

# Washington Park

## Conceptual Master Plan

### Mini-Visioning, 2007



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## Washington Park: Mini-Visioning Executive Summary

Park Pride's Park Visioning Program seeks to assist neighbors who wish to develop a conceptual master plan for the park in their community. Applications for Park Visioning are due in early May of each year. For the 2007 year, Park Pride received a record number of applications (available at [www.parkpride.org](http://www.parkpride.org) <<http://www.parkpride.org/>> ). Attempting to find a win-win solution, Park Pride staff created the Mini-Visioning Program.

The Visioning Program takes approximately eight months of community interaction while Park Pride professionals teach neighbors to interact, work together for a common goal, and engage uninvolved neighbors, while reaching community-wide consensus about the goals and plans that will direct the future of the park. Some neighborhoods, such as that surrounding Washington Park already have the leadership and communication vehicles in place, and do not necessarily need an eight-month process to learn these lessons.

For this reason, a Mini-Visioning Program was created to offer the community a short-cut to developing their conceptual master plan. In the Mini-Visioning process, well-organized communities can begin more quickly with the public meeting schedule. At Washington Park, two public meetings were initially offered: A Design Workshop and a Conceptual Design Review. During that process, it became clear that there was a lack of consensus in the community about the location of the proposed playground. For that reason, a third public meeting, facilitated by Commissioner Dianne Harnell Cohen was held. At that meeting, a compromise was reached with unanimous support for two playgrounds. The final meeting that followed showed the plans updated with that change.

The summary of the Wish List that was developed in the first meeting is included herein. At that same meeting, the neighborhood worked together to form one conceptual master plan. Park Pride staff took the ideas and drawing from that first public meeting into the studio, re-presented it graphically, and edited for industry standards. That illustration became adapted into the final Conceptual Master Plan that is presented as the bulk of this document. The final section of this plan offers a project list with order of magnitude costs for each project. Please note that these project costs are for budgeting purposes only and may need to be adjusted once more detail is known for each project. At the time of this publication, the two playgrounds were already installed by the City of Atlanta. The community has worked tirelessly on constructing the nature trail and hope to have funds secured in the very near future to reconstruct the stone steps that will be needed to connect the trail to the existing sidewalk.

Park Pride would like to thank the Washington Park community for working to diligently toward improving their park. Without the energy and synergy of the neighbors from this community, Washington Park would not be what it is today. It is hoped that the momentum developed thus far continues until Washington Park truly is a world-class park.

Walt Ray, RLA  
Director of Park Visioning  
Park Pride, Atlanta.



# Washington Park, Atlanta

## Conceptual Master Plan

2007



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### KEY

- A Red Clay Tennis Courts
- B Existing Tennis Courts
- C Tennis Center
- D BeltLine Entrance
- E Entrance Plaza
- F History Pavilions
- G Lena Street Pedestrian Entrance
- H Entrance Landscaping
- I Renovate Jogging Trail
- J Tree Planting
- K Shade Trees
- L Neighborhood Connection
- M Toy Train
- N Pond
- O Back Entrance
- P Nature Trail
- Q Pavilion Connection
- R Playground Tree Planting
- S Playground Primary
- T Parents' Pavilion
- U Splash Pad
- V Playground Landscape
- W Playground Plaza
- X Renovate Small Pavilion
- Y Renovate Large Pavilion
- Z Restroom Plaza
- AA Street Planting
- BB Parallel Parking
- CC Pedestrian Crossings
- DD Pedestrian Trail Entrance
- EE Lena Street Vehicle Entrance
- FF Exercise Trail
- GG Ollie Street Entrance
- HH Community Garden
- II Natatorium Gift Shop
- JJ Plaza
- KK Landscape Lena Street
- LL Pedestrian Entrance
- OO Playground Small

### SITE-WIDE

- MM Site-Wide Lighting
- NN Site Furnishings



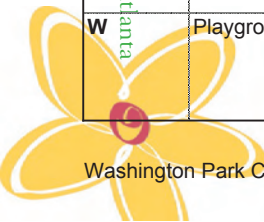
### About Park Pride

Park Pride, a 501(c)(3) nonprofit founded in 1989, leads and inspires action for parks and greenspace. In 2007, Park Pride coordinated more than 20,000 hours of volunteer work in Atlanta parks, developed new conceptual park plans for seven parks and helped start more than a dozen "Friends of the Park" groups. Park Pride is able to engage and serve the community by generating Friends of the Park groups, focusing on advocacy efforts as well as promoting participation in its Adopt-a-Park, Park Visioning, Volunteer, Fiscal Partners and Micro Grant programs. Park Pride continued to work with local organizations and community members to support the creation of the Atlanta BeltLine, which promises to create more than 1,000 acres of new parks and 33 miles of trails. The organization's annual Parks & Greenspace Conference serves as the signature event in our work to create a world class park system in Atlanta.

