way, Biddy Creek to the right.



Left: Invasive plants, like English ivy, threaten the mature trees of the park.

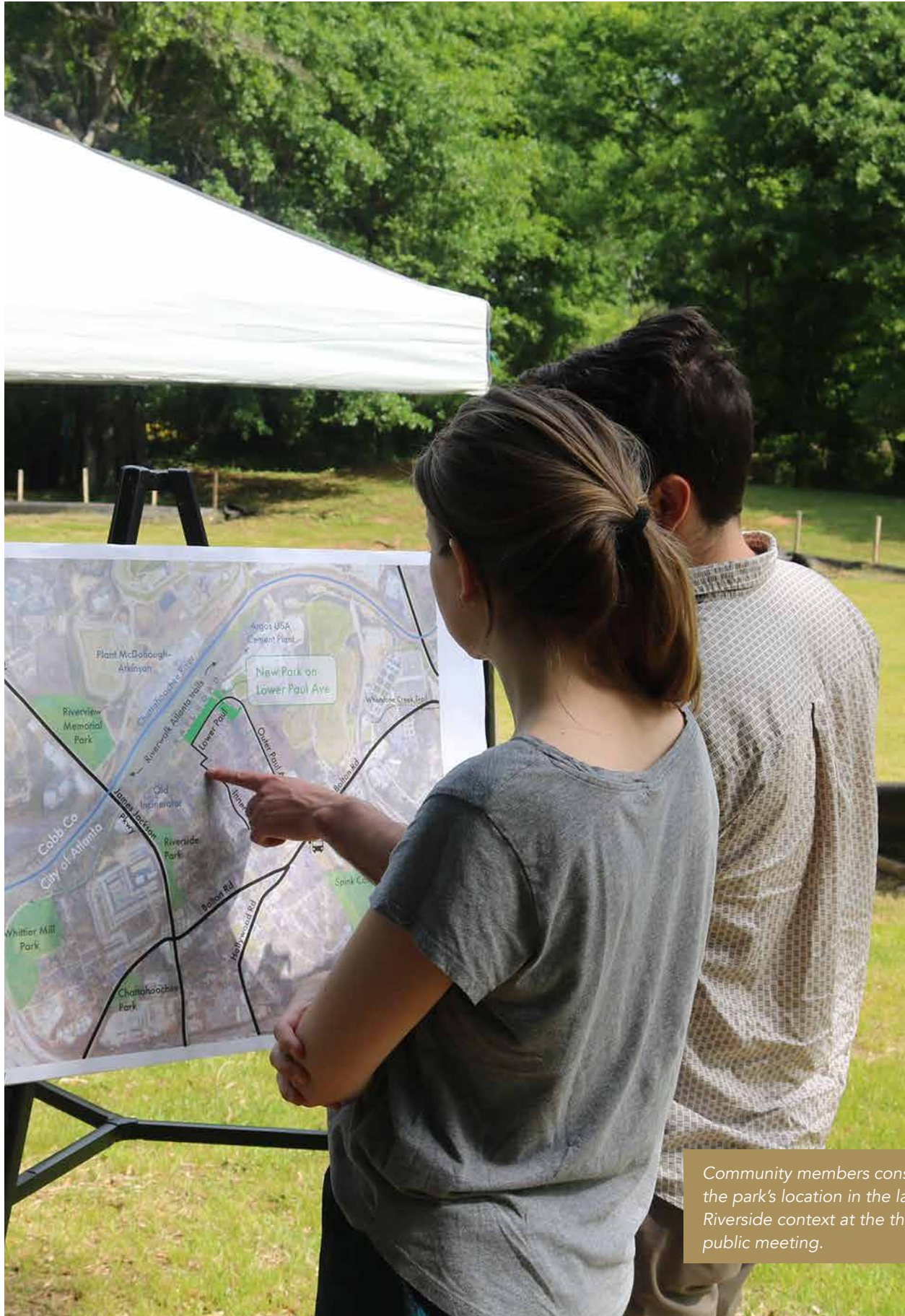


Top: Section of the park between the Georgia Power utility easement and Argos property, with views across the river to Plant McDonough-Atkinson. This area is the proposed location of the courts.

Right: Views of the Chattahoochee from foot trails created and maintained by Riverwalk Atlanta. The property between the rail line and the river is owned by Georgia Power.

Below: Flooding across Paul Avenue at Biddy Creek





Community members consider the park's location in the larger Riverside context at the third public meeting.

Community Engagement

Steering Committee

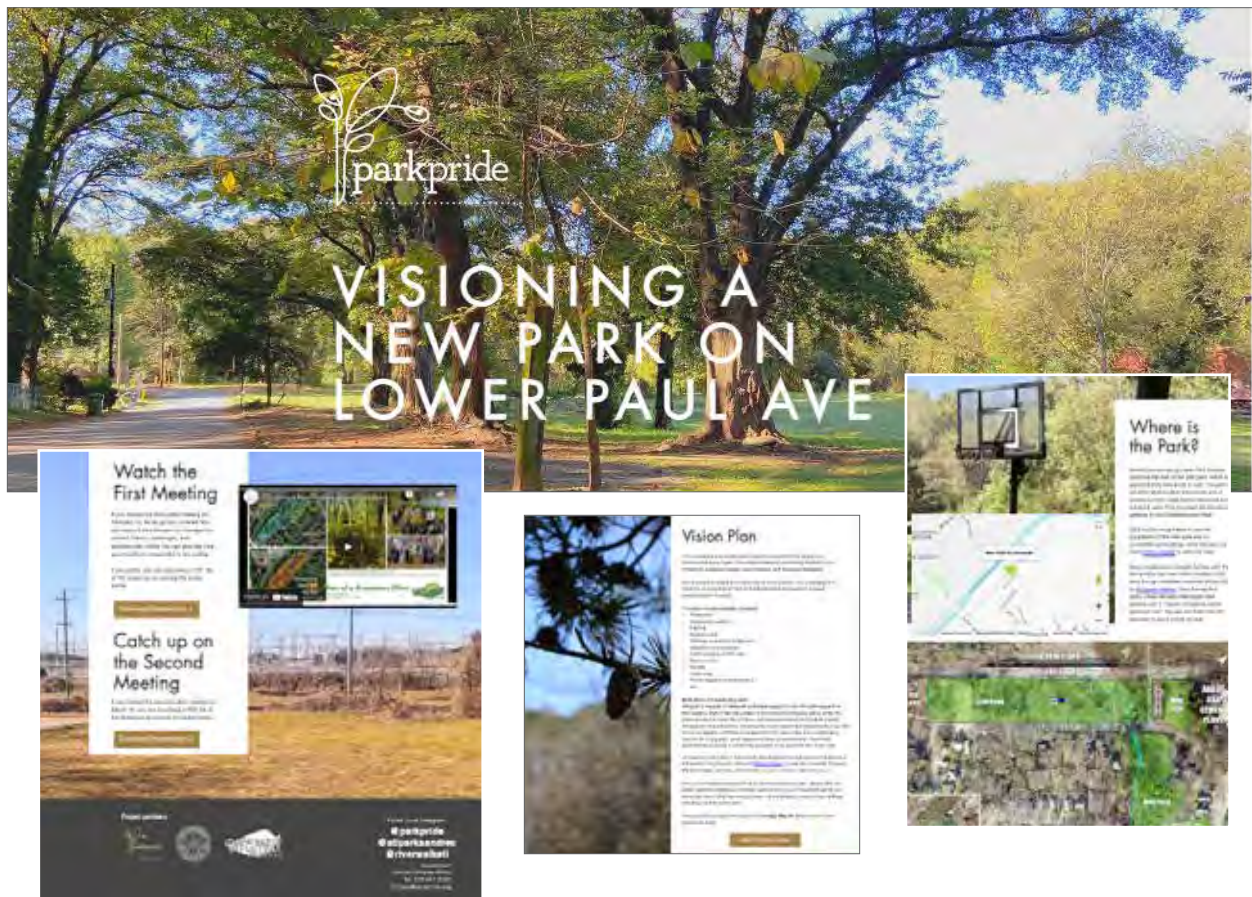
The steering committee assembled for this visioning process included people who have dedicated years of effort toward the goal of a park and trail system in the Riverside community. Keith Sharp, founder of Riverwalk Atlanta, submitted the initial application for park visioning and recommended a team that included Michael Hudgins, a long-time volunteer and founder of Woods Keeper; Heather Hussey-Coker, executive director of Groundwork Atlanta; representatives from Atlanta's Departments of City Planning, Watershed Management, and Parks & Recreation; and neighbors,

including several living directly across from the park. The committee met monthly from October 2021 through May 2022 in classroom provided by Argos USA.

Vision Branding and Website

To clearly identify the public materials and events related to the visioning process, Park Pride created consistent visual branding complete with a website that housed progress updates, inventory and analysis information, history, links to surveys, meeting recordings, and survey data.

Below: pages from the website created for the park visioning process



VISIONING A NEW PARK ON LOWER PAUL AVE

In 2021, Atlanta City Council authorized the City of Atlanta to purchase land for a new park along Lower Paul Avenue. That land will soon become Riverside's newest public park! **Park Pride** is now engaged in partnership with **City of Atlanta** and **Riverwalk Atlanta** to help the community create a "Vision Plan" for the new park. To get started we'd like to learn how a park could best serve the community and what you hope it will offer you and your family through this survey. **Each person in your household can complete the survey once!**

If you'd like to complete the survey online, please scan the QR code to the right. If you prefer to complete this paper survey, it can be returned to a drop box located at **2388 Paul Avenue NW**.

What are important assets or qualities of the site that should be retained in the park design?

Which improvements would most likely make you and your family feel safe and welcomed in this park?

<input type="checkbox"/> Lighting	<input type="checkbox"/> Sidewalks
<input type="checkbox"/> Safety barrier between the park and railroad	<input type="checkbox"/> Clear views into the park
<input type="checkbox"/> Regular police patrol	<input type="checkbox"/> Camera surveillance
<input type="checkbox"/> Other _____	

This park will be a gateway to the river. Which of these activities do you see yourself enjoying on the river?

<input type="checkbox"/> Boating/Kayaking	<input type="checkbox"/> Fishing
<input type="checkbox"/> Listening/watching/relaxing	<input type="checkbox"/> Hiking/running/walking along the river
<input type="checkbox"/> Observing wildlife	<input type="checkbox"/> Volunteering for river/ environmental cleanups
<input type="checkbox"/> Other _____	

What programs would you like to see in the park?

<input type="checkbox"/> Farmers market	<input type="checkbox"/> River/park clean-ups
<input type="checkbox"/> Live music	<input type="checkbox"/> Outdoor movie nights
<input type="checkbox"/> Guided nature walks	<input type="checkbox"/> Neighborhood festival
<input type="checkbox"/> Other _____	

Visit the website by scanning this QR code with your phone or by visiting the link below. There you can also learn about and register for our first public meeting on February 10th. We look forward to working with you!

lowerpaulpark.wixsite.com/visioning

What do you hope this park will add to the Riverside community? (see location marked on map above)

What most concerns you about this park, if anything?

What amenities would you most like to see in this new neighborhood park? (Pick up to seven)

<input type="checkbox"/> Paved trail connections	<input type="checkbox"/> Unpaved trails
<input type="checkbox"/> Grills/picnic tables	<input type="checkbox"/> Bicycle racks
<input type="checkbox"/> Fitness equipment	<input type="checkbox"/> Playground
<input type="checkbox"/> Picnic pavilion	<input type="checkbox"/> Edible landscaping
<input type="checkbox"/> Community garden	<input type="checkbox"/> Off-leash dog play area
<input type="checkbox"/> Small performance area	<input type="checkbox"/> Playing field
<input type="checkbox"/> Racquet sports court (tennis/pickleball)	<input type="checkbox"/> Art/sculpture
<input type="checkbox"/> Restrooms	<input type="checkbox"/> Biddy Creek restoration
<input type="checkbox"/> Other _____	<input type="checkbox"/> Basketball court
	<input type="checkbox"/> Other sport _____

Please use the space below to **DRAW** the park you'd like to see in Riverside. Pretend you are flying above. What would be in your park? This is a great way for kids to get involved in planning too!

What ideas do you have for how the park can reflect the river, history, local ecology, and culture?

How would you get to this park? (check the one you would use most)

<input type="checkbox"/> Walk	<input type="checkbox"/> Bus and walk/bike
<input type="checkbox"/> Bike/scooter/skateboard	<input type="checkbox"/> Drive or ride with someone

What neighborhood do you live in?

<input type="checkbox"/> Riverside	<input type="checkbox"/> Bolton
<input type="checkbox"/> Whittier Mill Village	<input type="checkbox"/> Hills Park
<input type="checkbox"/> Other: _____	

How would you describe yourself? (check all that apply)

<input type="checkbox"/> Adult (no children)	<input type="checkbox"/> Adult with children or grandchildren (0-12 years old)
<input type="checkbox"/> Dog owner	<input type="checkbox"/> Adult with children or grandchildren (teenage)
<input type="checkbox"/> Senior	<input type="checkbox"/> Young person (12 years or less)
<input type="checkbox"/> Teenager	

Is there anything else you'd like us to know about this new park?

If you'd like to receive e-mail notifications about the visioning process, kindly provide your name and e-mail below. **Please print clearly!**

First _____ Last _____

Email _____

A community survey was available both online and in paper form. A temporary drop box was placed in the park to collect paper surveys. QR codes on the surveys, yard signs, and postcards linked to the website created for the visioning process.

Community Survey

A community input survey (shown above) was designed with the steering committee and open from January 21 to March 3, 2022. The survey was made available in a paper version and in a digital version. All people within a household (including children) were encouraged to complete the survey. We received 144 written and digital responses. Results from the community survey are shown on pages 32-35. Complete responses and comments are in Appendix A.

Public Meetings

Each public meeting moves the visioning process along in stages: the first public meeting is a brainstorming session where 'Big Ideas' about the park are established. Participants decide what kind of park they need and want, and what functions are most important for the park to fulfill. Based on the feedback gathered in this meeting plus survey data, a set of guiding principles is

created. All future designs and elements must support these principles in order to be included in the final plan.

After the first public meeting, the visioning team goes back to the drawing board to come up with draft concepts. These concepts are first reviewed by the steering committee, then presented for review at the next public meeting. Finally, armed with input from the community and steering committee, Park Pride's visioning team develops a final conceptual vision plan. This plan is presented for review at the last public meeting. The community prioritizes projects to create a step-wise plan for achieving the vision plan's goals.

Public Meeting 1

The first public meeting was held virtually on February 10, 2022 with over 70 people registered for the Zoom meeting. The goal of this meeting was to introduce the visioning process to the community and encourage involvement—especially with the opinion survey, to describe the context and history of the site, and to establish the guiding principles for the park's design.

Guiding Principles

During the meeting, participants answered a series of questions using an interactive polling application called PollEverywhere. The question were:

What about this neighborhood gives you a sense of community?

What is important for us to keep in mind when designing the new park?

What sights and sounds would you like to experience in the new park?

Poll results can be found in Appendix B, on page 105. These questions were intended to focus attention on big ideas and expectations for the park, i.e., what *kind* of park is most commonly desired by the Riverside community, rather than particular items, programs, or amenities. Responses were analyzed by the steering committee and statements developed that embodied the most expressed the qualities of place imagined for the park. As the design process progressed each amenity and proposed function was checked against the guiding principles to insure that the plan upheld one or more of the guiding principles.



Guiding Principles



VISIONING A NEW PARK ON LOWER PAUL AVE

Create a safe and welcoming space that will foster community spirit and serve as a venue for neighborhood and casual gatherings while preserving the natural beauty of the site

Restore the local environment and connect visitors to the unique ecology, culture, and history of the Chattahoochee River

Prioritize trail connections and well-marked entrances to provide safe access and connectivity for residents and visitors

Design a beautiful and resilient space that can withstand the rigors of both the human and natural environment

The visioning team also met with residents in person on lower Paul Avenue on February 26, 2022, to hear specific concerns of people living across from the planned park space. This meeting revealed challenges with truck traffic, which would become trapped on lower Paul Avenue while attempting to circumnavigate Bolton Road congestion. Trucks regularly were using the park as turn around point and destroying property in process. Residents also clarified the patterns and extent of stormwater run-off and erosion problems.

144

PEOPLE RESPONDED

SURVEY RESULTS

Community Opinion Survey

Full list of responses are in Appendix A

"It will be nice to have a neighborhood park because people can go and enjoy nature and meet their neighbors. It will make it a real neighborhood instead of just a group of houses."

— Community comment

Q1: What do you hope this park will add to the Riverside community?

"...a place to enjoy the beautiful outdoors."

— Community comment

"...an awareness of the fragile ecosystems along the river that are in such dire need of protecting"

— Community comment



Q2: What most concerns you about this park, if anything?



Parking limitations

— Community concern

Safety regarding the proximity to the railroad tracks

— Community concern

It staying maintained.

— Community concern

Q3: What are important assets or qualities of the site that should be retained in the park design?

It feels like a neighborhood, not a metro park. I want it to stay that way.

— Community vision

*Places to play.
Ruggedness of the industrial past.*

— Community vision

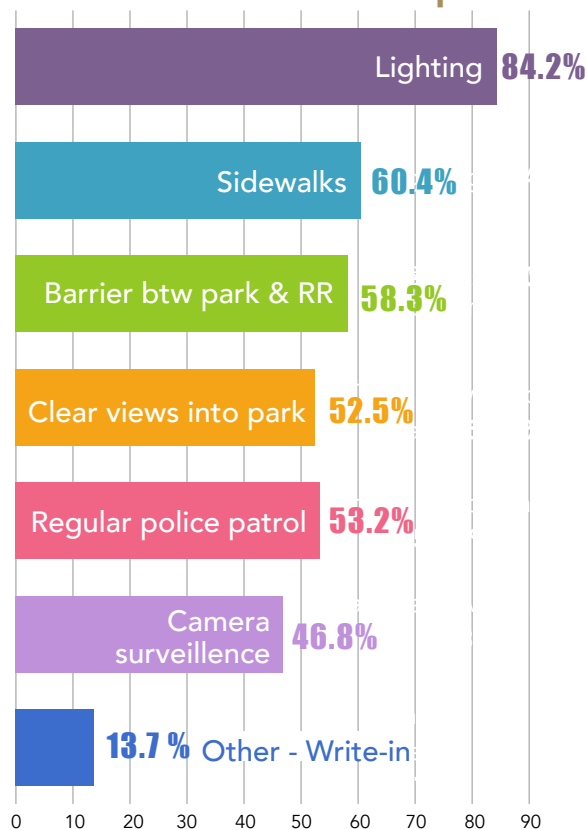
Keep as many trees as possible!

— Community vision



Full list of responses are in Appendix A

Q4: What improvements would you likely make you and your family feel safe and welcomed in this park?



PERCENTAGE OF RESPONDENTS
For a complete list of responses, see Appendix A

Riverside has a “small town community in an urban environment” feel and I think that should be echoed in the park. Also please keep the old trees if it’s safe to do so. I think it’s an important reminder of the homes that used to be there.

— Community vision

Q5: This park will be a GATEWAY TO THE RIVER Which of these activities do you see yourself enjoying on the river?



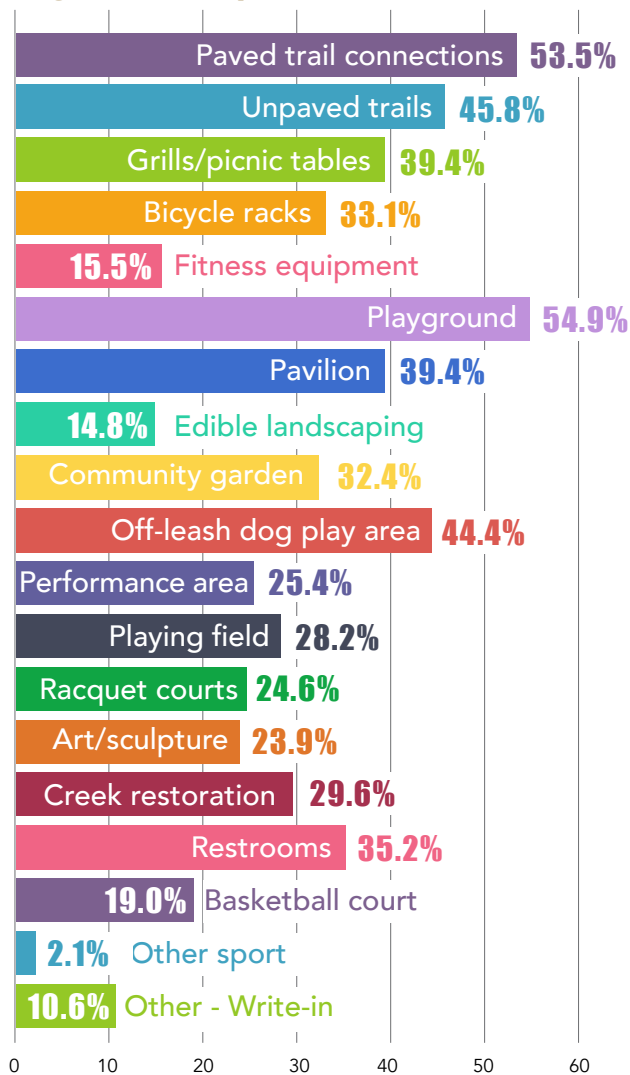
144

PEOPLE RESPONDED

SURVEY RESULTS

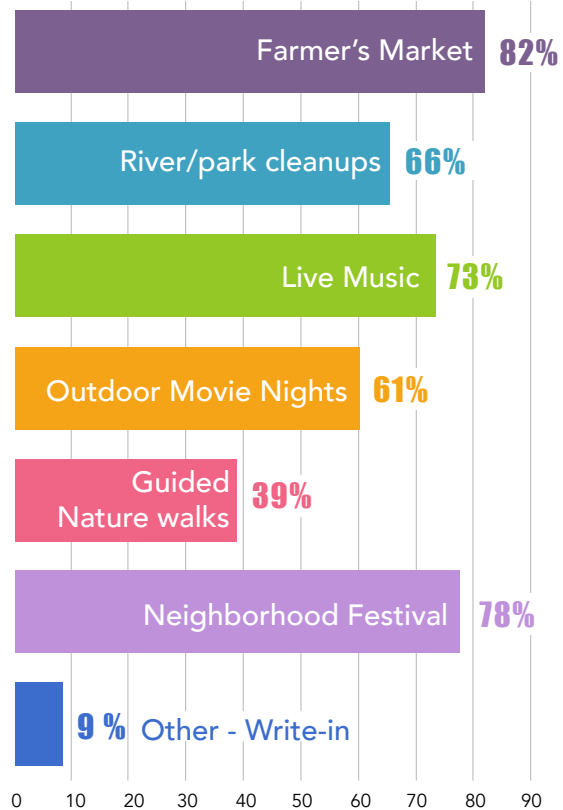
Community Opinion Survey

Q7: What amenities would you most like to see in this new neighborhood park?



