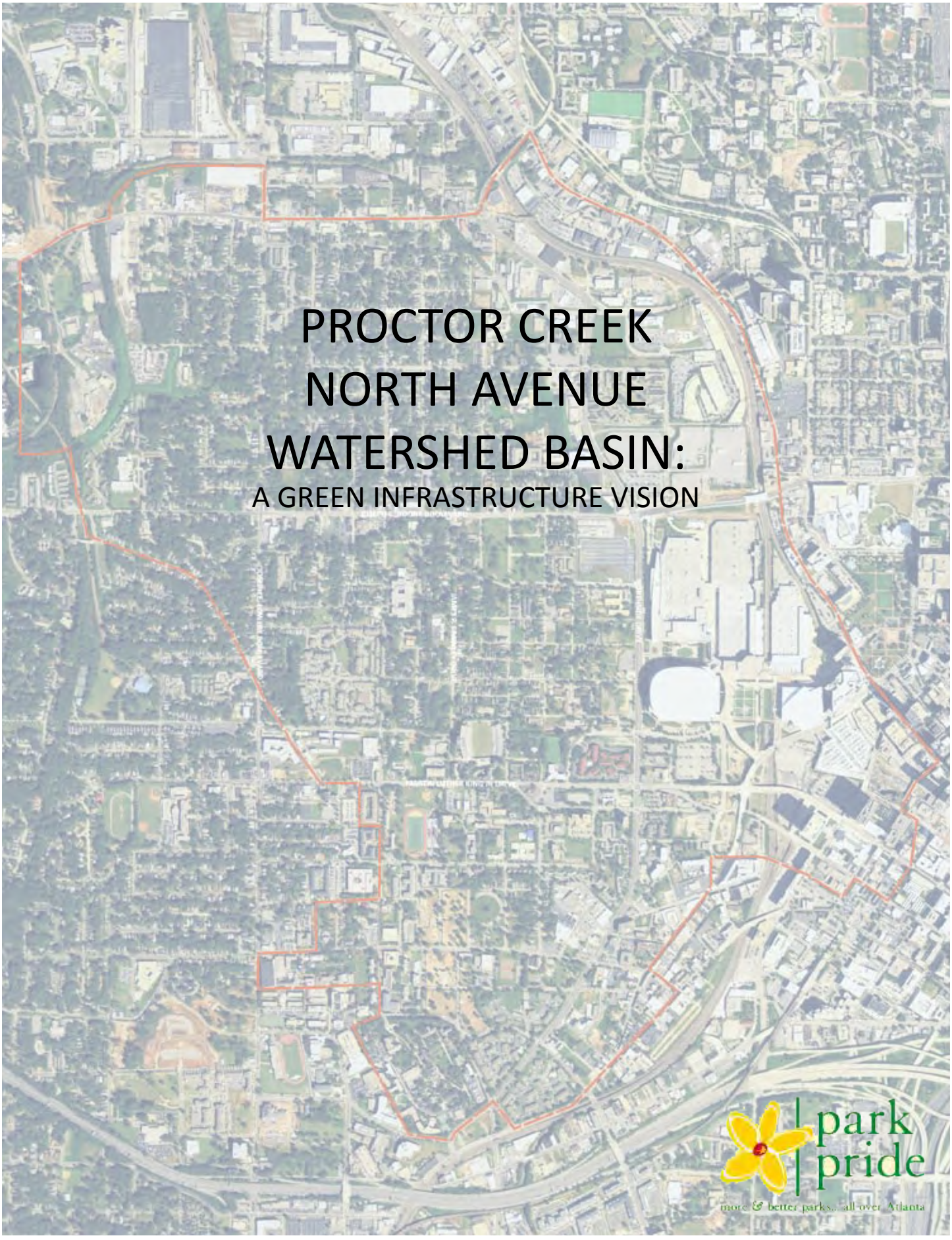

PROCTOR CREEK NORTH AVENUE WATERSHED BASIN:

A GREEN INFRASTRUCTURE VISION

park pride

more & better parks...all over Atlanta

Acknowledgements:

Park Pride led an intensive year-long public outreach project to address a lack of greenspace in Proctor Creek's North Avenue Basin (PNA). In doing so, several firms and non-profit organizations offered their expertise to the effort, rounding out the PNA Design Team. Without the expertise available, this planning project would not have been possible. Park Pride hopes that this document prepared by the following serves as a guide to enrich the existing land use plan with green infrastructure while stimulating the kind of redevelopment that the existing neighbors want to see in their neighborhoods. Many residents and community leaders were involved in the development of this vision. Their attendance at meetings and willingness to review and critique ideas is most appreciated.

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The following firms and organizations were critical to the completion of this project:

Perkins + Will, Inc. – The design professionals at Perkins + Will offered tireless support in designing key spaces that the community deemed appropriate for catalyst or demonstration projects. The advice offered by members of this firm was essential toward completing this visioning plan.
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Eberly and Associates, Inc. – Understanding the hydrological issues associated with the creation of a green infrastructure where none currently exists is essential to developing a realistic and achievable plan. Engineering professionals at Eberly and Associates offered key data and statistics that underscore both the need for developing a PNA-wide green infrastructure vision, as well as for deciding how much storm water must be stored where.
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West Atlanta Watershed Alliance (WAWA) – This non-profit organization works to improve water quality in Atlanta's west side. Volunteers and staff offered to help the deign team and the public understand and appreciate the issues associated with urban stormwater management.
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Metropolitan Atlanta Urban Watershed Institute (MAUWI) – This non-profit organization works throughout metro-Atlanta to plan for and to solve watershed related issues that affect water quality and quantity. Key staff worked closely with the Design Team to identify possible physical solutions to the better manage storm water in the study area.
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Community Improvement Association (CIA): This non-profit organization is located in the English Avenue community and its mission centers around improving water quality in the Proctor Creek watershed. Because it is locally situated in the study area, the CIA was helpful reaching out to neighbors and residents in the study area for guidance throughout the process.
Tony Torrence, freetheland@live.com

Conservation Fund – Long considered the hallmark of green non-profits, the Conservation Fund sent their skilled staff to the design workshop to help the team absorb and respond to comments made there. Staff shed light on national models that might serve as guides to implementation of the vision.
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American Rivers – This non-profit organization has a long history of supporting water quality initiatives in the metro-Atlanta area. Staff offered advice on public participation and in reviewing the final draft of the report. This organization may be a key advisor on implementation of projects.
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A Special Thanks to:

Liza Mueller- Liza proved to be an invaluable member of the design team. Her consistent dedication to this project was a key factor in the successful conclusion of this challenging project.
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Monica Robinson- Monica represented the Fulton County Department of Health and Wellness. Her knowlege and advice regarding environmental impacts on health helped shape the projects recommended in this study.

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1. PROJECT SUMMARY

1a. Executive Summary

For eighteen months Park Pride has engaged a coalition of organizations and individuals within the English Avenue, Vine City, and Atlanta University Center (AUC) neighborhoods in a Visioning Process. The three neighborhoods fall within the limits of the 1,652 acres of the Proctor Creek- North Avenue Watershed Subasin, or what is called the PNA study area. This area experiences historic, frequent, and repeated flooding. This flooding has contributed to a significant number of abandoned and/or derelict properties, and is partially responsible for an unhealthy economic and environmental situation for the residents of these neighborhoods.

It is the intent of the PNA vision to propose greenspace improvements that will provide capacity relief for the combined sewer system while offering a series of connected greenspaces as a community-wide amenity. The green infrastructure proposed for the PNA study area include parks, greenways, community gardens, and other vegetated areas, as well as systems such as constructed streams, rain gardens, bioretention ponds, and recommendations regarding green development techniques that can be applied to future building in the area. Once completed, the project may stimulate the restoration of these communities and create a positive example from which future redevelopment can grow in this and other neighborhoods within the City of Atlanta.

In addition to the series of connected greenspace, the PNA vision calls for the introduction of green streets, a design approach that uses natural systems to reduce stormwater runoff, improve water quality, enhance pedestrian safety, and beautify neighborhoods, and that connect to existing public transit system (MARTA) and the future Atlanta BeltLine corridor. The green streets would provide an additional layer of detail and functionality to the proposed streetscapes proposed in previous studies.

The vision emphasizes the importance of making decisions based around the existing urban environment. At the community's request, great care was taken to preserve the existing street grid, single-family residential areas, and the land use plans currently in place. The Design Team carefully wove green infrastructure improvements through the community, strengthening any key uses already in place.

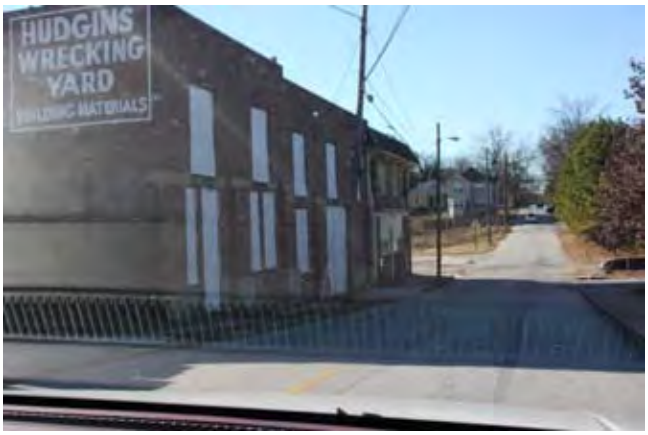
The projects proposed in the PNA vision could potentially have immediate and far reaching effects on the environmental health of the area - eliminating properties that pose a health hazard and risk for the community; reducing and managing flooding; cleaning and replacing problematic properties with necessary and beneficial greenspace. The result of the PNA project will be to remedy past unsustainable practices; to introduce new parks and greenspace; to provide cleaner surface and ground water; to reduce flooding; to improve quality of life; and to promote other related positive environmental and economic impacts.

This PNA vision is the first step of many that will be necessary to realize a connected series of greenspaces, green infrastructure and green street improvements. Since there is no dedicated funding associated with the completion of the vision, the community will need to work to secure funding for any improvements in the study area. To make this task more approachable, the Design Team has worked with the community to identified four 'Demonstration Projects' that may prove to have the most positive impacts to the community while being realistic to achieve. These four projects are given more detail in this report.

It is suggested that interested community members form an Implementation Committee that can be assisted by Park Pride and technical professionals to select one or two projects to develop. Any

project selected will require considerably more public input and a strategy to secure funding. Even the most simple of the green infrastructure projects will take at least three years to complete public outreach, design development, construction documents, permitting, funding and construction. It will be imperative that the Implementation Committee be a dedicated group who can carry a project through the hurdles to completion.

It is with great pride that Park Pride presents this, the first step of many in realizing the community's vision for a comprehensive green infrastructure in the PNA study area.



Example of existing conditions

Abandoned retail building

Existing house in English Avenue neighborhood

Typical industrial use in study area

Vacant land is plentiful in study area

Boarded up houses are far too common in study area

1b. Existing Conditions

The English Avenue, Vine City, and Atlanta University Center (AUC) neighborhoods date back to the late 1800's and early 1900's, with significant redevelopment occurring in the 1950's and 1960's. The communities were historically vibrant and the environment reflected that. When segregation ended and suburban development began to flourish in Atlanta, many professionals moved out of the PNA study area, taking their disposable income with them. The quality of life began to deteriorate as opportunities declined. Today vacant land and abandoned structures are as common as the beautiful examples of historic residential and commercial architecture of the 20th century.

The PNA study area is immediately adjacent to the Georgia Aquarium, the Georgia Dome, and the Georgia World Congress Center. It is also within walking distance of downtown Atlanta to the east and Georgia Tech to the north. There are significant physical barriers to these resources, specifically the railroad and Northside Drive, a regional arterial highway that separates them from downtown. The Georgia Dome and the Georgia World Congress Center complexes further separate English Avenue and Vine City from downtown. The sporadic use of these huge complexes make reliable income from the uses almost non-existent for nearby residents.

Mayor Kasim Reed and the City Council President are working on a strategy to link these areas and there is political support for this idea. The desire to help residents determine the shape of development and revitalization in the area is of critical importance. There is strong interest on the part of various businesses and charitable, civic, and institutional organizations in seeing the PNA study area become a more livable community.

The total PNA study area is 1,652 acres. Of that area, the English Avenue neighborhood is approximately 468 acres, Vine City comprises about 360 acres, the AUC is approximately 292

acres, and the area known as "The Gulch" (the area between Northside Drive and downtown) is 532 acres. It is estimated that the total population of the three areas included in the PNA study is around 9,000 residents; English Avenue has about 3,300 residents and Vine City is about 2,100 residents. The AUC has a student population of about 4,300 students plus some local residents.

Community Assets/Opportunities

There are many neighborhood improvement opportunities within the PNA study area. It has a strong and vibrant community, many cultural and historic resources, interested and supportive non-profit enterprises, as well as the social capital of the Atlanta University Center Consortium and the proximity of Georgia Tech. Much of the PNA area's inherent potential remains its prime location and proximity to downtown. All of that is significantly augmented by its great natural capital: the close-knit street grid and the remaining architecture, the availability of public transit, the proximity to the BeltLine and Maddox Park, and the potential parks and greenspace amenities.

The street grid that developed in the early 1900's remains the framework for the PNA neighborhoods. What exists has the potential to become more interconnected with minor improvements. The closely-spaced grid lends itself to sustainable forms of transit such as walking and biking, which could be improved with widened sidewalks, streetlights, and other pedestrian amenities. The existing MARTA services along with other types of transit, such as the BeltLine and possibly a streetcar, similar to the future Peachtree Streetcar currently in development for a portion of downtown, could link the study area to the rest of Atlanta.

The PNA study area needs jobs and a residential base that can spend discretionary income within the neighborhoods. The green infrastructure system and the catalyst sites the PNA project proposes could entice the type of businesses that can deliver just the sort of spending designed to attract outside capital, the community's much

Under-utilized property in the PNA study area is abundant

Many examples of appealing housing stock exist

Typical street view in residential neighborhoods

desired green jobs, as well as the kinds of amenities that appeal to private sector investment and new residents. All efforts should be made to engage and retain existing residents during any transitional periods the neighborhood will encounter in the future.

The existing social, financial, and built conditions within the PNA area are somewhat discouraging; it has some of the highest crime rates in City of Atlanta, as well as the lowest occupancy rates. It is subject to continual and repeated flooding. In many cases, sewer lines are located above the surface of the roads, while the ground floor of many houses are often built below the surface of the roads. It has the fewest acres of planned green space in the City of Atlanta. While over the past thirty years Atlanta has boasted one of the fastest-growing populations in the U.S., English Avenue, Vine City, and the AUC have shown the largest decline in population within the City.

The AUC completed a survey in 2010 based on a needs index that took into account income, education, housing issues, population density, and signs of community distress, and which encompassed the neighborhoods within 1.7-miles of the (AUC) campus. It found that of the nearly 40,000 residents living in the area, 22% are children under age 18, and, according to U.S. Census estimates, nearly 57% of those (about 6,800 children) are living in poverty.

Within the Atlanta Public Schools elementary schools in the area, one in four first-graders did not pass Georgia's reading test. 24% of third-graders in the same area are not reading at grade level. This is more than three times the state average and one and a half times worse than metro Atlanta as a whole. Recent data taken from the U.S. Department of Labor estimates the unemployment rate around the AUC to be nearly 18%, versus 10.8% for Georgia and 9.7% nationally. The most recent U.S. Census data shows approximately 10% of housing vacant in metro Atlanta. In the AUC area, that figure doubles to 20%. And finally, data for the same 1.7-mile area around the AUC shows a startling foreclosure rate of 40%. That is among the highest in the country.

In October of 2010 the *Atlanta Journal Constitution* ran an article about Vine City and English Avenue. It stated that of the approximately 9,000 residents in the area, 41% currently live below the poverty line and that nearly half of all the households in the area make less than $22,366 per year. The crime rate in Vine City is more than twice the City of Atlanta average. The statistics for the English Avenue neighborhood are similar to those for the AUC and Vine City.

These areas are close enough to Downtown Atlanta attractions - the Georgia World Congress Center, the Georgia Dome, CNN Center, Phillips Arena, Centennial Olympic Park, the Aquarium, and the World of Coke, etc. - to have attracted some development interest during the recent housing boom. But it was not enough to offset the previous decades of decline the PNA area experienced. Sadly, much of the new housing stock in the PNA area remains vacant. The *AJC* article recognizes that in order for an economic rebound to take place, the area needs to see sustained financial investment via projects that will inherently change the fabric of English Avenue and Vine City.

Nearby employment centers are a key resource to the study area

1c. Design Process

For eleven months, the community worked with Park Pride on the development of the PNA Conceptual Vision and Report. As part of that effort, the PNA coalition has worked to identify real properties within the area where expansion, redevelopment, and/or reuse are compromised by existing environmental factors. These are mostly vacant, abandoned, and derelict properties that have been identified as prone to flooding by field study.

Design concepts presented for review and input at a public meeting

The PNA coalition has also coordinated efforts to address community development interests as well as conducted outreach and educational activities. Several community groups including The Community Improvement Association Inc. (CIA), The West Atlanta Watershed Alliance (WAWA), and The Metro Atlanta Urban Watershed Institute (MAUWI) supported and staffed clean up and remediation workshops in the study area.

Park Pride suggested that the introduction of green infrastructure is a solution to address these issues. After preliminary review and discussions with community leaders, Park Pride identified the 1,652 acre Proctor Creek North Avenue Basin (PNA) as the area of study, since each drop of water that falls in the watershed affects many properties downstream and the water quantity and quality in Proctor Creek itself. As the entire PNA watershed suffers from similar green space and social issues, it became an imperative to include the entire PNA watershed in the Visioning process.

Recommendations for stormwater strategies/ facilities as well as sites identified for cleanup are identified within the PNA Conceptual Vision and Report. The PNA Design Team has investigated both proven and innovative techniques for cleanup and remediation purposes. The proposed end use is parks and greenspace with an emphasis on different types of stormwater management facilities at each site in the PNA study area. It is recognized that the revitalization of the areas surrounding the proposed green infrastructure systems is just as critical to the success of the overall project as is the redevelopment of an individual site. Therefore, the PNA vision is being coordinated to complement 6 existing land use studies that have been completed within the watershed in the past 12 years. The PNA project also addresses a portion of the Atlanta BeltLine redevelopment area associated with Maddox Park. The PNA project proposes and encourages enough flexibility to support future modifications and refinements as implementation efforts dictate.

During several Steering Committee meetings, residents worked with the Design Team to identify possible threats to the success of the PNA project. Those include the lack of potential funding, the selection of an initial demonstration site that has too little impact, the ability to acquire and/or control pieces of property critical to the overall plan, the process of land acquisition, speculative buying by potential developers, the reputation of the study area, and the community's previous interaction with developers and agencies. The PNA Conceptual Vision and Report addresses each of these issues with recommendations for future activities.

Opportunities for redevelopment abound

It is hoped that key historic structures will be retrofitted into new uses

Vacant and unused property presents opportunities for desired development

1d. Moving Forward

The PNA Conceptual Vision and Report is an initial guiding document. The Design Team hopes that the PNA project, both the visioning process and the planning process, will continue to grow and evolve over time. It is expected that the proposed PNA project will take up to 20 years to implement fully. Park Pride's involvement in such work typically ends when the Visioning Process concludes. It is the sincere desire of everyone involved in this effort to date to continue the process and to see the first demonstration project site through implementation. It is recognized that there is much more work to be done in leveraging the PNA vision.

The Design Team has had unexpected and unprecedented success with outreach efforts, but it is acknowledged that more can be done in that area. Moving forward, the team wants to build upon its prior work, striving for even greater community engagement, and continue to forge new partnerships. Park Pride, with the assistance of its dedicated community members, would like to continue community outreach and education efforts, to create/develop the implementations plans, and secure the financial support necessary for the realization of at least one demonstration/ pilot project within the PNA watershed. The team anticipates continuing the study and conducting a feasibility analysis of the proposed green space.

