

# Brownwood Park

## Conceptual Master Plan



Park  
Pride 



## **Brownwood Park: Executive Summary**

Brownwood Park anchors the East Atlanta Village neighborhood near downtown Atlanta, Georgia. As a transitional neighborhood, the residents have seen a lot of change. The area has become much more economically, socially, racially, and culturally diverse since the influx of residents back to Atlanta's core began several years ago.

The village of East Atlanta has come alive with restaurants, retail stores, and trendy boutiques all unified with the completion of a recent streetscape project. Many of the houses in the village have been renovated and vacant lots filled as new people move into the neighborhood. Brownwood Park is geographically and culturally in the heart of this change. The park is easy to access and is well used by all populations within the East Atlanta neighborhood.

The Park Visioning Program was applied for by a local resident, Joanie Stovall. Park Pride worked with interested neighbors to form a Steering Committee that met monthly throughout the ten-month, consensus-building process. Public outreach efforts included:

12 Steering Committee Meetings

Flyers in the Neighborhood (two-block radius of park)

In-Park Surveys (119 Persons Surveyed)

Public Visioning Meeting (24 Participants)

Kids Club Meeting (approx. 25 Participants)

Teen Club Meeting (approx. 15 Participants)

Design Workshop (approx. 15 Participants)

Displays in Library, Recreation Center, Shops in EAV

Preliminary Design Presentation (approx. 20 persons)

Neighborhood-Wide One-Call inviting persons to voice opinion on-line or in person  
Preliminary Design - Door to door Questionnaire (152 Persons Surveyed)  
On-Line Survey (273 Responses)  
Preliminary Design Review - EAV Holiday 'Cheer' Party (13 Participants)  
Final Design Review – At Picnic for Earth Day (17 Participants)

Benefits of the Park Visioning Process for Brownwood Park:

Community-Building

Dog Park Issue Discussed

Tensions Relieved

Poised to Utilize \$400,000 in Bond Funds

Conceptual Master Plan

Prioritized List of Projects

Capable, Organized Park Group

Developed Momentum to Improve Park

Park Pride Staff:

Walt Ray, Director, Park Visioning Program

Nandita Godbole, Program Assistant

ORMEWOOD AVENUE

SOUTH ENTRANCE SIGNAGE

BOLLARDS  
WATER TAP

WOODLAND GARDEN WITH ANNUALS AND NATIVE PLANTINGS

DRINKING FOUNTAIN FOR PEOPLE AND DOGS

AREA FOR SMALL DOGS

VEGETATIVE BUFFER

POTENTIAL DOG PARK (+/- 2 ACRES)

DRINKING WATER FOUNTAIN FOR PEOPLE & DOGS

COMMUNITY NEWS KIOSK  
PARK ENTRANCE FEATURE

CLOSE PENDLETON AVENUE. INCLUDE NEW TURN-AROUND AND ON-STREET PARKING, MAINTAIN ACCESS TO SIDE LOTS

SMALL BIO-FILTRATION POND

EXISTING PARKING WITH ORNAMENTAL FENCE  
**EMERSON STREET**

NEW SPLASH-PAD, RELOCATE EXISTING STRUCTURES TO NEW PLAYGROUND

COMMUNITY NEWS KIOSK







NEW PLAYGROUND  
NEW PAVILION / PERFORMANCE SPACE

'AMPHITHEATER' STEPS

STREETSCAPE ALONG PORTLAND AVENUE

STREETSCAPE JOSEPH AVENUE BETWEEN PORTLAND AND GLENWOOD

**KEY**

-  EXISTING VEGETATION
-  PROPOSED TREES
-  EXISTING TREES TO NOT TO BE REPLACED
-  POROUS HARD SURFACE PATH
-  SOFT SURFACE PATH
-  PET-FRIENDLY WALKING TRAIL

GRESHAM AVENUE

BROWNWOOD AVENUE

PROPOSED BRIDGE (A)

SLOPE STABILIZATION & EROSION CONTROL

LOW VEGETATIVE BUFFER  
(Use native species when possible)

STREAM-BANK RESTORATION & STABILIZATION  
(Use native species when possible)

PROPOSED BRIDGE (B)