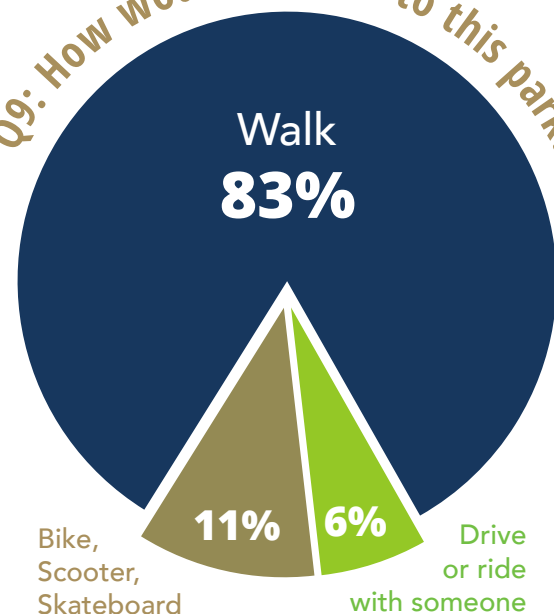
PERCENTAGE OF RESPONDENTS
For a complete list of responses, see Appendix A

Q6: What programs would you like to see in the park?



PERCENTAGE OF RESPONDENTS
For a complete list of responses, see Appendix A

Q9: How would you get to this park?



For a complete list of responses, see Appendix A

Q8: What ideas do you have for how the park can reflect the river, history, local ecology, and culture?



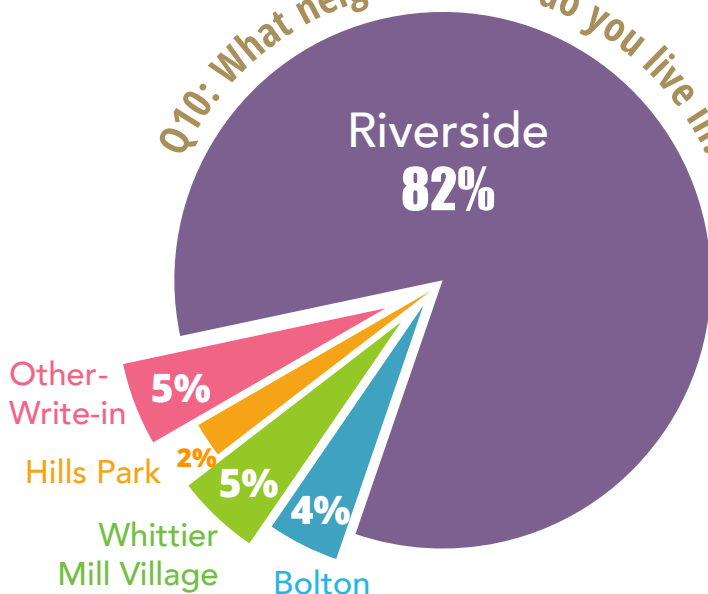
"...a muralist or any kind of artist [could] paint the train compartments to show the river, history, local ecology, culture, etc."

— Community idea

"...history of change... uses of land...old and current flora & fauna identification..."

— Community idea

Q10: What neighborhood do you live in?

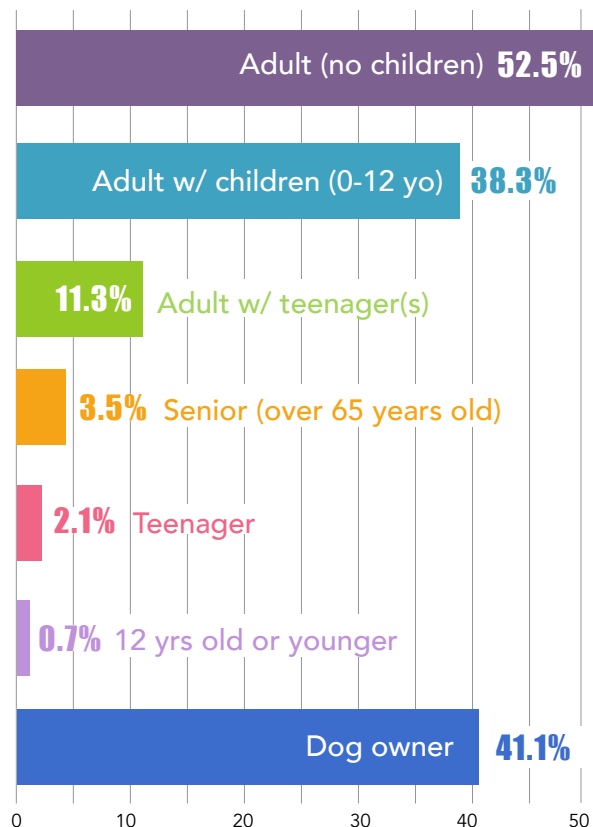


For a complete list of responses, see Appendix A

"I'd really like to see this park as a community space where people can get to know their neighbors and feel part of a neighborhood."

— Community vision

Q11: How would you describe yourself? (check all that apply)



PERCENTAGE OF RESPONDENTS
For a complete list of responses, see Appendix A

Public Meeting 2

The second public meeting was held on March 10, 2022, in person at Fire Station #28 in the Riverside neighborhood. Approximately 40 people attended the meeting, including District Councilmember Dustin Hillis and representatives from the City of Atlanta Departments of Watershed Management and City Planning.



Two preliminary concept plans for the park were presented at the second meeting. On the following pages the plans are shown and the features of each compared. At the meeting, participants recorded their feedback and reactions via a paper form. Following the meeting, from March 10 until April 1, the plans were available on the website for additional feedback via an online survey (see page 41 and Appendix C, page 107).



Features included in BOTH Preliminary Concepts

Both plans strive for the preservation of existing canopy trees and the removal of overgrowth to improve sight lines. Site furnishings that can withstand inundation, including signage and wayfinding, lighting, bike racks, waste receptacles, and seating are included throughout the plans.

- Multiuse (pedestrian/bike) trail connecting from extension of the PATH trail from Whetstone Wetland
- Reduction in the fenced area around the Department of Watershed pump station
- An imagination garden of local art
- New curb and gutter along the street with on-street parking
- Access to the Riverwalk trails and the Chattahoochee River

Front and back of feedback forms for the preliminary plans

March 2022
Public Meeting 2
Park Visioning Process
Facilitated by Park Pride for the Riverside Community

VISIONING A NEW PARK ON LOWER PAUL AVE

CONCEPT FEEDBACK

Select your preferences on the back of this page and find your favorite plan!

Feel free to make notes/draw on this page if you like!

FEATURES, CONCEPT 1

- Large main pavilion and active area at entrance to the park with restrooms, court area, community garden, lawn games, firepit, etc.
- Two play areas for children near pavilions at both ends of the park
- Multiuse trail weaves THROUGH the park
- Drainage piped for increased open lawn
- Unpaved trails (dashed lines) connect through woodland, picnic area, and "Imagination Art Garden"
- Hedge between park and railroad (courts fenced)
- On-street parking only (parking at pavilion reserved for loading/unloading and ADA access)

OVERALL PREFERENCE: **CONCEPT 1**
Elements are interchangeable but overall, please check below

FEATURES, CONCEPT 2

- Connection to Bernard Road
- Small off-street parking lot and (courts) area at entrance to the park
- No restrooms
- Multiuse trail PARALLEL with Lower Paul Avenue; paved sidewalks and unpaved trails (dashed) as shown
- Single playground for children with an open shade structure, grouped with large pavilion, picnic, garden area, open lawn, open ephemeral streambed
- Off-leash dog park (fenced, large/small)
- Fence between park and railroad

OVERALL PREFERENCE: **CONCEPT 2**
Elements are interchangeable but overall, please check below

Over for additional details

Any way to have Imagination Garden and [the] dog park?

— survey response

See full Concepts 1 & 2 on opposite side

CONCEPT FEEDBACK

The following are major areas of difference between the Concepts 1 & 2. Check the options you prefer. Options are interchangeable!

Big differences

CONCEPT 1	CONCEPT 2
<input type="checkbox"/> Large Pavilion at entrance to park Pavilion is the hub for community events and activities	<input type="checkbox"/> Small pavilion in the park's interior Between the playground and the open lawn
<input type="checkbox"/> On-street parking only Informal on-street parking devotes more space for park and slows traffic on the street	<input type="checkbox"/> Small off-street parking lot A small parking lot relieves street parking for residents, provides a place for farmers' markets
<input type="checkbox"/> Alignment of the multi-use trail through park The paved multi-use trail meanders through the park in addition to a sidewalk along Lower Paul	<input type="checkbox"/> Alignment of multi-use trail parallel with street The paved multi-use trail is parallel with Lower Paul Avenue, separated by granite curb and street trees
<input type="checkbox"/> Two play options within the park.	<input type="checkbox"/> Playground central Focuses structured play in one area with provisions for play for all ages, not just kids
<input type="checkbox"/> Drainage swale piped to allow for more lawn	<input type="checkbox"/> Drainage swale reconstructed as a dry streambed

More Big Differences

Check the box for your preference in each category

Bernard Road Connection <ul style="list-style-type: none"> <input type="checkbox"/> Trail connection (via stairs) <input type="checkbox"/> No trail access from Bernard Road 	Off-Leash Dog Park <ul style="list-style-type: none"> <input type="checkbox"/> Yes <input type="checkbox"/> No
Type of Sports Courts <ul style="list-style-type: none"> <input type="checkbox"/> Full basketball court <input type="checkbox"/> Half basketball court <input type="checkbox"/> Volleyball court <input type="checkbox"/> One doubles tennis court <input type="checkbox"/> No courts 	Restrooms <ul style="list-style-type: none"> <input type="checkbox"/> Yes <input type="checkbox"/> No
	Barrier between Park and Railroad <ul style="list-style-type: none"> <input type="checkbox"/> Fence <input type="checkbox"/> Hedgerow <input type="checkbox"/> None

Name _____ Email _____

Additional comments or preferences _____

Concept 1 features

- To reduce property damage and safety issues caused by truck traffic through the neighborhood, an island with a 'no trucks beyond this point' warning sign is included in this plan at the Argos Plant curve.
- This concept features a large pavilion facing the curve that leads into the neighborhood, the park, and lower Paul Avenue. This creates a gateway that immediately signals visitors that they are entering a park zone.
- Concentrated around this pavilion is an active, community gathering zone, including a small playground, a fire pit, an area for community garden beds, a large lawn for free play, events, or movie-watching in the evenings, and enough space for sports court(s) of the neighborhood's choosing.
- The multiuse trail entrance at the outer Paul Avenue and Bernard right-of-way is lined with shade trees and follows a route just outside the City-required 75' stream buffer.
- An unpaved secondary walking trail winds along Biddy Creek, with resting/observation spaces along its length
- The multiuse PATH crosses lower Paul Avenue at an existing speed table east of Biddy Creek and winds through the park
- New curb and gutter and a pedestrian sidewalk are proposed along the lower Paul Avenue, parallel with on-street parking
- Picnic areas are situated on the slope overlooking Biddy Creek
- A second, larger playground is featured on the western end of the park
- A large area of lawn is set aside for unstructured play or for other uses



Concept 2 features

- Park connection to Bernard Road
- Small off-street parking lot and sports court area at entrance to the park
- No restrooms
- Multiuse trail parallel with lower Paul Avenue; paved sidewalks and unpaved trails (dashed) as shown
- One playground for children with a pergola shade structure, grouped with large pavilion, picnic, community garden area, and open lawn for unstructured play
- Off-leash dog park (fenced, large/small separate as required by DPR)
- Fence between park and railroad
- Small pavilion in the park's interior between the playground and the open lawn
- Small off-street parking lot that relieves street parking for residents, provides a place for farmers' markets
- Alignment of the paved multi-use trail parallel with lower Paul Avenue, separated by granite curb and street trees
- Playground centrally focused with structured multigenerational opportunities in one area
- Drainage swale reconstructed as a dry streambed

*Will there be security and cameras?
If the playground is not in a shaded area,
will there be a covering?*

- survey response



I would like the Biddy Creek wetland area to be incorporated into concept 1.

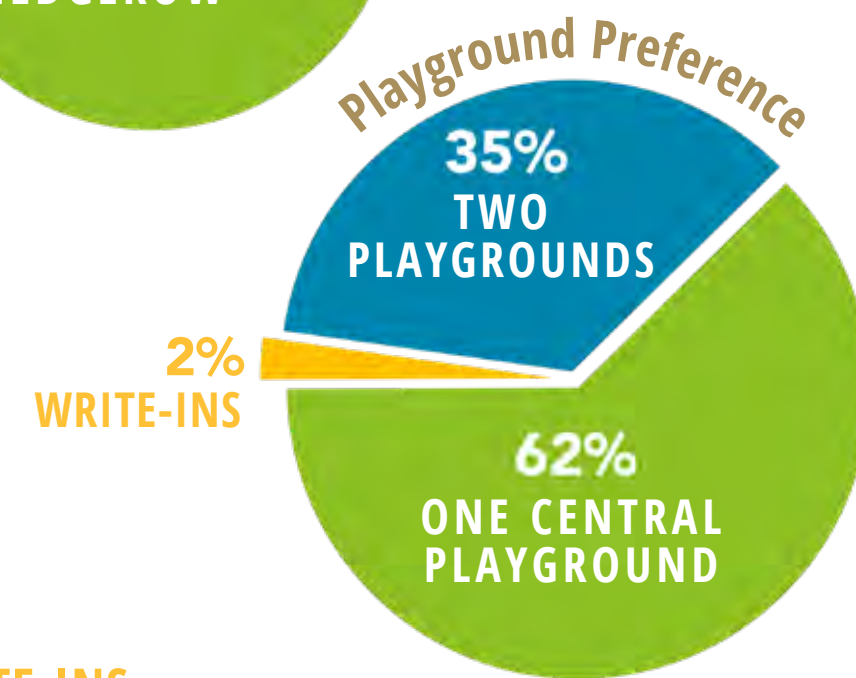
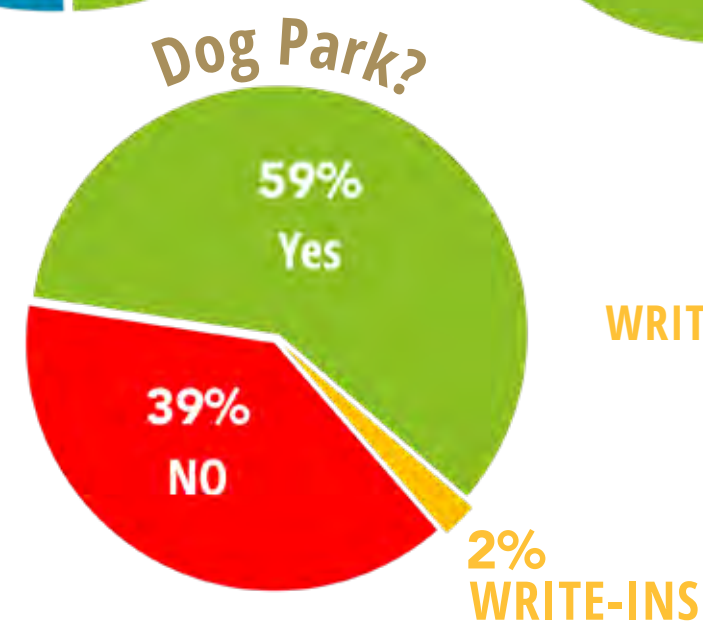
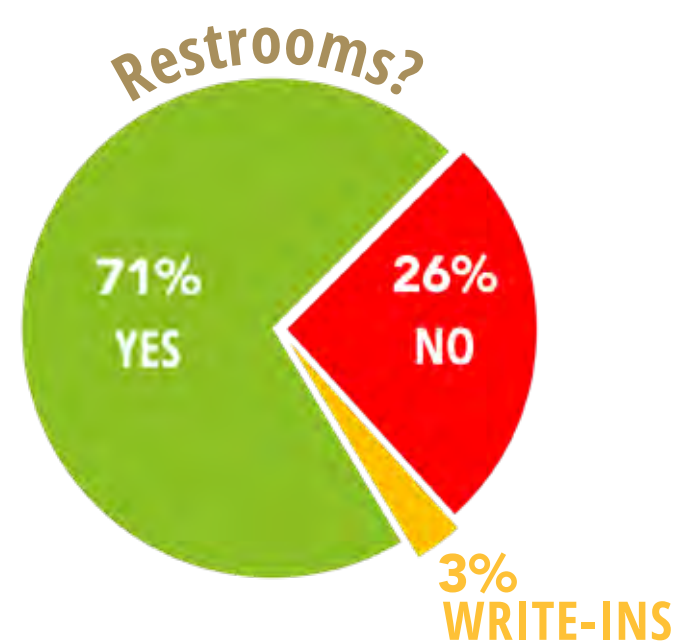
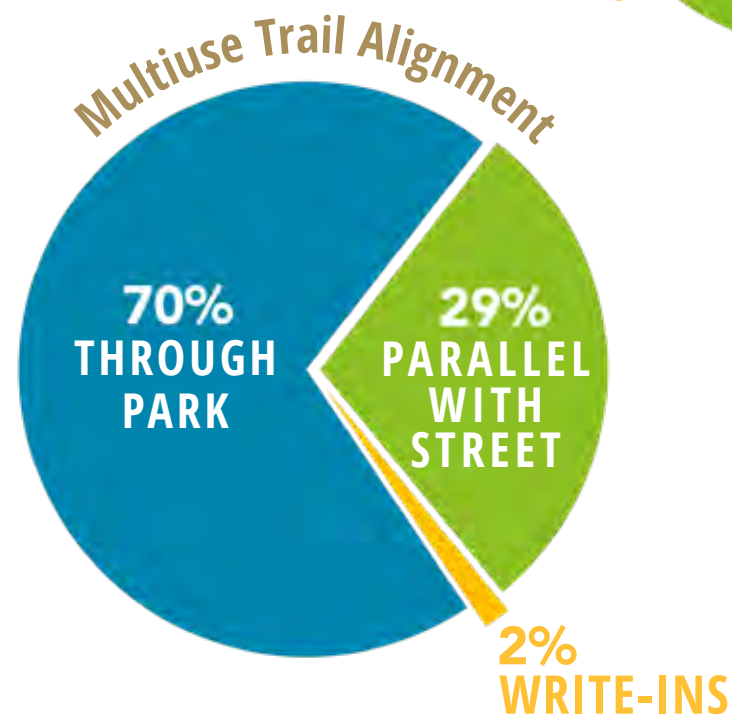
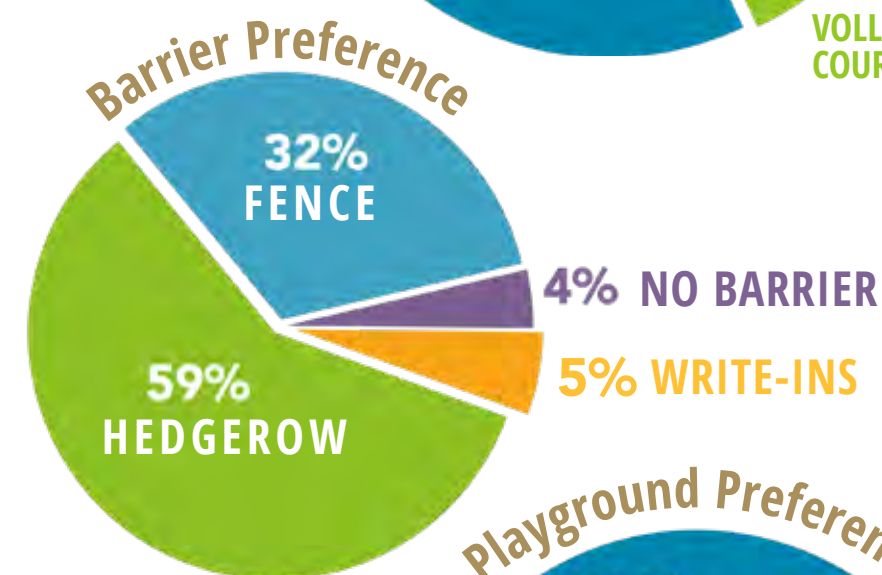
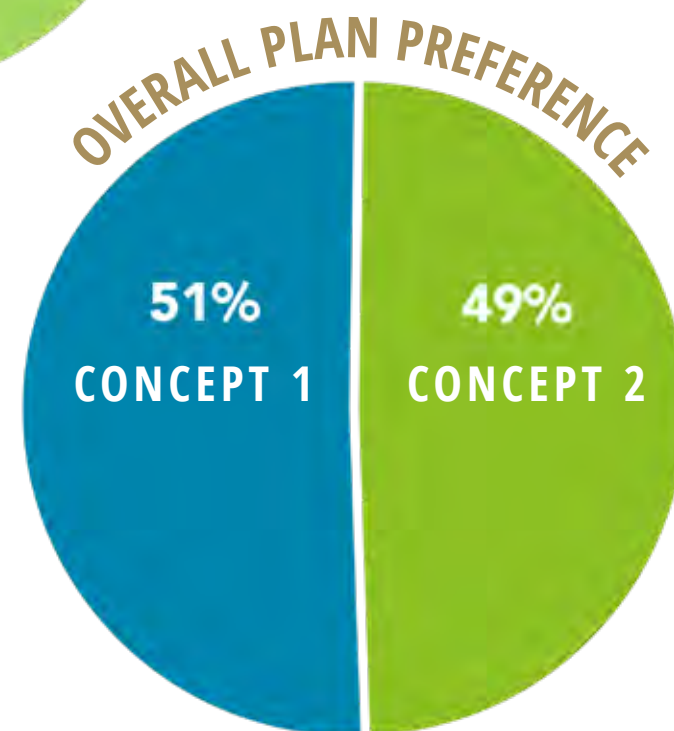
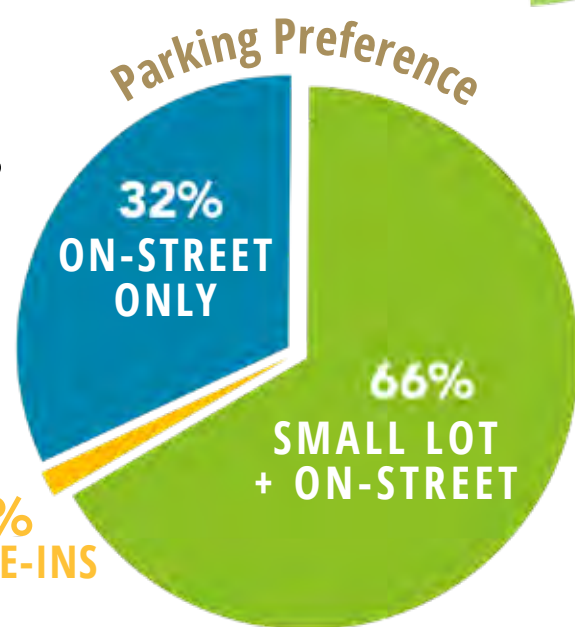
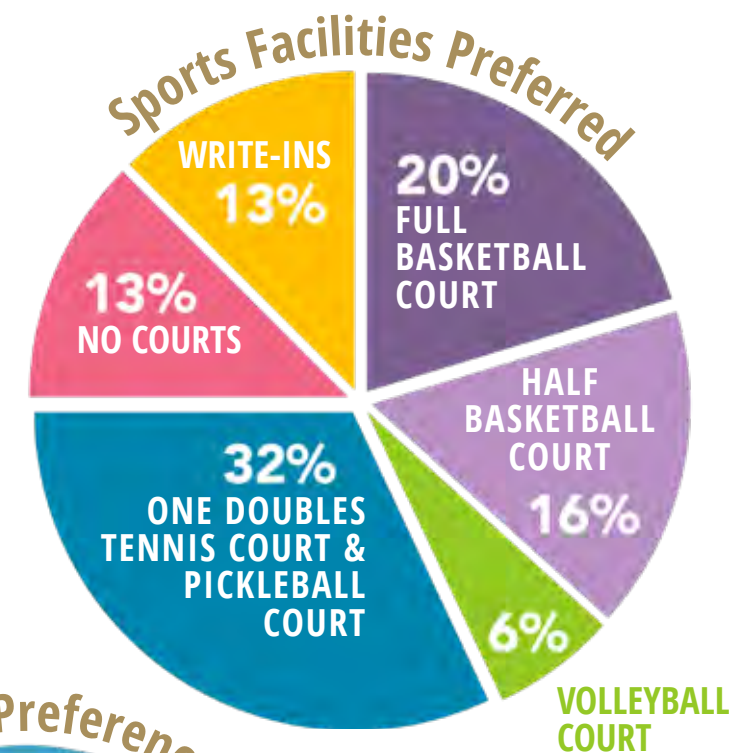
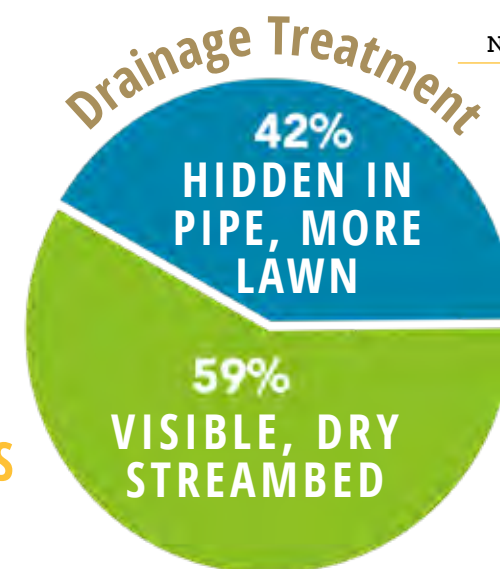
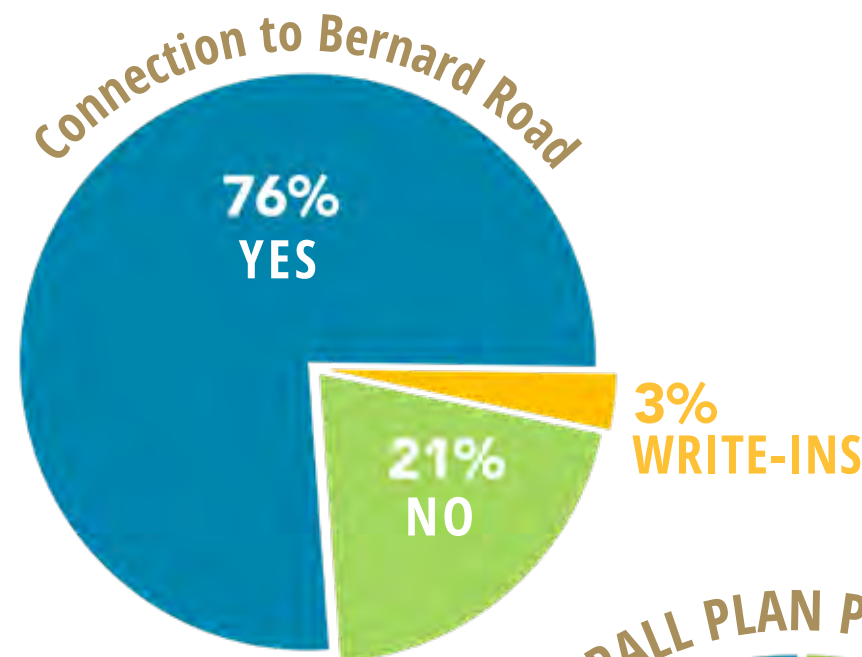
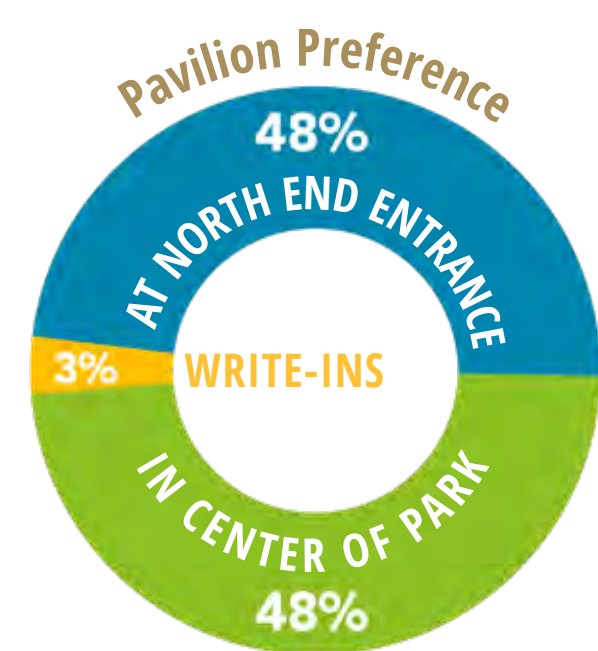
- survey response