2. PROJECT BACKGROUND

2a. PNA Background

Park Pride engaged a diverse design team of local and national organizations to assist in the development of the PNA Study. Perkins+Will provided planning and urban design guidance. Eberly and Associates completed the preliminary hydrology studies. The West Atlanta Watershed Alliance (WAWA) and The Metro Atlanta Urban Watershed Institute (MAUWI) engaged in public education and outreach activities about water quality issues and the Community Improvement Association (CIA) has been tremendously helpful with community outreach and education. The Fulton County Department of Health and Wellness is performing a Health Impact Assessment for this study. The Conservation Fund sent their expert on green infrastructure, Peg Kohring, to attend one of our public meetings and to conduct a follow up strategy meeting with the design team. There are other experts who have been involved with and/or volunteered their time toward this project.

2b. Technical Information

The definitions of the types of stormwater facilities mentioned in the PNA Visioning Plan and Report are found in the Appendix of this document.

Figure 1: PNA Subwatershed Stormwater Capture/Storage Targets

Subwatershed	Total Acres	Cubic Feet (thousands)	Acre Feet	Gallons (millions)
A	199	2,985	69	22.4
B	124	930	21	7.0
C	49	735	17	5.5
D	267	4,005	92	30.0
E	96	720	17	5.4
F	125	937	22	7.0
G	72	540	12	4.0
H	47	353	8	2.7
I	156	1,170	27	8.8
J	100	1,500	34	11.3
K	153	2,295	53	17.2
L	74	555	13	4.2
M	190	1,425	33	10.7
TOTAL	**1,652**	**18,150**	**418**	**136.2**

See Figure 3 p. 21

Previous Studies Referenced by PNA project:

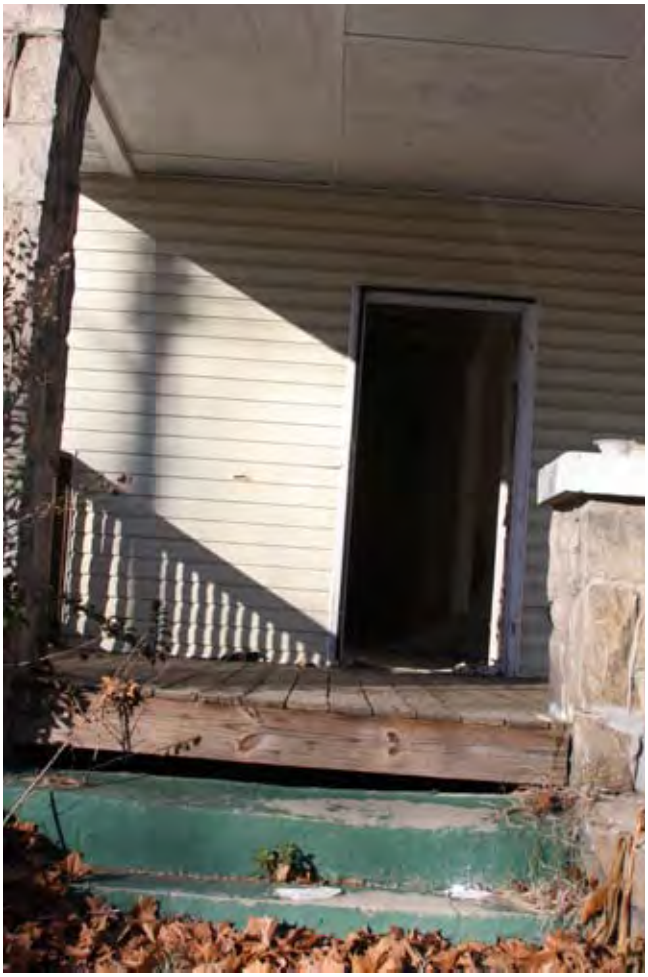
- The 2004 Vine City Redevelopment Plan
- The 2010 BeltLine Redevelopment Plan/ Westside Study Group Subarea 10
- The 2009 Vine City/Washington Park LCI
- The 2006 Bankhead MARTA Station Transit Area LCI
- The 1998 & 2006 update of the English Avenue Community Redevelopment Plan
- The Northside Drive LCI Study

The PNA Conceptual Master Plan:

1. Is a concept that documents the community's vision and is not construction documents
2. It guides future development of parks
3. It illustrates relative shapes, sizes, and locations of parks
4. It documents the community's thoughts and wishes
5. It includes a community wish list of projects for prioritization

Typical Park Pride Visioning Process:

- Begins with Park Pride application process
- Typically Park Pride completes just 2 visioning projects each year
- Visioning process takes 7 to 9 months
- Includes neighborhood outreach
- Includes Neighborhood Consensus Building
- Includes NPU coordination
- Includes neighborhood association coordination
- Includes development of conceptual master plan(s)
- Includes develop project list - Prioritized
- Includes community consensus on priorities
- Ends with publication of results
- Community quest for project funding follows
- Park Pride can facilitate future fundraising
- Minimal dedicated funding for improvements
- Includes building partnerships