*The community of Washington Park participated in Park Pride's 2007 Park Visioning Program to develop this conceptual Master Plan for their park.*

KEY ITEM	WASHINGTON PARK CONCEPTUAL MASTER PLAN: PROJECT LIST, SEPTEMBER 2007		COST	PROJECT TYPE/FUNDING
	ITEM	QUANTITY / DESCRIPTION		
A	Red Clay Tennis Courts	Construct low retaining wall to level slight slope. Build three red clay tennis courts on newly-leveled area.	\$200,000	Tennis Association Fund Raiser/Sports Network
B	Existing Tennis Courts	Maintain existing courts. Add viewing stands on slope to west of courts. Also, add drinking fountain.	\$175,000	Tennis Association Fund Raiser/Sports Network
C	Tennis Center	Maintain existing tennis center. Add historical information about notable tennis players who regularly practiced at Washington Park	\$45,000	Tennis Association Fund Raiser/Sports Network
D	BeltLine Entrance	Connect BeltLine to Washington Park at Tennis Center. Consider interesting paving pattern, lush landscaping, signage, benches, trash receptacle, and lighting.	\$30,000	BeltLine Funding
E	Entrance Plaza	Between parking lot and tennis center, renovate landscaping, hardscape, and layout to include lawn for events.	\$2,000,000	n/a
F	History Pavilions	Two matching pavilions flanking Entrance Plaza. Include information about Washington Park's past activities, residents, role in housing troops, etc.	\$55,000	n/a
G	Lena Street Pedestrian Entrance	Provide pedestrian access from end of Lena Street to Entrance Plaza (near tennis center). Consider concrete walkway, 5' wide.	\$65,000	n/a
H	Entrance Landscaping	Landscape entrance area at Tennis Center near Lena Street. Add planting of low-growing shrubs, ground covers, and annual flowers	\$10,000	n/a
I	Renovate Jogging Trail	Lengthen jogging trail where possible, cover with soft-surface/rubber top layer for jogging/walking.	\$80,000	n/a
J	Tree Planting	Plant shade trees between Lena Street and baseball field	\$10,000	Park Pride Tree Grant, Georgia Urban Forestry Funding
K	Shade Trees	Plant shade trees between tennis courts and baseball field	\$6,000	Park Pride Tree Grant, Georgia Urban Forestry Funding
L	Neighborhood Connection	Clear soft-surface path between park and neighborhood. Surface with mulch.	\$3,000	Neighborhood Volunteer Days, Corporate Volunteers
M	Toy Train	Construct train tracks and purchase small-scale train that can carry children riders around loop.	200,000	Neighborhood Fundraisers
N	Pond	Dig shallow pond in center of train track. Landscape edges.	\$30,000	Neighborhood Fundraisers
O	Back Entrance	Improve pedestrian access, signage, and gateway landscaping at back entrance along MARTA tracks.	\$35,000	Neighborhood Volunteer Days, Community Micro-Grant
P	Nature Trail	Unearth stone path, reconstruct steps at steep end, clear invasive species along trail, and plant native species along newly restored path. Include signage about native plants and the wildlife that will benefit from them	\$15,000	Neighborhood Volunteer Days, Community Micro-Grant, Peachtree TV Grant (from Park Pride), Georgia Urban Forestry Grant, Park Pride Tree Grant, Plant Rescues from Georgia Native Plant Society.
Q	Pavilion Connection	Connect small pavilion to exercise trail with steps.	\$20,000	n/a
R	Playground Tree Planting	Plant trees for shade around playground.	7,000	Park Pride Tree Grant
S	Playground Primary	Construct new playground at flat area behind (to the north of) baseball field	\$120,000	City of Atlanta
T	Parents' Pavilion	Build small pavilion for parents while children play in playground. Design the pavilion to resemble a historic train station. Build benches and area for strollers.	\$65,000	Variety of Partners
U	Splash Pad	Play area that uses water. Consider choosing train-themed toys, if possible. Place equipment in shed at end of parents' pavilion.	\$150,000	Variety of Partners, Seek BeltLine Funding, City of Atlanta Funding
V	Playground Landscape	Plant shrubs and flowers at entrance to playground area	\$5,000	Community Funding, Park Pride Micro-Grant
W	Playground Plaza	Add small paved area just east of playground to provide space for small gatherings (parents, joggers, etc.). Consider interesting, even colorful paving pattern with concrete pavers. Add benches, drinking fountain, lighting, and other site furnishings (such as movable tables).	\$50,000	Community Funding, Park Pride Micro-Grant, Park Pride Community Grant