“Things I love about concept 2:
[the] connection to Bernard Rd

- survey response

Concept Plans Preference Survey

See complete write-in responses
in Appendix C, page 107



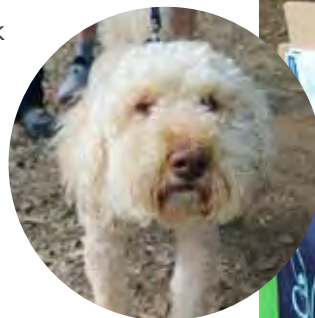
Public Meeting 3

On Saturday, April 30, 2022, under sunny blue skies, residents, stakeholders, and City government representatives gathered around one of the park's mature oaks to review the proposed vision plan. Park Pride presented the survey results collected for the preliminary plans and explained the desires and restrictions that resulted in the final vision plan. Hot and cold brew coffee was generously provided by Bellwood Coffee.

The primary purpose of the meeting was to gather feedback from the community and stakeholders on the hybrid vision plan. This plan was arrived at after analyzing public feedback from the two preliminary plans presented at the second public meeting. After a brief introduction to the process, the purpose and limitations of park visioning, and an orientation to the survey tools that were used to collect feedback, participants reviewed the plans in an open-house style format. Exhibits displayed the results of the preliminary plan feedback, the neighborhood context and nearby parks, and the guiding principles for the park.

During the meeting attendees were also asked for their opinion of project priorities. Capital improvement projects were grouped by proximity and logical construction sequences. A paper feedback form (facing page) was distributed during the meeting. An online version of the exercise was also provided for those who needed more time or had not attended in person. The survey remained open from April 30 – May 15, 2022.

The recommendation against including an off-leash dog park was also brought forward. The general survey conducted at the beginning of the visioning process revealed strong support for a dog park, however the park's limitations made it a less



than ideal location. The City of Atlanta recommends a minimum of one acre for dog parks, ideally two acres, and a flat site that isn't prone to erosion or within the flood plain. Preliminary concept 2 demonstrated that this feature would consume a large portion of the park. A dog park would also further divide the linear park, which is already divided by the Georgia Power right of way and the Department of Watershed Management pump station. Recommendations have been made to pursue dog parks at Chattahoochee Park, at Peyton and Bolton Roads, or at Spink-Collins Park, 2101 Collins Drive NW, (see map below) both of which have expressed interest in hosting a dog park.

Concerns were expressed about the proximity of the spur rail line to the park site and the dangers this presents to children. The current condition does not include a fence anywhere along this rail line. Overgrowth, shrubs, and small trees separate the property and the rail line at present. The rails are in places at grade with the park property, at other times above or below. Residents cross the rail line regularly at various spots to reach the walking trails along the river. In addition, Georgia Power maintains an open at-grade crossing/utility easement on a lot that bisects the park and crosses the rail line.



This rail spur is used exclusively for material deliveries to the Argos Cement Plant and cars are moved along the spur by a locomotive engine. The existing train tracks present a safety concern for parents.

Fencing between the park and the rail line would slow access to the tracks along the length of the park. Fencing or any other barrier between the park and rail line will capture trash and debris and be prone to overgrowth, especially after rain events. In spite of a barrier, the tracks would remain accessible at the Georgia Power right-of-way and on adjacent properties that also border the rail line. Possible solutions include family awareness training day, where children learn about train safety; alarms that warn when cars are about to be moved; or regular timing of movement so that parents/children know when to expect movement. Adults need to be aware that they are modeling behavior by crossing the tracks. This concern will require neighborhood discussion, parental responsibility, and train track safety training.

The results of the project priorities survey are detailed in Appendix D, page 125, and in the Projects & Budget section on page 53.



Left: possible locations for a neighborhood dog park, Chattahoochee Park or Spink-Collins Park

PROJECT PRIORITIES

Rank the following projects and amenities for Lower Paul Avenue's park in order of importance to you.



Projects are funding-dependent and some are necessary to be implemented before others for efficiency. Your input enables the Friends of the Park group and the Parks Department to understand which projects are most important to the community. With that information, projects will be pursued as funding and resources are available. If you would like to have direct involvement in the process, please consider joining the Friends of Park group!

Number the projects below from 1 to 11 with 1 being the highest priority and 11 being the lowest priority among these projects.

Playground (+ Hedgerow planting)

Pavilion/Community Gathering Space

Courts/Parking lot

Restrooms

Sidewalks and Curb

Traffic Calming

Flood Mitigation and unpaved trail amenities. Partially funded by the Municipal Option Sales Tax (MOST) for water and sewer improvements in Atlanta.

Lighting

Multi-Use Trail

Bernard Trailhead Connection

Art "Imagination Garden"

Additional projects not included in this exercise can be installed once top priority projects are completed or in conjunction with other projects. If there is another project you would prefer to have priority, please list it below:

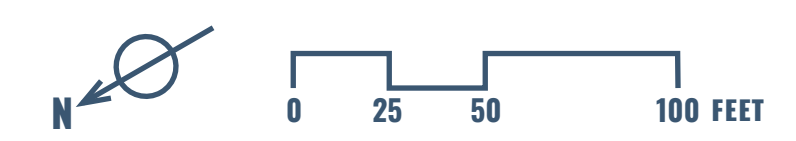


SCAN to see the priorities survey on the visioning website.

VISIONING A NEW PARK ON LOWER PAUL AVE

VISIONING A NEW PARK ON LOWER PAUL AVE

2022 VISION PLAN



April 30, 2022

Vision Plan

Based on public opinion gathered throughout the visioning process, Park Pride drafted a final vision plan for the new park along lower Paul Avenue in Riverside. The vision plan has been divided into potential projects and described below. Project priorities and approximate cost (2022) for each project is included in the Projects & Budget section. Projects can be undertaken separately, in groups, or all at once depending on funding and neighborhood need.

Multi-Use Trail

The proposed multi-use trail was ranked as the highest priority by the community. This is fitting because the path and its promise of greater community connectivity inspired the idea for the park in the first place. The path will serve as a unifying feature of the new park and will connect to a larger system of multi-use trails at multiple scales – from neighborhood to regional.

Locally, the trail should connect to the Whetstone Creek Trail to the north and the Hartsfield Incinerator site to the south. Dubbed “the first mile” of the Riverwalk Atlanta trail, this segment can be accomplished by using existing utility corridors and former landfill combined with city-owned land. Long term, this trail segment may connect to more city trail infrastructure, including the Proctor Creek Greenway, Silver Comet Trail, and the Atlanta BeltLine.

Regionally, the multi-use trail is part of the Chattahoochee RiverLands vision (chattahoocheeriverlands.com) for a safe, connective corridor stretching 100 miles

from Buford to Chattahoochee Bend State Park. A connection to the Silver Comet Trail would also open continuous trail access from lower Paul Avenue to Anniston, Alabama via the Chief Ladiga Trail.

The trail design should adhere to relevant guidelines and best practices, including regularly spaced benches and trash cans, as well as any Chattahoochee RiverLands design standards. Importantly, we do not recommend porous pavement for trails in floodplains due to maintenance concerns and vulnerability to damage. Though it may seem an intuitive and attractive option, porous pavements require regular vacuuming, sweeping, and power washing to function properly. Porous pavements clog easily, causing them to lose traction as the void spaces become slick with sediment and organic deposits. Regular concrete is a more suitable and longer-lasting material.

Playground

A playground for neighborhood families also ranked very high on the list of priorities. The playground is recommended to be located toward the southwest end of the park to take advantage of already-cleared space adjacent to mature shade trees. The topography in this area offers an opportunity to make use of elevation changes for climbing and sliding play elements as well as separation of play zones for different age groups.

Low masonry seat walls (approximately 18” tall) are recommended surrounding the playground to provide both a resilient material that can withstand flooding and seating for care-givers. The wall also signals clear boundaries for children. A care-giver

seating area is also included between the proposed pavilion and the upper play area to offer more comfortable seating during longer play times.

Because the playground is in a floodplain, careful consideration should be given to both the equipment selected and safety surfacing. Alternatives or additions to standard playground equipment include the use of natural landforms as hillside slides or for climbing, molded fiber reinforced concrete, net climbers, and natural objects. Although loose surface material, such as mulch, is prone to floating away during flooding it is easy and economical to replace. Many parks along the Chattahoochee River, including in those in Roswell and Peachtree Corners, use engineered wood fiber (EWF) "mulch" as safety surfacing in riverside playgrounds. Bonded rubber surfacing is attractive initially but shows wear quickly, can be hot in the summer, is prone to accumulating soil sediment and sticky microtrash in the pressed fibers, and is flammable.

Pavilion/Community Gathering Space

At the southwest end of the park is a large open space where groups currently gather to participate in volunteer and community events. It is here that this plan recommends developing more formal facilities for community gathering, including a pavilion, garden plots, lawn, and grill.

This plan recommends a medium-sized pavilion (35' x 35' is shown) with an open clerestory for ventilation and natural light. The concrete pad extends outward from the structure to provide space for a grill, hot coal bin, and trash receptacles. The pavilion structure can also serve as a scaffold for movie screens or stage backdrops.

The field is regraded to remove large stones and other remnants of the former residences on the site and to achieve positive drainage, eliminating any areas of temporary water pooling. Fresh sod is recommended to give



a uniform appearance to the area and invite free play. Mulch is appropriate beneath the mature trees in this area, and indeed throughout the park.

Lastly, a small number of community garden plots are shown in a sunny spot near the pavilion. It is recommended that community gardens start small and grow as demand dictates. The Department of Parks & Recreation does not maintain community gardens, relying instead on the community to govern and steward the space. It is therefore important that the community be realistic in forecasting how much maintenance they can provide before constructing a garden amenity.

Lighting

Lighting was also ranked as an important safety feature, and lighting is recommended along the trail and in other high-use areas of the park. Lighting fixtures should be designed to cast light downward to minimize light pollution. Other security features, such as security cameras or call boxes may also be appropriate at key locations.

Sidewalks & Curbs

Riverwalk's historic status is implied in part through the condition of the curbs throughout the neighborhood, which are formed with irregularly shaped granite blocks. The park's border with lower Paul Avenue is no exception, but years of sedimentation and repaving have resulted in a relatively flush condition between the park



and the street, with stretches of remnant granite curb forming a low separation, no more than a couple inches tall in most places. This, combined with numerous driveway curb cuts create a permeable edge that is easily penetrated by motor vehicles. A more standard grade separation between the park and street is desirable to exclude motor vehicles from driving in the park. It is recommended that any new curb retain the historic character of the existing curb. Ideally, the existing curb could simply be reset at a higher grade to restore and formalize the edge.

Paul Avenue also has no sidewalks. While this may have been appropriate given the low volume residential character of the street, the addition of a park suggests a more formal treatment. A standard 5'-width sidewalk is recommended along the length of the park to facilitate community access to, through, and along this new civic space.

Sports Courts/Parking

The vision for this park dedicates space for a basketball and tennis court at its northern extent, along with a small parking lot capable of holding nine cars. Neighborhood residents expressed a desire for dedicated sports courts, and a well-used residential basketball net nearby speaks to the need for such facilities. The courts are arranged side-by-side parallel to the railroad tracks with benches and trash cans spaced along the walkway from the street. The tennis court may be striped to facilitate shared use by pickleball players.

A small parking lot is located adjacent to the street for easy patrolling, and entry is controlled using a timed gate that automatically closes after park hours.

Flood Mitigation, Creek Restoration, and Foot Trails

The only project in this plan that has been funded is rebuilding the intersection of Paul Avenue over Biddy Creek. The Atlanta Department of Watershed Management has funding from the Municipal Option Sales Tax (MOST) to address this perennial flooding issue, which will improve the bridge such that the creek can more easily pass beneath. This work will necessarily involve earthwork that will result in some unavoidable localized tree loss, so this plan recommends planting replacement trees nearby to restore the canopy.





Going beyond the scope of the flood mitigation, this plan recommends a larger Biddy Creek restoration effort extending east-west from the intersection with lower Paul Avenue. The waterway has been impacted by siltation especially along its western reaches, which impedes the free flow of water and collects large amounts of rubbish in small pools. Although the western end of the creek is more impacted, it is recommended that creek restoration studies be conducted for the eastern reaches as well to identify stabilization and buffer enhancements that can improve the function of Biddy Creek in this area.

Finally, this plan sets an intention to bring park visitors closer to the water by way of footpaths and small seating areas spaced

along the creek. Shallow crossings of step stones and natural materials such as boulders and stone paving create small moments of rest and discovery that increase interaction with and appreciation of this diminutive but important body of water.

Traffic Calming

Park Pride's investigations of the new park space also drew feedback from community members regarding the problem of freight traffic traveling down lower Paul Avenue. It should be noted that this issue is not caused by the nearby cement plant, Argos USA. Rather, it is caused by GPS software that directs freight operators traveling along Bolton Road through the neighborhood to avoid a low (13.5') underpass. The turning

radii throughout the neighborhood are insufficient to accommodate freight trucks, which results in a quagmire as trucks realize their situation and either barrel through, damaging private property, or go through the lengthy and disruptive process of backing up and turning around.

There is currently a red sign on the side of the road near the Argos entrance that directs trucks to turn around. Although some freight operators heed this sign and turn around using Argos' facilities, it is also easy to mistakenly associate this sign with Argos operations and ignore it in favor of the directions on the GPS device. This plan recommends relocating the sign to a traffic island in the center of lower Paul Avenue, perhaps with a flashing warning light. This will have the dual effect of forcing car traffic to slow down because of the obstacle and bringing greater visibility to the warning sign, further reducing incidents of property damage and jam-ups caused by freight trucks.

Another traffic calming feature involves the flood mitigation project discussed earlier. This plan shows a possible scenario where the street narrows to a single lane as it crosses over Biddy Creek. This feature may help to further slow car traffic along lower Paul Avenue, along which posted speed limits are regularly exceeded.