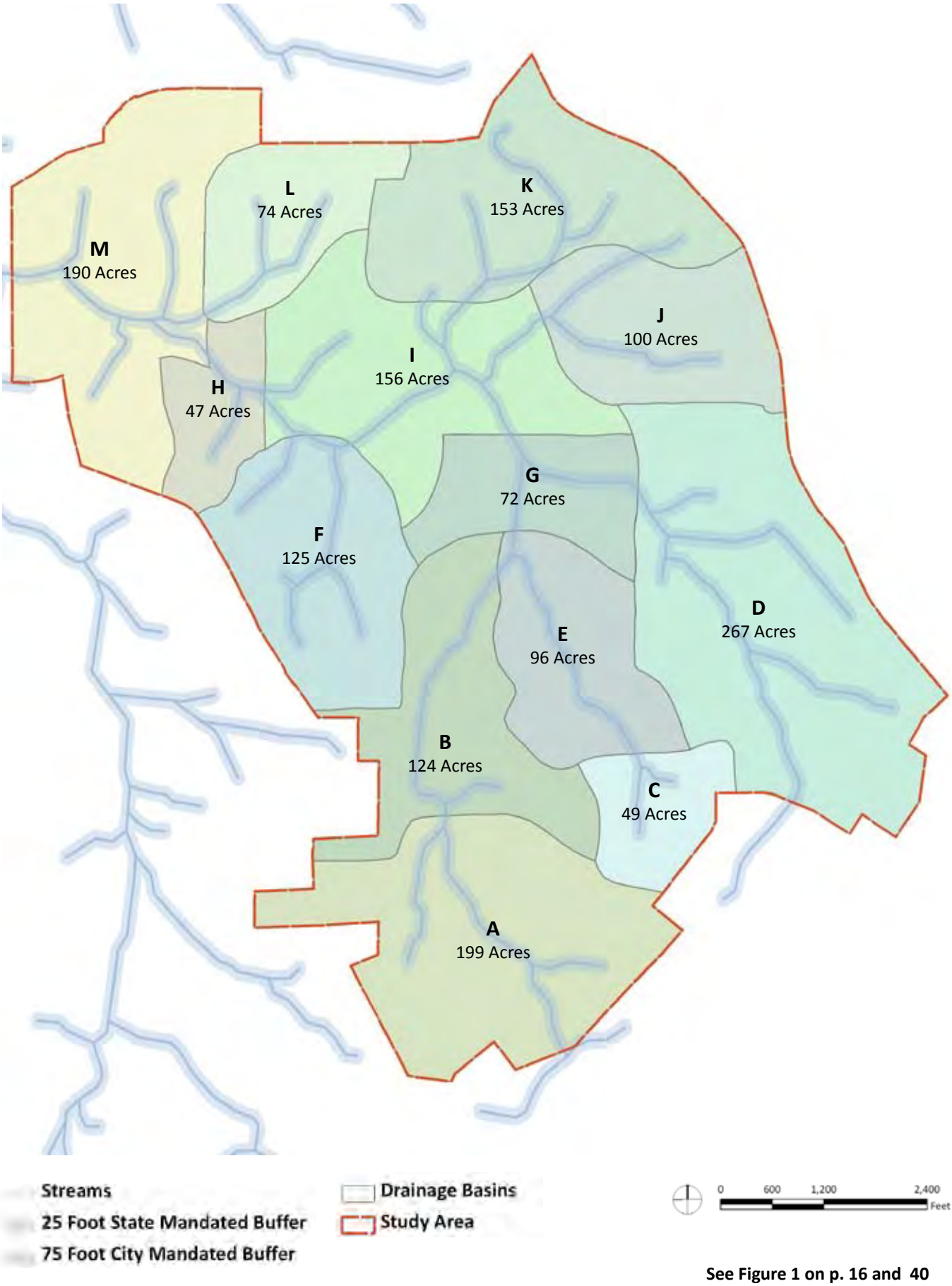


Typical abandoned house in PNA study area

3. PNA CONTEXT

Figure 2: Aerial Site Photo

Figure 3: Hydrology



See Figure 1 on p. 16 and 40

Figure 4: Impervious Surface

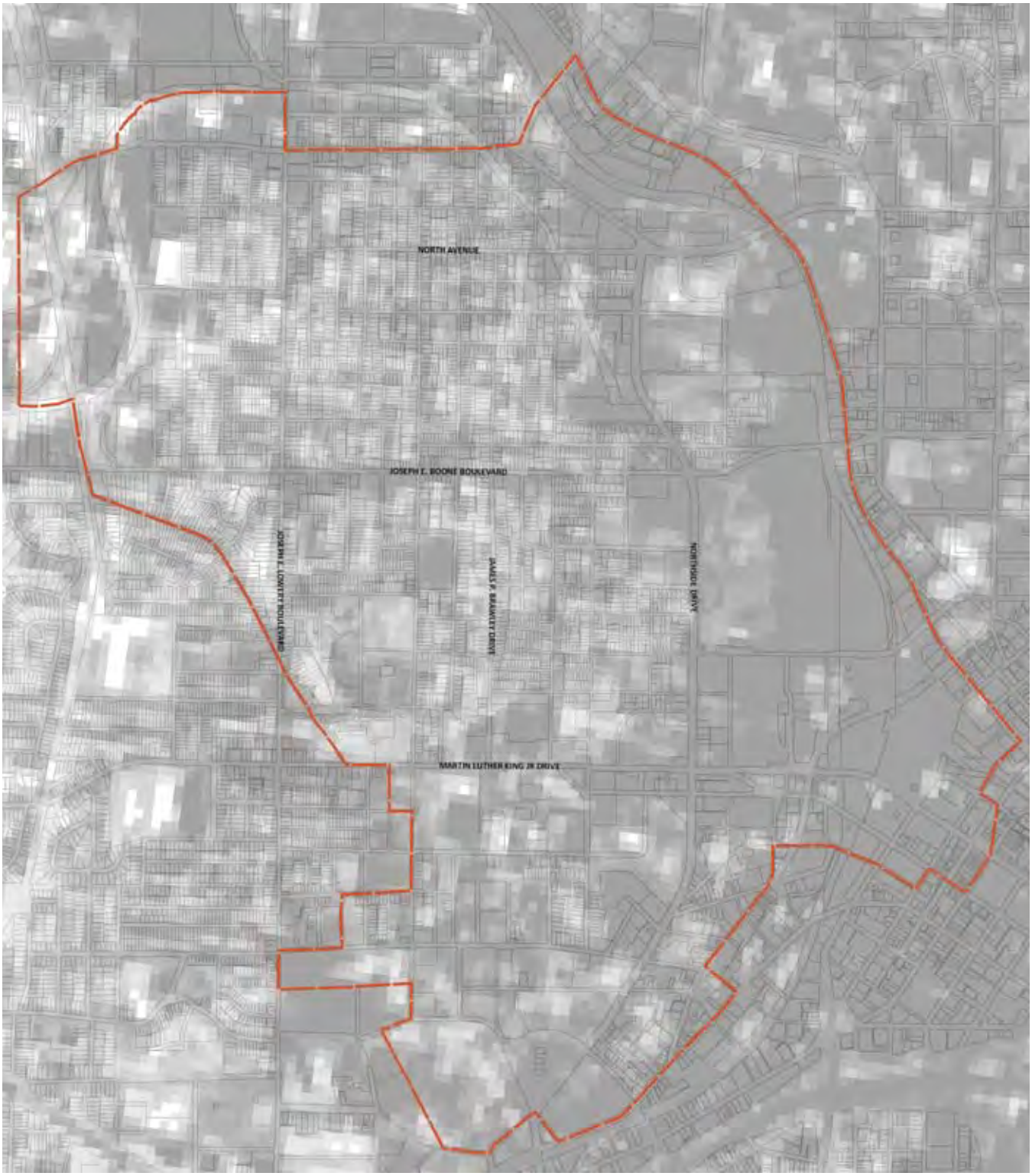


Figure 5: Street Grid

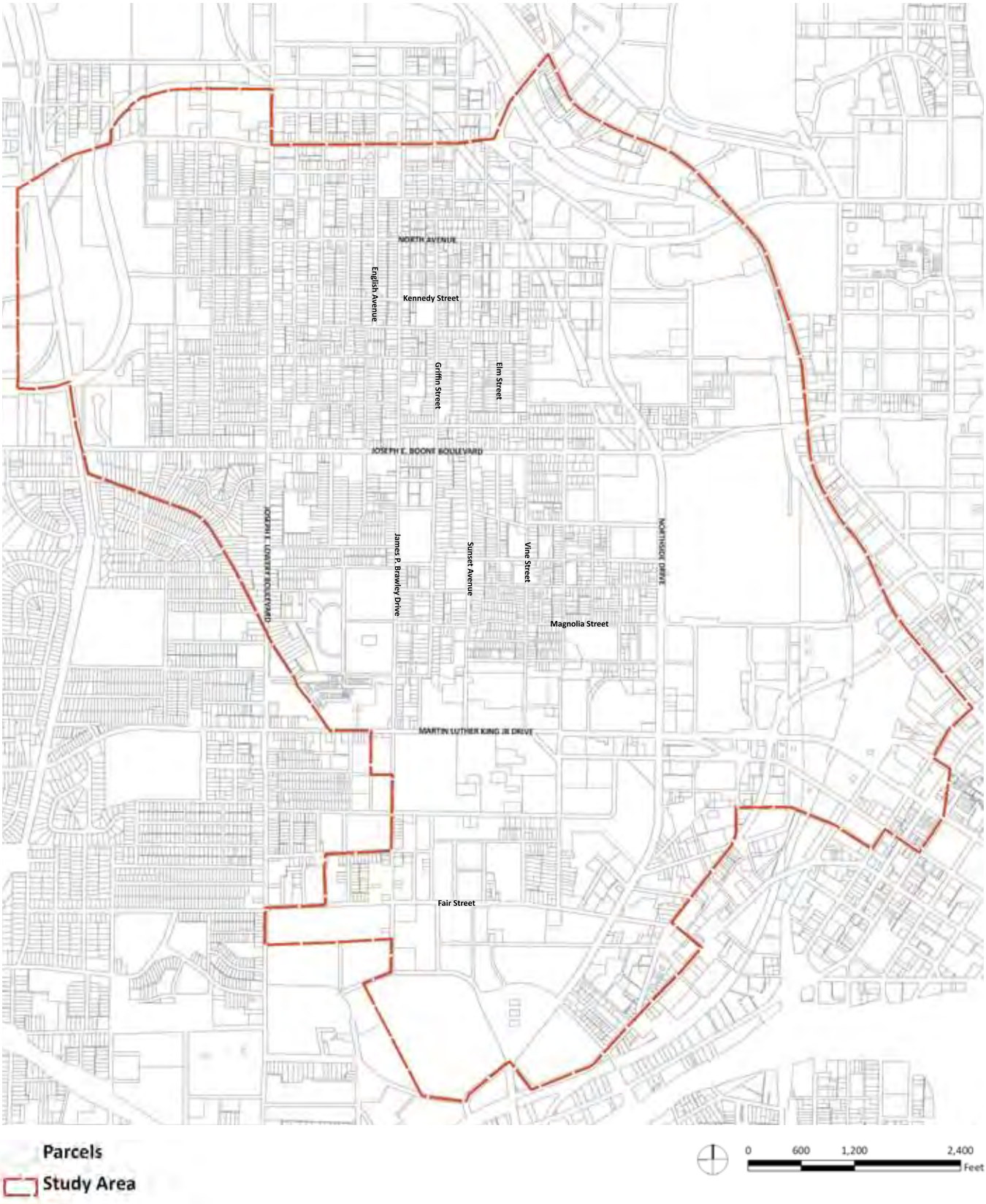


Figure 6: Property Status

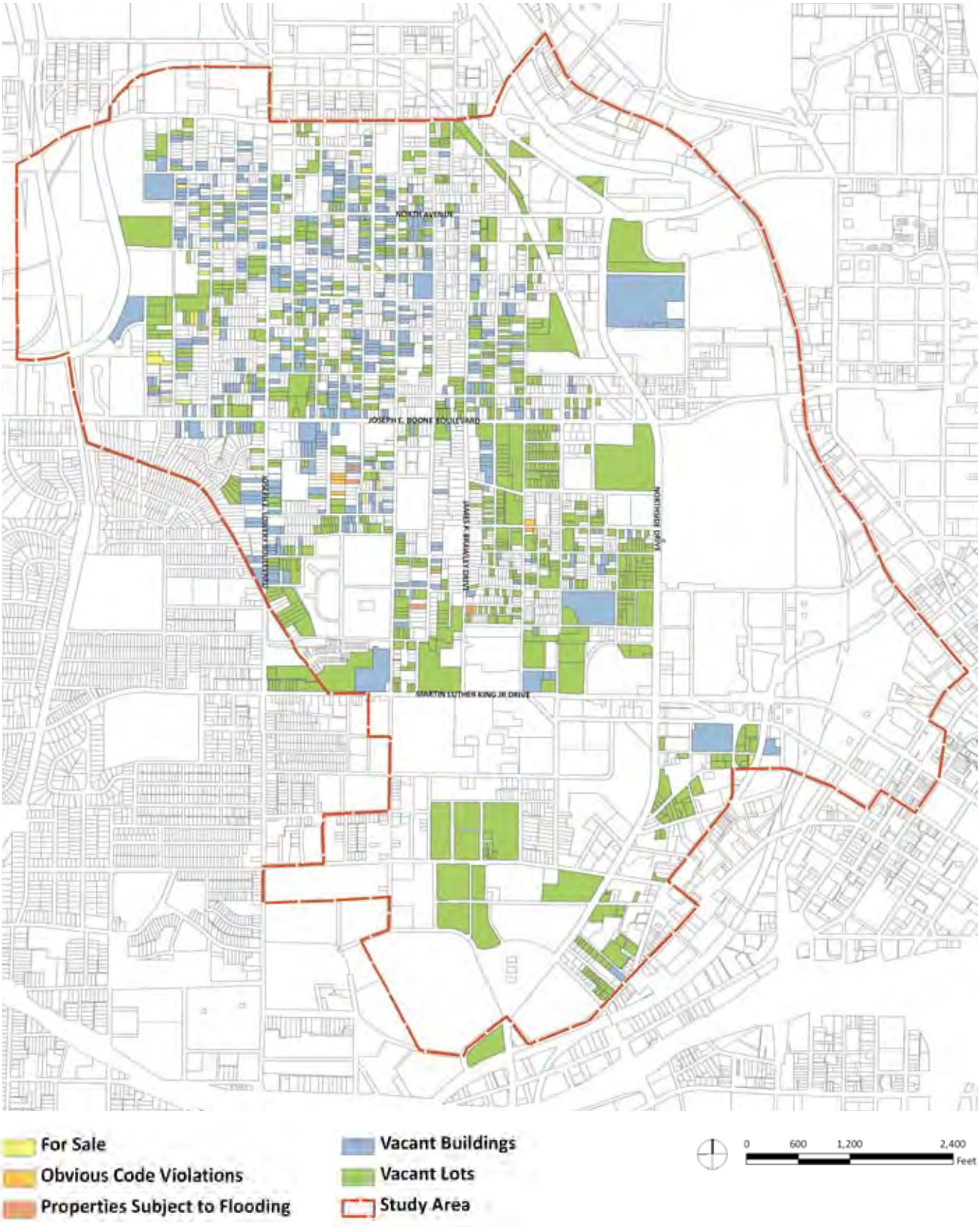


Figure 7: Topography

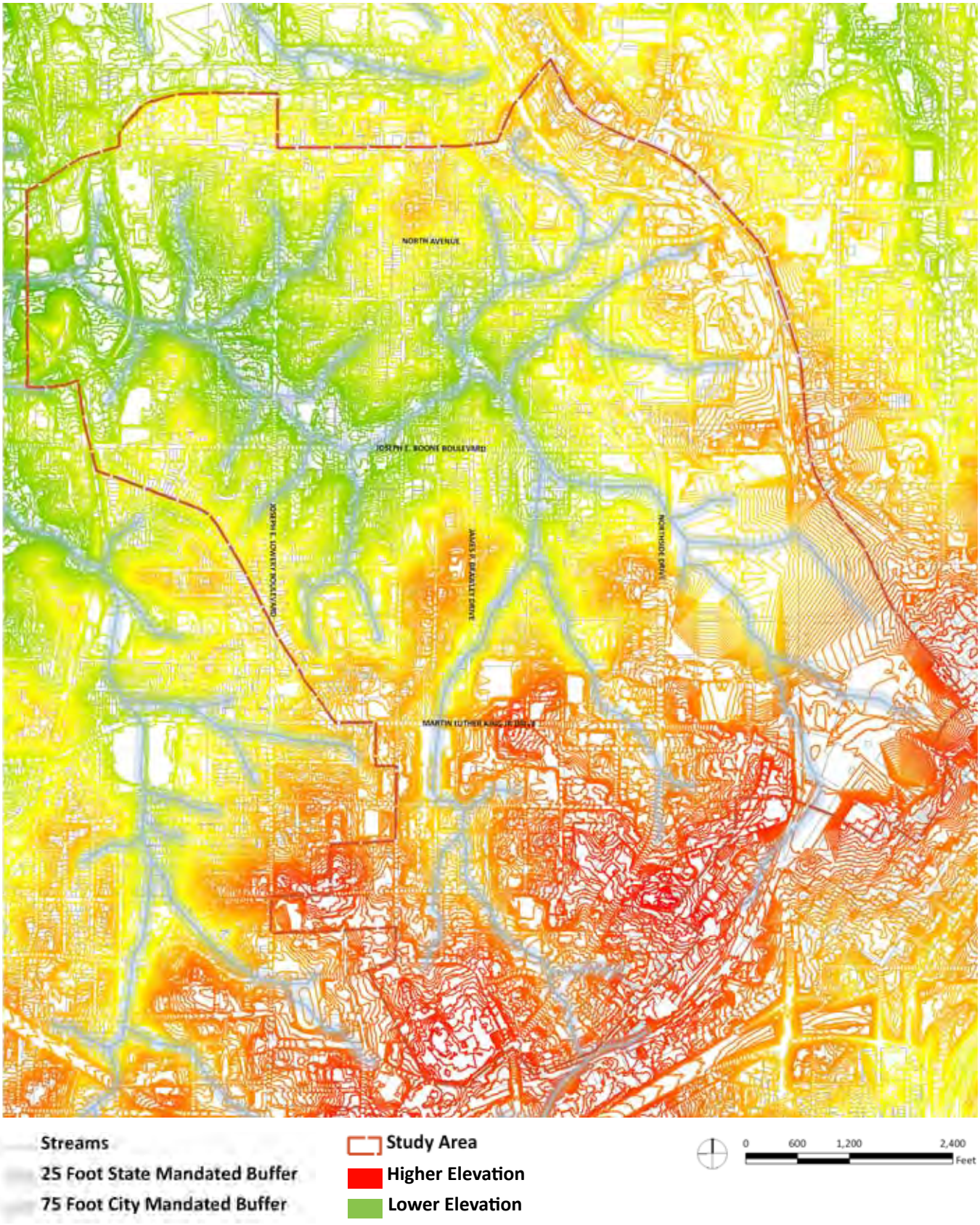
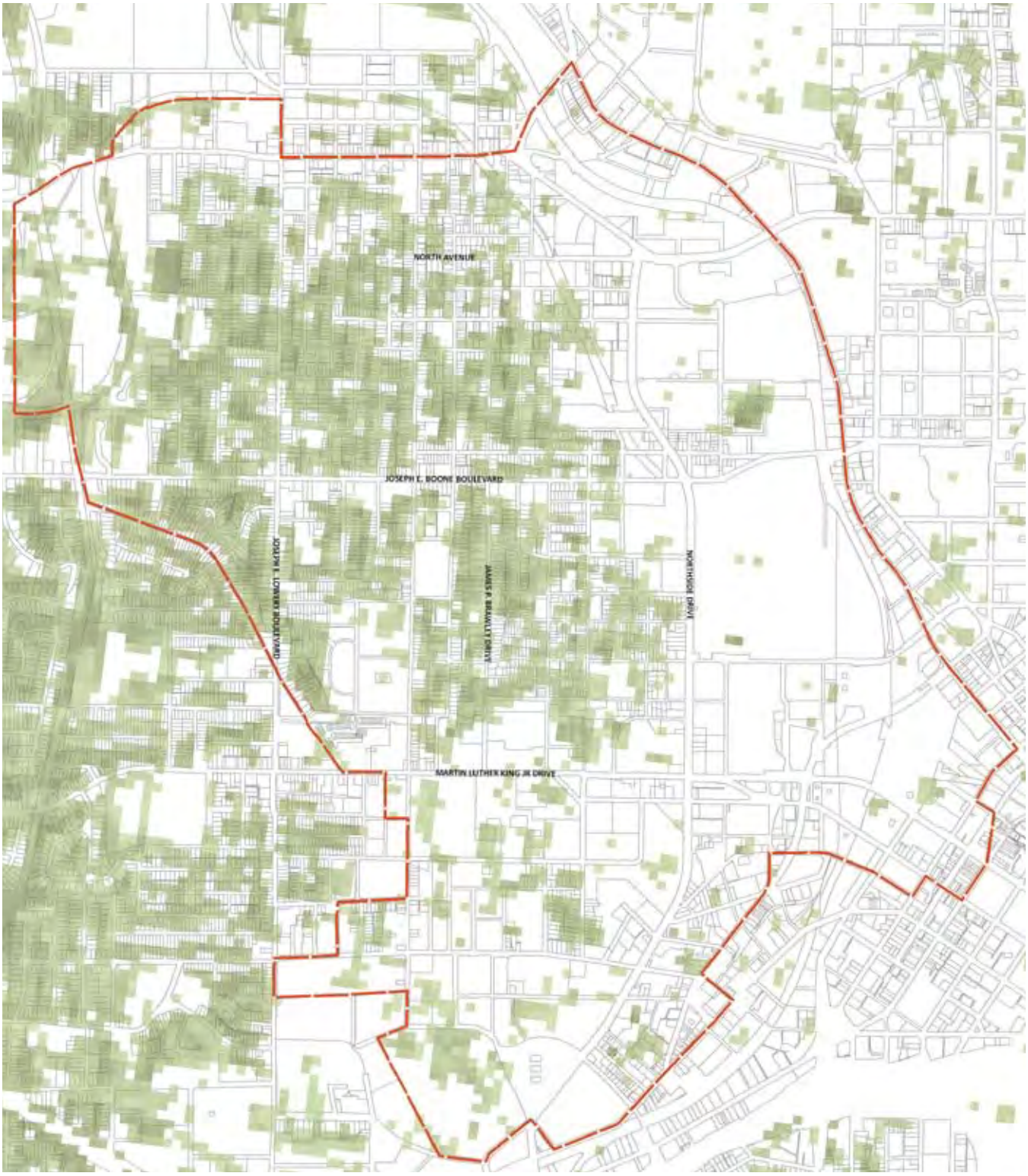


Figure 8: Vegetation



3b. PNA Background

In May of 2009, Able Mable Thomas submitted an application to Park Pride that requested assistance developing a visioning plan for the block of properties she and neighbors had identified as a potential site for a park. The block was identified specifically because nearly all of the built properties were vacant, a stream is visible through the block, large trees dominate the space and the site has a large, flat, sunny spot for park amenities. The early vision for that block was the removal of unoccupied houses that would be replaced with amenities such as a playground and walking trails.

Preliminary investigations into that block revealed many stumbling blocks for land acquisition. Park Pride suggested at the time that perhaps a more useful study would be to identify potential sites for parks throughout the English Avenue neighborhood. Perhaps a series of connected parks that could be built as opportunities presented themselves over many years would be a more helpful tool for the community.

Further investigation revealed that the English Avenue neighborhood experienced frequent flooding and that many vacant properties were built in low-lying areas that historically flooded. Because the original network of streams was long ago capped and buried, visual indicators that might warn of potential flooding are absent. The resulting vacant and derelict properties provided opportunities to identify multiple sites that might work as much-needed greenspace. In fact, those green spaces could follow the historic streams, eliminating problematic houses that should have never been built while providing valuable amenities for English Avenue that could serve as areas where stormwater could collect safely away from occupied houses.

A green infrastructure concept was born and it became apparent that the entire North Avenue Basin of Proctor Creek would need to be investigated for similar opportunities. It became increasingly evident that a Steering Committee to guide a process that had such far-reaching impacts and opportunities would be a critical component of the public outreach process. Known community leaders were contacted and the first Steering Committee meeting was convened in April of 2010.

The site originally submitted by Able Mable Thomas as a potential park.

4. METHODOLOGY AND COMMUNITY OUTREACH

4a. PNA Meeting Schedule (Steering Committee & Public Meetings):

Park Pride firmly believes that communities must steer their own greenspace planning efforts. As such, it is imperative to the Visioning process that community members develop their wish list and plans for their communities.

Park Pride and the Design Team were present at meetings to facilitate discussions between neighbors, community leaders, and institutional representatives. The Steering Committee and the Design Team developed an intensive schedule of public meetings to do just that:

PNA Project Timeline:

May, 2009 - Able Mable Thomas Submitted Park Visioning Application to Park Pride
June, 2009 to October 2009 – Discussions Regarding Scope of Work/Study Limits
1/23/10 - North Avenue/Proctor Creek Tributary Clean-up (CIA, WAWA, UCR)
2/27/10 - North Avenue/Proctor Creek Tributary Clean-up (CIA, WAWA)
3/27/10 - North Avenue/Proctor Creek Tributary Clean-up (UCR- Chattahoochee River Clean-up)
4/07/10 - Kick-Off Meeting Steering Committee
4/17/10 - North Avenue/Proctor Creek Tributary Clean-up (CIA, WAWA, Fulton County, City of Atlanta Earth Day Event with CAU, GA Tech, and Hands On Atlanta Volunteers)
4/20/10 - Second Steering Committee Meeting
5/05/10 - Third Steering Committee Meeting
5/18/10 - Fourth Steering Committee Meeting
6/01/10 - Fifth Steering Committee Meeting & Project Area Tour
6/03/10 - Park Pride Meeting with City Planning and EPA - Discussed Potential Future Funding Options for continued planning
6/15/10 - Sixth Steering Committee Meeting
6/22/10 - North Avenue/Proctor Creek Tributary Clean-up (CIA, WAWA, Center for Disease Control)
7/06/10 - Seventh Steering Committee Meeting
7/09/10 - ARC & CIA Meeting Regarding Proctor Creek
7/09/10 - North Avenue/Proctor Creek Tributary Clean-up (CIA, WAWA)
7/16/10 - Park Pride met with English Avenue Neighborhood Association - Discussed public outreach options/strategy
7/20/10 - Eighth Steering Committee Meeting
7/31/10 - First Public Meeting
8/04/10 - Ninth Steering Committee Meeting
8/07/10 - Second Public Meeting
8/12/10 + 8/13/10 - Park Pride Staff Reaches out to Churches in Study Area - Hand delivered information packets with letters to pastors

9/01/10 - Ninth Steering Committee Meeting
9/13/10 - Park Pride met with Mable Thomas at English Avenue School - Meeting About Park/Building
9/17/10 - Peg Kohring from Conservation Fund Visits Study Area
9/18/10 - Third Public Meeting (Design Workshop)
9/25/10 - North Avenue/Proctor Creek Tributary Clean-up (CIA, WAWA)
10/6/10 - Tenth Steering Committee Meeting
10/07/10 - Fourth Public Meeting/Visioning Dinner with English Avenue Neighborhood Association
10/16/10 - North Avenue/Proctor Creek Tributary Clean-up (CIA, WAWA)
10/23/10 - Fifth Public Meeting/Prelim Design Review
11/03/10 - Eleventh Steering Committee Meeting
11/20/10 - Sixth Public Meeting (Plan Review) - Held in Conjunction with English Avenue Town Hall Meeting
12/08/10 - Twelfth Steering Committee Meeting
End of December 2010 – Committee to Review Draft Report
Mid-January 2011 – Comments due to Design Team
Early February 2011 – Publish Document

Public Involvement:

At the beginning of the PNA Project, Park Pride and members of the design team identified 8 to 10 Visioning Design Team Meetings, scheduled 4 Public Visioning Meetings, and planned to hold 11 Steering Committee Visioning Meetings during 2010. This was a deliberate augmentation of the original 4 meeting process outlined in Park Pride's standard Visioning Scope of Work (See Appendix) and was in reaction to the tremendous meeting turnout received in an area infamous for poor neighborhood participation. The PNA Design Team has reported on progress by disseminating all meeting notes and electronically formatted sketches to the Steering Committee, Design Team, members of the community who sign PNA attendance forms at each meeting, and through various other outreach efforts. Meeting summaries and sign-in sheets are included in the Appendix.

A series of public meetings were held to solicit public input for the design outcomes

ABOVE: Engaged residents ponder design opotions

The intent of the series of public meetings was to gather input from the three neighborhoods in the study area regarding the PNA project ideas under consideration and to provide a forum for residents to voice their concerns about the issues in their area. The Design Team also participated in community-based events such as stream clean-ups and the Festival of Lights to educate residents about the causes of the vacant parcels, flood-prone parcels, and vacant buildings in their area. The Design Team worked closely with several organizations to educate the residents on the importance of cleaning and maintaining the existing infrastructure and incorporating new green infrastructure in the neighborhoods in order to improve the quality of life within their communities.

The first four Steering Committee meetings and two public meetings were designed to build a wish list and overarching goals that the Design Team would use to suggest relevant and acceptable proposals. These proposals were presented for discussion and comment at two public meetings and three Steering Committee meetings before a new series of illustrations were developed that reflected comments gathered from neighbors and the public.

The illustrations presented in this report are the third iteration of refined concepts that attempt to document what the community input led the Design Team to conclude. Photographs and models of similar projects were vetted by the public during the process. Those that were less desirable examples were edited out and examples that were favorably received were left in as examples of the kinds of projects that the neighbors feel are appropriate for the study area.

4b. PNA Community Outreach Efforts, Challenges and Results:

Community outreach efforts were intense and creative. In addition to coordinating a series of PNA Steering Committee Meetings, the Design Team has spoken with the English Avenue Neighborhood Association twice and hosted a dinner for community input with that organization. Park Pride hosted several weekend public meetings held at the Neighborhood Union Health Center. Residents and Park Pride staff went door-to-door distributing fliers highlighting the Visioning process, the public process, and advertising the various ways available for people to get involved. Park Pride hosted a booth at the Festival of Lights, where the preliminary plans were shared with residents, and collected contact information from interested persons.

Park Pride reached out to the three communities via e-mails, their neighborhood leaders, the 30+ churches in the PNA, and various local non-profits and special interest groups.

In addition, Park Pride has partnered with the organizations mentioned earlier to educate the residents on the importance of incorporating new green infrastructure in the neighborhoods in order to improve the quality of life within their communities and foster a new sense of community pride.

During the Visioning Process, and in the course of investigations in the PNA study area, the Team briefed the following groups:

- Atlanta Development Authority (ADA)
- Department of Watershed Management
- Department of Parks
- RCRA Division of the EPA
- Department of Planning
- Mayor's office
- The BeltLine's Sub-area planning team
- Prince's Foundation for the Built Environment representatives
- Local developers

During these briefings, it became evident that potential funding sources exist if the community decides to pursue demonstration projects outlined in this Visioning study.

The PNA project has already fostered dialogue and action among the residents of the area. One of the coalition members, The Community Improvement Association Inc. (CIA) is addressing environmental and educational opportunities that this project seeks to address. One key CIA mission is to educate and train residents to monitor and address excessive littering and illegal dumping in their neighborhoods. In the spring of 2010 the CIA held an Earth Day Stream Clean-Up at the Proctor Creek headwater, which is part of the PNA Study Area. The group continues to engage residents directly in an ongoing effort to clean up the PNA watershed.

The coalition of groups involved in the PNA project, and the productive relationships being forged among the groups involved in the PNA effort, reflect how long-term partnerships create real, sustainable value that is vital to the success of both individuals and society. The PNA project, and associated initiatives, will help create and sustain strong neighborhoods, add value to, and measurably improve, the quality of life within the local communities. It is hoped that several key community members insert themselves into any implementation process to be sure that the community's viewpoint is appropriately represented in any ongoing efforts.

Please refer to Appendix A for more information about PNA Coalition members.

4c. PNA Field Research:

Using available data from the City of Atlanta, members of the PNA design team engaged in a series of site visits and field analysis. The results of that work were compiled and came together in a drawing that identifies the vacant parcels, flood-prone parcels, vacant buildings, and the historic stream routes within the PNA. After the PNA project's Design Team conducted these site assessments, appropriate and site-specific strategies were developed.

These strategies were based on the assessment of not only the design team but also the input and knowledge of area residents.

It should come as no surprise that field surveys of both vacant land and flood prone sites coincide with the low lying, historic streambeds that once wound through the neighborhoods. The Visioning process characterized potential sites for cleanup and redevelopment purposes in the PNA study area. There is still much more to be done in this area; specifically, identifying future owner and lender concerns and mechanisms for the purchase of identified parcels.

Please refer to Appendix D for a sample field report.

Vacant land provides opportunities for green infrastructure

Abandoned building often coincide with historic stream locations

The need for ongoing neighborhood clean-up projects is evident

5. GOALS

5a. PNA Planning Goals:

At the PNA Visioning Kick-Off meeting on April 6, 2010 Walt Ray introduced Park Pride to community leaders Byron Amos, Sandra Andrews, Robin Carmichael, Pamela Flores, Makeda Johnson, Yvonne Jones, Temika Lewis, Carrie Salvary, Able Mabel Thomas, Tory Torrence, and Tillman Ward. The typical Park Visioning process, its duration, and importance of community input to the process were discussed. At that time it was made clear that this greenspace project was not typical to the Park Visioning program. This particular project of creating watershed-wide green infrastructure improvements, as well as dealing with stormwater issues, natural waterways, and urban development, would make for a complex project. All agreed that this community had a lot of potential for positive community wide improvements, which could serve as a foundation for future private investment opportunities.

During the next three Steering Committee meetings, the community voiced concerns regarding overall quality of life in the area, and those concerns can be summarized as follows:

- **Storm water issues:**
  The community felt in the dark with regard to the City's overarching goals for the area, especially in regards to storm water. Community leaders did not want standing water or stagnant water in any form to become part of the PNA plan.

- **Comprehensive Greenspace:**
  The community desired a plan that included a comprehensive approach to proposed development. It was stated that the cost of redevelopment of the entire neighborhood, including the potential for job creation, needed to be included as part of the next steps and that implementation was more important to the community than just creating new plans or visions.