TREE-HOUSE & INTERPRETIVE CENTER

WATERFALL

**PENDLETON AVENUE**

EXISTING TENNIS COURTS

WATER TAP

COMMUNITY GARDEN

EXPANDED REC. CENTER WITH ATTACHED PAVILION

**EMERSON STREET**

NEW PEDESTRIAN ENTRANCE

EXISTING BASKETBALL COURTS

ACTIVITIES LAWN

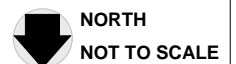
NORTH ENTRANCE SIGNAGE

**PORTLAND AVENUE**

JOSEPH AVENUE



**BROWNWOOD PARK CONCEPTUAL MASTER PLAN**  
FEBRUARY, 2006



**Brownwood Park Conceptual Master Plan - Project List    April 18, 2006**

| <b>Priority</b>                                                                                    | <b>Item</b>                         | <b>Description</b>                              | <b>Approx. Cost</b>   | <b>Comments</b> |
|----------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------|-----------------------|-----------------|
| <b>Projects Hinged on Closing of Pendleton Street (Very High Priority South Side)</b>              |                                     |                                                 |                       |                 |
|                                                                                                    | Close Pendleton Avenue              | Add new Turn-Around and On-Street Parking       | \$110,000.00          |                 |
|                                                                                                    | Streambank Restoration              | On South Side, Includes 'Waterfall'             | \$300,000.00          |                 |
|                                                                                                    | Proposed Bridge 'A'                 | Over Creek, Ornamental Structure                | \$55,000.00           |                 |
|                                                                                                    | Proposed Bridge 'B'                 | Over Creek, Ornamental Structure                | \$55,000.00           |                 |
|                                                                                                    | Slope Stabil. & Erosion Control     | South Side, Study and Improvements              | \$60,000.00           |                 |
|                                                                                                    | Sidewalks on South Side of Park     | Soft Surface (Crusher Run w/ Pine Straw Cover)  | \$40,000.00           |                 |
|                                                                                                    | Tree-House & Interpretive Center    | Architecturally 'Tree-House' Themed             | \$35,000.00           |                 |
|                                                                                                    | Park Entrance Feature               | To Be Determined By Community                   | \$10,000.00           |                 |
| <b>Projects Hinged on Reconfiguration of Recreation Center (Very High Priority for North Side)</b> |                                     |                                                 |                       |                 |
|                                                                                                    | Expanded Rec Center                 | With Attached Pavilion, Includes Face Lift      | \$400,000.00          |                 |
|                                                                                                    | Sidewalks on North Side of Park     | Porous Conc with Granite Accents                | \$60,000.00           |                 |
| <b>North Side Projects (In No Particular Order)</b>                                                |                                     |                                                 |                       |                 |
|                                                                                                    | North Entrance Signage              | Ornamental 'Gateways'                           | \$35,000.00           |                 |
|                                                                                                    | Bollards                            | At South Side, Architectural                    | \$30,000.00           |                 |
|                                                                                                    | Water Tap                           | Near Community Garden                           | \$4,000.00            |                 |
|                                                                                                    | Streetscape Joseph                  | To Match Existing Streetscape                   | \$100,000.00          |                 |
|                                                                                                    | Streetscape Portland                | To Match Existing Streetscape                   | \$100,000.00          |                 |
|                                                                                                    | Drinking Fountain                   | (2) On North Side                               | \$18,000.00           |                 |
|                                                                                                    | Community Garden                    | Expansion and Improvements                      | \$10,000.00           |                 |
|                                                                                                    | Miscellaneous Landscape             | Planting Where 'Grass' Once Was                 | \$60,000.00           |                 |
|                                                                                                    | Activities Lawn                     | Grading, Irrigation, Sodding                    | \$24,000.00           |                 |
|                                                                                                    | Amphitheater' Steps                 | Granite and Concrete, Wide Steps                | \$40,000.00           |                 |
|                                                                                                    | Emerson Street Entrance             | Pedestrian Only, Signage and Amenities          | \$45,000.00           |                 |
|                                                                                                    | Lighting of Park                    | Ornamental Pedestrian Lights                    | \$150,000.00          |                 |
|                                                                                                    | Grading & Drainage at BB Courts     | Minor Grading & Planting to Improve Drainage    | \$12,000.00           |                 |
|                                                                                                    | Small Biofiltration Pond            | Includes Drainage Improvements                  | \$80,000.00           |                 |
|                                                                                                    | Community News Kiosk                | (2) Custom Built to Match Arch. At New Pavilion | \$10,000.00           |                 |
| The following must be staged carefully, as projects are closely-related spatially                  |                                     |                                                 |                       |                 |
|                                                                                                    | New Pavilion/Performance Space      | Architecturally Interesting, Demo Existing      | \$65,000.00           |                 |
|                                                                                                    | New Playground                      | Between Existing Pavilion and BB Courts         | \$120,000.00          |                 |
|                                                                                                    | Splash Pad                          | Themed for Children, Includes Fence at Parking  | \$100,000.00          |                 |
| <b>South Side Projects (In No Particular Order)</b>                                                |                                     |                                                 |                       |                 |
|                                                                                                    | Drinking Fountain for People & Dogs | (2) On South Side                               | \$18,000.00           |                 |
|                                                                                                    | Water Tap                           | Near Woodland Garden/Gateway                    | \$4,000.00            |                 |
|                                                                                                    | South Entrance Signage              | Ornamental 'Gateways'                           | \$35,000.00           |                 |
|                                                                                                    | Drinking Fountain                   | (1) On South Side                               | \$9,000.00            |                 |
|                                                                                                    | Invasive Species Removal            | Privet, ivy, etc.                               | \$21,000.00           |                 |
|                                                                                                    | Woodland Garden                     | With Annuals and Native Perennials              | \$30,000.00           |                 |
|                                                                                                    | Lighting of Park                    | Ornamental Pedestrian Lights                    | \$125,000.00          |                 |
|                                                                                                    | Low Vegetative Buffer               | Surrounding Pet-Friendly Walking Trails         | \$30,000.00           |                 |
|                                                                                                    | Bollards                            | At Parking Lot, Architectural                   | \$30,000.00           |                 |
|                                                                                                    | Introduce Native Species            | Woodland Mix in Wooded Area                     | \$28,000.00           |                 |
|                                                                                                    | Potential Dog Park                  | Good-Looking Fence & Maintenance for a Year     | \$40,000.00           |                 |
| <b>TOTAL COST:</b>                                                                                 |                                     |                                                 | <b>\$2,388,000.00</b> |                 |