Restrooms

This plan recommends restroom facilities be installed near the sports courts and parking lot. Due to their former condition as residences, the property should have access to the necessary utilities for water and waste disposal. Restroom doors should be set on magnetic timed locks that grant access only during authorized times.

Bernard Road Connection

An opportunity exists at the end of Bernard Road to create a stairway connection into the park using the unimproved right-of-way that forms the park's western boundary. The plan shows this connection as a series of stairs and landings that traverse a challenging elevation change of 30 vertical feet. This feature should not be built until the trail and other features in the western "short arm of the L" section of the park is developed. Metal grating should be considered as a material option for this construct, which is longer-lasting than wood. Seating should also be built into the landings to provide opportunities to rest.

Imagination Garden

This park was once the site of homes belonging to several Riverside residents. One resident was the renowned artist Gregory Warmack, better known as Mr. Imagination. Mr. Imagination's work is now in collections at both the High Museum of



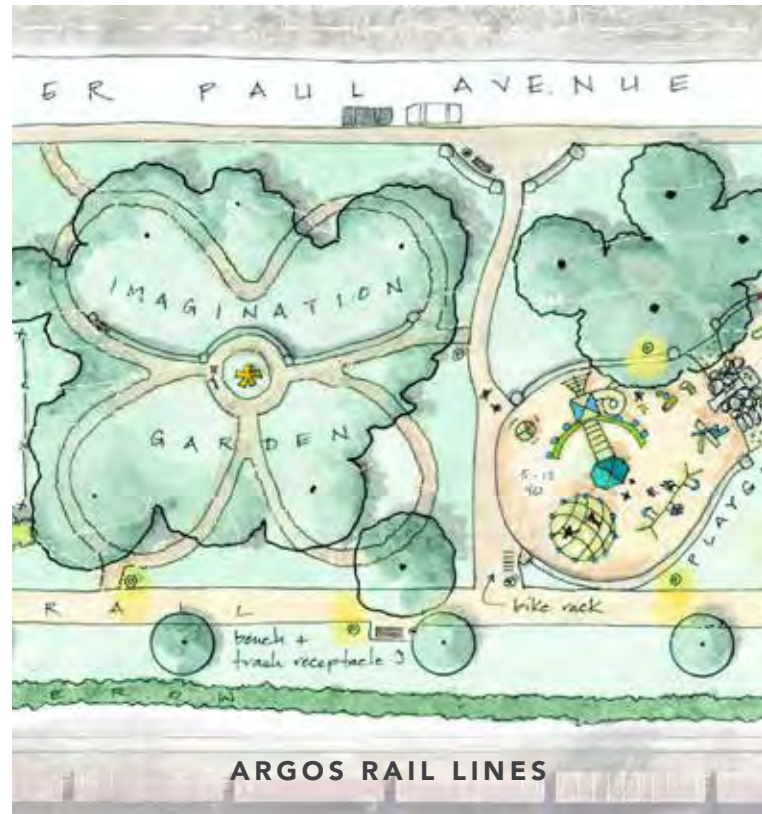
Art and the Smithsonian American Art Museum. This part of the park offers an opportunity to honor his work and the lives of other former residents with a contemplative area of walking paths, lawn, and found-object-inspired art installations by local artists.

Railroad Border

This plan recommends a planted barrier between the railroad tracks and the park to discourage crossing by park patrons. At the time of this writing, the tracks are active as a siding, a low-speed track section used for loading and unloading to and from the Argos cement plant. The tracks are used a few times each week and do not accommodate high speed main line train traffic. Before the train moves, an engineer walks the length of the siding to ensure the train can move safely. Although many in the community preferred the planted edge for aesthetic reasons, there were some who preferred a structural barrier to exclude this possibility with fencing and barbed wire.

Ultimately, the City of Atlanta Department of Parks & Recreation will need to determine their level of acceptable risk in defining this edge. It should be noted that the track extends beyond the park, so any barrier installed may be defeated simply by walking around it. Also, it is desirable that the walking trails on the river side of the tracks remain accessible to the public. Access to those trails should be directed to the official crossing point, which is currently owned by Georgia Power.

It is recommended that whichever barrier is selected, that the neighborhood partner with Argos and area schools to offer periodic railroad safety classes either in the park or as part of a formal physical education curriculum.



River Access

This plan details improvements only on land that is currently owned by the City of Atlanta and managed by the Department of Parks and Recreation. There is strong potential for future Chattahoochee River access, which this plan does not directly address. There are options for river access that go beyond the boundaries of the new park that includes the former Hartsfield Incinerator site, a piece of city-owned property that may be more appropriate for river access given its location off a major road, as well as the large tracts owned by Georgia Power on the other side of the railroad tracks. Whether through acquisition efforts or negotiation with Georgia Power, this plan anticipates that river access will occur, but does not presuppose its final location or condition.



Photo, Eric Chaney, 2022

2022, clearing and remediation around former home sites on lower Paul Avenue

Projects & Budget

After the final public meeting, community members prioritized each project within the vision plan, via an online survey. The plan was divided into projects (right) and ranked in order of importance to the each participant personally or to the neighborhood. The poll revealed priorities as shown in the graphic on the right. Full results can be viewed in Appendix D, on page 125.

The vision plan may be completed all at once or it may be divided into phases. Projects could also be grouped. Ultimately, the construction process will be contingent upon funding. Several funding possibilities are available, including multiple Park Pride grants, funding from the Atlanta City Council District 9 discretionary budget, the Parks budgets, and additional dollars identified by the community and/or other advocacy organizations. The park vision project for lower Paul Avenue will likely be completed with the support of multiple funding sources.

Project Priorities

- 1 Multiuse Trail**
- 2 Playground**
- 3 Pavilion/Community Space**
- 4 Lighting**
- 5 Sidewalks and Curbs**
- 6 Sports Courts and Parking**
- 7 Nature Trails & Flood Mitigation**
- 8 Traffic Calming**
- 9 Restrooms**
- 10 Bernard Road Connection**
- 11 Imagination Garden**

Opinion of Probable Costs by Project (in order of priority), September 2022

The budgets presented here are intended to provide a starting point for fund raising 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.

Abbreviations: DPR = Department of Parks & Recreation, DWM = Department of Watershed Management

MULTIUSE TRIAL					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Grading/site prep	MI	0.33	\$400,000	\$132,000	Mobilization/grubbing/rough grading
Erosion/Sediment Control	MI	0.33	\$50,000	\$16,500	Erosion control fencing/bales/creek protection
Concrete trail, 12' width	LF	1730	\$84	\$145,320	Includes material & labor (Material may be donated by Argos)
Street crossing	EA	2	\$3,000	\$6,000	Striping for crosswalks
Curb ramps	EA	4	\$700	\$2,800	Ramps with detectable warnings
Bollards	EA	15	\$500	\$7,500	Black round steel bollards with high visibility markings
Benches	EA	5	\$2,500	\$12,500	Victor Stanley, black
Waste receptacles	EA	5	\$2,000	\$10,000	Victor Stanley, black
Bicycle racks	EA	20	\$300	\$6,000	Inverted "U", black
Trail map/signage	ALLOW	1	\$7,000	\$7,000	
New trees	EA	10	\$-	\$-	Inquire with DPR and DWM about availability of recompense trees, which would be planted at no cost to the community
Topographic survey	EA	1	\$10,000	\$10,000	
Design & Engineering	15%			\$51,843	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$81,493	Plan for a contingency budget of 20%
TOTAL				\$488,956	

PLAYGROUND					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Demo/site prep	ALLOW	1	\$10,000	\$10,000	Allowance for grading & erosion/sediment control
Playground equipment	ALLOW	1	\$250,000	\$250,000	Large playground with elements for younger and older children
Playground installation	21%			\$52,500	Installation costs of playground calculated as a percentage of equipment costs
Playground surfacing (mulch)	SF	6,500	\$2	\$13,000	Engineered wood fiber
Stone wall perimeter	SF	440	\$75	\$33,000	CMU wall with granite veneer & bluestone cap, assume average height of 24"
Stone columns at endpoints of stone wall	EA	8	\$750	\$6,000	30" height granite column with bluestone cap
Adult seating patio	SF	800	\$30	\$24,000	Assume stone unit pavers, granite cobble or similar
Bistro tables/chair sets	EA	5	\$600	\$3,000	Assume two chairs for each table from Fermob manufacturer
Waste receptacles	EA	2	\$2,000	\$4,000	Victor Stanley, black
Bicycle racks	EA	5	\$300	\$1,500	Inverted "U", black
Design & Engineering				\$59,550	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$91,310	Plan for a contingency budget of 20%
TOTAL				\$547,860	



PAVILION/COMMUNITY GATHERING SPACE

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Demo/site prep	ALLOW	1	\$10,000	\$10,000	Allowance for grading & erosion/sediment control
Pavilion pre-fab structure	ALLOW	1	\$85,000	\$85,000	Assume 40' x 40' square shelter with clerestory
Pavilion installation	24%			\$20,400	Installation costs of pavilion calculated as a percentage of structure costs
Footbridge over dry creek bed	EA	1	\$22,000	\$22,000	Small timber footbridge
Raised garden beds	EA	5	\$500	\$2,500	Beds may be built from donated materials and/or with volunteer labor
Concrete walkways	SF	900	\$7	\$6,300	Does not include sidewalk along lower Paul Ave
Lawn finish grade/sodding	SF	18,500	\$1.50	\$27,750	Includes top dressing to finish grade and Bermuda sod
Waste receptacles	EA	2	\$2,000	\$4,000	Victor Stanley, black
Tables/seating under pavilion	EA	2	\$3,000	\$6,000	
Bicycle racks	EA	5	\$300	\$1,500	Inverted "U", black
Design & Engineering	15%			\$27,818	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$42,654	Plan for a contingency budget of 20%
TOTAL				\$255,921	

LIGHTING

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Light poles	EA	25	\$7,000	\$175,000	Assume poles provided through GA Power. No separate engineering fee required.
Contingency	20%			\$35,000	Plan for a contingency budget of 20%
TOTAL				\$210,000	

SIDEWALKS AND CURBS

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Demo/site prep/traffic control	ALLOW	1	\$25,000	\$25,000	Erosion & sediment control/rough grading/tree protection
Sidewalk along lower Paul Ave	LF	1,350	\$35	\$47,250	4" thick concrete on 4" graded aggregate base
Recycled granite curb	LF	1,350	\$48	\$64,800	Select previously-used granite curb to blend into existing
Design & Engineering	15%			\$20,558	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$31,522	Plan for a contingency budget of 20%
TOTAL				\$189,129	

SPORTS COURTS/PARKING

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Demo/site prep	ALLOW	1	\$25,000	\$25,000	Erosion & sediment control/rough grading/tree protection
Parking lot	ALLOW	1	\$25,000	\$25,000	Includes 6" stone, 3" asphalt, striping, parking bars, and signage. Nine spaces
Automatic gate	EA	1	\$25,000	\$25,000	
Benches	EA	3	\$2,500	\$7,500	Victor Stanley, black
Waste receptacles	EA	2	\$2,000	\$4,000	Victor Stanley, black
Bicycle racks	EA	10	\$300	\$3,000	Inverted "U", black
Landscaping	ALLOW	1	\$25,000	\$25,000	Allowance for new trees and shrubs
Tennis/Pickleball Court	EA	1	\$60,000	\$60,000	Complete court with fence, asphalt base, striping, etc
Basketball Court	EA	1	\$60,000	\$60,000	Complete court with asphalt base, backstops, striping, etc
Design & Engineering	15%			\$35,175	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$53,935	Plan for a contingency budget of 20%
TOTAL				\$323,610	

NATURE TRAILS & FLOOD MITIGATION

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Repair Biddy Creek street crossing	N/A			\$-	This project will be undertaken by the DWM using Municipal Option Sales Tax (MOST) funding
Demo/site prep	ALLOW	1	\$10,000	\$10,000	Erosion & sediment control/rough grading/tree protection
Stream restoration engineers assessment	ALLOW	1	\$10,000	\$10,000	Initial assessment by engineering firm specializing in stream restoration to determine scope of restoration activities beyond those undertaken by DWM
Additional stream/wetland restoration	LF	630	\$350	\$220,500	Restoration assessment will give a more accurate estimate of how much restoration will cost
Soft surface trails	LF	500	\$5	\$2,500	Natural surface hiking trail within Biddy Creek buffer zone
Boardwalk	LF	60	\$820	\$49,200	Boardwalk over wetlands, should they be restored
Overlook/Creekside seating areas	ALLOW	3	\$7,500	\$22,500	Rustic stone and timber seating areas along creek
Design & Engineering	15%			\$47,205	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$72,381	Plan for a contingency budget of 20%
TOTAL				\$434,286	

TRAFFIC CALMING

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Truck diversion island	ALLOW	1	\$30,000	\$30,000	Grade-separated island in center of Paul Avenue with warning for trucks
Stop sign	EA	1	\$500	\$500	Stop sign at Argos entrance to slow traffic down
Bulb outs	ALLOW	1	\$15,000	\$15,000	Grade-separated bulb outs along lower Paul to slow down traffic
Design & Engineering	15%			\$6,825	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$10,465	Plan for a contingency budget of 20%
TOTAL				\$62,790	

RESTROOMS

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Demo/site prep	ALLOW	1	\$20,000	\$20,000	Erosion & sediment control/rough grading/tree protection
Pre-fab restroom structure	EA	1	\$150,000	\$150,000	Pre-fab restroom
Plumbing/electrical	ALLOW	1	\$12,500	\$12,500	
Design & Engineering	15%			\$27,375	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$41,975	Plan for a contingency budget of 20%
TOTAL				\$231,850	

BERNARD ROAD CONNECTION

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Demo/site prep	ALLOW	1	\$25,000	\$25,000	Erosion & sediment control/rough grading/tree protection on steep slope
Repave/clean/repair end of Bernard Road	ALLOW	1	\$12,000	\$12,000	Functionally restore the end of Bernard Road to ensure safe driveway access and exclude vehicles from trail
Expanded metal stairway	RISER	52	\$650	\$33,800	Shop fabricated, steel stringers, safety nosing on tread with pipe railing, 4' wide
Expanded metal platform/bridge over Biddy Creek	ALLOW	1	\$35,000	\$35,000	
Benches	EA	1	\$2,500	\$2,500	Victor Stanley, black
Waste receptacles	EA	1	\$2,000	\$2,000	Victor Stanley, black
Design & Engineering	15%			\$16,545	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$25,369	Plan for a contingency budget of 20%
TOTAL				\$127,214	

IMAGINATION GARDEN

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Sculptures	EA	3	\$45,000	\$135,000	Price of art varies. Work with an artist to develop a budget. Permanent art will cost more.
Maintenance allowance for sculptures	EA	3	\$10,000	\$30,000	Office of Cultural Affairs requires a maintenance budget to accept new works into the City collection
Soft surface trails	LF	700	\$5	\$3,500	Natural surface hiking trail
Benches	EA	4	\$2,000	\$8,000	Victor Stanley, black
Stone retaining wall	SF	250	\$75	\$18,750	CMU wall with granite veneer & bluestone cap, assume average height of 24"
Stone columns at endpoints of stone wall	EA	4	\$750	\$3,000	
Design & Engineering	15%			\$29,738	Plan for 15% of total budget in design & engineering fees
Contingency	20%			\$45,598	Plan for a contingency budget of 20%
TOTAL				\$273,585	

MISCELLANEOUS PROJECTS

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Arborist treatment of mature trees	ALLOW	1	\$30,000	\$30,000	Allowance for certified arborist to perform selective pruning and DDH removal
Park signage	ALLOW	1	\$45,000	\$45,000	Allowance for City of Atlanta standard park identification and rules signage
Barrier along railroad	LF	1,050	\$25	\$26,250	Edge condition TBD. Wooden split rail fence is priced here for planning purposes
Dry stream bed	ALLOW	1	\$15,000	\$15,000	Allowance to improve and beautify the drainage draw on the SW corner of the park
Contingency	20%			\$23,250	Plan for a contingency budget of 20%
TOTAL				\$139,500	

GRAND TOTAL

\$3,284,701

Appendices

COMMUNITY SURVEY DATA

*Note: Any identifying information
of respondents has been redacted*

Appendix A

COMMUNITY SURVEY

OPENED JANUARY 21, 2022; CLOSED MARCH 3, 2022

Note: Any identifying information of respondents has been redacted

Report for Visioning a New Park on Lower Paul Avenue

Response Counts

Completion Rate:	100%		
	Complete		144

Totals: 144

1. What do you hope this park will add to the Riverside community? (see location on map above)



ResponseID	Response
6	More visible hiking access, way finding. Also hang out spots, maybe flat areas of grass for playing fields. And ideally a basketball court. I know building in flood plains blah blah but the kids of the neighborhood spend ALL LAST SUMMER playing basketball on the old foundations of the houses. Technically if you document the existing impervious surface you can continue to have the same amount of impervious surface after development under MRPA
8	I hope this park will add a safe environment for our kids to play.
9	A community focal point to organize and bring the riverside community together
10	Walkable trails that can connect the neighborhoods, River access would be amazing
11	I hope this will add a safe place to see friends and family, bring my kids to play, and enjoy a local and clean access to the river for all to enjoy.
12	Riverfront, nature trail access for families
13	First off additional green space is amazing, thank you. But I think with this neighborhood adding a lot of new families (kids) a place for kids to come play would be crucial. The new Westside park with tons of trails & green space only has a tiny playground for kids. A few benches, covered area, and a playground would be ideal for a growing neighborhood and it's youth.

ResponseID	Response
14	I hope this park will be a space that can be valuable to all ages and abilities. Fun for kids, relaxing for grown ups.
15	A safe place for our children to commune and have fun.
17	A play for the kids to gather that is safe.
18	Another park in walking or riding distance from our home
19	A nice park within walking distance so people don't need to drive out to other parks. And just a new way of experiencing the Chattahoochee because there aren't a lot of opportunities to do that in Atlanta South of Palisades.
20	More areas for the community to gather.
21	A skatepark (with a mini ramp for the older skaters like me) and easy access to some new fishing spots along the river.
22	Space to gather, take dogs to run, a playground for kids
23	Gathering space for friends and families
26	Access to river and added connection to nature with trails
27	A place for exercise, outdoor events, and the community to come together!
30	A playground for kids with different equipment for smaller kids and big kids near each other. A walking trail would be nice and a space for bikes. Our neighborhood is not the best for kids on bikes.
31	More walking space, open space to be outside with families and pups, increased home value.
32	A place to take dogs and kids and the family to enjoy. More established running/walking trails along the Chattahoochee.
36	A nice, wholesome place for people to enjoy the outdoors and appreciate nature.
37	I hope that it will bring a play area for the children to play and a basketball court for the older kids.
38	A green space for our neighborhood to use and enjoy.
39	Nothing, when we lived in Riverside we could not get any kind of park...but now go figure

ResponseID	Response
40	Opportunities for dog walking, seeing neighbors, elevate the community, property value
41	community togetherness, opportunities to meet people / neighbors, property value, will make Riverside a destination
42	Hope it will encourage development around the Riverside community (more local restaurants and shops) to make Riverside a thriving independent community such as Inman Park, Virginia Highlands
43	Hope it will encourage development around the Riverside community (more local restaurants and shops) to make Riverside a thriving independent community such as Inman Park, Virginia Highlands
45	More community space and picnic space
49	Kayak launch More free space Playground
50	I hope it adds nice green space for the community to enjoy.
51	A place to safely gather and walk through nature.
52	Clean safe green space And a dog park.
53	Greenly
54	A place for the neighborhood to come and relax.
55	Opportunities for community gathering
56	A nice quiet area to exercise close to nature and the river.
58	I hope this adds a community gathering space, a place for people to find peace and fresh air, and a place to be seen and know your neighbors.
59	Green space and a place to take your kids and relax
60	Make an area that is just a run-down space in a flood zone and actually make it nice.
61	A safe space for people to gather outdoors (especially given the last few years) and relax with friends and community in nature.
62	Safety, more family oriented

ResponseID	Response
63	Direct Connection to the Chattahoochee River. 2. Direct Chattahoochee connection to the Chattahoochee trail and above to the trolley tunnel at Marietta Rd and Bolton 3. Connection to the Chattahoochee Brick and vis a vis the Cobb County Pedestrian walkway across the river. 4. Refuge for the Region
64	I would like to have a place that is safe to gather, walk, and enjoy the neighborhood.
65	Well-lit open space for fun recreational activities to happen for people of all ages. It would be great to have events here with farmers markets, small concerts, or other events. If it's in the budget, having nice public tennis courts available to reserve. And having a basketball hoop would be a major plus.
66	Easier and safer access to riverbank
67	I hope this park will add a safe space for our community to have for spending time outside together.
68	A closer community, being able to go to a park by just walking
69	Family and pet areas to walk and enjoy the outdoors.
70	A place to gather and relax, and to make the neighborhood more of a community
71	Safe place for neighborhood to kids to play Walking/running/biking trails
72	Safe and inviting place for families to enjoy. Take advantage and gain greater access to the river, so it can also be enjoyed.
74	A place to safely enjoy nature with fellow neighbors, kids and pets! With so many new developments in the area, more recreational green space is welcomed.
75	A dog park, basketball courts, multipurpose fields, trails
76	I hope this park adds lots of people who want to move to this area, which will create more people to open up shops and restaurants. Also make the area very walkable.
77	A place for neighborhood kids and residents to gather, play and socialize.
78	A safe place to exercise
79	A peaceful place to walk sit and have a coffee and enjoy the river.