- **Not Just Another Study:**
  Neighbors were concerned that the PNA vision would become another study from which no actual development occurred. Leaders were interested in aligning previous studies to their ideas for the PNA project, and in a manner that incorporated all ideas into plausible solutions.

- **Pollution:**
  Area pollutants, such as the GA power substation, storm water, and CSO related problems, should be addressed.

- **Community Engagement:**
  Transparency and the engagement of all facets of the community would be key to the success of the planning process.

It was clear that many of these concerns would require additional input from relevant civic leaders and businesses. It was reiterated that community strengths would have to be rallied for positive change in the neighborhood's infrastructure. These would, in turn, drive the growth and enrichment of the community.

Several community participants stressed that although there was much resentment towards stalled development or insensitive planning in the area, they would encourage their neighbors to seek positive changes by assisting with the process of creating a greenspace infrastructure plan for the PNA study area. Although wary of single-minded interest groups, or special groups, participants in this early Visioning Meeting urged one another to develop a unified approach towards addressing their community need for green-space. They understand that they would need to partner with The Department of Watershed Management, the GA Dome, and the World Congress Center to find ways to convert these existing resources into possible revenue streams to help the neighborhood.

In addition to asking the PNA Design Team to review the existing documents associated with prior planning efforts, the community urged the Design Team to summarize and educate the Steering Committee about the prior studies done for/in the PNA study area. In addition, it was determined that that future PNA plans would build on the consensus of those plans. Finally, it was agreed that the PNA Visioning process would be a self-directed plan, created with the assistance of expert consultants who would volunteer their time to help the neighborhood.

Existing drainage patterns are perilously close to residential structures

Drainage patterns are obvious through vacant parcels

The Atlanta BeltLine bridges Proctor Creek

5b. Community's Overarching Goals and Wish List:

Through a series of public meetings, community members developed their Overarching Goals for the PNA project. Those 11 goals are as follows:

1. **Mitigate and/or eliminate flooding in the PNA study area.**
2. **Displace as few residents as possible and provide those displaced with equal property in neighborhood, preferably within 1 or 2 blocks of their current residence.**
3. **Utilize previous studies as the basis for this study.**
4. **Create aesthetically pleasing and useable green space for the community by dedicating 20% of the study area as public green space.**
5. **Create Green Jobs and community ownership as a means of engaging residents in future efforts.**
6. **Promote the economic vitality of the PNA study area.**
7. **Promote pedestrian connectivity within the neighborhoods that make up the PNA study area and to adjacent attractions such as Downtown and the BeltLine.**
8. **Provide a broader spectrum of housing options for neighbors and new residents.**
9. **Reinforce and enhance the cultural and historic integrity and physical fabric of the neighborhoods and the larger PNA community.**
10. **Restore as much of a natural Hydrologic System to Proctor Creek as reasonably possible.**
11. **Create a State of the Art, Green Technology, and Global Community Center at the Historic English Avenue School site.**

During initial interactions with the community it became evident that the low-lying areas of the PNA tend to have the most vacant buildings and vacant lots. With a bit of research it was obvious that these low-lying areas were once streambeds and essentially the locations where water would naturally flow during rain events. Eventually, the Design Team and active members of the community came to the conclusion that there were houses in the low-lying areas which should have never been built, particularly those on land where streams were once located.

The PNA vision recognizes that the opportunity to construct a connected series of parks and greenspace that would accommodate a surface drainage network (streams and ponds) would solve three critical neighborhood wide social, natural, and financial issues simultaneously:

1. Eliminate/reduce neighborhood flooding by capturing rainwater in designated areas and associated stormwater facilities.

2. Provide ample green space for a currently park deficient section of Atlanta.

3. Entice new, desired development to appropriate (high ground) locations.

5c. Stormwater Management:

The Proctor North Avenue (PNA) drainage basin, consisting of approximately 1,652 acres tributary to Proctor Creek at Maddox Park, is a mature, developed, urbanized watershed, with some streams and natural stormwater conveyances, but substantially networked by a piped system that is interconnected to a combined sanitary sewer system.

The elimination of natural flood water storage areas, the installation of generally undersized piping, the construction of acres of impervious surface and the allowance of building construction in low lying and flood prone areas, have resulted in flooding, loss of green space, property damage, and a negative impact on quality of life in the neighborhoods.

Houses in areas that flood frequently are predominantly abandoned

Combined sewer is partially above ground level

The PNA Design Team's planning goals for stormwater management are:

1. **Improve the quality of life in the area through mitigation and elimination of existing negative stormwater impacts;**

2. **Provide capacity relief to the existing combined sewer system;**

3. **Substantially reduce flooding and associated property damage;**

4. **Reinstate natural rainwater forms in a manner that is aesthetic, practical, connective, and resourceful;**

5. **Improve water quality within the basin and in Proctor Creek;**

6. **Utilize sustainable practices and green building technologies for design, construction and maintenance;**

7. **Establish guidelines for future development within the basin. Figures 1 and 3 divide the PNA watershed into 13 sub-watersheds that recognize the topography of surface runoff, the network of stormwater catchments and pipes, and the areas of proposed greenway, park, and stormwater management sites.**

Thirteen subwatersheds were used to develop an approach to the estimation of storage volume needed to provide a target level of flood control for the 100-year return period storm event.

Subwatersheds A, C, D, J, and K have significant impervious land coverage; roofs, parking facilities, roadways, and transit systems and the highest stormwater runoff per acre in the PNA watershed. These sub-basins also lie at the highest elevations of the watershed along the eastern and southern reaches. They are also proximate to downtown Atlanta growth areas.

The other 8 subwatersheds; B, E, F, G, H, I, L, and M have residential and associated low density commercial land use and are located in the mid and lower elevations of the PNA watershed. The planning approach to stormwater management requires that the practice of the uncontrolled release of stormwater that caused the existing negative impacts be halted and reversed, such that stormwater peak flow rates and total runoff volume are reduced to levels that are consistent with a natural, undeveloped land form, or, if that level is insufficient, reduction to levels that will allow the stormwater/combined sewer conveyance system to function without flooding damage.

It is acknowledged that extensive impervious cover aggravates the severity of flooding because impervious surfaces diminish the amount of land that can naturally absorb rainwater during storm events. It is also a major source of unregulated water pollution as surfaces like roads and parking lots generate substantial volumes of contaminated stormwater. The PNA project suggests a method for addressing contaminated stormwater on a community-wide level, but would also like to encourage individual property owners to consider ways to control their own stormwater. Capturing rain water in facilities designed for infiltration back into the earth will help to ensure a cleaner, safer water supply, will help to replenish depleted groundwater, and will filter contaminates out of the water prior to it entering our streams, creeks, and rivers. Through creative design solutions and appropriate redevelopment projects that incorporate green infrastructure initiatives, this project will reduce flooding and improve the water quality that flows into Proctor Creek, the Chattahoochee River, and ultimately the Gulf of Mexico.

Figure 1: PNA Subwatershed Stormwater Capture/Storage Targets

Subwatershed	Total Acres	Cubic Feet (thousands)	Acre Feet	Gallons (millions)
A	199	2,985	69	22.4
B	124	930	21	7.0
C	49	735	17	5.5
D	267	4,005	92	30.0
E	96	720	17	5.4
F	125	937	22	7.0
G	72	540	12	4.0
H	47	353	8	2.7
I	156	1,170	27	8.8
J	100	1,500	34	11.3
K	153	2,295	53	17.2
L	74	555	13	4.2
M	190	1,425	33	10.7
TOTAL	**1,652**	**18,150**	**418**	**136.2**

See Figure 3 p. 21

5d. Land Use and Design:

Land use in the 1,652 acre PNA study area naturally falls into two groups:

1. The 828 acres of lower elevation flood prone residential neighborhoods located west of Northside Drive, and

2. The higher elevation, highly impervious flood generating area located mostly east of Northside Drive, but also including the AUC/Historically Black Colleges and Universities.

Several areas within the 1,652 acres of the PNA study area west of Northside Drive were identified for more detailed exploration. Those locations are referred to as catalyst sites. At the specific request of the neighborhoods involved in the PNA project, a number of these were developed directly out of the following six previous studies; the 2004 Vine City Redevelopment Plan, the 2010 BeltLine Redevelopment Plan/Westside Study Group Subarea 10, the 2009 Vine City/Washington Park LCI Study, the 2006 Bankhead MARTA Station Transit Area LCI Study, the 1998 and 2006 update of the English Avenue Community Redevelopment Plan, and the Northside Drive LCI Study.

After careful review of these existing studies, the PNA Design Team came to the conclusion that previous redevelopment plans and studies had not adequately addressed the critical information regarding the flooding issues observed in PNA field research. In some cases the previous studies proposed redevelopment in the same low-lying areas that PNA field study identified as problematic. It was determined that previous recommendations must be thoughtfully considered and possibly adjusted according to current circumstances in order to be effective.

More vacant property

Unused new housing

Another abandoned new house on a nearly vacant block

5e. Mobility/Streetscape:

A major asset of the study area is the small size of the blocks and the close network of streets laid out in a semi-formal north-south grid and supplemented by recent upgrades to major thoroughfares.

The major interior east-west streets are Joseph E. Boone Blvd., Ivan Allen Blvd., and Martin Luther King Jr. Blvd. North Avenue and Hollowell Parkway strengthen the east-west connections on the northern boundary of the study area. Peters Street and potential eastern connections via Mitchell Street and Nelsen Street lie in the southeast corner of the area. Northside Drive, Joseph E. Lowery Boulevard, and James Brawley Drive / Chestnut Street are the north-south arteries.

The Atlanta BeltLine is located along northwest boundary of the study area.

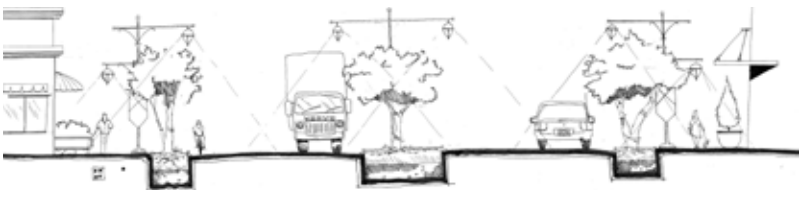
MARTA provides east-west transit via the Proctor Creek line. Stations include the Vine City Station within the study area, Georgia Dome Station to the east adjacent to downtown and the Ashby Street Station to the west.

The BeltLine Draft Master Plan for Sub Area 10 includes the addition of a BeltLine / MARTA transit station where the BeltLine crosses Joseph E. Boone Blvd., and a second BeltLine / MARTA transit station is proposed where the BeltLine meets Hollowell Parkway, just outside the study area to the northwest.

The study area includes the Atlanta University Center to the south and is bordered by Georgia Tech to the northeast. These campuses already provide well-developed, pedestrian oriented circulation opportunities.

The planning goals for Mobility / Streetscape are:

1. **Connect the neighborhoods via pedestrian oriented streetscapes, trails, paths, and bikeways to internal and external destinations;**
2. **Link the pedestrian ways - street, transit, greenways, and parks - to one another in a complimentary and aesthetic pattern;**
3. **Promote health, safety, exercise, walkability, and accessibility throughout the system;**
4. **Strengthen street and pedestrian connections to downtown Atlanta;**
5. **Collaborate and cooperate with the Atlanta BeltLine Vision;**
6. **Reinforce the infrastructure support of community development nodes;**
7. **Incorporate stormwater management practices and provide capacity relief for existing combined sewers as a part of all new street improvement projects;**
8. **Connect parks via greenways, with trails and bikeways;**
9. **Incorporate sustainable and low cost maintenance procedures in all new construction.**



Green Streets offer new ways to accommodate automobiles, bicycles, pedestrians and sound water management practices.

5f. Parks, Open Space & Greenways:

Numerous studies document a direct correlation between the presence of parks and the good health of residents living around those parks. Children and the elderly are particularly impacted by this correlation.

There is a noticeable lack of parks and open space in the PNA study area. In addition, there are other existing environmental factors, including crime, lack of safe sidewalks, and vacant properties within the community that discourage outdoor activities.

Parks and greenspace contribute to the greater health of the communities that surround them. A park helps to build a healthy community by creating more stable neighborhoods and providing an enticement for community development. Research compiled by The Trust for Public Land shows that people who live in communities with green space in common have stronger social ties with one another. For instance, in neighborhoods with community gardens, the resident population is more stable and fewer residents leave the neighborhood over time. Parks also increase "social capital". Social capital accrues when residents of a community come together around a shared green space, spend more time getting to know one another, learning to trust their neighbors, and as a result, engage with one another and their larger community. Ultimately, if residents participate in the creation of a new park or community garden with other people, they are far more likely to believe that they can effect change within their community.

Greenways, along with Green Streets, and the abandoned railroad corridor, could become part of the national "Safe Route to School" programs, which provide school age children with walking and biking zones that are completely separate from automobile traffic. As an added benefit, such programs teach children a healthy attitude towards exercise.

Creating denser communities is a critical component in redeveloping urban areas, increasing the likelihood of incorporating goods and services and transit options. A critical element of such communities is the inclusion of parks, greenways, and a variety of trail types. These spaces serve as transportation alternatives, recreational facilities and, more importantly, as a sort of communal backyard.

It is amenities such as these that make cities desirable places where people want to live. In addition, parks and green space serve as built-in climate and environmental regulators. The promotion of land conservation, via public parks, creates both social and environmental capital within a neighborhood.

Opportunities for greenspace are abundant in the PNA study area

5g. Health Factors:

Another benefit of parks and greenspace, and perhaps the hardest to quantify, is the role they play in the social health of a community. A park makes an inner-city neighborhood more livable by offering residents the opportunities for recreation and exercise. That engagement in physical activities leads to a healthier life style. Parks and greenspace also contribute to lower rates of obesity, asthma, and teen pregnancy. Greenspaces provide everyone with a place where they can also experience a sense of community. Parks expose children to nature and can connect people from diverse circumstances and cultures.

The Trust for Public Land has complied research that shows community involvement in neighborhood green space has a direct effect on the amount of social capital in that neighborhood. As a result of working together towards shared goals, residents feel invested in their neighborhood. This may seem like an abstract concept, but this feeling of investment leads to tangible community improvements, like a decrease in violent crimes, fewer crimes related to juvenile delinquency like graffiti, and an increase in educational achievement. Additionally, the introduction of parks and community gardens can help build future community leaders. Not only are these residents trusting of one another, they are willing to intervene on behalf of one another, and the common good, when the need arises. In addition, governmental agencies have been shown to respond better to residents' needs in communities that rally around their parks and green space because they present a united front.

A particular type of community green space, the community garden, offers an opportunity for exercise as well as providing healthy, inexpensive produce for residents. The physical act of gardening is relaxing, and it builds strength, endurance, and flexibility in individuals of all ages. Studies have shown that in inner-city neighborhoods, gardeners eat more vegetables than non-gardeners. Gardening has the added advantage of being an activity that helps people to connect with other. It has been suggested that community gardens increase residents' sense of community ownership and stewardship by providing a focus for community activity.

Local community garden

5h. Site Selection Criteria/ Community Generated Guidelines for Land Acquisition:

Detailed discussions at public meetings and Steering Committee meetings identified the need to prioritize which existing parcels should be acquired and incorporated into green infrastructure uses. The desire to leave existing, occupied housing alone necessitated a list of criteria. The following criteria was developed by participants in the third public meeting and the sixth and seventh Steering Committee meetings. Sites appropriate for land acquisition include:

a. Low lying and/or flooding land.

b. Abandoned and/or dilapidated buildings.

c. Publicly owned land.

d. Large contiguous open areas.

e. Land that follows the previously existing streambeds and/or sewer lines.

f. Properties that are in tax foreclosure, particularly those belonging to corporate interests that have not paid their taxes for the past 7 years.

g. Land that provides key linkages for the proposed green infrastructure system.

h. Land with stands of mature trees.

An abandoned building presents opportunities for greenspace acquisitions

One of the many abandoned properties could be better used as greenspace

Historic structures near proposed greenspaces could be renovated

6. CONCEPTUAL MASTER PLAN

The study area has a very close proximity to Downtown and Midtown Atlanta

Anther abandoned house that blights the community

A prime area to act as a sponge for storm water

6a. Summary of Design and Conceptual Master Plan for PNA:

While the primary interest of the project is in the introduction of green infrastructure, by necessity, some of the recommendations also include land planning/land use suggestions. The PNA vision for catalyst sites reflect the current understanding of the areas under study and the ideas about how green infrastructure might coincide with the ideas expressed in the community's previous plans. Community residents have vetted the drawings contained within this report and the Design Team believes that these plans reflect their comments and desires.

Although the PNA project is not geared toward the Atlanta BeltLine, it does include the suggestion of a BeltLine spur from Northside Drive to the BeltLine at Maddox Park. Much of the area to the immediate east of the Atlanta BeltLine consists of underground streams, sewer overflows, and areas of chronic flooding. Many of the area's houses have been documented with stormwater flooding and sewer backup issues and should never have been built. The PNA design team believes that these areas are prime locations for 'sponges' to absorb high volumes of stormwater before the rain flows into Proctor Creek. Therefore, the PNA plan for the area named "Valley of the Hawks" calls for a considerable amount of the area immediately adjacent to the Atlanta BeltLine to be developed as green space/ green infrastructure /marsh-wetland). Because the Atlanta BeltLine corridor is elevated in this area, any development in the valley would be separated from the BeltLine by the existing topography.

The proposed green infrastructure/greenway system connects the Atlanta BeltLine to the three neighborhoods. The proposed green infrastructure of the PNA is seen as a pedestrian and bicycle collector that leads to the Atlanta

BeltLine/Maddox Park. The BeltLine spur to the north of the study area will also collect pedestrian and cyclists from English Avenue to the Atlanta BeltLine.

This trail system will connect to a proposed mixed-use, activity node along Boone Boulevard. This is something that both the English Avenue and Vine City neighborhoods have expressed a desire to see developed for over a decade.

The PNA project envisions several other neighborhood-serving improvements. For example, the Prince's Foundation for the Built Environment, specifically identified the intersection of Kennedy and Brawley as a redevelopment opportunity that would create a community gathering point. The area has significant obstacles to overcome, including infrastructure and perception issues, but could be the catalyst that positively impacts the surrounding residential fabric.

Another neighborhood-serving improvement is the redevelopment of the intersection at North Avenue and Northside Drive. This intersection is prime for redevelopment and could make a significant impact to the connectivity of the study area to Midtown and to Georgia Tech. Because previous studies tended to overlook opportunities for connectivity, the PNA recommendations deviate from land use suggestions proposed in those documents. Planning efforts for any project in the largely vacant southeast corner of North Avenue and Northside Drive should include ground-floor retail that addresses the streets with pedestrian-scale buildings and streetscapes.

Additional neighborhood-serving improvements are discussed in more detail in the pages that follow.

One of many unique areas that are ideal for greenspaces

Many vacant houses such as this one were built in flood-prone areas

North Avenue at Northside Drive: the beginning of the large gap between study area and Midtown

6b. Visioning Plan:

The vision that the community led the Design Team to is illustrated to the right. A linear thread of green infrastructure winds its way through the three communities. Locations for greenspace were carefully identified where flooding issues are at their worst. The vision proposes replacing distressed buildings in flood-prone areas with a connected series of greenways containing areas for water and for people. The greenways intersect green streets and will serve to collect rain water from green streets, slowing, cleaning, and even storing water before it flows into the constructed stream systems and eventually into Proctor Creek.

The resulting network of greenspaces and green streets would provide all the amenities that urban conditions demand: off-road trails for safe pedestrian access to and through the study area, parks and open spaces for un-programmed play, community amenities such as community gardens, walking paths, water features, natural areas, vegetated buffers to absorb pollutants and noise and gathering spaces for planned community events and spontaneous encounters.