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KEY	WASHINGTON PARK CONCEPTUAL MASTER PLAN: PROJECT LIST, SEPTEMBER 2007, continued			
ITEM	QUANTITY / DESCRIPTION	COST	PROJECT TYPE/FUNDING	
X	Renovate Small Pavilion	Paint and re-roof small pavilion to match parents' pavilion	\$10,000	Neighborhood Fundraisers
Y	Renovate Large Pavilion	Paint and re-roof large pavilion to match parents' pavilion, add gutters to catch rain in rain tank for watering of plantings	\$55,000	Neighborhood Fundraisers, Community Fund, BeltLine Funding
Z	Restroom Plaza	Replace asphalt parking area with at-grade plaza. Consider using colorful pavers. Provide two designated maintenance parking on-street.	\$60,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
AA	Street Planting	Plant shrubs and ground covers between main drive and exercise trail to provide some screening/buffering between the trail and the vehicular area.	\$20,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
BB	Parallel Parking	Clarify on-way street, add designated parallel parking with planting bump-outs to define parking lane from travel lane. Will also minimize asphalt, provide shade (tree plantings) for street and cars.	\$65,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
CC	Pedestrian Crossings	Raise pedestrian crossings at key locations with speed tables. Consider paving pedestrian area with concrete to match sidewalk or brick to make more visible. Enhance safety with pedestrian crossing signage	\$21,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
DD	Pedestrian Trail Entrance	Add signage and minimal landscaping in triangle at pedestrian entrance to upper park area.	\$3,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
EE	Lena Street Vehicle Entrance	Add landscaping. Integrate signage for park entrance. Replace gate with more interesting gate.	\$45,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
FF	Exercise Trail	At upper lawn, construct soft-surfaced (rubber) trail with exercise stations for seniors (Life Trail or equivalent). Provide benches other site amenities.	\$120,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
GG	Ollie Street Entrance	Clarify one-way street with signage and gateway feature. Enhance historical character of park	\$20,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
HH	Community Garden	Use flat sunny area near Ollie Street for community garden. Consider 10-12 plots raised with masonry or cedar (not pressure-treated wood). Provide water source and low fencing.	\$5,000	Community Fundraisers
II	Natatorium Gift Shop	Add small retail area in natatorium for park-related purchases such as t-shirts, food, drinks, Frisbees, sport equipment, etc.	\$30,000	Community Fundraisers
JJ	Plaza	Include drinking fountain, integrated seat wall, trash receptacle and doggy bag station. Pave small area with colorful paving pattern. Landscape to integrate plaza into park setting.	\$45,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
KK	Landscape Lena Street	Landscape hillside above sidewalk along Lena Street. Remove weeds and replace with ground covers that will hold slope, be easy to maintain, and will appear clean and neat.	\$80,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
LL	Pedestrian Entrance	Enhance plantings, annual color, and signage at pedestrian entrance of Ollie Street and Lena Street	\$15,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
MM	Site-Wide Lighting	Provide low-level lighting throughout park. Consider selecting a historic, but unique (not acorn) fixture. Because of the historic train links and the proximity to the BeltLine project (train right-of-way), the fixtures could be themed after a train station.	\$300,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
NN	Site Furnishings	Select a site-wide family of site furnishings including benches, trash receptacles, drinking fountains, bike racks, etc. Consider black steel furnishings that complement the train theme	\$50,000	Community Grants, Neighborhood Fundraisers, BeltLine Funding?
OO	Playground Small	Provide small playground at shady, flat are of upper park.	60,00	City of Atlanta
	<b>Washington Park Total</b>		<b>\$4,270,000</b>	

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