ResponseID	Response
80	It will be nice to have a neighborhood park because people can go and enjoy nature and meet their neighbors. It will make it a real neighborhood instead of just a group of houses.
81	A place to enjoy the beautiful outdoors.
82	I hope that it will provide a space for residents of the community to bring there families and dogs to enjoy the out doors.
83	I am hopeful that park will give residents of Riverside and Atlanta access to experience the natural wonders of the Chattahoochee River.
84	Space that the Riverside community can access easily without having to drive to neighboring parks (Whittier mill).
85	I hope it will be a focal point of the neighborhood and it be a meeting place for neighbors to gather.
86	Access to the river, a place for kids to play, community to gather, maybe even parties for kids.
87	A safe and beautiful place to enjoy the outdoors. Public tennis courts.
88	Fenced in spot for dogs, and pickleball courts!
89	A neighborhood meeting spot and pride
90	A much needed green space and public tennis courts
91	Pickle Ball Court, Walking trails, access to the river, just a beautiful place to be, kayaking slip, tables/place to eat outside
92	Would love tennis courts!
93	A gathering place with good access to the river, safe parking, and access to recreation.
94	A safe place to gather & enjoy nature, and a place for our children to play.
95	Additional green space that also has amenities to encourage people to be active outside.
97	I hope it will be a focal point for neighborhood social life - play dates, birthday parties, neighborhood events and block parties.
98	Greenspace. Peaceful nature along the river
99	Greenspace. Peaceful nature along the river

ResponseID Response

100	If planned properly Riverside will take a huge step in becoming a true city neighborhood.
101	Greenspace is always a needed addition to any community. My hope is that this space can create healthy habits for the community and bring our neighborhood and surrounding neighborhoods closer together
102	I would love having more access to the river, not necessarily getting IN the river, but areas that are usable to enjoy a picnic near the water, walking our dogs by the water on an actual sidewalk/cleared path. We have a lot of areas where you can get to the water, but they're not terribly user friendly once you get there (overgrown/muddy paths, nowhere to sit and enjoy, etc.). The area also has several smaller parks tucked back into neighborhoods that great for the people within walking distance, but aren't really a community-wide destination. It would be nice to have something more established.
103	I hope it will be a gathering place for the community
104	A great place to walk to and enjoy attire and being outside.
105	... a park. And a central gathering place!
106	A place to hangout
107	A safe, unique place to get outdoors and do recreational activities.
108	A safe environment to exercise, opportunities to explore, and cleaning up the general area as it has been used for industrial use for years
109	Connection and a nearby park that is accessible in the neighborhood. Please consider ADA accommodations to support inclusivity.
110	There is a great opportunity for this park to be a place where the community can come together to meet, talk, play, share, and volunteer and embrace the cool landscape we live in.
111	More awareness of local wildlife and the urgent need to protect, treasure and learn about the vital and frail ecosystems along the Chattahoochee River
112	An awareness of the fragile ecosystems along the river that are in such dire need of protecting
113	Family oriented appeal and bringing the Chattahoochee in as a focal point of the community

ResponseID	Response
114	Quiet place for the community to gather and meet your neighbors; a way for Atlantians to connect to each other.
115	A playground for the kids, tennis courts, access to the River.
116	A good place to gather, play together and invite others to visit our community
117	A green space to walk and safely enjoy our location next to the Chattahoochee.
119	A more useable green space and access to the walking trail.
120	A place of gathering, access to outdoor recreation (including river access), and beauty for the community
121	Connect the community to the river
122	Walkability to a people and pet friendly park " in the neighborhood" A clean safe place for the community to enjoy the outdoors without having to travel outside our neighborhood by car.
123	Real estate value A place to walk my dog and let him run without a leash
124	Dog park, play ground.
125	Sense of community, equity, family oriented, curb appeal
126	Continued beautification of green space, dog park
127	Safe, clean space for children to play and families to spend time. Easy access to the river.
128	A place for the community to gather
129	Exercise and recreational activities for families and children.
130	Running trail, place to exercise outdoors, gather with animals, bike trails
131	Increased property value. A safe space for people in the community.
132	a decrease in crime and pollution
133	community connectivity, safe enjoyment of nature
136	A natural green space near the river for all to enjoy.

ResponseID	Response
137	More community! Having a place for people to gather is key to building community.
138	A dog park, water fountains, access to get in water with river tubes, playground, pavilion for small gatherings.
141	I already use the trails a lot. I hope the park will create community and a sense of environmental awareness. People tend to use this side of the community to dump their unwanted things.
142	nature trails
143	A playground, dog park, open area for play, a basketball court.
144	Welcoming, safe space to play/gather/relax - adults, kids and pets alike.
145	A place for children/ people to play and be safe. Some extra beautification to area . access and respect of river . open green space and possibly even some historical relevance and info educating natural flora & fauna
146	A public place to enjoy nature and get together.
147	- A green space primarily - Neighborhood gathering place - Safe place for kids to play
148	A great opportunity for children (and parents) to meet and play and build friendships. Also for elders to meet and talk! And youth to play some sports and games. A great way to meet our neighbors!

2. What most concerns you about this park, if anything?



ResponseID	Response
6	I'm concerned it will only be passive. We need active recreation. So. Many. Kids.
8	Parking. Where will visitors to the park be able to park their bikes or cars
10	No concerns
11	Nothing concernse about this park so long as it is well built and lit.
12	Safety (crime and pollution), water quality/hazards (safe for activities?)
13	We can walk to it and don't live on lower Paul. But if I lived a drive distance or lived on lower Paul the parking would be a concern.
14	I have concerns about Being at the park alone. I know homeless people have set up camp near the river in some places down there and that concerns me.
15	That children have access to train tracks and could possibly run in harms way
17	Traffic into the neighborhood and the speed of the cement trucks on outer Paul with pedestrians. We need stop signs and speed bumps if we are adding to foot traffic.
18	Buried trash, glass, bricks that may surface and hurt kids
19	Maybe how it's designed for flooding and just making sure that people know not to be thers after/during heavy rains.

ResponseID	Response
20	Nothing!
21	Nothing
22	Proximity to cement plant and the big trucks that use Paul Ave. Proximity to working train tracks.
23	N/A
26	Dumping
27	That people won't take care of it
30	No concerns
31	Safety, making sure the park doesn't become an overnight hangout spot that's loud or unsafe
32	Safety and keeping the invasive plants out.
35	I don't want anything to be dangerous.
36	That too much nature could be taken away by park structures (if any)
37	Adequate lighting
38	I just want it to be maintained well (grass cut etc.)
39	Crime, Robbery, Rapes
40	People need to do their part to keep it clean, crime and vandalism are always unfortunately concerns
41	A park that is not kept up and is not safe is worse than not having a park at all
42	Riverside Park has become an encampment and unwelcoming area; do not want the same of this park
43	Riverside Park has become an encampment and unwelcoming area; do not want the same of this park
45	N/A
50	It staying maintained
51	Litter and possibly people harassing others.

ResponseID	Response
52	Not clean Not safe Not maintained
53	Traffic and parking.
54	Roadside parking. I love to visit the historic fourth ward park. But I imagine living there is a nightmare with all the cars.
55	Late night parties. Overdevelopment along the river
56	The potential for hazardous materials in the ground and air from the cement plant and power plant near the park. Also the potential for dumping in the area.
58	I'm concerned that this park isn't well-known about within the wider Atlanta community. If this park is placed in the context of one of Atlanta's only access points to the river, I don't think it should be kept "secret"--everyone should be able to enjoy it.
59	Safety and the presence of wildlife.
60	That it won't be an actual park like Whittier Mill that anyone would enjoy. That it's just a green space for the neighborhood.
61	Bringing a lot of extra traffic into the neighborhood. We really don't get a lot of non-community traffic or parking back here, and depending on the parking availability for the park itself I worry that could bring lots of through traffic and street parking of non residents to the entire community.
62	The park not being kept up with
63	Crossing the Train tracks. Maintenance as the Whetstone has many holes in the boardwalk. 2. Ability to use as a biker as well as a hiker. No engines. 3. Active mgt of future flooding
64	One concern I have is the available access to the park northwest of the railroad tracks. In my experience, there have been trainings blocking access to the park. I would like to see one or two bridge accesses installed. Another concern is how wet the trails stay. I would like to see paths covered with stones or mulch to keep accessible during wetter days.
65	Homeless people staying here, unsafe situations in bathrooms, feeling unsafe if running through the park
66	Railroad crossing
67	Parking limitations
68	None

ResponseID	Response
69	Maintaining the flora and fauna of the area
70	Not to sound old school, but I hope it does not encourage too much loitering or drinking/drug use by kids/teens. Well lit areas in the open with help with that. Parking is also an issue. I'd like the Paul Ave entrance to be for neighborhood only so that a lot of crazy street parking is not necessary.
72	That landscaping will not be maintained or that it will foster criminal activity at night. Also safety while trains are running.
73	Safety and trash. There is a homeless person that lives nearby.
74	Potential for crime/loitering/trash if not monitored.
75	None
76	I think if the park is maintained well, kept up really nicely and well lit, I don't have any concerns.
77	Traffic and street parking of non-residents.
78	Parking, security, maintenance
79	Potential flooding, potential damage To structures, attracting overnight visitors or late Night rowdies.
80	Crime and homeless people making it an encampment.
81	I would like to see the crazy amount of weeds/ivy cleaned up and more trees planted.
82	Nothing.
83	That there will not be resources to maintain the safety and quality of the park. We need to make sure this park is safe for kids and residents. Need to make sure that park is maintained from cleanliness, trail access and other things
84	Railroad and argos plant proximity/safety.
85	Crime and homelessness.
86	No concerns, just want to make sure there are safety measures in place if there are kids present.
87	Safety. Keeping it clean and beautiful.
88	Nothing

ResponseID	Response
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89	The people that live across the street and proximity to moving trains
90	Nothing
91	That it won't utilize the space and really reach its potential
93	Additional traffic, parking.
94	Bringing strangers into the neighborhood. Please install dog poop bag/trash stations.
95	No concerns
97	Street parking is a major concern, especially with the truck traffic on Lower Paul. A small parking lot near the Argos end would be ideal. I would also want to make sure the park is well lit and has security cameras.
98	Flooding.
99	Flooding.
100	The train tracks. Security.
101	Crime
102	Keeping it clean and safe
104	I worry people will continue to dump trash here and it could be unsafe for people to visit alone.
105	Deterioration of any potential fixtures that would be built there.
106	I don't really have any concerns
107	N/A
108	The additional traffic. The current road system is not built to handle it
109	Please ensure barriers are to keep ATV riders and off road dirt bikes. This is an issue now.
110	I want it to be safe/well maintained for all ages and demographics of the community to feel comfortable using. It is on a quiet street with family homes and it should be respectful of that.

ResponseID	Response
111	That it will become a generic, suburban space that is devoted to human recreation and forgets the wildlife and ecosystems so desperately in need of preservation
112	That it will become yet another sterile generic urban sprawl that is dedicated to human entertainment and destroys the ecosystems there
113	River safety and cleanliness
114	Parking, trash, unsupervised animals and human waste.
115	It being a place for homeless people.
116	Traffic
117	Not much, actually. It may be a pain for our neighbors who live on lower Paul during construction.
119	Traffic, loitering, potential for criminal activity, parking throughout the neighborhood.
120	Proximity to active railway
121	Nothing
122	Maintenance of cleanliness and safety.
123	Nothing - it's a wonderful idea
124	Trash being left everywhere
125	Attract small crime
126	Parking situation if it becomes a public attraction
127	Safety regarding the proximity to the railroad tracks
128	The potential threat to the tree canopy
129	Nice, traffic, and limited parking.
130	Safety - can we add lights
131	Parking, traffic, and noise.
132	increased traffic to the neighborhood and parking issues

ResponseID	Response
133	Where is parking? double parking/truck traffic would be a mess for all vehicles
135	Parking Railroad tracks Safety. Power
136	Safety around the train.
137	None
138	people complaining/worrying about the surrounding industrial plant and GA Power and railroad.
141	That people won't care for the space. That it is left a mess and left to the closest member responsible for cleanup. And with more traffic means more cars that can make the streets crowded.
142	traffic/parking on lower Paul, trash, noise, unruly/unsupervised children
143	flooding.
144	Saturated ground/mud/inaccessibility during heavy rains, bugs are really horrible and makes the park unpleasant especially closer to the river & in hot months. Litter - especially in some common dumping grounds like alongside hill near Bidy Creek.
145	cleanliness & safety
146	Not sure - maybe trash and litter? Also danger from the train tracks if kids are often playing there.
147	safety. Vagrants could be camping around. Feels very isolated, especially near the incinerator/S. Cobb bridge supports
148	Extra litter everywhere! Needs 3 trash cans: on both ends of Lower Paul and in the middle right on the park side of Paul Ave & three more cans inside the park. Also concern for noise and wild parties.

3. What are important assets or qualities of the site that should be retained in the park design?



ResponseID	Response
6	Places to play. Ruggedness of the industrial past.
8	I hope they are able to incorporate the train that runs back there
10	Tree coverage, native plants
11	Good sunlight, access to walking paths to the river
12	Usable open space plus wooded river access with forest trails.
13	A better connection to the trails Riverwalk Atlanta trails. Current railroad hoping or going under rail cares isn't the best. Also more engagement on connecting to whetstone trails.
14	1. Playground- a set for young kids and a space for older kids. Also equipment for children that have different abilities. 2. Open area for playing ball, frisbee, etc. 3. Benches near the playground. 4. Picnic tables 5. Covered patio area 6.
17	Keep as much nature as possible. Memorial park is a great example.
18	Playground
19	Wooded in feeling. They took a ludicrous number of trees out of westside park and now it feels kinda barren.
20	Paddle board/ canoe ramp

ResponseID	Response
21	River views and aces
22	Maybe I corporate something fun with the trains? Like a viewing platform for kids?
23	Natural, approachable
26	Natural feel and connection to river
27	Good walking/running routes, large grassy areas to sit and gather, a quiet escape
30	Natural wildlife/forest
31	Keep as much greenery and open space as possible
32	Keeping the national landscape and low maintenance.
35	Monkey bars Slides Rock climbing wall Swings Balance beam Train playset
36	The outdoors and unpacked trails
37	Safety
38	I would love for there to be room for a playground
40	Keep as much green as possible.
41	views of the river and of the train
42	Maintains and improves the green space, encourages outside activities, and connects to other parks (Whittier, Spink) to encourage walking to and from
43	Maintains and improves the green space, encourages outside activities, and connects to other parks (Whittier, Spink) to encourage walking to and from
49	Access to walk alongside and see the Chattahoochee river
50	Bike and walk trails and playgrounds
51	View of the water
53	The trees [].
54	Embrace how it sits right in the middle of everything. (The neighborhood, power plant, cement plant, river, etc.). I think it's best to expose it rather than hide it.

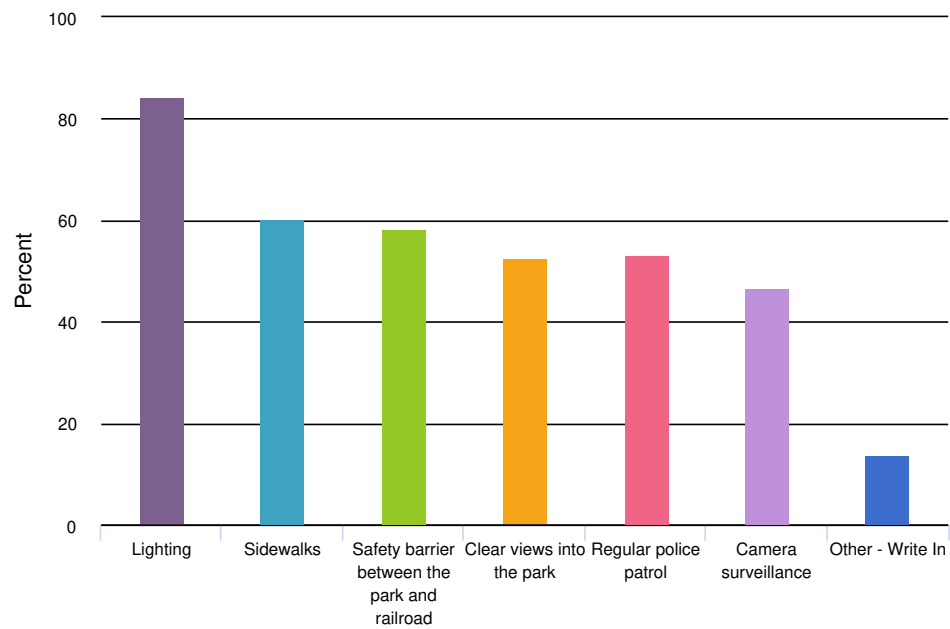
ResponseID	Response
55	Maintain natural river front
56	Trees. It needs trees and meeting places. No playgrounds please, they are ugly and there is once close already in spink-collins that barely sees any use.
58	Beautiful big trees that provide shade and natural habitat; connection to a walkable, quiet community; pedestrian and bike friendly access.
60	Make it an actual park, not just take a wooded space and call it a park.
61	The old tree coverage is very nice, but openness in a shared outdoor space can be great too! Would be good to see a balance of the existing foliage (not the brushy areas, more the trees) and cleared space to give a feeling of openness to the park.
62	Dog park, picnic tables, swings, deck area
63	Views of the River. Connections to and from the site. Access for future Kayak in and output. Biking use. Resting, gathering, music, and performance site.
64	This should be a park for the neighborhood but also a place that welcomes people from surrounding communities to enjoy the Chattahoochee River. I walked through the park last weekend and would like to share some direct ideas. I would like to see a boat launch for kayaks and small motorboats, a small parking lot so people can come park there without blocking the neighbors along Paul, two bridges that cross over the railroad tracks (like Morningside Nature Preserve's), a playground for children that is inspired by the neighborhood/river, riverbank restoration to avoid more washouts/erosion, and planting of water-loving native species.
65	Lights for night time A designated path around it to walk / run on Surveillance Upkeep with cleaning / trash so the park is always in top form
66	Trees
67	Connecting us to the river would be so lovely, and connecting us to the rest of the Westside / city, via safe well kept sidewalks.
68	I would love a dog park
69	It's history but also keeping as many trees to house fauna.
70	Those trees are wonderful. I assume CoA and Park Pride only want to conserve those, but figured I'd mention it. The water "features" (drainoffs) are not beautiful, but I'd love to see them taken advantage of in some way to make them look better as a lead in to the River








ResponseID	Response
72	1. Gate to separate railroad tracks 2. Cohesive with existing nature 3. Playground, paved walking trails
73	The natural beauty.
74	Try to keep with the character of the neighborhood.
75	Trails
77	The trees and very natural, scenic look of the area. Don't want it to become overly manicured with plants that are native to the area.
78	Keep as much of the grass as possible, ensure proper drainage, add trees
79	Since along the River, passive and natural, lots of places to sit some history and minimally invasive natural art. Maybe some swings.
81	The walk space along the water
82	Nothing
83	I do love the walking trails, would love to see more and see them maintained.
84	Lots of green space/openness.
86	Views of the river and access to the river. Keep as many trees as possible!
87	Good sidewalks, good lighting, police presence. Public tennis courts.
88	It feels like a neighborhood, not a metro park. I want it to stay that way
89	Trees
90	Public tennis courts
91	River view
92	Hiking trails would be great. Have hiked the area as unofficial trails.
93	Nature, accessibility, multi-use spaces.
94	Keep it as natural as possible.
95	Basketball courts, tennis and pickle ball courts, volleyball. Anything that encourages people to be active

ResponseID	Response
97	Please leave all the large trees as they really add to the space. though I would like to see a few amenities added, I think the space should be kept mostly natural.
99	Ability to access River, maybe tubing ability, compared to only further north. Covered shelter w/grill to be reservable
100	The massive existing fields should be utilized for soccer/football. No trees over 12" radius should be sacrificed.
101	Walking/hiking trails
102	Maximize the river. So many cities utilize their rivers in a beautiful way, as a highlight of the metropolitan areas and architecture. Atlanta seems to ignore our amazing Chattahoochee!
105	General geography. I'd like to keep some inclines if they're there. And trees! I like trees.
106	I think that all the paths should be simply dirt and not paved
107	River access, walking trails
108	Keep as much of nature as possible. Minimal tree removal. Historical context to anything we are building around
109	Natural trails along the river. The ability to refuse and repurpose. Consideration of the impact to wildlife. Many deer will be displaced with a potential to move further into the neighborhood.
110	It is a unique landscape with the river, the train tracks, even the industrial plants. Riverside has a "small town community in an urban environment" feel and I think that should be echoed in the park. Also please keep the old trees if it's safe to do so. I think it's an important reminder of the homes that used to be there.
111	It should be kept as wild as possible. Few if any spaces given over to generic suburban sprawl found in other parks, parking should not be an option
112	Keep it as wild as possible! No construction or buildings unless right along lower Paul (if at all)
113	Railroad tracks
114	Rugged natural landscape, and retention of natural shade as much as possible.
115	Playground.

ResponseID	Response
116	grass
119	The native foliage and as much as the wild life habitat as possible.
120	Healthy native plants
121	Ability to get in the river for a canoe, SUP etc
122	Walking paths, pet clean up stations, access in some areas for those less mobile that may not be able to access on foot. Seating areas. Lighting providing safety in some areas.
124	Trees.
125	Creek and river, boulders in creek, trees
126	The TREES!
128	The tree canopy. Don't touch the trees
129	Equipment for a variety of ages, fencing, and benches.
130	Trees close together to hang a hammock
131	Sidewalks.
132	a sense of being in the woods when on the trails
133	not noisy to neighbors
135	Sense of history and belonging in
136	The creeks and trees!
137	Seating areas with tables for families to have picnics or play games in addition to walking/biking trails also good lighting to feel safe. extension of walking trails Access to the water would be amazing to launch paddle boards or kayaks. Perhaps too ambitious but a stage for live music would be a dream!
138	point the way to access to river to go fishing, running, and put in water craft
141	The trees and natural space and access to the river.
142	Keep land natural/undeveloped yet maintained (grass cut, trees maintained, trash picked up) except for paved/unpaved walking trails with lighting for safety.