Areas outlined by orange dashes are where previous studies identified the heaviest development density and mix of uses. It is proposed that these nodes be linked by green streets and green infrastructure.

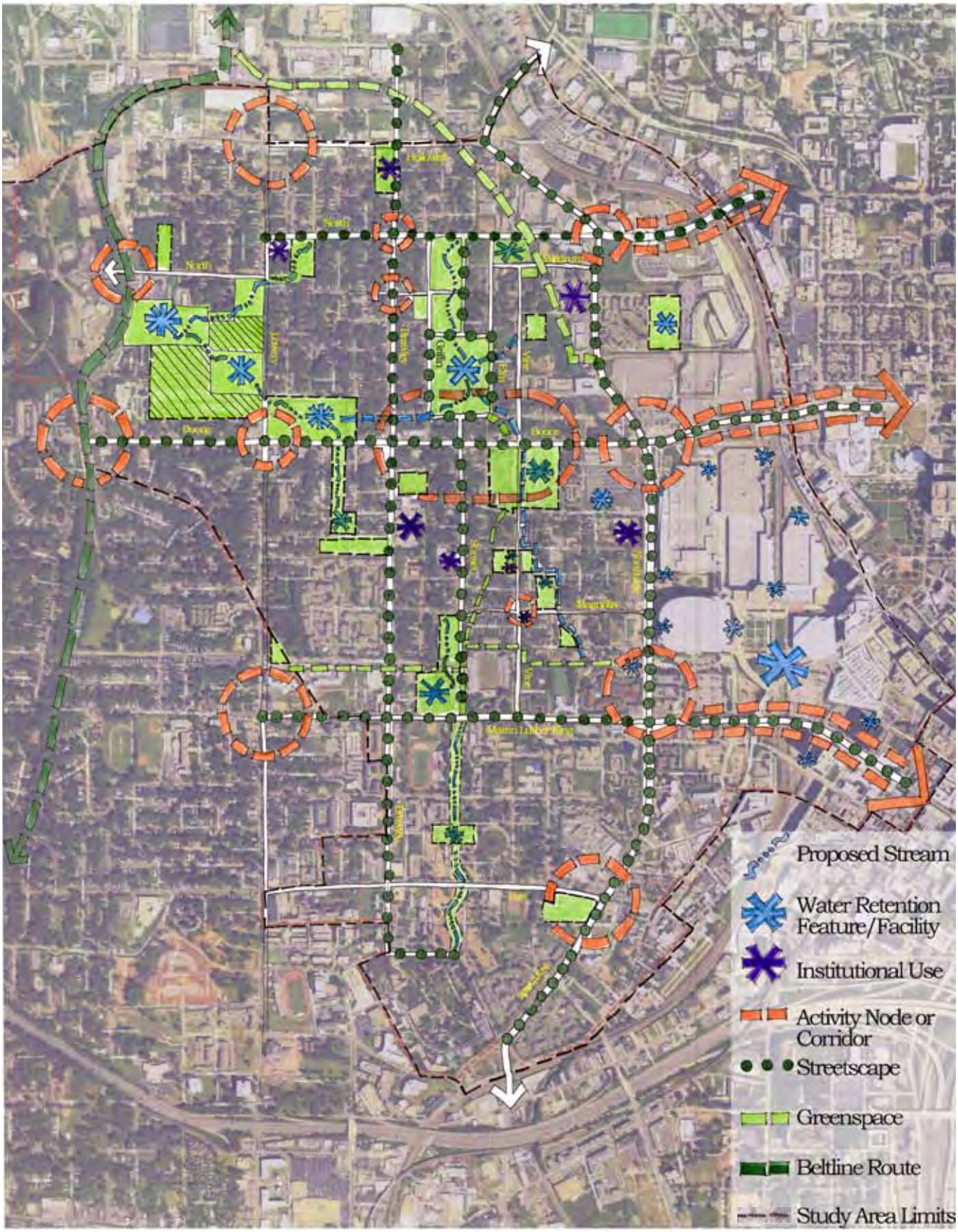


Figure 9: Green Infrastructure Concept

6c. Catalyst Sites for Green Infrastructure Facilities:

The PNA Visioning process for the English Avenue, Vine City, and Atlanta University Center Consortium neighborhoods, known as the Proctor Creek/North Avenue Sub-Basin or PNA, began in the spring of 2009. The main focus of the project has been to incorporate green infrastructure into the PNA study area as a means of correcting existing infrastructure (primarily storm water and sewer system) shortfalls. To that end, the PNA Design Team worked with the community to identify manageable sites, referred to as catalyst sites, within the 1,652 acre study area for more detailed study.

These sites were selected based on several different criteria and the merits of each site will be addressed later in this section of the PNA Conceptual Vision and Report. The proposed conceptual plans for green infrastructure improvements for each of the catalyst sites identified during the Visioning process will provide much-needed parks and green space, as well as correct the current infrastructure system failures, and should result in greater community health and safety to the English Avenue, Vine City, and AUC neighborhoods.

Four Catalyst Sites that cold support easily-implemented projects are identified as Demonstration Sites. These sites, more than others, offer potential to achieve world-class demonstration projects that will:

a. Make immediate environmental and health improvements.

b. Provide visible improvement in the distressed community.

c. Demonstrate benefits of implementing the larger vision.

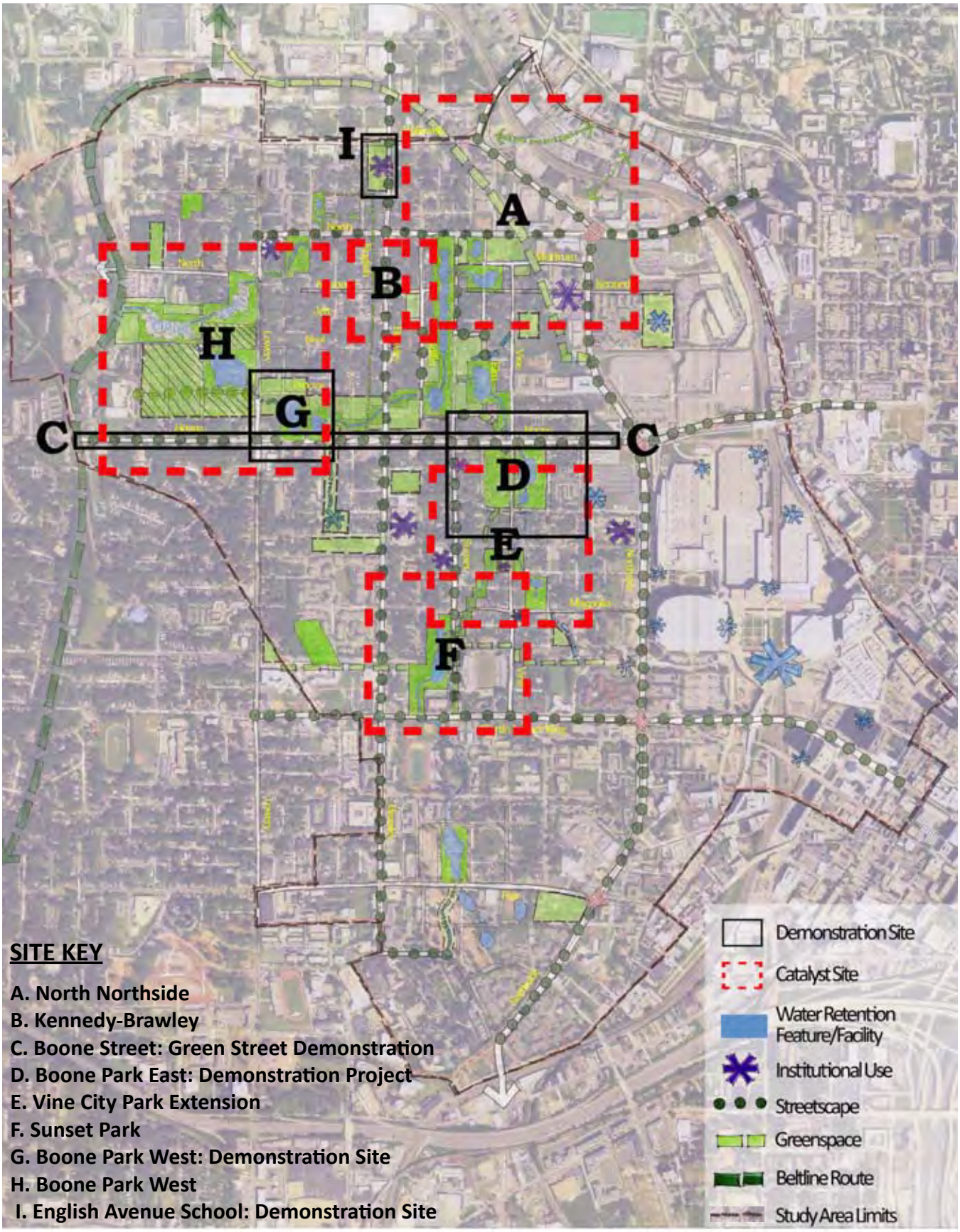


Figure 10: Catalyst and Demonstration Sites

Catalyst Site A:
North Avenue and Northside Drive

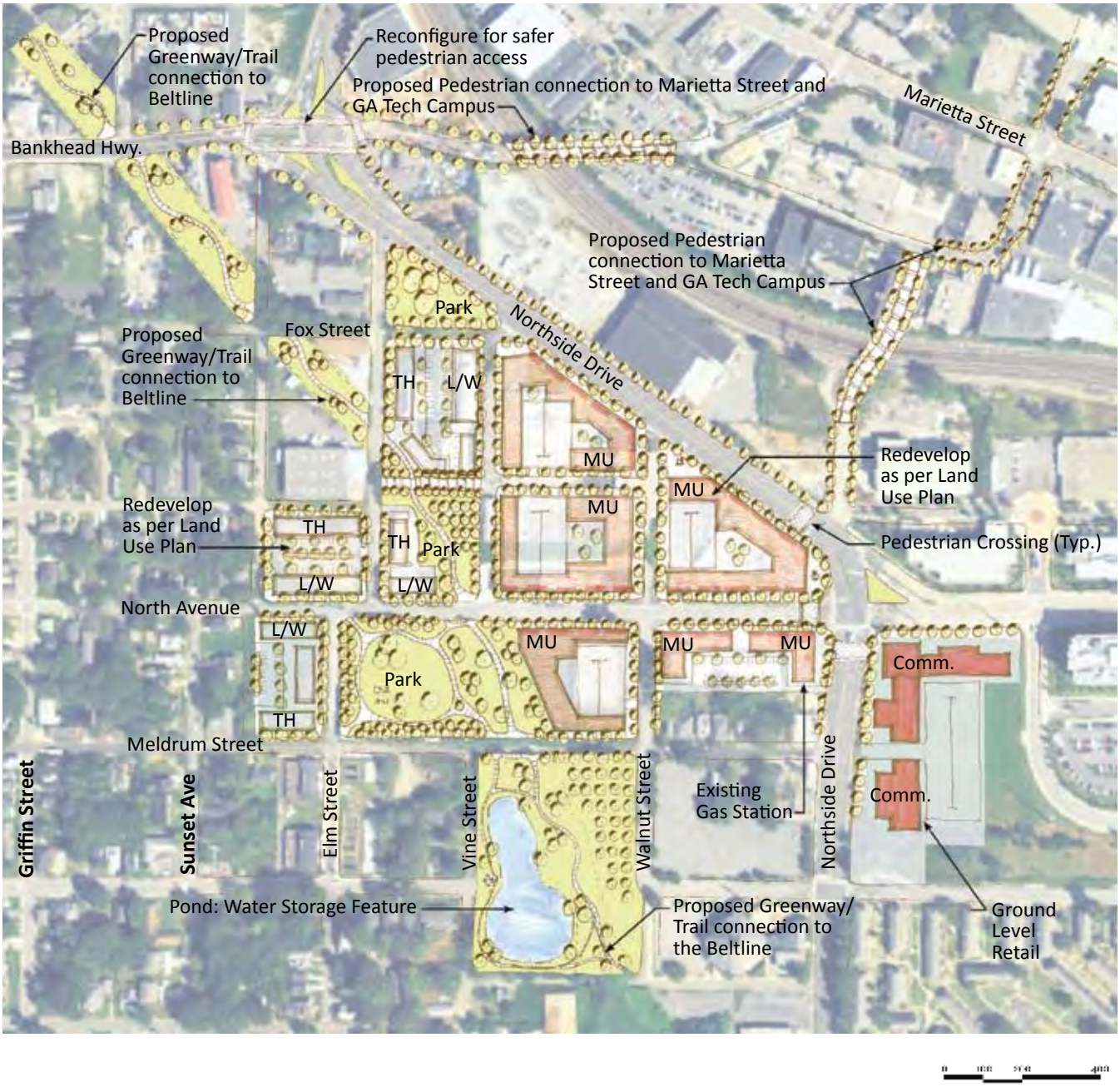
The first PNA catalyst site is bounded on the north by Fox Street, on the east by Northside Drive, on the south by Meldrum Street, and on the west by Sunset Avenue. The PNA conceptual plan for this area is focused on 9 blocks of the area. This site is most significantly impacted by the vehicular traffic on Northside Drive (an official GDOT evacuation route). This is the PNA site with the highest proposed density of residents. Most of the uses recommended are street level commercial, some with either office or residences above.

This is seen as an opportunity to attract both GA Tech and AUC students into the area by providing housing options and services that would be attractive to them. Adjacency to a non-working railroad spur is very important, as this could provide an additional connection to the BeltLine and to Northside Drive. The PNA vision for the area calls for the spur to be turned into a pedestrian path that will connect to the Atlanta BeltLine. The Atlanta BeltLine plans for Subarea 10 recommend the re-connection of North Avenue across the Atlanta BeltLine and suggest a significant streetscape overhaul for that route. There is a clear connection to the GA Tech Campus and the Coca-Cola headquarters to the east of the PNA. The primary green space in this catalyst area calls for a park with un-programmed green space, with the exception of basketball courts.

Typical industrial land use along North Avenue

A new gas station does little to bridge the gap at Northside Drive

North Avenue is prime for redevelopment



Mixed-Use **(MU)**
Single Family Residential **(SF)**
Town Homes **(TH)**
Commercial Use **(COMM)**
Proposed Green Infrastructure
Proposed Water Infrastructure

Figure 11: Concept for North Avenue and Northside Drive

Catalyst Site B: Kennedy Street and James P. Brawley

A catalyst site under consideration by the PNA vision is bounded on the north by Meldrum Street, on the east by Griffen Street, on the south by Jett Street, and on the west by English Avenue. The primary focus of this conceptual plan is 3 blocks of the area. This catalyst site is important to the PNA area both historically and socially. The site will easily accommodate a mix of neighborhood uses including green space. The proposed park will remain un-programmed, with the exception of a playground. The PNA recommendations for this site include changes in the surrounding land uses as illustrated in previous studies of the area.

A historic building at the corner of Kennedy and Brawley that is recommended for re-use

The intersection of Kennedy and Brawley is a key gathering area for community residents

Kennedy Street offers multiple opportunities for rethinking land uses

Figure 12: Concept for Kennedy Street and James P. Brawley Street

Demonstration Site C:
Boone Street – Green Street Project

A PNA catalyst site has also been identified as a possible site for demonstration project. Boone Street links Joseph E. Lowery Boulevard to Northside Drive. This corridor also links two other demonstration projects (Boone Park East and Boone Park West), which would serve as places to drain the street onto.

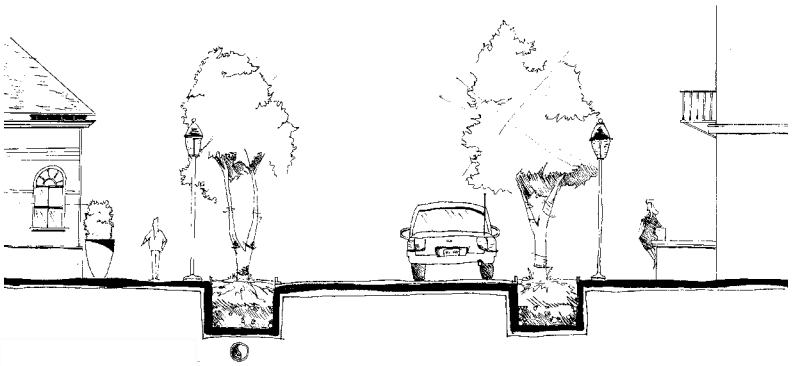
Since the street is publicly owned, it has been identified in previous studies as a priority project, has potential state, local, and federal funding, would be a first project of its type locally, and would make visible improvements to Vine City and English Avenue. It makes perfect sense to include the green street project as an early demonstration project.

The existing street could remain a four-lane arterial, but be retrofitted to collect and drain water more efficiently into visible drainage swales. New sidewalks, street trees, streetlights, site furnishings and other traditional streetscape amenities would be available for inclusion into the green street. Overhead utilities could be relocated underground. For additional green street concepts, see the Appendix.

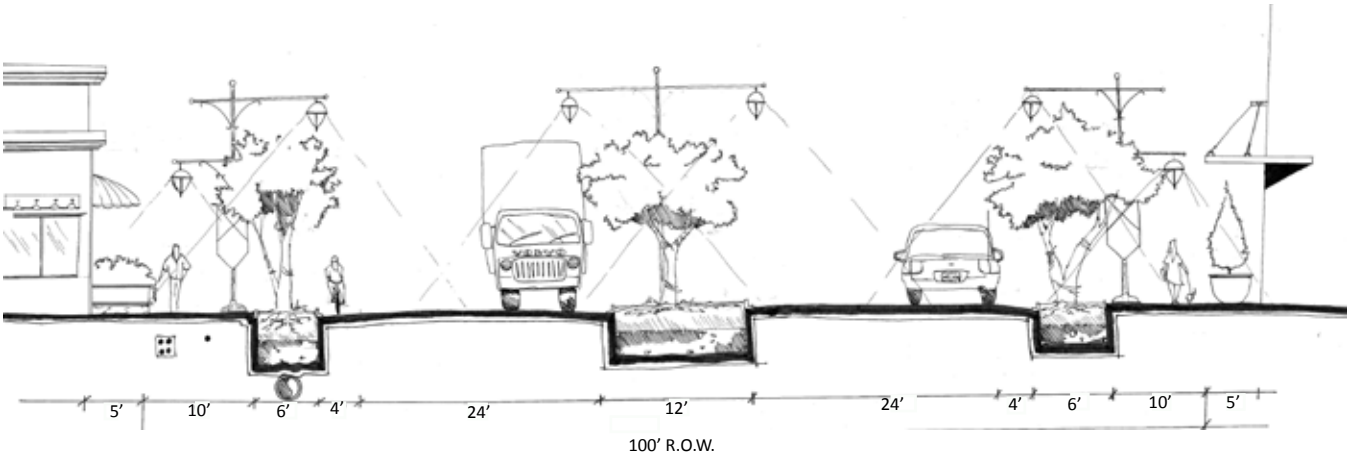
Boone Street is a prime corridor for green retrofitting and streetscape improvements

A church along Boone Street demonstrates strong community use along this vital corridor

Typical houses along Boone Street would benefit from streetscape improvements



Proposed typical section for residential streets



Proposed typical section for:
- Boone Street
- Martin Luther King Jr. Boulevard
- Joseph E. Lowery Boulevard
- Donald Lee Hollowell Boulevard

Illustration by Griffis King

Figure 13: Concept for Boone Street- Green Street Project

Demonstration Site D: Boone Park East

The PNA study identified this catalyst site as also being a possible site for a demonstration project. It is bounded on the north by Jones Avenue, on the east by Maple Street, on the south by Thurmond Street, and on the west by Sunset Avenue. The primary focus of the Boone Park East plan is 7 blocks of the area, and is land currently owned by the City of Atlanta Department of Watershed Management. The vacant property remains unplanned and undeveloped.

One side of the park would incorporate catchment ponds and a constructed stream and the other side would be primarily open and un-programmed green space, graded to collect high-volume run-off during heavy rain events. The central area could be temporally flooded as needed, but left available for unprogrammed play during most days of the year. A series of small community gardens, with specific community related themes could be located at each of the four corners of this portion of the site.

Open space along Boone Street can easily be imagined as parks and greenspace

Vacant businesses along Boone Street would benefit from new public parks nearby

Open land proposed for park development is already publicly owned

Mixed-Use **(MU)**
Single Family Residential **(SF)**
Town Homes **(TH)**
Commercial Use **(COMM)**
Civic Use
Proposed Green Infrastructure
Proposed Water Infrastructure

Figure 14: Concept for Boone Park East

Catalyst Site E:
Vine City Park

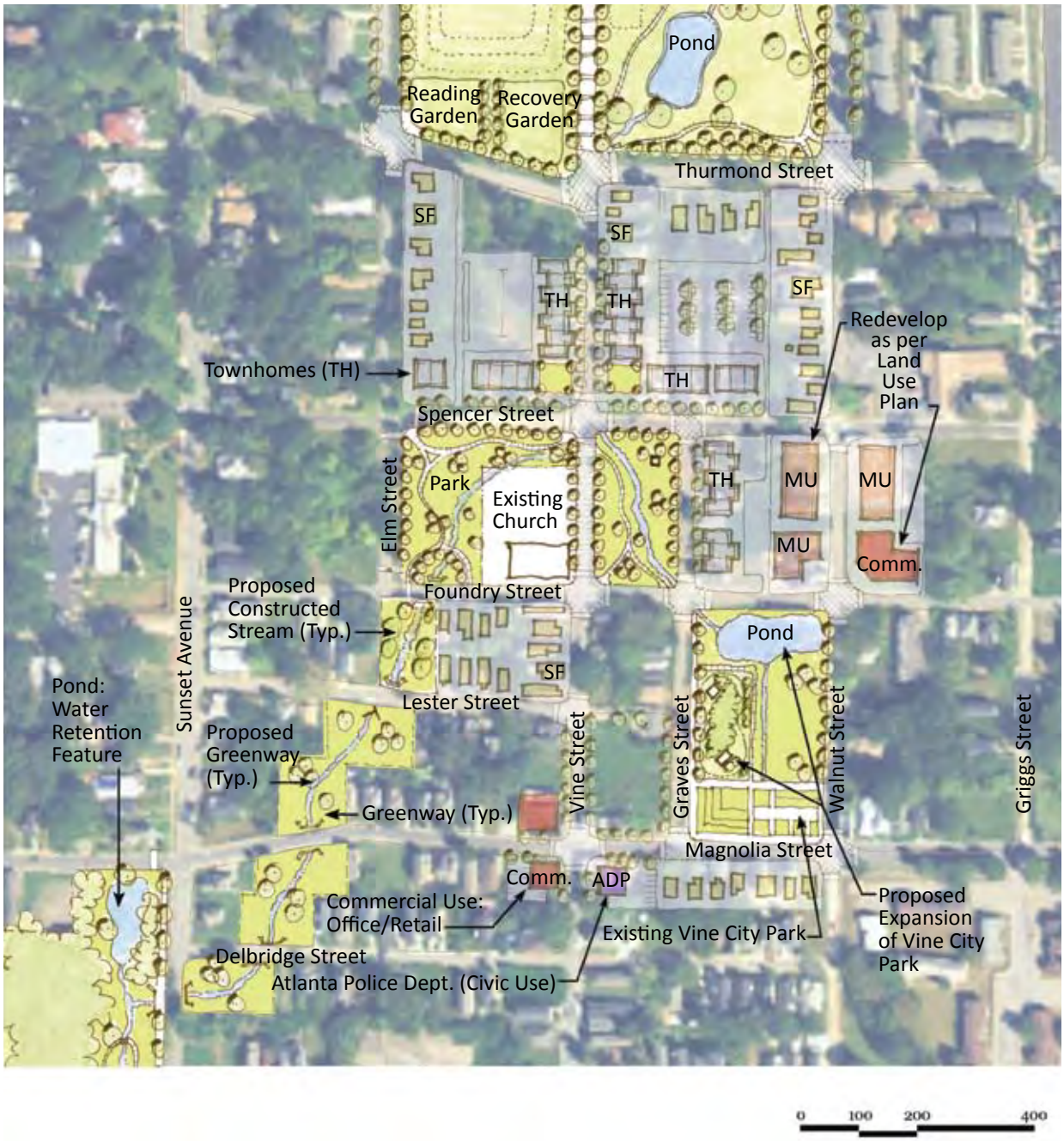
The PNA vision identified Phase II of Vine City Park as a potential catalyst site. It is bounded on the north by Thurmond Street, on the east by Walnut Street, on the south by Magnolia Street, and on the west by Sunset Avenue. The conceptual plan focuses on 7 blocks of the area. Phase I of Park Pride's Visioning Plan for Vine City Park was implemented in 2008.

The PNA plans for this catalyst site propose continuing the development of Vine City Park to include a catchment pond and a constructed stream that will connect to the Sunset Avenue Park, near the Morris Brown Stadium, several blocks to the southwest. The green space surrounding the pond and stream will remain largely un-programmed. Based on the conclusions of previous studies of the area, the PNA vision illustrates some land use changes that include the introduction of both civic and commercial uses.

The church at the corner of Vine Street and Foundry Street is an important landmark

Some of the open land proposed for park development

Atlanta's skyline behind the proposed park



Mixed-Use **(MU)**
Single Family Residential **(SF)**
Town Homes **(TH)**
Commercial Use **(COMM)**
Civic Use
Proposed Green Infrastructure
Proposed Water Infrastructure

Figure 15: Concept for Vine City Park

Catalyst Site F:
Sunset Avenue Park

The catalyst site on Sunset Avenue identified by the PNA study is adjacent to the Morris Brown Stadium. It is bounded on the north by Carter Street, on the east by Sunset Avenue, on the south by Martin Luther King Jr. Boulevard, and on the west by James P. Brawley Boulevard.

The primary focus of the PNA proposal are the blocks west and north of the stadium. The U.S. Post Office located on the site would need to be relocated to highter ground, possibly into the proposed Mixed Use office/retail at M.L.K. and Brawley or to the proposed Wal-Mart shopping center.

The vast majority of this site sits in a natural valley. The PNA plans call for the introduction of a large pond/catchment facility and a constructed stream. Walking trails and green street streetscape improvements are called for along Sunset Avenue. The constructed stream will pick up on the eastern side of Sunset Avenue and run behind existing houses for several blocks, until it meets Vine City Park. Trails are not planned for these areas.

The post office which is proposed to be moved to higher ground

Morris Brown Stadium and the MARTA tracks that are adjacent to the proposed Sunset Avenue Park

Looking under MARTA to the woody low area that is part of the proposed greenspace

Mixed-Use **(MU)**
Single Family Residential **(SF)**
Town Homes **(TH)**
Commercial Use **(COMM)**
Civic Use
Proposed Green Infrastructure
Proposed Water Infrastructure

Figure 16: Concept for Sunset Avenue Park

Demonstration Site G and Catalyst Site H: Boone Park West

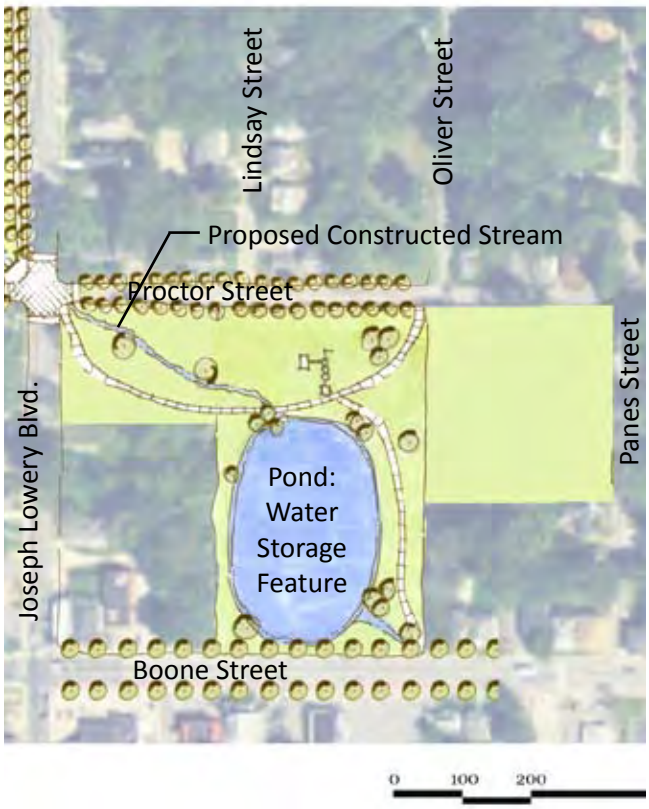
A PNA catalyst site, Boone Park West, has also been identified as a possible demonstration project. It is bounded on the north by North Avenue, on the east by James P. Brawley Drive, on the south by Proctor Street, and on west by the Atlanta BeltLine and Maddox Park. Joseph E. Lowery Boulevard bisects the site, defining Demonstration Site G's Western boundary. This site is the most northwestern location within PNA.

The primary focus of Demonstration Site G's conceptual plan is the former Proctor Village Site East of Lowery, largely owned by the Fulton County Land Bank. The former Proctor Village site is located just southeast of the Valley of the Hawks and is an integral part of the plans proposed for the PNA's plans for the BeltLIne/ Maddox Park area.

As it exists today, the most significant features of the landscape in the Atlanta BeltLine/Maddox Park area are two junkyards. This is also one of the few areas in the PNA where streambeds are still visible, and has therefore been identified as a location for major catchment facilities, ponds, and wetlands. The area is geographically well-suited to hold and filter large volumes of water before releasing it into Proctor Creek. A series of ponds, streams and wetlands would be well suited for this low-lying portion of the study area and can be used to slow, filter and store very large volumes of stormwater.

Existing businesses at Boone Street and Joseph Lowery Boulevard could remain

Boone Street looking East



Site G is the demonstration project of the larger catalyst Site H.

Multi Family **(MU)**
Single Family Residential **(SF)**
Town Homes **(TH)**
Proposed Green Infrastructure
Proposed Water Infrastructure

Figure 17: Concept for Boone Park West

Demonstration Site I.
English Avenue School:

The historic English Avenue School building has been identified as a possible demonstration project. Community leader, Able Mable Thomas has acquired the three-acre property and is working with the community to transform the distressed property into a state of the art community center. Volunteers have adopted the maintenance of the site and strides have been made toward making the grounds of the site serviceable as a community gathering area. This is a potential demonstration project because of its relatively low price tag, it is already publicly controlled and the project will appeal to a different array of possible funders than most of the green infrastructure-specific projects included herein.

Structural repairs are needed. The roof is failing and needs to be completely replaced. Drainage from the roof should be captured and used for appropriate graywater uses, preventing unnecessary run-off into the combined sewers. Any parking and hardscape areas should be constructed of pervious materials, again reducing run-off. The interior systems need a complete overhaul. New systems should be highly energy efficient. Energy efficient windows should be considered, especially for those that need to be replaced.

The site plan calls for a pavilion, playground, community garden, basketball court and garden areas. In addition, the building in the rear of the school structure was demolished, leaving a problematic area that is envisioned as a utility area and a walled courtyard to support indoor programming (adjacent to the auditorium).

The existing English Avenue School could be a tremendous benefit to the community

The school structure sits on appoximately three acres of green space

A state-of-the-art community center at this location would be an asset to this and nearby communities

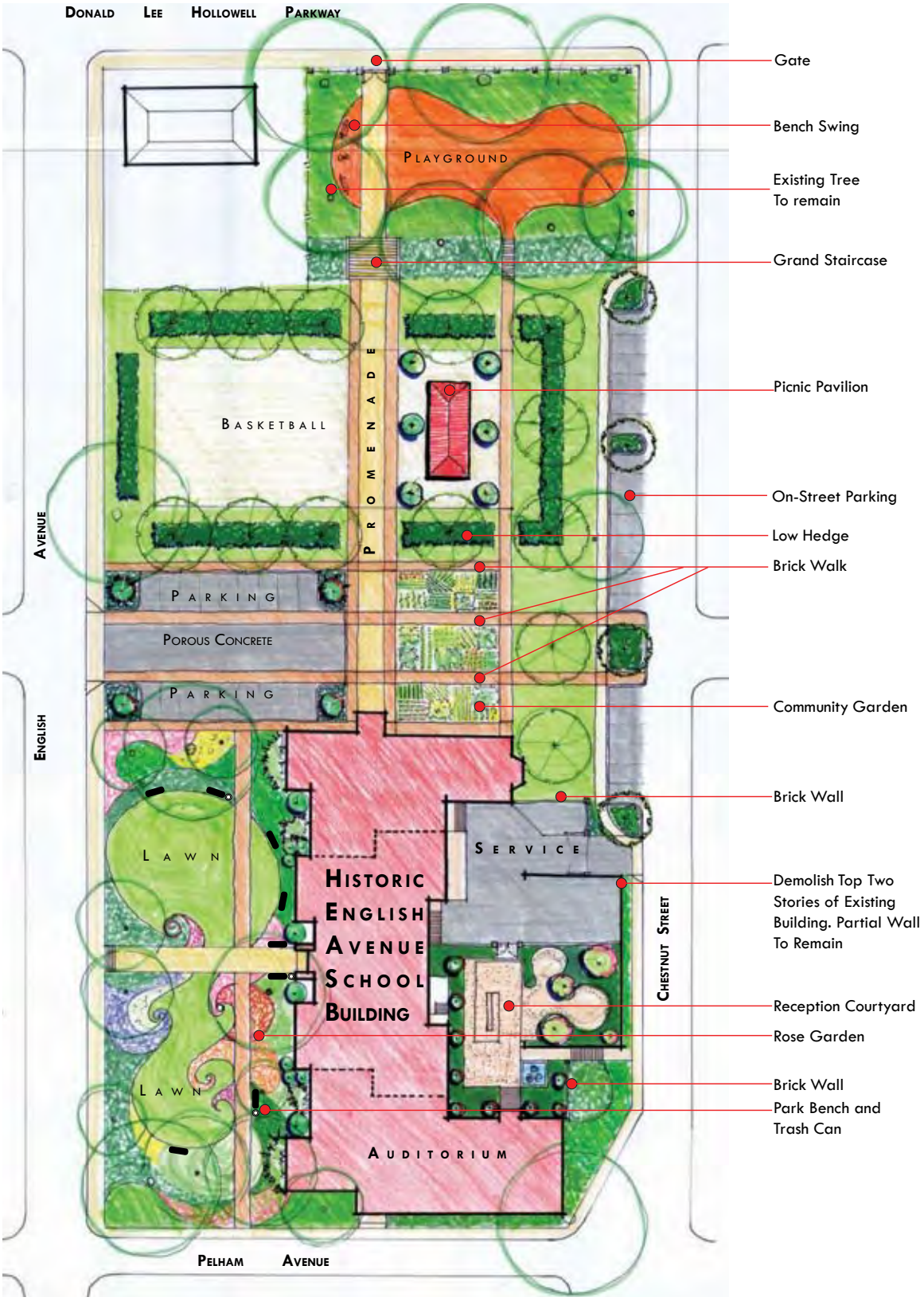


Figure 18: Concept for English Avenue School

6c. Conceptual Designs for Possible Demonstration Project Sites:

Four catalyst sites proposed in the PNA study area have been identified for immediate consideration as possible green infrastructure redevelopment demonstration projects. The establishment of several flourishing, attractive, and publicly utilized demonstration projects within the PNA study area would encourage residents to support and lobby for more green infrastructure projects to be completed and thus spur associated redevelopment within the English Avenue, Vine City, and AUC neighborhoods.

Demonstration projects are particularly appealing because they are all:

- **at least partially publically controlled,**
- **integral to the overall success of the overall green infrastructure**
- **in highly visible areas,**
- **positioned to receive local, state, and/or federal funding,**
- **well supported by the community.**

Boon Park West: One area of particular interest is the former Proctor Village site at Boone and Lowery. Most of the property is owned by the Fulton County Land Bank and is ready for demolition and conversion into a rain harvesting system (pond/wetland).

Boone Park East: The City of Atlanta Department of Watershed Management owns a 12-acre greenspace in Vine City. This is also a prime site for the green infrastructure improvements that the PNA study proposes, as it typically floods and is already owned by a City agency.

Boone Street- Green Street: Both Boone Park East and Boone Park West, once properly engineered for flood management, would collect rainwater coming from Boone through retrofitted Green Street measures. There are multiple opportunities to create demonstration projects at these sites, as well as between them.

English Avenue School: English Avenue community leader "Able" Mable Thomas has garnered support within that neighborhood for the creation of a state of the art, green technology, global Community Center located at the Historic English Avenue School site. Park Pride has worked with Ms. Thomas to create a conceptual master plan for that site. The PNA study identified this as the third possible demonstration project site.

It is critical to the future success of the PNA project that these demonstration projects be well managed and maintained, and that the cleanup and reuse of the land be carefully assessed and analyzed. Proper execution and implementation will have a positive effect on the surrounding area and encourage investment in the community.

7. MOBILITY PLAN

Summary of PNA Mobility Plan:

In order to establish an interconnected system of streetscapes, greenways, trails, and transit, several recommendations are made:

1. **East/West Connections:** Designate Hollowell Parkway, North Avenue, Joseph E. Boone Blvd., and Martin Luther King Blvd. as the arterial east-west streets to be upgraded with major streetscape improvements, focusing on green street principles to guide the design;

2. **North/South Connections:** Designate Joseph E. Lowery Blvd., James Brawley Drive, and Northside Drive as the arterial north-south streets to be up graded with major streetscape improvements, focusing on green street principles to guide the design;

3. **Greenways:** Develop a greenway trail system (8ft. wide minimum, 10 ft. wide preferred) that connects the existing and proposed neighborhood parks;

4. **Atlanta BeltLine:** Collaborate and cooperate with the Atlanta BeltLine Master Plan:
   a. Extend North Avenue to the west;
   b. Connect Maddox Park via greenways to the neighborhood greenway system;
   c. Provide connections to the Boone transit node and the Hollowell transit node;
   d. Connect the study area trail system to the BeltLine trail system;
   e. Improve Hollowell Parkway.

5. **Partnerships:** Develop cooperative efforts with major destination stakeholders – Atlanta University Center, Georgia Tech, Georgia World Congress Center, the Georgia Dome, Philips Arena, MARTA, and Atlanta Downtown interests;

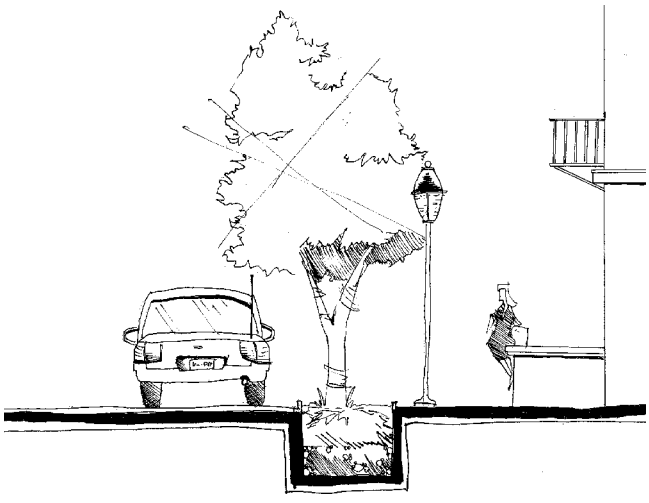
6. **Property Acquisitions:** Acquire properties needed for development of the greenway system;

7. **Alternate Transportation:** Incorporate bike lanes in the streetscapes and trails;

8. **Sustainability:** Use sustainable practices in the design of new streetscapes and pathways – stormwater control; combined sewer separation; pervious paving; tree preservation and tree canopy development; traffic calming; and proper lighting;

9. **Pavement Hierarchy:** Develop a hierarchy of pavement types and designs for major arterial to neighborhood intersection applications;

10. **Development Guidelines:** Establish a development guideline document that details and defines the requirements for streets, walks, trails, trees, lights, signs, utilities, pavements, waterways, and land scaping for the use of private enterprises that build new projects in the area. Make the document a part of the City of Atlanta planning process for new construction.