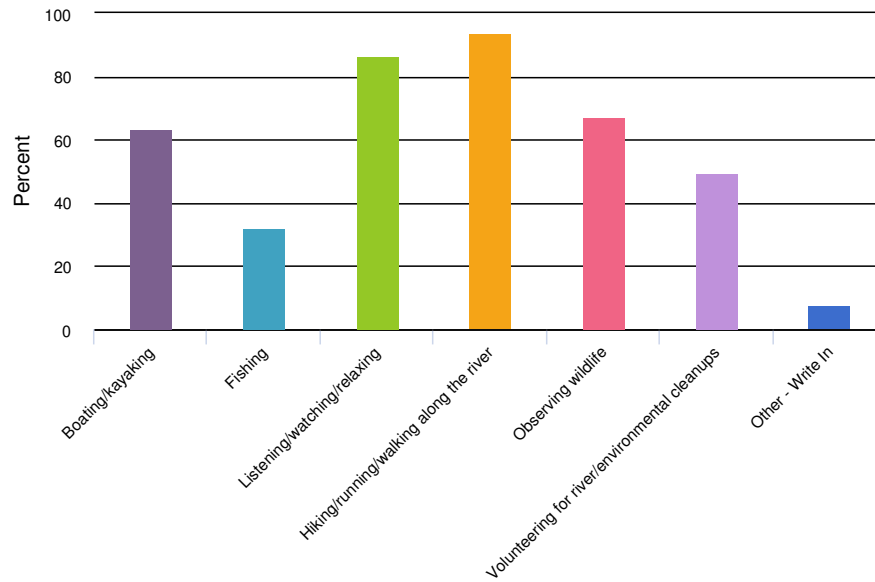
4. Which improvements would most likely make you and your family feel safe and welcomed in this park?










Value		Percent	Responses
Lighting		84.2%	117
Sidewalks		60.4%	84
Safety barrier between the park and railroad		58.3%	81
Clear views into the park		52.5%	73
Regular police patrol		53.2%	74
Camera surveillance		46.8%	65
Other - Write In		13.7%	19

Other - Write In	Count
A bridge over railroad track so that it can be crossed safely	1
A bridge over the train tracks. People Literally climb trains to get to the riverside trails.	1
Access to the park not by walking directly over the railroad tracks	1
Accessibility improvements	1
Bridge over tracks	1
Emergency alarm system to alert police (the blue light columns found elsewhere)	1
Our own neighborly awareness and communication	1
Police call/blue light station	1
Prefer bushes/greenery as the safety barrier by tracks rather than a fence/concrete	1
Speed bumps	1
Speed bumps and stop signs on outer Paul.	1
Tennis courts	1
a combo of all should be implemented	1
call boxes	1
mow regularly fro not walking through tall grass. dog poop picked up - people are rude!!	1
presence of other people; dog friendliness	1
safe access over train tracks - bridge	1
signage stating the monitoring of the park	1
trash cans and regular trash pick-up	1
Totals	19

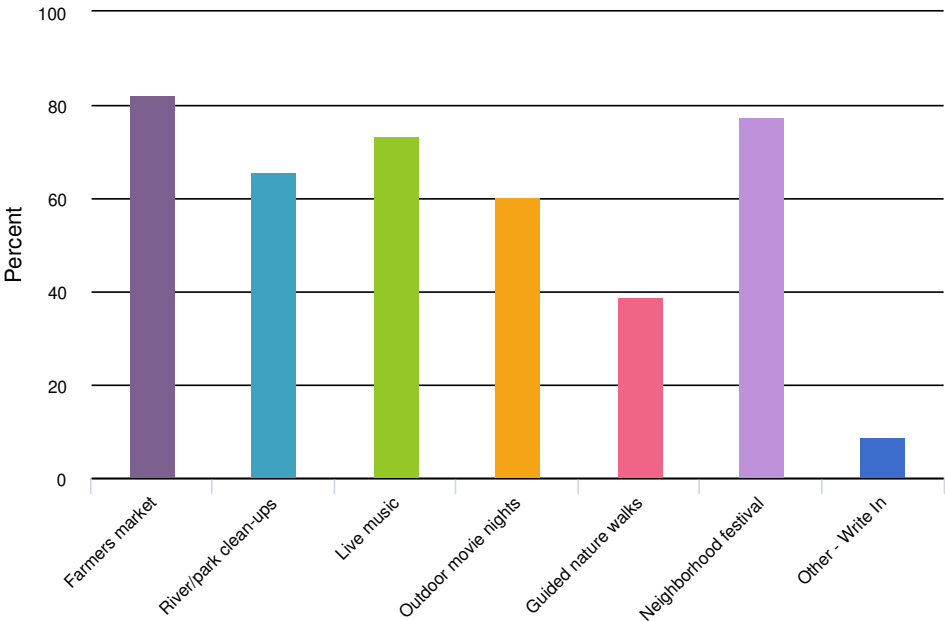
5. This park will be a gateway to the river. Which of these activities do you see yourself enjoying on the river?



Value		Percent	Responses
Boating/kayaking		63.6%	89
Fishing		32.1%	45
Listening/watching/relaxing		86.4%	121
Hiking/running/walking along the river		93.6%	131
Observing wildlife		67.1%	94
Volunteering for river/environmental cleanups		49.3%	69
Other - Write In		7.9%	11

Other - Write In	Count
Biking	2
Benches of trails facing river/streams	1
Events! Live music, food trucks	1
Letting the dog swim	1
Tennis court	1
Trail Connections	1
bringing the dog	1
if done correctly all of these amenities will be enjoyed	1
Totals	9

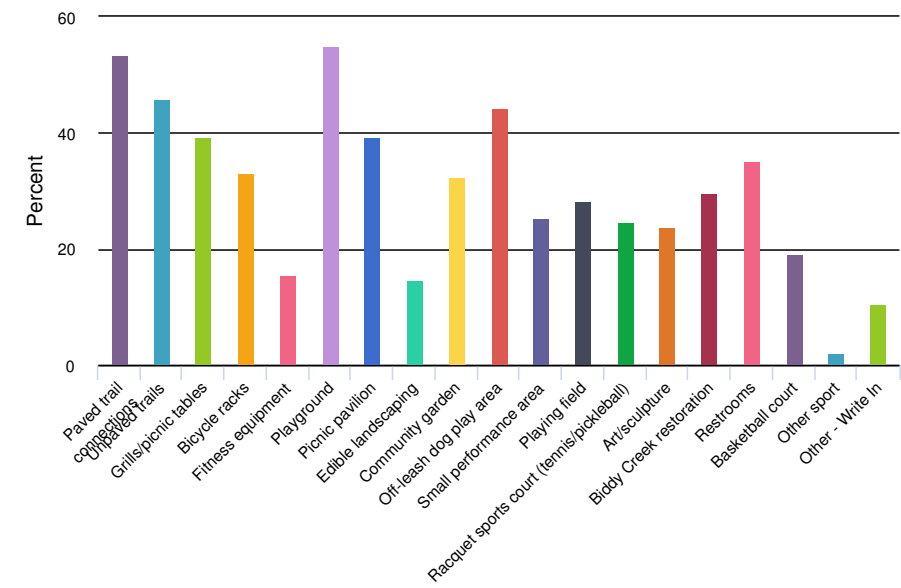
6. What programs would you like to see in the park?



Value		Percent	Responses
Farmers market	<div><div></div></div>	82.0%	114
River/park clean-ups	<div><div></div></div>	65.5%	91
Live music	<div><div></div></div>	73.4%	102
Outdoor movie nights	<div><div></div></div>	60.4%	84
Guided nature walks	<div><div></div></div>	38.8%	54
Neighborhood festival	<div><div></div></div>	77.7%	108
Other - Write In	<div><div></div></div>	8.6%	12

Other - Write In	Count
5k trail race	1
Boater/water safety course	1
Composting	1
Designated dog park area	1
Drainage/hydrology education?	1
Engagement with volunteer groups up and down river and across river	1
Fitness classes	1
Neighborhood skateboard competition	1
again if done correctly all of these are great ideas and ways to enjoy park	1
neighborhood garden	1
pet adoption events; local craftspeople	1
this should be run by the city and not just by neighborhood volunteers	1
Totals	12

7. What amenities would you most like to see in this new neighborhood park? (Pick up to seven)

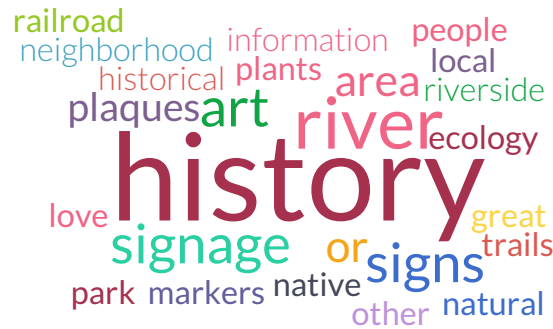


Value		Percent	Responses
Paved trail connections	<div><div></div><div></div></div>	53.5%	76
Unpaved trails	<div><div></div><div></div></div>	45.8%	65
Grills/picnic tables	<div><div></div><div></div></div>	39.4%	56
Bicycle racks	<div><div></div><div></div></div>	33.1%	47
Fitness equipment	<div><div></div><div></div></div>	15.5%	22
Playground	<div><div></div><div></div></div>	54.9%	78
Picnic pavilion	<div><div></div><div></div></div>	39.4%	56
Edible landscaping	<div><div></div><div></div></div>	14.8%	21
Community garden	<div><div></div><div></div></div>	32.4%	46
Off-leash dog play area	<div><div></div><div></div></div>	44.4%	63
Small performance area	<div><div></div><div></div></div>	25.4%	36
Playing field	<div><div></div><div></div></div>	28.2%	40
Racquet sports court (tennis/pickleball)	<div><div></div><div></div></div>	24.6%	35
Art/sculpture	<div><div></div><div></div></div>	23.9%	34
Biddy Creek restoration	<div><div></div><div></div></div>	29.6%	42
Restrooms	<div><div></div><div></div></div>	35.2%	50
Basketball court	<div><div></div><div></div></div>	19.0%	27
Other sport	<div><div></div><div></div></div>	2.1%	3
Other - Write In	<div><div></div><div></div></div>	10.6%	15

Other sport	Count
Frisbee golf	1
Kayak launch	1
biking	1
Totals	3

Other - Write In	Count
2 or 3 seater swings	1
A bridge over the railroad track so it can be crossed safely	1
Access path down hillside from Bernard	1
Biddy Creek floods all the time with heavy rain	1
Boat Launch into the river & small parking lot	1
Handicap accessible for wheelchairs, mobility scooters	1
Love to see a kayak trail and kayak/small launch into the river	1
No bathrooms...these will increase encampment issues we already have	1
Skatepark	1
There was talk of a visitors center maybe?	1
a space that can " house more then one sport " much like a basketball court that doubles as skate hockey rink and even an indoor esc soccer field (the small ball) . multiple lines or options in limited space . not just playgrounds for small children but also space for older and soon to be older children. wiffle ball field and 50 yard football lines . dual/ combo sports usage	1
benches	1
no bathrooms, riverside already has an issue with encampments / homeless; pull ups bars would be an easy fitness item	1
trash cans & dog poop bags	1
water fountains	1
Totals	15

8. What ideas do you have for how the park can reflect the river, history, local ecology, and culture?



ResponseID	Response
11	Have small trail signs identifying native plants and detail the history of the area as well as have landscape architecture reflect the link to the river.
12	Preserve, don't over-landscape. Signage about local/native plants.
13	First would be getting a safe connection from park to river trails. No parent wants there kids railroad hoping an active train track.
17	Art is a great way for kids to take in information
19	Unfortunately I don't know much about any of these things so anything that helps educate would be great!
20	Signs / information maybe
22	Maybe include a retired train car for kids to climb on/explore and have some educational signage around it about the train yards in the area.
23	Maybe plaques or signage explaining the history of the area and wildlife details
26	Connection to history with natural elements
27	The river is a beautiful and serene escape from the city and I think he park should reflect that feel as best as possible. As much florals and nature as possible would be great!

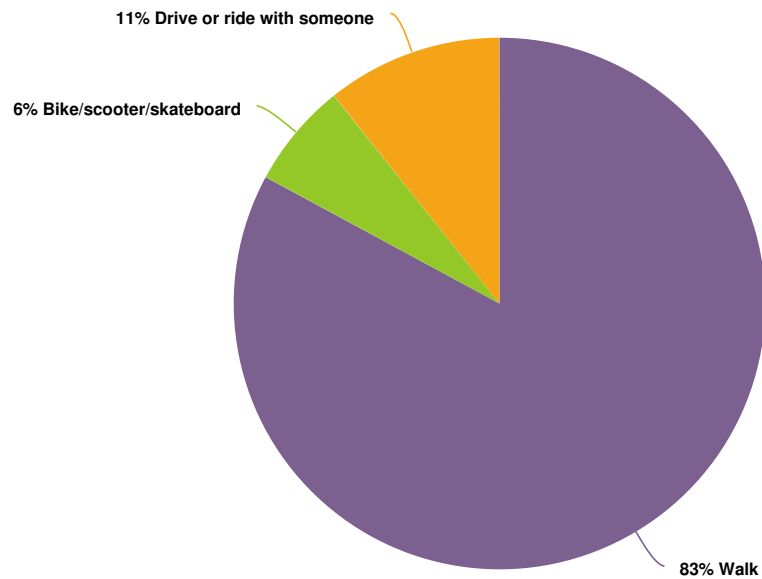
ResponseID	Response
36	Signs/plaques about the history of the land and railway, etc.
39	The pollution in the river is overwhelming.
42	Sculptures and Art with plaques that tell the history of Riverside, less cement/asphalt more natural stone, curvy lines not rigid edges
43	Sculptures and Art with plaques that tell the history of Riverside, less cement/asphalt more natural stone, curvy lines not rigid edges
51	Signs explaining natural vegetation
53	N/a
54	Really embrace the art and sculpture potential. Show the history in the art. I think some of the trains are local and don't move that far. If so, would be awesome if a muralist or any kind of artist paint the train compartments to show the river, history, local ecology, culture, etc.
58	I think we should have some interpretive signs that connect parkgoers to the history of the area--the railroad, river, neighborhood, and industry nearby. A native species garden with signs that tell you what plants and animals to be on the lookout for.
60	historical markers
61	It would be great for any structural spaces to be decorated with murals from local artists, or possibly even to showcase rotating local art.
62	memorials
63	Signage for history, education. NO POLITICS. Whittier Mill is Mill history, Bolton is Railroad and trolley, What is Rlverside
64	I would like to see signage/art directly about the significance of the Chattahoochee River and the park's place in the watershed. This could be completed by a nature walk that identifies tree species and their ability to maintain, slow, and clean the water. I would also like to see information about the historic trolley line that used to be in the area and information about the Riverside Neighborhood. Overall, sharing with the public about where they are in place and history via signage, art, & design.
65	You could have local artists from all different ages come paint in the area to show the flow of time & art is similar to the flow of the river. Or could have a yearly art update where artists are encouraged to add to the flowing art piece
67	Historical markers and signs with educational pieces

ResponseID	Response
70	I would love to see ecological signs to call out specific tree/flower/grass species. If there are enough stories for historical markers, that would be nice as well. Any call out to Atlanta's connection to the river would be nice (only if that's not planned for the Incinerator site, that is)
72	Art installations, engraved bricks from donors, historical plaques
77	Include history markers about the area or on-demand self-guided tour stations/monuments
78	It could anchor our community
79	Map, history, importance of the resource. Lots of ecology and learning regarding plants, zones, animals.
80	Maybe some historic signs along the trails
81	Plant more native flowers, edible plants, etc
83	Would love to see area where people can access the river for fishing. Also like to make the river accessible for kayaking (wide paved trail to river, small boat launch ramp for kayak or canoes)
84	N/a
85	Put historical markers and other explanatory signs up about the history, ecology and culture.
89	History placards
91	Sculpturist William Massey does some cool contextual work. Planting local plants and flowers
92	Connecting to the river would be key to taking advantage of the location
93	Remember the indigenous people who lived in Atlanta long before European immigrants. What role did the river play in their lives? What role has the river and Riverside neighborhood played in the history of the city of Atlanta?
94	Informational signage
97	Signage that highlights the history of the neighborhood (similar to Whittier Mill) and other signs that explain the native plants and wildlife.
99	Signs identifying plants, ESPECIALLY IF THEY ARE POISONOUS to people or pets, along with others identifying native wildlife-birds, fish, etc and others identifying historical events.

ResponseID	Response
100	Connect the park to the river trails, expand and further manicures the trails, and build a large covered plaque display with history, ecological information, maps...
102	Maintain the old mill/railroad look that reflects the character of the area. Nothing that looks too sleek or modern.
106	I think it is a really good idea to have basketball court
107	Maybe some local art exhibits
108	Plaques with historical descriptions, murals, art
110	-create environments for wildlife to thrive. -an art installation reflecting Atlanta/Riverside. -access to the river to make it useable
111	I believe it should stay as close to how it is now as possible. If we turn it into a place with swings and tennis courts and bathrooms it will lose the charm and magic that stands it apart from other parks and will endanger the wildlife
112	Keep it as close as it is now! What sets us apart in this neighborhood is precisely that we do not wish to become a sterile and homogenized clone of other atlanta urban sprawls
113	Small museum or placards
114	Plaques Trails with exit markers Distance to next location
116	I would love a history of the neighborhood
120	No ideas at this time
121	Nature
122	local artist contributions such as murals/sculpture reflecting these themes events featuring local musicians market featuring local artisans and farm goods
125	Informative signage
129	Signage and art that reflects the history and culture of the city.
132	informative plaques and signage, maybe a message center
136	Imagination Creek in honor of Mr. Imagination Signage/Plaque discussing the ecology of a floodplain and history of flood events

ResponseID	Response
137	I'd love for any historical information about the park to be reflected in a website and onsite signs. I feel it is important that any historical information be balanced, presenting the information in a way that doesn't glorify parts of our history that were damaging to people. I think we need to do a better job at facing history straight on and presenting the impact and realities of the way life was for all parts of society throughout history.
138	Let Chattahoochee Riverkeeper write something. Mention floods.
142	Keep in natural. I enjoy seeing deer.
143	putting in a playground, there are lots of children in the neighborhood
144	It would be cool to see some of the foundations of previous houses that are still there used in creative ways to be incorporated into the design of the park - maybe as gathering places or marking play zones. I do appreciate the history of the neighborhood, and I am one to stop and read signage that gives interesting historical anecdotes with pictures.
145	maybe plaques identifying the history of change from autochthon peoples to current and uses of land of old and current flora & fauna identification. when people know and identify with what they are looking at they tend to respect it more . its not just a weed . its not just any tree etc
146	Not sure
147	Native pollinator garden
148	Some metal wall tablets near picnic area that summarizes river history and ecology

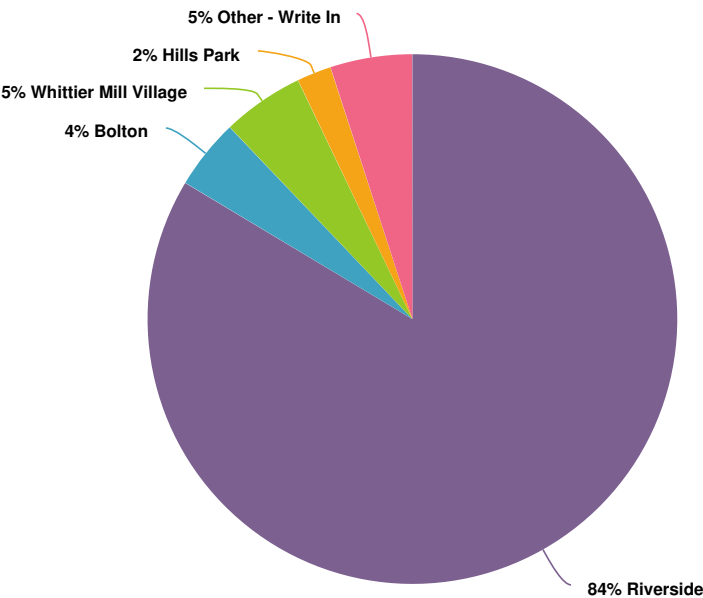
9. How would you get to this park? (select the one you would use most)



Value		Percent	Responses
Walk	<div><div></div></div>	82.9%	116
Bike/scooter/skateboard	<div><div></div></div>	6.4%	9
Drive or ride with someone	<div><div></div></div>	10.7%	15

Totals: 140

10. What neighborhood do you live in?

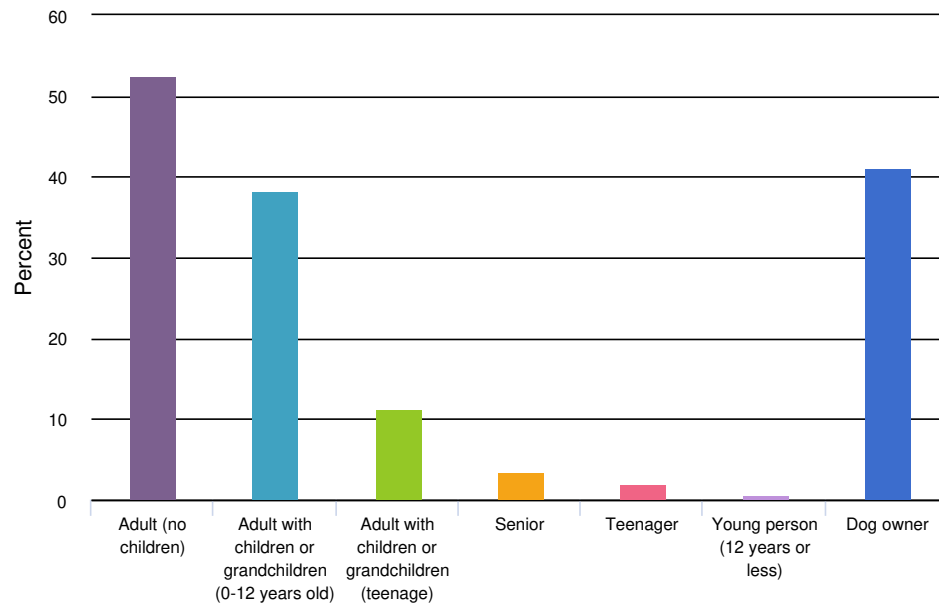









Value		Percent	Responses
Riverside	<div><div></div></div>	83.6%	117
Bolton	<div><div></div></div>	4.3%	6
Whittier Mill Village	<div><div></div></div>	5.0%	7
Hills Park	<div><div></div></div>	2.1%	3
Other - Write In	<div><div></div></div>	5.0%	7