8. HIGH ELEVATION WATERSHEDS:
MOSTLY PROPERTIES EAST
OF NORTHSIDE DRIVE

8a. The Influence of Properties East of Northside Drive

At 267 acres, subwatershed D, also known as The Gulch, is the largest and most impervious sub-watershed in the PNA watershed. It is just one of the 13 subwatersheds that make up the PNA, yet it is the source of 25% of all the flood runoff from the total project area. The Gulch was a major source of waters that flooded the Vine City and English Avenue neighborhoods in 2002. The implementation of a green infrastructure system for The Gulch has the potential to help make Atlanta a top "green" city and could also make the area a major magnet for Federal Sustainability Funding.

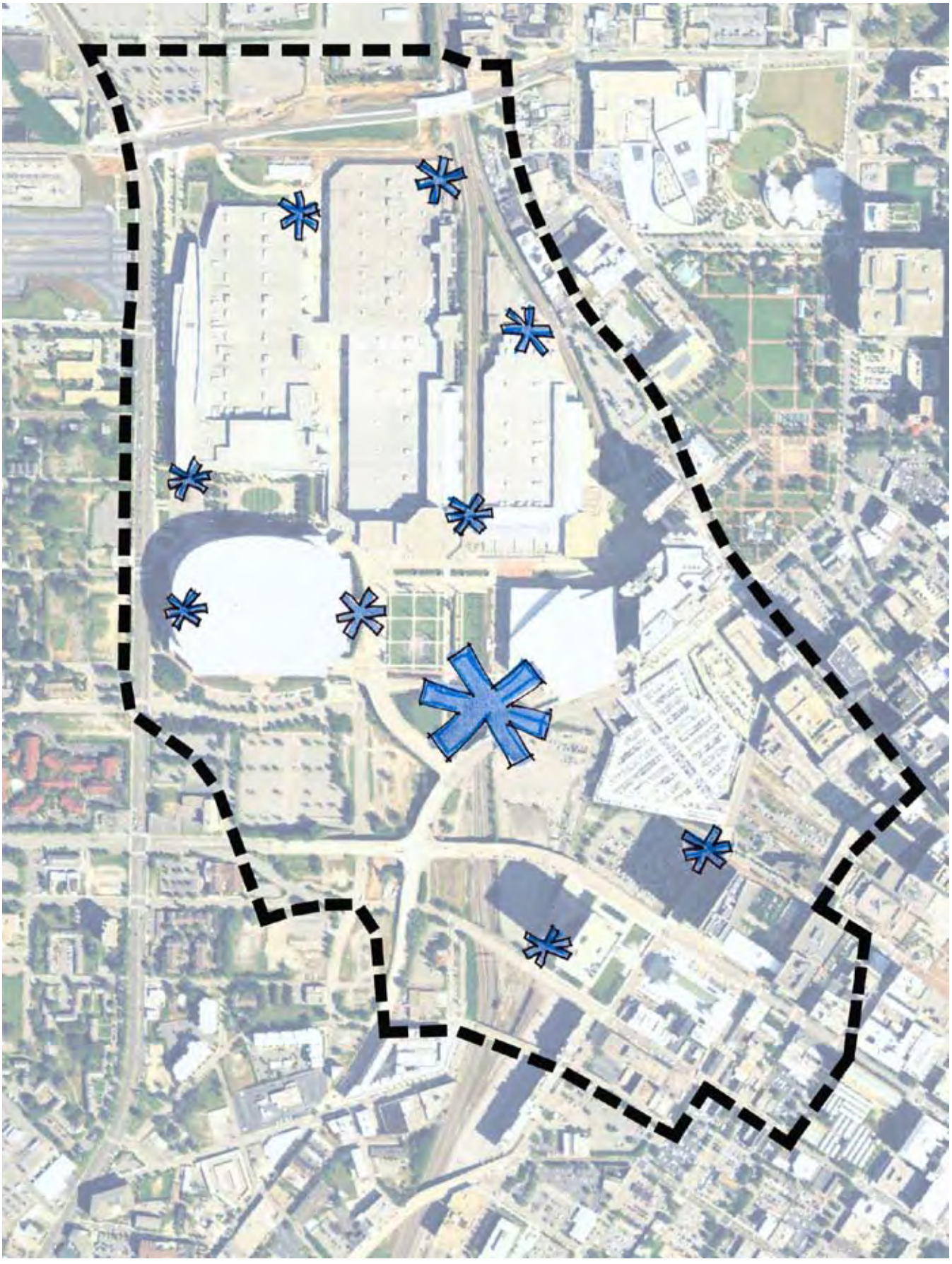
The Gulch is bounded generally by Northside Drive on the west, North Avenue on the north, Marietta Street on the east, and Castleberry Hill on the south. This area was primarily a railroad yard, and after 100+ years plus of rail activity, it is characterized by railroad pollution. This area is now dedicated to large civic investments, including the Georgia World Congress Center, the Georgia Dome, and Philips Arena. It also takes in the CNN Center, both of the old Atlanta Journal-Constitution properties, the Five Points MARTA station, and major federal buildings, including the EPA Region IV and the Richard Russell buildings.

What makes The Gulch a potential attractor for Federal Sustainability Funding is the opportunity it presents for significant water conservation, improved water quality, reduced flooding, and related quality of life benefits. For example, retrofitting the existing buildings to collect rooftop and roadway runoff, as well as air conditioning condensate, can replace potable water for irrigating all downtown parks and streetscapes.

Although the proposed 33 acre Downtown Multi-modal Passenger Terminal, the rebuilding of the Mitchell Street Bridge, and the rebuilding of the Spring Street Viaduct, will all have federal funding, no integrated plan to address excessive stormwater runoff from these projects has been developed. The Downtown Multi-modal Passenger Terminal project, like Atlantic Station, could capture all of its stormwater runoff for reuse. The Mitchell Street and Spring Street projects could also capture all of their runoff in cisterns.

A comprehensive plan for the entire 267 acre subwatershed can determine how to capture and store the stormwater, approximately 30 million gallons, associated with a 100-year rain event, in cisterns and ponds. It could also include a demonstration project to clean up runoff from the rail yard. Public water features like an iconic water tower or the Historic Fourth Ward Park pond could symbolize sustainability and publicize Mayor Kasim Reed's commitment to making Atlanta a top "green" city.

Subwatersheds J and K are both located just north of The Gulch. Historically, the 99 acre subwatershed J has had a highly impervious industrial base along the railroad tracks and spurs between Marietta Street and Northside Drive north of North Avenue. The land just west of the Marietta Street Viaduct and Coca-Cola's World Headquarters is in revitalization, with Georgia Tech's Technology Enterprise Park and the North Yards Business Park as anchors. The rest of subwatershed J holds parking lots or vacant land including a large area of public housing, which was recently torn down along Northside Drive. Redevelopment of this land for any purpose could accommodate the capture and storage of 11



Blue markers are proposed locations of water collection, detention, and storage

Figure 19: The Gulch

The "Gulch" has become a vast barrier between the vibrant areas in Midtown and Downtown and the study area

Castleberry Hills in Subwatershed C

Land for redevelopment in the AUC which sits in Subwatershed A

million gallons of stormwater while not impacting development opportunities. It is recommended that local government agencies require this flood control storage, and the local community supports the use of cisterns and ponds to capture 100-year stormwater runoff from any new developments.

Subwatershed K also has a highly impervious industrial base along the old rail lines and spurs, and south of Donald Lee Hollowell Drive/Bankhead Highway. At 154 acres, subwatershed K needs storage for 17 million gallons in cisterns or ponds. The recommendation is that local government agencies require this flood control storage and the local community supports the use of cisterns and ponds to capture 100-year stormwater runoff from any new developments. Georgia Tech has significant interests east of Northside Drive. Georgia Tech could be contacted to assist in stormwater planning for both subwatersheds J and K.

Subwatershed C embraces Castleberry Hill, the smallest of the subwatersheds at 49 acres. This arts and residential district will need 5.5 million gallons of storage in cisterns and stormwater greenway ponds. Community leaders could find imaginative ways to celebrate rainwater as a valued resource and promote the benefits of parks, water conservation and flood control.

Subwatershed A is dominated by the historic black colleges and universities, but one third of it is actually located east of Northside Drive. At 199 acres, it needs to store 22 million gallons of rainwater in cisterns or ponds. The Atlanta University Center (AUC) has developed a comprehensive master plan for the area, and there are proposals at hand for projects that could provide a leading role in policy implementation for stormwater management within the AUC's control.

8b. Policy Level (Enforcement at state & local level):

There are several properties within the PNA basin that are controlled by Federal, State, and local governments and institutions. The Georgia World Congress Center, Georgia Dome, and Philips Arena lie on the eastern border of the basin. Atlanta University Center is located along the southern border. The Atlanta BeltLine will border to the west. A proposed 33 acre Downtown Multi-modal Passenger Terminal facility is in planning near the Arena. Georgia Power owns several tracts of land. The construction of a new outdoor football stadium near the Dome has been suggested. CSX and Norfolk Southern railroads own several rights of way. The Georgia Department of Transportation and the City of Atlanta Department of Public Works own and maintain the vehicular travel ways. MARTA owns right of way and the Vine City Station. Georgia Tech is an influential neighbor to the northeast.

Together, subwatersheds A, C, D, J, and K of Figure3 comprise 768 of the 1,652 acres in the basin, and several of the major land holdings are located in these urbanized subwatersheds that will be subject to the higher pressures to densify, expand, rebuild, and produce increased stormwater runoff in the future.

Stormwater management on these large properties can be applied to provide significant improvements to the downstream subwatersheds and neighborhoods. By adopting policies that will result in the reduction of runoff, harvest and reuse rainwater, disconnect piping from the combined sewer system, install flood control structures, build greenways, reroute condensate from HVAC systems, and implement proper maintenance and management systems, these entities can provide leadership, guidance, and support to other developers in the basin.

The vacant residential lots of the basin will not develop as rapidly and will not become as dense or impervious as these large tracts, and are not centrally managed. Thus, focus must be placed on the landowners with the greatest impacts and the best resources to transform the stormwater from a negative impact to a neighborhood resource.

A target minimum of 15,000 cu.ft. per acre of total subwatershed storage and water quality treatment is assigned for the development subwatersheds A, C, D, J, and K as a whole.

A target minimum of 7,500 cu.ft. per acre of total subwatershed storage and treatment is assigned for the remaining residential subwatersheds.

The result is a total storage capacity target of 418 acre-feet of water for the PNA basin (e.g. 84 acres of land 5 feet deep).

Where the combined sewer system capacity would still be unable to convey the unstored runoff, additional storage capacity within the subwatersheds may be required to eliminate damage from flooding.

For all new development, as a minimum, projects must meet the City of Atlanta's current ordinance, which generally requires reduction of the peak flow rate to 70% of the pre-developed rates for mature sites that are being redeveloped. For greenfield projects, the pre-developed runoff rate should be equal to a factor for natural landforms, such as woods or meadow, and the project must reduce rates to pre-developed levels.

Georgia Tech has instituted a Landscape Master Plan, with a stated goal of reducing the stormwater footprint of the campus to what it was in 1950. The amount of stormwater entering the Atlanta combined sewer system is to be reduced to 50% of 2004 amounts.

Georgia World Congress Center

Georgia Dome
Image credit: ucumari photography
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https://creativecommons.org/licenses/by-nc-nd/2.0/

Philips Arena
Image credit: Jack Piranha/Jymlii Manzo
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The Atlanta University Center (AUC) has developed a comprehensive master plan for the area, and there are proposals at hand for projects that could provide a leading role in policy implementation for stormwater management within the AUC's control.

The City of Atlanta is in the process of updating its ordinances related to building design, permitting, and construction. The effort will recognize and adopt sustainable practices. The writing of new ordinances, in combination with the use of overlay districts and the NPU based zoning process, provide an excellent opportunity to install specific stormwater management goals for the PNA basin.

For proposed new large projects, such as the multimodal passenger terminal or a new outdoor sports stadium, flood control measures should be installed to provide additional storage beyond the ordinance or subwatershed targets. Further studies are recommended to quantify the amount of additional storage that should be installed.

In all cases, the development of incentives in the building permitting process is critical. The City of Atlanta can reduce the taxpayer costs for combined sewer overflow systems, sewer separation projects, and flood damage mitigation expenses, by providing incentives to the private and institutional sectors.

The City can also provide leadership, guidance, and support to the public sector agencies in developing their large-scale projects.

It is recommended that discussions with the centrally controlled significant landholders be initiated at this time in order to develop a coherent approach to capacity relief on their properties.

9. FUNDING

Future Funding Recommendations for the PNA:

Successful demonstration projects are useful for building community support as well as local political support for green infrastructure practices.

At present, there are no funds available for the further coordination of planning, outreach, and implementation of the PNA study. Nor are there funds available for the implementation of one or more of the demonstration projects. The PNA Conceptual Vision and Report have been developed as a tool for fund raising and implementation. This document, created by the community, provides a comprehensive and holistic vision for the PNA, as well as actionable recommendations, which will be of interest to government entities, philanthropic organizations, and private investors.

Refer to the Environmental Protection Agency website - http://www.epa.gov/npdes/greeninfrastrucutre - as a useful resource for information on grant money available for funding small community based demonstration projects.

The PNA study area is adjacent to two different projects that have received federal funds from the BeltLine TAD and the Morehouse Choice Neighborhood. PNA should be able to qualify for similar federal, state, and neighborhood level funding. The two most common practices used to raise funds for implementing green infrastructure are stormwater fees and loan programs. These are typically sought out and implemented by municipalities. A third source of funds is grant programs. The EPA's ***Managing Wet Weather with Green Infrastructure Municipal Handbook: Funding Options*** explores these various options.

Potential resources for funding include:

The Environmental Protections Agency's Clean Water State Revolving Fund (CWSRF)

National Association of Flood and Stormwater Management Agencies,
Guidance for Municipal Stormwater Funding.

http://www.nafsma.org/Guidance%20Manual%20Version%202X.pdf

Army Corps of Engineers

City of Atlanta Planning Office

Atlanta Development Authority

State and Federal Department of Transportation

Federal Emergency Management Agency (FEMA)

Environmental Protection Agency (EPA)

Department of Interior

Other Federal, State, County, and City Agencies

10. NEXT STEPS

The PNA visioning project and associated initiatives will help create and sustain strong neighborhoods, add value to, and measurably improve, the quality of life within the local communities. In addition, the coalition of groups involved in the PNA project, and the productive relationships being forged among those groups involved in the PNA effort, reflect how long-term partnership can create real, sustainable value that is vital to the success of both business and society.

The PNA Design Team feels that it is critical to continue the effective coordination of community involvement in the PNA study. Stakeholders must work together, as a group and speak with "one voice", rather than as disparate and dueling individuals, when discussing the plans called for in the PNA Conceptual Vision and Report. This will be critical to the effective communication of ideas to the entities trying to assist the neighborhoods with the future funding and implementation of PNA projects. It is imperative that all three neighborhoods come together, reach a consensus about what they want for the entire watershed, not just a specific neighborhood's portion of the 1,652 acres. It is recommended that community leaders select one single person to speak for all three neighborhoods with "one voice." This is absolutely vital in order to move any community agenda forward, not just the PNA project. These three neighborhoods must learn to work together, in spite of existing adversarial relationships, in order to make changes and progress in the future.

Moving forward it will be necessary to re-establish a clear understanding of how residents can participate appropriately and effectively in the public process. Across the country private citizens have come together to secure equitable development for their communities. These grassroots organizations have been successful because they have utilized strategies that yielded positive results rather than engaging in behaviors that exposed the underlying ills of their neighborhoods in the first place. This year, at the 9th Annual New Partners for Smart Growth Conference, a consensus-driven approach to attracting redevelopment was shown to maximize environmental and public health, economic revitalization, and equitable profit making.

In fact, with regard to sustainability and redevelopment, two issues essential to the PNA project, grassroots organizations were acknowledged to work better than almost any other public or private sector entity. The organizations that were most successful had strong leadership and a transparent organizational structure, developed neighborhood-wide plans, focused on implementation of said plans, and guided land use planning in their respective communities. Arguably the most relevant fact that led to their success was that they identified and mapped dozens of potential sites for cleanup and redevelopment in their neighborhoods. Working with municipalities, developers, outside investors, and the financial institutions, the community leaders ensured that the redevelopment that took place was consistent with the goals of the community while creating a level playing field for all.

In addition, these groups issued a set of design guidelines and redevelopment principles that directly addressed the likely impact of their initiatives on the environmental and physical public health and safety. The documents, filled with thoughtful recommendations and common sense solutions to existing problems, became an essential road map to use when proposing changes the historic development patterns. Finally, they used constructive collaboration among the neighborhood stakeholders, local government entities, and developers to demand the change they desired.

It is evident that community driven decision making, proactively seeking resolution to existing problems, and engaging with both public and private partners to discuss urban design ideas, are solution-based approaches to building the political

power of communities and thus enhancing the overall quality of life in those same communities. Developers are pleased to discover better community level partners and communities will find more equity-conscious developers interested in doing business with them. When a community decides to engage in the process utilizing these methods and principals, the results will be sustainable and satisfying for everyone.

Specifically, the most important next step will be to convene an Implementation Committee comprised of interested local residents, available professionals, civic leaders and possible partner groups. This Committee should pursue the lower-hanging demonstration projects outlined and illustrated in section 7 of this report.

Funding sources should be identified for detailed planning and implementation. Several leads have been made for funding. These and others should be pursued. More community input needs to be collected for specific projects. Any perceived negative impacts need to be explored and proposals for mitigation developed. Care should be taken to contact nearby residents of any project for input as it develops. Considerations that will improve conditions for residents will useful in garnering support for the project and ensuring that the resulting project is beneficial to existing residents.

APPENDICES:

Appendix A: PNA Coalition:

National Non-Profits

- American Rivers
- The Conservation Fund

Local Non-Profits

- The West Atlanta Watershed Alliance (WAWA)
- The Metro Atlanta Urban Watershed Institute (MAUWI)
- The Community Improvement Association Inc. (CIA)
- ECO-Action
- The English Avenue Neighborhood Association
- The Vine City Health and Housing Ministry, Inc.

Professional Consultants

- Mactec - BeltLine planners for sub-area 10
- Perkins+Will - national planning consultants
- Eberly & Associates - local stormwater management
- TSW - local planning consultants

Governmental Agencies

- The Atlanta Development Authority (ADA)
- The Department of Parks and Recreation and Cultural Affairs (DPRCA)
- The RCRA Division of the EPA
- The City of Atlanta Department of Watershed Management
- The City of Atlanta Department of Planning & Community Development
- Neighborhood Planning Unit (NPU) L
- Councilman Ivory Lee Young
- The Fulton County Department of Health and Wellness

Development Groups

- Bthursday Development Corporation
- Macauley + Schmit - Representatives of The Prince's Foundation for the Built Environment
- The Integral Group

Appendix B: Green Infrastructure Definitions:

What is meant by the term Green Infrastructure? "Green infrastructure" is a relatively new and somewhat flexible term that is used in a variety of contexts. For the purposes of the PNA Project, the term green infrastructure refers to the practice of planning and managing a system of parks and green spaces, greenways, and green streets that feature a variety of stormwater/rainwater catchment facilities which offer the benefits of water absorption and filtration. These systems are designed to mimic natural functions such as evapotraspiration and infiltration. These approaches reduce the amount of runoff discharging to surface waters and keep rainwater out of our sewer systems so it cannot contribute to sewer overflows.