Totals: 140

Other - Write In	Count
Future Riverside resident	1
Home Park	1
Margaret Mitchell	1
Ridgewood Heights	1
Vinings on the Chattahoochee	1
Westhighlands	1
vinnings on Chattahoochee	1
Totals	7

11. How would you describe yourself? (check all that apply)



Value		Percent	Responses
Adult (no children)		52.5%	74
Adult with children or grandchildren (0-12 years old)		38.3%	54
Adult with children or grandchildren (teenage)		11.3%	16
Senior		3.5%	5
Teenager		2.1%	3
Young person (12 years or less)		0.7%	1
Dog owner		41.1%	58

12. Is there anything else you'd like us to know about this new park?



ResponseID	Response
10	The community has a lot of passionate people willing to help out to make this a reality
12	River should be available for recreational use & safely accessed. Encourage foot & bike traffic as there won't be room for car parking. Small playground would be amazing and we'd use it everyday! Please don't take up space for a dog area as most residents have yards here.
13	Just a big thank you.
14	We are so excited about this and cant wait to have this park in walking distance to our home! This is an incredible asset to our community!
17	I'm concerned about parking and traffic
19	I usually bike from midtown area to get to this park, so that should give an idea of how worth it the trip is just as the park is now. Excited to see how it grows.
21	I see skateboarders walk along Bolton every single day. Let's give them somewhere safe to skate feel like they are a welcome part of our community.
23	Let's make it happen!
27	I am so excited!
30	Glad it's happening

ResponseID	Response
35	I want it to be fun. I want it to have fun things.
36	I love the escape from the city that this area provides and truly enjoy the majesty of the river and soothing rapids
53	N/a
54	Selfishly, paved connections to other trails would be AMAZING.
58	I'd really like to see this park as a community space where people can get to know their neighbors and feel part of a neighborhood.
60	Will there be access to Biddy Creek area from Bernard Rd?
63	It is a segway on the Riverlands trail, a place to rest, a place of connection up and down the river, and a neighborhood gathering spot.
64	Thank you for conducting this survey and gathering community member's ideas.
67	Any chance for it to connect to the Atlanta Beltline?
70	When I moved here, I recall hearing that the Groundwork Atlanta grant was meant to help create a facility of sorts near the incinerator -- e.g. a small outdoor amphitheater and museum to call out Atlanta's industrial past and connection to the river. I prefer this to stay at the incinerator location, since there will be better parking options for those outside the neighborhood. Then Lower Paul will be able to be a neighborhood entrance only.
72	We are so excited!
77	Can't wait for it to open!!!
78	I love that this is happening.
82	I think it's a wonderful idea and I hope that it happens.
83	I think it needs to very kid friendly with all kids we have near by
88	PLEASE ADD PICKLEBALL
90	The only public tennis courts around here are underwood hills which only have two small courts that tend to always be busy. I think they would be a great addition to this area and a way for adults to stay active and kids to have the opportunity to learn how to play.
97	I'd love to see this park become a gathering space for the neighborhood, so anything we can do to facilitate that is good in my book.

ResponseID	Response
102	We're really excited for this new addition to our neighborhood!
104	Definitely need a fenced off leash dog park tea. Needs to have restrooms since none of the other area parks have them.
106	Nope!
109	Thank you so much! I've been walking along the River and on Lower Paul since I bought my home on Main Street NW in 2018. Work with Argos to manage the train schedule. Often times this blocks accessible paths to the river trail.
111	Do not mess with it! Leave it how it is! If people want a generic suburban space devoid of wildlife they can go to the west side quarry sprawl or Wittier Mill park. Keep it as wild as possible for the sake of the ecosystem and help the area becoming yet another sterile, generic, urban sprawl
112	Please do not develop this area! For the sake of the ecosystems and wildlife and the unique nature of riverside. If folks want swings and tennis courts they can go to Wittier Mill park or the west side quarry that are devoid of wildlife. If we develop this area it will help stop riverside being the unique neighborhood it is
113	I want it to feel like it's part of the riverside neighborhood
120	I'm a relatively new resident of the neighborhood and very much looking forward to having this park nearby!
121	Put in put in to the river above the water treatment plant so can float towards Mabelton etc
122	How can I help?
124	Will it be maintained by city.
125	Look forward to adding value/equity to the neighborhood through restoration of Lower Paul while maintaining the nature of the area and making the river more accessible.
129	I think that maintaining the quaintness, and safety of Riverside is paramount.
136	It's gonna be the bomb diggity
137	We really like the new part at the quarry but there is no way to safely walk or ride our bikes there due to the crazy busy road (Marrietta Rd). Semi trailers and cars a like seem to drive down this stretch of road like it is a race track.

ResponseID	Response
138	I hope trash and recycling pick-up is part of it. Please clearly put a sign up that explains that we are allowed to cross the railroad tracks at certain points.
143	Please put in a playground.
144	The two most important ways I'd use the park... 1 - Dog-friendly, kid-friendly place that connects neighbors more by giving us a space to gather. 2 - lazy weekend relaxation - a place to watch, listen, walk and disconnect a bit closer to nature.
145	i think the park should be as diverse as the surrounding neighborhoods . i think the more " natural" the man made spaces the better . not interested in being inside outside . and separate dog spaces from people spaces . nothing worse then landmines where kids and people play and congregate
146	I'm very excited for a new park! Thank you for all the work you are doing to plan it. Habitat and ecological restoration is very important to me. One of the reasons I wanted to move to Riverside was for the Riverwalk and the easy access to nature.
147	We're just very excited!

LIVE POLLING DATA
COLLECTED DURING PUBLIC MEETING 1, FEBRUARY 10, 2022

What about this neighborhood gives you a sense of community?

[illegible]



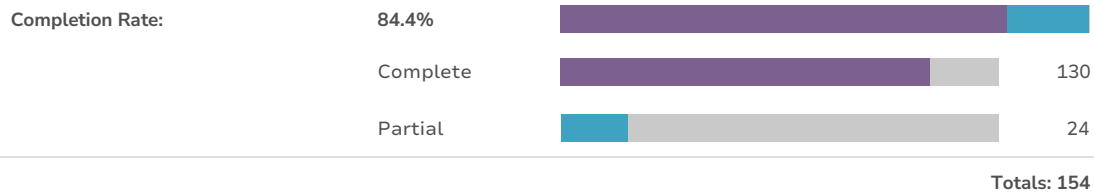
Appendix C

PREFERENCE SURVEY OF PRELIMINARY CONCEPTS 1 AND 2 COLLECTED DURING PUBLIC MEETING 2, MARCH 10, 2022 AND ONLINE FROM MARCH 10 - APRIL 1, 2022

Note: Any identifying information of respondents has been redacted

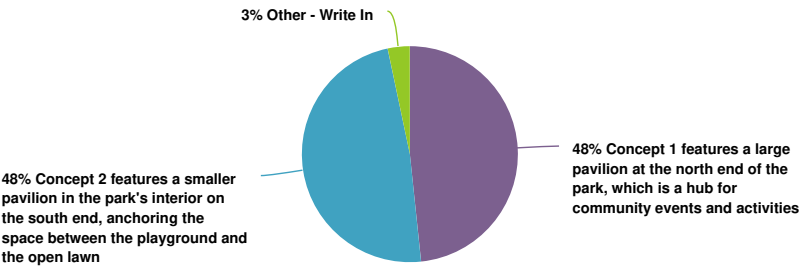
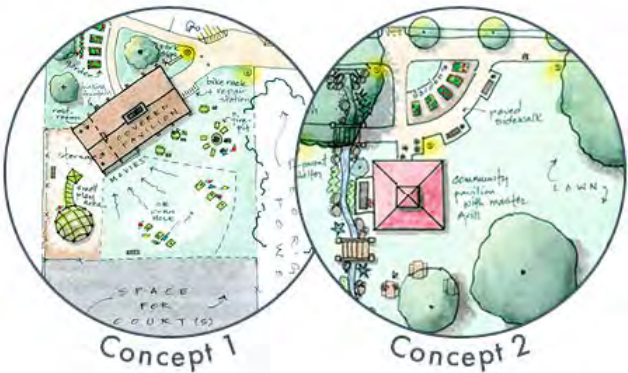
Report for Preliminary Concept Preferences

Response Counts



1. Which configuration do you prefer for a park pavilion? Both concepts include a pavilion, but they are shown in different locations and have different forms and

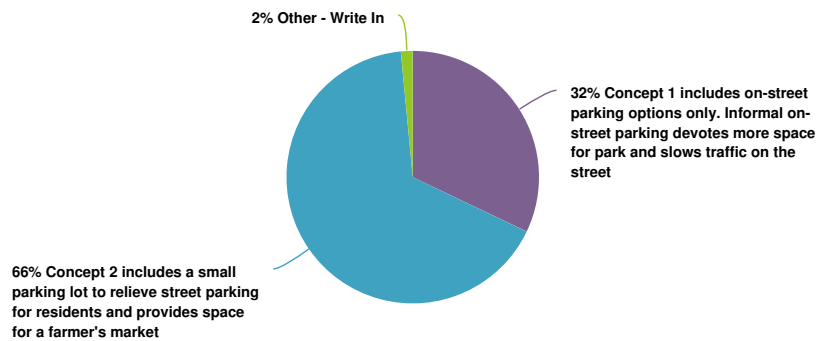
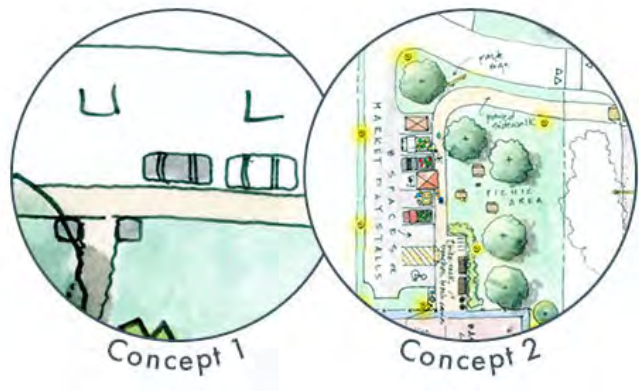
features.



Value	Percent	Responses
Concept 1 features a large pavilion at the north end of the park, which is a hub for community events and activities	48.4%	74
Concept 2 features a smaller pavilion in the park's interior on the south end, anchoring the space between the playground and the open lawn	48.4%	74
Other - Write In	3.3%	5
		Totals: 153

Other - Write In	Count
Absolutely needs a boat ramp.	1
Either	1
I like concept 1 without the small kids playground. I would sub that out for the market stalls.	1
I would like to add a splash pad for the children to play.	1
keep concept 1, but move the small playground next to the large playground so parents with different aged kids can watch both at the same time	1
Totals	5

2. Which parking option do you prefer?

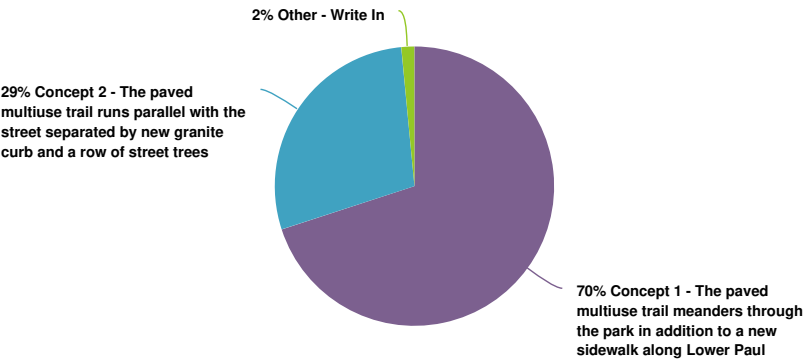
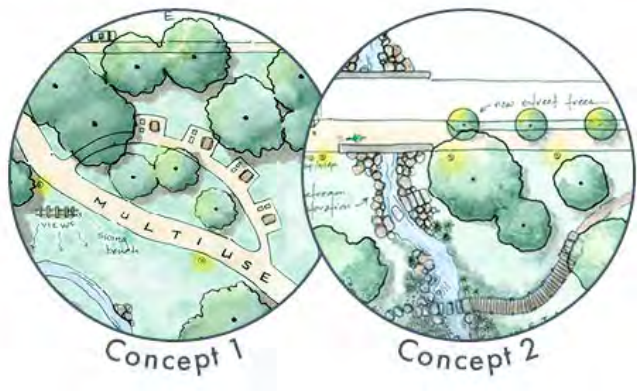


Value	Percent	Responses
Concept 1 includes on-street parking options only. Informal on-street parking devotes more space for park and slows traffic on the street	32.1%	42
Concept 2 includes a small parking lot to relieve street parking for residents and provides space for a farmer's market	66.4%	87
Other - Write In	1.5%	2

Totals: 131

Other - Write In	Count
Parking lot is better but if we are sacrificing potential tennis courts then vote for #1	1
put speed bumps in to slow traffic	1
Totals	2

3. Which alignment of the multiuse trail do you prefer?

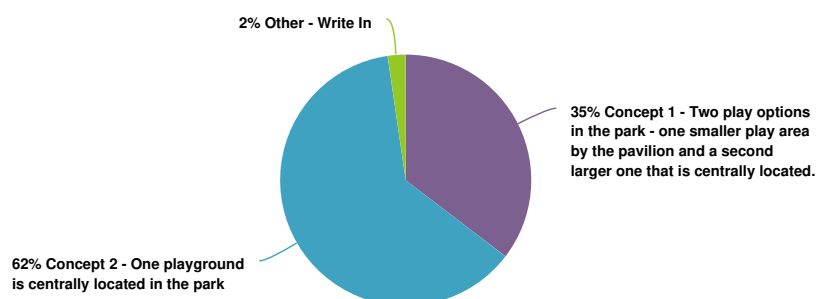
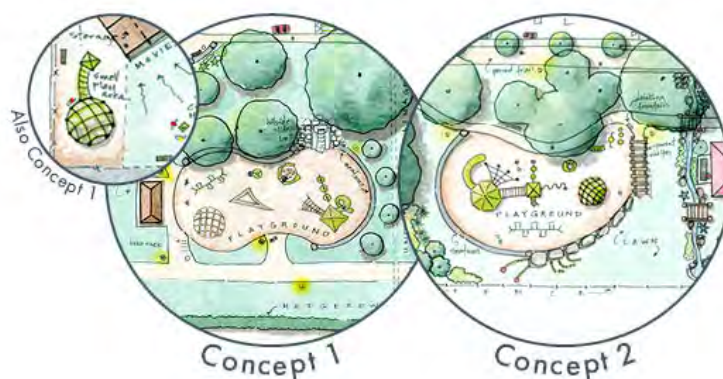


Value	Percent	Responses
Concept 1 - The paved multiuse trail meanders through the park in addition to a new sidewalk along Lower Paul	70.0%	91
Concept 2 - The paved multiuse trail runs parallel with the street separated by new granite curb and a row of street trees	28.5%	37
Other - Write In	1.5%	2
Totals: 130		

Other - Write In	Count
Minimize paved surfaces	1
i like concept 1 being acontiguous multiuse not a brief walk blocked by a dog park	1
Totals	2

4. Both plans include new playground equipment, but differs in the number of play

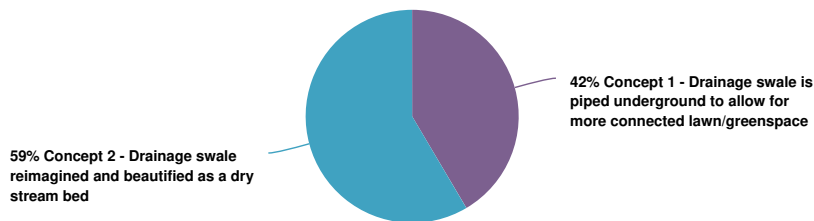
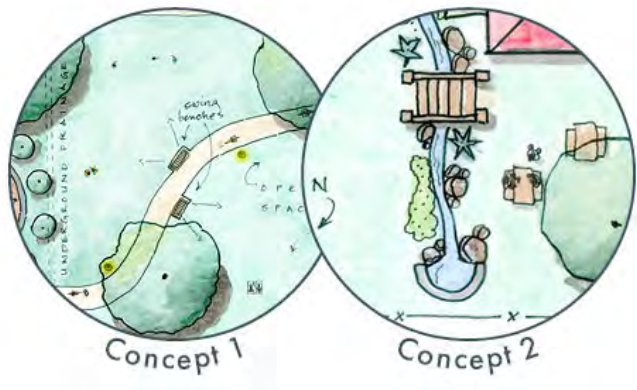
areas supported.



Value	Percent	Responses
Concept 1 - Two play options in the park - one smaller play area by the pavilion and a second larger one that is centrally located.	35.4%	46
Concept 2 - One playground is centrally located in the park	62.3%	81
Other - Write In	2.3%	3
Totals: 130		

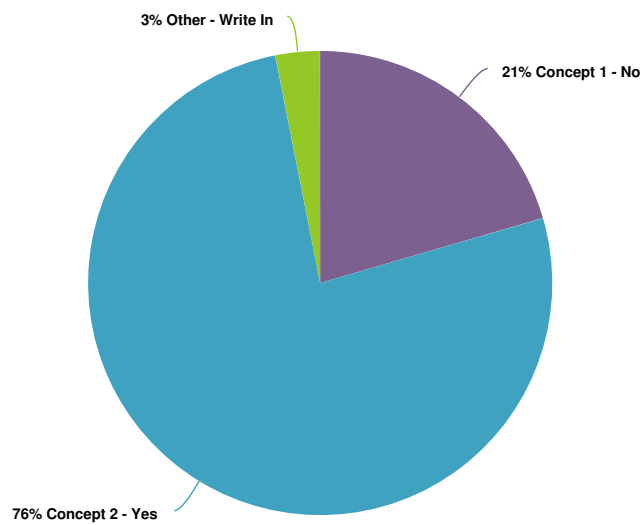
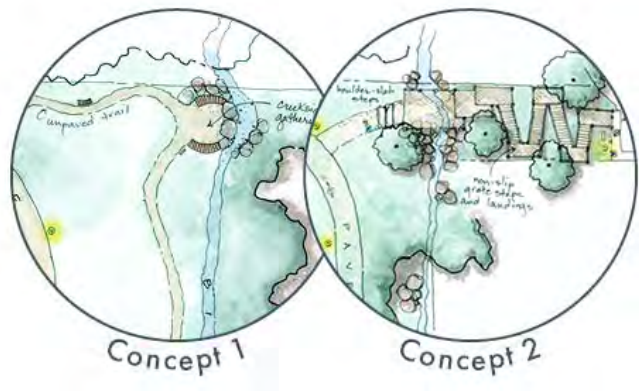
Other - Write In	Count
One playground but doesn't have to be centrally located - would still like to see dog park areas	1
i like two play areas but think the playground in park 2 looks more fun and imaginative	1
one central playground as long as it is suitable for all ages. I love the idea of having the playground below the street with the slides going down the hill	1
Totals	3




5. An existing drainage swale traverses the southern end of the park. The two options treat this feature differently. Which do you prefer?



Value	Percent	Responses
Concept 1 - Drainage swale is piped underground to allow for more connected lawn/greenspace	41.5%	54
Concept 2 - Drainage swale reimagined and beautified as a dry stream bed	58.5%	76
Totals: 130		
Other - Write In	Count	
Totals	0	

6. Should there be a stairway connection to Bernard Road?

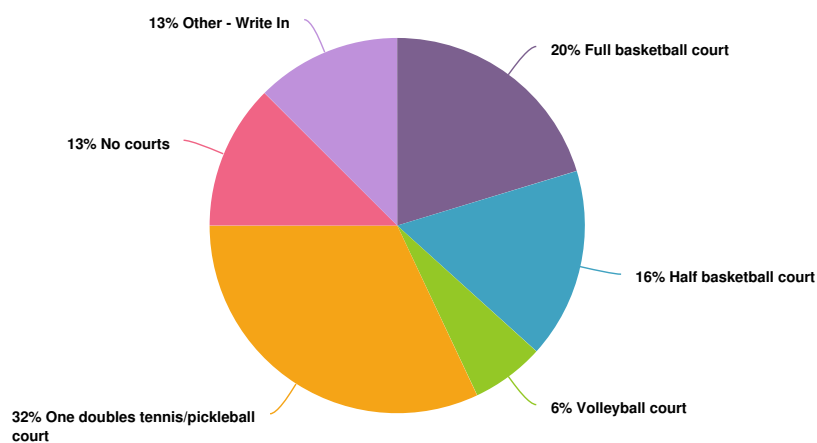








Value		Percent	Responses
Concept 1 - No		20.5%	26
Concept 2 - Yes		76.4%	97
Other - Write In		3.1%	4

Totals: 127

Other - Write In	Count
Blend of both options. Sitting area below stairs	1
Not sure	1
i think either could work number two seems more Aesthetically pleasing but i like the sitting area of number one . a combo if possible would be great	1
no opinion	1
Totals	4

7. Although space for dedicated sports courts is limited due to topography and existing trees, what kind of sports court would you prefer, if any?

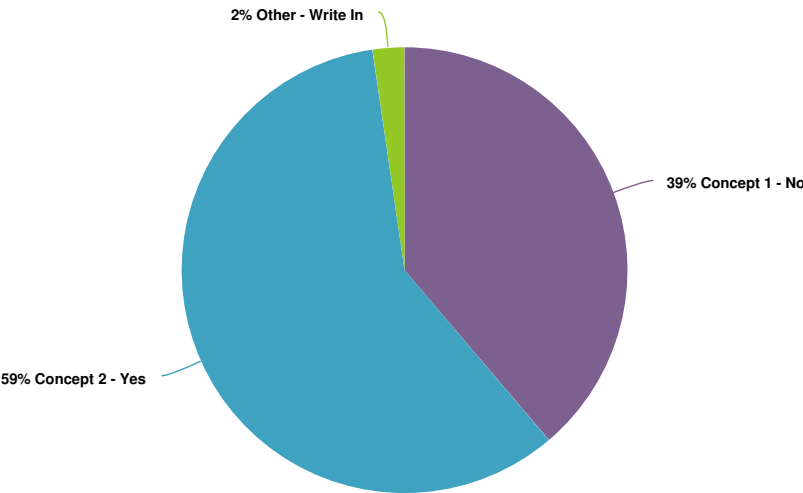


Value		Percent	Responses
Full basketball court		20.3%	26
Half basketball court		16.4%	21
Volleyball court		6.3%	8
One doubles tennis/pickleball court		32.0%	41
No courts		12.5%	16
Other - Write In		12.5%	16

Totals: 128

Other - Write In	Count
Full basketball court and Volleyball court	2
Full or half basketball court or volleyball court	2
Dog park	1
Putt Putt	1
SKATE PARK!	1
Turfed small soccer field	1
Volleyball court and one doubles tennis court	1
Whatever the kids want; probably either full or half court basketball court(s)	1
You can can get up to four pickleball courts on a tennis court. We have it at my work. The line are painted different colors for the tennis court VS the pickleball court. This way you would get more utilization due to the growth of pickleball.	1
full and/or half court basketball	1
half basketball/full tennis court (like in howell station park)	1
if the courts will be enclosed maybe considering a full court that has pee wee rims hung width wise to encourage younger players would be nice . adults and teenagers learn to share when small kids are there and small kids learn to watch the traffic if they are the few . just a thought to maximize space	1
no opinion	1
pickleball specifically	1
Totals	16

8. Should the new park include a fenced off-leash dog play area?

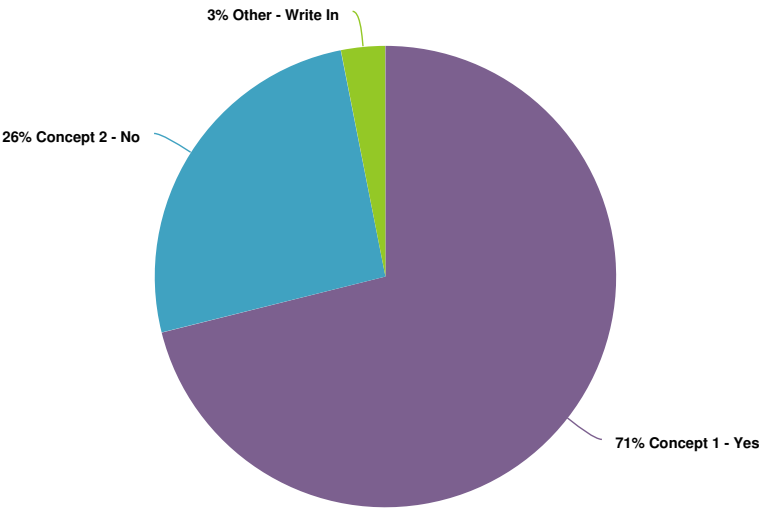


Value		Percent	Responses
Concept 1 - No	<div><div></div></div>	38.8%	50
Concept 2 - Yes	<div><div></div></div>	58.9%	76
Other - Write In	<div><div></div></div>	2.3%	3

Totals: 129

Other - Write In	Count
We do not own pets, however, I am not aware of one close to here. I do think it would be a great idea but the idea in Concept 2 seems to take up a ton of space	1
Yes but one not two	1
i think if we must have one it should be small and only one . plenty of places for dogs to be already hardly any for children teenagers etc but would live without one	1
Totals	3

9. Should the new park include restrooms?

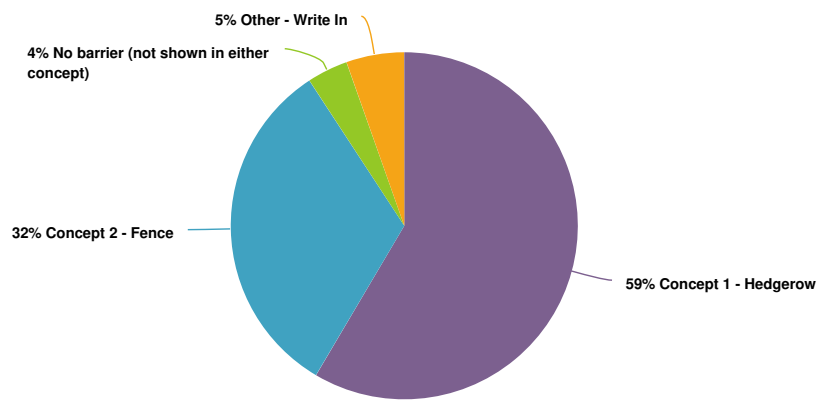
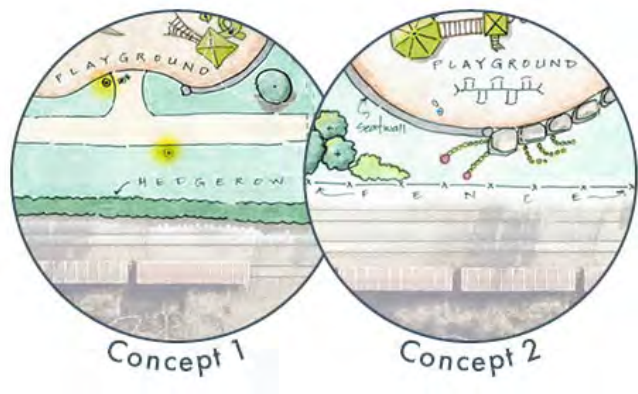


Value		Percent	Responses
Concept 1 - Yes	<div><div></div><div></div></div>	71.1%	91
Concept 2 - No	<div><div></div><div></div></div>	25.8%	33
Other - Write In	<div><div></div><div></div></div>	3.1%	4

Totals: 128

Other - Write In	Count
No opinion	1
Yes, but they need to remain locked during overnight hours.	1
no as it is huge maintenance cleanliness issue, otherwise bathroom welcomed for hiker bikers	1
this is tricky there has to be a plan and commitment to safety and cleanliness . if yes im all for it	1
Totals	4

10. What kind of barrier between the park and the railroad would be most appropriate in your opinion?

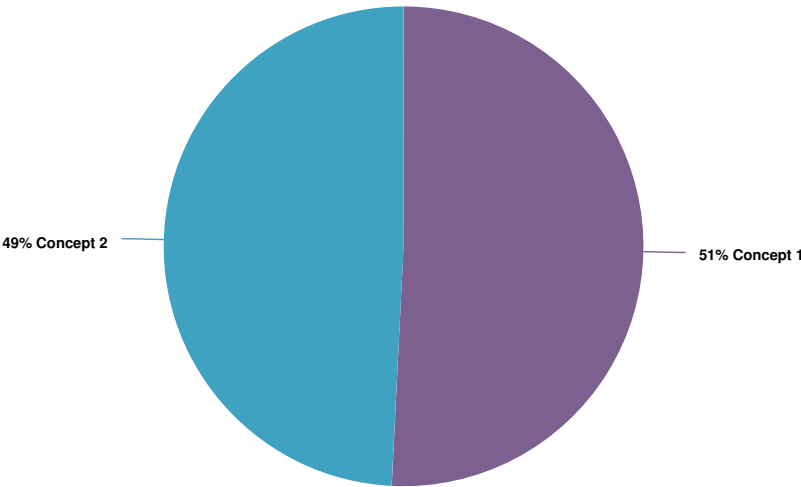


Value		Percent	Responses
Concept 1 - Hedgerow	<div><div></div></div>	58.5%	76
Concept 2 - Fence	<div><div></div></div>	32.3%	42
No barrier (not shown in either concept)	<div><div></div></div>	3.8%	5
Other - Write In	<div><div></div></div>	5.4%	7

Totals: 130

Other - Write In	Count
A combination a fence and hedgerow	1
Both, fence for safety, hedgerow in front for looks	1
Fence and hedge grow	1
Fence and hedgerow	1
Fence covered by a hedgerow	1
Hedgerow and fence	1
Something more decorative than a fence but doesn't have to be a full set of hedges	1
Totals	7

11. Overall, which plan do you prefer?



Value		Percent	Responses
Concept 1	<div><div></div></div>	50.8%	64
Concept 2	<div><div></div></div>	49.2%	62
Totals: 126			

[illegible]

ResponseID	Response
3	If possible, add basketball, tennis and volley courts. Both concepts need restrooms and filtered water fountains.
5	Having a dog park breaks up the space of the park! :(I'm hoping there will be NO dog park in the final design (and that it will look more like Concept 1), but if there is dog park in the final design, maybe put a playground/play area near the entrance of the park instead, and leave the area to the right of the dog park just for trails, nature, open space, a fountain.
8	If there's a playground, a bathroom is needed!! We often avoid parks that don't have bathrooms as kids can't hold it as well. Additionally, some sort of fencing/barrier to slow smaller children down from exiting the playground, particularly since the railroad will be so close. Also like the idea of several pieces of exercise equipment that was floated previously and benches for elderly/disabled along the path.
9	The paved trail running through the park would be nice if it was separated by a line. One side is for bikers and the other side is for runners/walkers.
10	Too many kids playing basketball dangerously on side streets, not many sidewalks in the area. Would love a dedicated basketball court for the kids.
12	N/A
14	Love the fenced dog park. They are none in the area.
16	Finally a much needed dog park!!!
17	Splash pad

ResponseID	Response
18	I love concept 1 but don't like the separate playgrounds. I'd love one big area that has space for younger and older kids in one area. It's important to me to have the community be able to be together and little kids have a space close enough to big kids for grown-ups to be able to talk. I also like the idea of the restrooms but I'm concerned about how clean they will be and also concerned about the homeless that sort of camp by the river using the bathroom to spend the night etc. Who would be in the charge of cleaning it? Would it be locked at night? I don't necessarily trust city of Atlanta to stay on top of the restrooms. If it is questionable at all about how well the bathrooms will be maintained then I don't want to have them there.
19	option for small splash pad
20	A dog park is so sorely needed in this area. The nearest dog park to Riverside is maybe piedmont park or the new Fetch opening in Foodworks. Our dog really loves playing with others, and we'd be at the dog park every weekend if we had one nearby!
28	Would like to still incorporate a dog park in concept 1 layout. Could it be placed on the far right end towards the trails? (Only 1 playground). In my last neighborhood I met more neighbors this way as I don't have kids.
29	Tennis courts would be a game-changer for the neighborhood
33	longer contiguous trail on 1, with parking from 2, dog park not needed for such a small park, this park needs to be the stepping stone all the way to Proctor Creek which will connect Cobb County pedestrian bridge across Chattahoochee, we need to keep aware of how to connect the trolley tunnel, mountainbiking power lines use MTB Atlanta and Sorba
34	Please please consider a full basketball court. Would also love a community garden area
35	with such limited park space would hate to see so much used up for a dog park as shown in concept 2
37	Tennis courts
38	I feel tennis courts are a must-have and fill a need that is missing in the community.
39	the only other change i liked was having the food garden where it was placed in concept two . for some reason i thought that part was to accessible . i liked it off in the upper north corner . small thing lasty maybe consider a canvas canopy on small play ground where equipment can get hot . another small thing but in ga it can make a huge difference.
40	Tennis courts are definitely needed with lights.
43	I prefer the nature-based play structures in Option 2. Either way, parents need shaded seating. The more neighborhood entrances the better. I vote for whichever option provides walking access from Spink/Bernard. I vote for the option that provides safe stream access- as in playing in the stream. Summer is coming and simply being able to touch water provides such relief! Or consider a splashpad at the playground (although this would use unnecessary water and probably be off half the time due to drought). Dog parks, especially 2, take away usable space for humans. I strongly vote against dog parks since most dog-owners here have yards. Please consider having just 1 if neighbors really need a dog park.
44	N/a
48	Will there be security and cameras? If the playground is not in a shaded area, will there be a covering?

ResponseID	Response
49	This area is a wildlife corridor, please do not install a barrier that will impede the free movement of deer through the park. The garden will need a fence, though. I can tell a lot of hard work went into this planning, and it is very appreciated. I would love Concept 2 with the Imagination Garden instead of a dog park.
50	Restrooms are essential
55	Would absolutely love if somehow there could be more than 1 tennis/pickleball court!
57	Speed bumps on Bernard rd.
60	Would love to see disc golf baskets if room
62	Nothing new to add
67	Minimize paved surfaces and retain wildlife and natural beauty.
73	Connection through to the Westside Park
76	I love so many things about both concepts! Great work! We're excited to see how it looks at completion
77	I would love to have outdoor fitness equipment for adults, such as a bench press, bicep curl, pull up bar, etc.
78	Would love any version of a basketball court for all the kids and adults in the neighborhood to enjoy.
81	No. Looks great!
82	Concept 1 needs parking
83	I genuinely see a lot of kids skateboarding up and down Bolton. It's safer for the kids and the neighborhood to give them a place to go.
85	Tennis courts
86	Permanent exercise equipment would be great
88	A drop in point for kayaks, a gazebo/stage for parties, concerts, decent parking, larger areas for dogs, Bridges over streams, bike paths
89	Lighted path for early mornings or late evenings. Benches and rest spots on the trail. Bulletin boards for the community.
90	The addition of a tennis wall and net could be on one side of the sports court to make it multi-use so people could play basketball and tennis on the same court.
91	https://paws4udogs.wordpress.com/?s=Dog dog sociability &submit=Search&fbclid=IwAR2WLABwl4whQLHc6tQkkOx8Rz2Elr4cc8brMeG9XhDAS2V629lpYTLhGmQ Dangers of dog parks. I'm strongly opposed to this feature.
92	Man powered Security-need something more than lights
97	I don't think there should be any art pieces that will take up limited space in the park. The pavilion doesn't seem like a worthwhile space either. Restrooms should be provided as well.

ResponseID	Response
98	Na
99	I want to see a detailed security plan. We live on lower Paul across the street from this park. There is already enough sketchy stuff happening here. I'd like to know the park has hours that are enforced as well as noise ordinances. There are lots of younger children / new families in the neighborhood - please include one play space dedicated for toddlers. It would also be great to know what the exact timelines are for this opening.
102	It wasn't clear on how you would cross over the railroad safely to access the river.
103	Nothing to add - great job!
107	Dog park is very much needed.
109	The dog park would be an amazing addition!
110	dog park is SO needed on this side of town.
111	I think the space for kids to play is very important, so even though I would like a tennis court myself, basketball court would probably be better for the community. Although the second plan doesn't include the truck warning sign at the Argo split, but if the funding is an issue, I feel like the residents would be willing to chip in (I would!)
119	Even if everything else is voted for more in concept 2, please, for the love of everything good and holy, please keep the "no trucks" island in the road.
122	I think a pickle ball court/tennis court would add a lot of value to the neighborhood and there aren't many of them in this part of town! I think open greenspace/lawns are very valuable with the amount of trees/other natural barriers present for the park. I'm so excited!!
124	Both concepts look amazing and I would be happy with either!
127	N/a
129	I chose concept 2 primarily for the off leash dog area. With houses getting smaller and offering no yard space, I think this amenity is essential for residents.
130	So excited for the potential here! I have always been jealous of WMV greenspace, playground, and community space, and would love to have these amenities in Riverside.
134	Both concepts are very thoughtful in design. Your efforts are greatly appreciated!
135	I really love the trail through the park like in concept 1. I feel like the dog park will be a muddy mess. How to keep dry & w/grass? I love the open stream bank in concept 2. I have concerns about pavilion/crosswalk curve in concept 1
136	small off street parking for handicap
137	A floral patch for the earth and more trees please . Would love to se the half basketball court in it also. I would like to try to save more room for the trees and flowers
139	River access for kayaks is a must! Fulton has none! GPC right of way use needed. Actual access to water (even by foot) is the most important to many.
141	1. Preserve mature trees. 2. Include Mr. Imagination outdoor sculpture garden 3. Add stairs from Bernard to Plan 1 4. Use Plan 2 alignment of Bernard portion of trail.

ResponseID	Response
142	Notes on paper survey: Yes! to traffic island in concept 1 "I like the wetlands" Concept 2 "Sports court! Yes!" concept 2 "Also w sidewalk [along Lower Paul] that has street trees" Emphasized play for "all ages"
144	Would love this! Thank you! Voted for dog park, but would not be bothered by Imagination area instead. Other notes on paper survey: Emphasized "restrooms" with sunshine in concept 1 Indicated to move pavilion from concept 1 to concept 2 Circle heart at Bernard connection, concept 2 Circle check at garden area in concept 2 Circle check at wetlands in concept 2
146	Things I love about concept 1: Large main pavilion/active area Unpaved trails and Imagination Art Garden Hedge between park and railroad Multiuse trail through park Things I love about concept 2 Connection to Bernard Rd Small off-street parking lot Multiuse trail parallel Off-leash dog park Small pavilion Wetland area/boardwalk I love it all. Any way to have Imagination Garden and dog park? I probably wouldn't use the dog park for my own dogs but I love it as a place for neighbors to connect with each other and their dogs.
148	Include bicycle racks at pavilions or entrances to park
149	Love concept 1 dog park (if possible. Love trails through park vs. trail along street. Move dog park near [AGL] gas light entrance "open space"? Leaves middle space open for green space in concept 1?
150	I would like the Biddy Creek wetland area to be incorporated into concept 1.
151	How will the easement across the railroad be signed/labeled for all to see? Note on paper survey: running water/water fountain

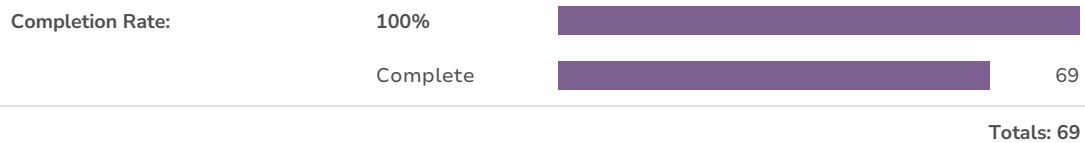
Appendix D

ONLINE OPINION SURVEY, PRIORITIES FOR THE VISION PLAN
COLLECTED AFTER PUBLIC MEETING 3, APRIL 30, 2022

Note: Any identifying information of respondents has been redacted

Report for Lower Paul Park Vision - Community Priorities

Response Counts



APPENDIX D



Lowest Rank Highest Rank

Highest Rank

2. Is there anything you would like to add? Feel free to expand on your priorities above, or tell us about something we didn't ask about.



ResponseID	Response
4	Dog park
5	Dog park
7	An off leash dog area is critical considering the number of pets and families wanting to enjoy the park safely.
8	Parking should be a separate option from courts. I think parking is more important than courts.
10	Must have more than one tennis/pickleball court
12	Pickleball specific courts would be great communal activity and two courts are less in size than tennis or basketball
13	Would prefer vertical water bottle refilling station instead of drinking fountains, or along with drinking fountain. Kind of like the ones at the airport etc. Basically, somewhere you can get water without having to worry about other peoples germs having been on it. Especially with covid, less people are drinking out of public water fountains!! Also some sort of shade attached to the tops of the playground/covering the area.
14	Safe and designated path to the river from the park!
15	Ver excited about the park's potential and unique proximity to the river. Looking forward to getting involved!
16	Tennis courts would be amazing!
17	I feel bathrooms will be an issue. Whittier Mill does not have bathrooms and is a great park.

ResponseID	Response
18	Restrooms and a parking lot are not needed. Whittier Mill is a wonderful neighborhood park where even those outside of the neighborhood come and visit without restrooms and formal parking. Atlanta has enough concrete, we need more trails and pathways to encourage biking, walking, skating etc to the park. Really disappointed to see the park is not capturing the beautiful, quaint and natural elements of Riverside and instead substituting that with concrete.
20	I'm disappointed that there isn't space for a dog park. I'd like to know more about the process for having one in a different space, and how to be involved in that process.
23	The order I chose above is an attempt to think logically about the most feasible order of projects to build out this Vision plan. While some items lower on the list are very nice amenities to have, I feel as if the base infrastructure of a trail, lighting, flood control, etc. makes the best sense from a project perspective, especially for those that live on Lower Paul.
28	Extend the park to incinerator to include dog park as discussed at town meeting
32	I worry about light pollution with the lighting and also wonder how much it would be useful for a small neighborhood park. It's also bad for wildlife!
33	Communicating on the timeline is crucial especially for neighbors living on Paul Ave. Safety measures are critical too.
52	Emphasized unpaved trail amenities on the worksheet
62	There are too many kids to not have a fence separating the railroad track. Kids play w/o adult supervision in our neighborhood. It's a lawsuit waiting to happen! (indicated on form that parking was the lowest priority, separated from the sports courts)
65	Lighting is a bad idea for a park like this, definitely wouldn't recommend that!
66	Connection to Whetstone creek PATH trail would be a top priority for me.
68	Really pumped about the tennis/pickle ball court!!!
69	Plant new trees

This document and materials created for this 2022 park visioning process are available online at <https://parkpride.org/we-can-help/park-visioning/>

These materials will also be archived at the Kenan Research Center, Atlanta History Center. Appointments can be made at 404.814.4040 or by emailing reference@atlantahistorycenter.com



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