As most are aware, the combine sewage and stormwater pipes in the PNA watershed overflow frequently due to rainfall, other wet weather events, and possibly to deterioration of the system. These overflows can be reduced effectively via capacity relief; diverting rainwater from the CSO facility and directing it to areas where it can be infiltrated, evapotranspirated, and possibly re-used. These green infrastructure systems use soil and vegetation instead of, or in addition to, the more traditional hard infrastructure associated with stormwater management. Not only can green infrastructure reduce stormwater discharges, it can help restore natural hydrologic systems, and improve water quality and the habitat of urban watersheds. Green infrastructure can be implemented in any location where soil and plants can be worked into the urban landscape. These systems are most effective when used in conjunction with other decentralized facilities such as permeable paving, rain barrels, and cisterns.

Examples of green infrastructure practices proposed by the PNA study include detention ponds, rain gardens and bioinfiltration practices, vegetated swales, tree boxes, vegetated median strips and infiltration planters, permeable pavements, restored/constructed pocket wetlands, riparian buffers, and floodplains, as well as land conservation and reforestation. All of these systems offer ways to manage surface runoff efficiently and effectively. The PNA study also recommends using rainwater-harvesting approaches such as cisterns, downspouts with rain barrels, green roofs, and other green building practices in conjunction with the facilities mentioned above. Each of these practices/facilities will be explained in greater detail later in this report.

The PNA vision recognizes that traditional infrastructure methods in the area have not resulted in an improved urban conditions or water quality within the watershed. These methods are designed to reduce the incidents of stormwater overflow and do little or nothing to improve the physical and aesthetic appeal of the environment. Empirical evidence suggests that property values are higher in neighborhoods with pleasant streetscapes and a variety of accessible and aesthetically pleasing parks and green space for residents to utilize. The green infrastructure proposal for the PNA suggests the following; that the natural features of the area be protected, that pervious surfaces be allowed to be pervious, that impervious surfaces (existing and future) be minimized, and that we provide for all of these goals by designing for stormwater as an asset and amenity.

These approaches will reduce the overall amount of stormwater/rainwater runoff that contributes to the flooding seen in the PNA by distributing the rainwater to multiple facilities and keeping the rainwater out of the sewer system. They also allow each raindrop to be treated as close as possible to the place where it fell. It is proposed that the PNA area utilize these systems many times and in various combinations, thereby reducing the need for a large regional system such as a CSO. It is hoped this will prevent rainwater from contributing to sewer overflows completely. At the very least it will reduce the frequency of sewer overflows in the PNA. This practice of managing natural resources to abate flooding and enhance water quality is becoming more common in urban areas.

What is a watershed? A watershed is a way to describe the land that drains into a water body such as a creek, stream, pond, lake, or river. The boundaries of the watershed are the highlands, typically ridges. The water bodies are found in the lowlands. Another way to look at a watershed is to think of it as a bowl filled with trees, plants, animals, homes, businesses, schools, towns, and cities, etc. and all of the elements contained within a watershed are interrelated.

The word watershed can refer to all sizes of rainwater catchment areas. Larger size examples include the Chattahoochee River watershed. The PNA study uses the term watershed to refer to the many tributary areas of Proctor Creek. To be clear, the PNA project is looking at the entire Proctor Creek North Avenue watershed, which encompasses not just English Avenue, or Vine City, or the AUC, but ALL three neighborhoods, as well as properties east of Northside Drive and is further dived into subwatersheds.

What will all these proposed green spaces, greenways, and green streets do?

1. Encourage Exercise and Activity
The construction of parks, trails, and other green spaces encourages people to spend more time outside and exercising. Families spend more time actively playing with children where there is a safe public park or playground nearby.

2. Increase Natural Resiliency of the Land
A loss of natural spaces increases the risk of natural disaster damages that may cost billions of dollars to recover. Conserving and/or restoring valuable wetlands, riparian zones, community trees, and forests help address climatic changes and improve the resiliency of the land during floods and storm events.

3. Create Safer Communities
Green infrastructure creates community cohesion by assisting people to feel a local sense of place and encourages friendliness with neighbors. This results in more community trust and lower crime in an area.

4. Improve Land and Property Values
A neighborhood that features multiple green areas attracts buyers and retains current homeowners in our communities. Property values increase when there is landscaping and tree coverage and energy savings from shade and insulation attract new residents.

5. Reduce/Control Pollution
Investing in green infrastructure restores naturally functioning ecosystems impaired by development, erosion, and historic/previous storm events. These new systems will keep flooding under control by capturing stormwater/rainwater and/or slowing it down before it enters into the City's existing infrastructure. Green infrastructure also helps to keep pollution under control through the use of natural filtering systems that trap sediments, toxins, and excess nutrients found in stormwater. The result is cleaner water. Therefore, restoring natural systems is also a way to save money for controlling water quality.

6. Save Energy
Protecting green spaces permits nature to help remove pollutants before they get to a treatment plant. Landscaping and tree coverage create energy savings from the shade and insulation they provide.

Appendix B - Green Infrastructure Options:

There are a myriad of options for green infrastructure. Below are several options and explanations thereof.

Detention ponds: Recommended ponding depth in a bio system is typically 6 to 12 inches. The depth is directly linked to the desired drain time/infiltration rate and the porosity (void space available for water) of the engineered soil mix being utilized. The typical infiltration rate of a soil mix is 1 to 8 inches per hour. The longer the time of concentration of rainwater capture the better.

Rain gardens and bioinfiltration practices: "Rain garden" is the general term used to describe stormwater strategies that use plants and soils to filter, absorb, and slow rainwater on the landscape surface. These systems provide a situation where the positive infiltration, or movement of water through soil can occur and where plants can take up pollutants and perform important transpiration activities. Certain plants have the ability not only to absorb excess water (withdraw water), but to also take on the nutrients and toxins found in stormwater runoff and actually break those pollutants down. The plants in rain gardens and bioinfiltration gardens stabilize the ground, absorb and even impede the flow of water through the infiltration process, and then filter that water. If the system is not working properly plants will reach a wilting point. This is when they can no longer withdraw water fast enough to keep up with transpiration.

Swale: Swales are long shallow depressions in the ground that have a slight slope or downward tilt along the length of the depression. This allows water to follow downward. Sometimes swales are paved with a hard surface such as concrete or asphalt, and sometimes they are filled with large boulders called rip rap.

Vegetated swales: In a vegetated swale, as the water flows through the depression it is slowed down by the interaction with plants and soil, which allows sediments and pollutants to settle out. Water soaks into the soil and is taken up by plants, and may infiltrate further into the ground if the swale is well drained beneath the soil. When soil volume is increased via connected planting areas, such as a vegetated swale, it increases the soils capacity to capture water as well as allows the plants more root space.

Underdrain systems are a type of flow through drainage that allows discharged water from a rain event through a rain garden or vegetated swale into a soil filter mix and into the underdrain. These are designed to protect surrounding infrastructure such as the basements of adjacent homes. They are also capable of preventing the growth of unwanted flora and fauna such as mosquitoes.

Greenways are connected parks and trails that can be anything from a few blocks long to many miles in length. They link together larger parks, but also other civic uses like recreation centers and schools, as well as houses, offices, and commercial businesses. They can be used for activities like walking; running, and biking or as a route to run errands and travel to and from certain destinations. They also provide an easy and inexpensive way to get exercise. Most importantly, community trails encourage interaction with others, a recognized form of social support.

Green Streets: Green streets can be residential and commercial streets, as well as private streets such as alleys. In urban areas green streets represent a great opportunity to replacing impervious surfaces with green infrastructure. A Green Street uses a natural systems approach to reduce stormwater flow, improve water quality, enhance pedestrian safety, and beautify neighborhoods. Green Street features include disconnected inlets, vegetated curb extensions, sidewalk rain garden planters, landscaped medians, vegetated swales and bioretention gardens, permeable paving, subsurface infiltration, and street trees. Green streets provide better environmental performance while creating attractive, safer environments.

Residential Green Streets: The edge of a residential street can be built or retrofitted to allow stormwater/rainwater to flow into a landscape area, or space within the paved area of the street can be converted to landscape, increasing permeability. A newly built green street can be designed to handle significant volumes of water; excess water from large storms, while in retrofit situations, a stormwater curb extension, which incorporates a rain garden, can be added. These can typically handle all of the rain from small storms.

Commercial Green Streets: Typically, commercial streets have to accommodate a wide range of users (cars, bikes, pedestrians, etc.). It can be challenging to find space to collect and manage stormwater in this setting. Examples include tree pits designed to collect runoff, or bulb outs (a curb extension located at intersections designed to reduce pedestrian crossing distances) that can contain a rain garden.

Stormwater Planters (for Commercial Green Streets): Stormwater planters are similar to a regular beauty strip but provide increased infiltration opportunities. These planters are long and narrow with vertical walls that extend below the surface of the sidewalk/street and flat bottom. Water flows into the stormwater planter, is absorbed by plants and topsoil, and can fill the planter to a predetermined level during a storm event.

Stormwater Curb Extensions (for Commercial Green Streets): Stormwater curb extensions are rain gardens located near the corners of commercial streets that can also provide the pedestrian with a more comfortable crossing. Curb extensions can also be located mid-block by converting one or more on-street parking spaces to accommodate the extension.

Permeable Pavements: Permeable paving is paving that is durable, load bearing, and allows for direct infiltration into the ground. When we refer to permeable paving in the PNA report, we mean pavers, porous asphalt, and pervious concrete. These materials are used in commercial streets, in parking lanes, and incorporated into sidewalks. Recent advances in permeable paving technologies make many appropriate for higher speeds or where large, heavy vehicles are expected to park; for example in loading zones and at bus stops. These impervious surfaces allow stormwater/rainwater to absorb into the ground through the surface material, thus reducing the amount of runoff without taking away any on street parking or sidewalks.

Green Arterial Streets (Northside Drive): An arterial street is a classification of street type based on the volume of cars traveling on it, and it is possible for a commercial street to also be an arterial street. Arterial streets are typically characterized by wide expanses of pavement, little greenery, and the design of these streets tends to pay little attention to pedestrian needs. In the case of the PNA study, one arterial street that fits this description is Northside Drive. There are very few places along Northside Drive where significant landscaping already exists adjacent to the roadway. The landscape areas that do exist could be retrofitted to accommodate rainwater. Future improvements on Northside

Drive could include a “road diet”, decreasing the existing vehicular space and adding sidewalks and landscape area. There are many, linear stretches of uninterrupted space along Northside Drive that lends itself to the introduction of a vegetated swale to help mitigate stormwater.

A Road Diet is used to reduce the number of vehicular travel lanes or pavement needed while still managing traffic safely. The reduction in vehicular space generally adds more green space through landscape strips along the roadway. These spaces can then be used for rainwater collection and management as well as creating a streetscape that is more attractive and pedestrian friendly.

Alleys: There are a number of alleys in the PNA study area. An alley is typically narrow, used at low speeds, and with minimal traffic. They are usually designed to either collect water in the center of the pavement or are crowned in the center so that water flows to the sides of the pavement.

Green Alleys: A green alley includes green infrastructure systems, such as vegetated swales and permeable paving. The entire surface of the alley could use permeable paving, or in the case of a service alley, where heavy trucks will travel, the alley could be “reversed crowned” so that it the pavement slopes to the center, and only the middle section of the alley utilizes pervious pavement. Or the edges of an alley can be greened with swales or planters. These facilities can effectively reduce the rainwater runoff; alleviate flooding, and clean/treat rainwater.

Green Schoolyards: A green schoolyard is one that features some of the best management practices/ stormwater facilities listed here. For instance, a school that has rain gardens and/or bioretention gardens, either in the landscape surrounding the school, or in the parking lot that serves the school. The school may have connected the existing downspouts to rain barrels or cisterns that capture the rainwater and reuses it for irrigation purposes. Driveways and parking lots may utilize pervious asphalt or some other form of permeable paving. These practices can be applied to parks, recreation facilities, and open space.

NOTE: Rainwater harvesting and conservation can also be achieved on a single structure level. Many of the green infrastructure systems previously discussed translate directly on a small scale, single structure level. One way to conserve is to disconnect your downspouts and harvest rainwater runoff in rain barrels or cisterns. The use of permeable paving and rain gardens can further reduce stormwater run-off.

Appendix C: Benefits of Green Infrastructure:

Job Benefits of Green Infrastructure: Green infrastructure has been shown to generate low and unskilled job opportunities suitable for people who are not already part of the workforce. These green infrastructure systems require site-specific maintenance, and as a result of green jobs training, residents will acquire a particular skill set. Hiring can be targeted on residents within the neighborhood where "greening" is taking place, providing an additional economic benefit to the community's redevelopment.

Health Benefits of Green Infrastructure: Trees and vegetation have been shown to improve air quality by filtering out many airborne pollutants. Air quality improvements reduce the incidence and severity of respiratory illness. Parks and green space lead to increased recreational opportunities and reduced urban temperatures, which in turn can lead to a reduction in heat stress-related mortalities. Planting trees improves water quality and provides additional wildlife habitat.

Energy Benefits of Green Infrastructure: The presence of green space and trees lowers the ambient temperatures of an area by shading and insulating buildings, thus decreasing the amount of energy needed for heating and cooling and reducing the cost of energy usage. Reducing the energy demands of buildings results in a lower carbon footprint and decreases the damage done by harmful emissions. Diverting rainwater from the wastewater system reduces the amount of energy needs to treat wastewater, which in turn reduces things like harmful emissions. It also reduces the costs of infrastructure construction and maintenance.

What happens when there is no rain? When it is not raining, there are still things residents can do to help maintain green infrastructure and achieve the green vision of the PNA project. For instance, residents can participate in green jobs that focus on trail development and trash removal, stream restoration and wetland creation and dry weather activities that contribute to water quality and aesthetic improvements.

Park Pride is available to help the residents of the PNA find an effective way to demand that future development within the area feature land use based objectives such as those green infrastructure facilities mentioned previously. Additionally, Park Pride recommends that future development include green public facilities and parking, green homes, businesses and commerce, green industry and institutions.

Appendix D – Sample PNA Field Report:

The following report outlines the results of one field visit:

Sample PNA Field Research Study Report conducted by Vine City resident Zane Brown and MAUWI representative Bill Eisenhauer: This visual walking study began just north of Martin Luther King Blvd. (MLK) at the west corner of the Morris Brown College Campus. We observed the old creek bed; overgrown with vegetation, west of an existing building at the corner of MLK and Sunset Ave. Moving north behind the Morris Brown United States Post Office, located at 50 Sunset Avenue, NW, where the facility parking and operations area exist, we visually observed that the topography flows down as you move north to northeast towards the undeveloped land north of the USPS. Crossing Sunset Ave. in a northeastern direction south of Delbridge St., we began to study a multi-family building and single-family residences in low lying topography. The existing red brick single apartment building and two single-family homes, addresses 676 and 674 Delbridge St., clearly have issues with poor water runoff and ground water absorption. Moving north across Delbridge St. there are two homes, addresses 667 and 671 Delbridge St. that sit below the curb on low crawl space walls. There were perceptible waterlines on the exterior walls that indicated flooding, as well as mold and algae growths visible from the excessive moisture. The back of these home sites had a ground swale that carried excessive water east then north to an empty home site behind 665 Delbridge St. This home site has a Magnolia St. address. Visually the topography drops dramatically north of Magnolia St and flows to empty home sites located on Lester St. There is a dramatic change in topography north of Magnolia at addresses 663, 669, and 670.

We spoke to the tenants at 665 Delbridge St., who disclosed that their back yard floods during extended or heavy rainfall. They stated that their basement floods and they have mold problems. On at least one occasion, they had excessive flood damage that resulted in the replacement of the drywall and flooring in the basement. Their parents own the home and they stated they would love to move and or move the home out of the flood plain.

Moving northeast behind addresses 663, 669, and 670 Magnolia St. brings us to 658 and 650 Lester St. The empty home site located at 658 Lester St floods and retains water in a small pond during extended or heavy rainfall.

The water remains visible there for several days before ground absorption takes place. The ground at this location has excessive moisture except during drought conditions. The adjacent home east of 658, address 650 Lester St., floods in the crawl space and basement consistently and has visual mold and algae growing on the exterior of the home. Crossing over Lester St. in a northeastern direction we have 647 Lester St. This property is not known to flood but, based on visual inspection, is in the low bowl shaped topography of Lester St. where street flooding does occur. Residences 650 and 647 Lester St. are at the intersection where Elm St. ends at Lester St. and runs north. It has been recommended that this one block section of Elm St., between Lester St. and Foundry St., be closed and integrated into a new park and green space. Access to any residence would not be affected by this closure.

Moving north northeast toward Foundry St. we observed an abandoned home at 652 Foundry St. and visually observed the bowl shaped topography of addresses 647 and 644 Foundry St. Flooding does occur in the street at these locations during extended or heavy rain. We spoke with the homeowner of 647 Foundry St. and she said she would agree to move, or have her home moved to a different home site, as long as the size of the home site was comparable or that the home she would be displaced to would be of equal or better quality than the home she lives in currently.

Moving north of Foundry St. brings us to a green space located behind Cosmopolitan Church, located at the corner of Vine St. and Foundry St. The topography drops in a north, northeastern direction through the green space to the corner of Vine St. and Spencer St. At this intersection the appearance of flooding or water issues ends. On the block, walking north on Vine St., it appears that the vacant land on the west side of Vine St. was developed and built up with stone retaining walls and soil before it was developed into the current site. Within the same block, on the east side of Vine St., there is a multi-family community at the eastern corner of Vine St. and the intersection of Spencer St. Moving north on Vine St. beyond the multi-family project on the east side, are the residences with addresses of 217-19, 223, 229, and 233 Vine St. The last residence is 237 Vine St. at the corner of Vine St. and Thurmond St. It would appear that special engineering would be needed to link a park or green space from Spencer St. and Vine St. down one block to the Department of Watershed Management's 12-acre green space, located between Thurmond St. to the south, Vine St. to the west, Walnut St. to the east, and Joseph E. Boone Blvd. Crossing over north of Joseph E. Boone Blvd. brings you into the English Ave. Community. This concluded our visual walking study.

Appendix E:

An Account of Recent Flooding in the PNA Study Area

English Avenue and Vine City are two west Atlanta neighborhoods that fall within Proctor Creek's North Avenue Basin (PNA) and are roughly bounded on the north by Donald Lee Hollowell Parkway (recently renamed from Bankhead Highway) and south by Martin Luther King Jr. Blvd., and on east by Northside Dr., and Joseph E. Lowery Boulevard on the west.

On September 21, 2002, the area experienced a weekend of severe flooding. Mayor Shirley Franklin pledged to Vine City residents that the City would restore their neighborhood by developing a comprehensive plan combining waste and stormwater treatment with community relocation and redevelopment. Immediately after the flooding, Mayor Franklin requested an engineering assessment of the proposed Mineral Springs Trunk Improvements plan. An engineering study indicated that if the Mineral Springs Project were implemented, the City would only "relocate" the flooding from Vine City over to the West End Neighborhood. The Mayor deemed this "unacceptable."

After it was determined that the proposed $38 million plus project would not eliminate flooding in the "bowl" of Vine and Rock streets, the Mayor requested engineering alternatives. An independent assessment determined that the "best solution" was to tie the drainage of the Vine City area to the tunnel system, as mandated in the federal consent degree. Contrary to the opinion of the West Atlanta Watershed Alliance and many others, the deep tunnel storage, conveyance, and treatment alternative was deemed the best solution. By adopting this approach, the City would need to acquire approximately 12 acres for the tunnel worksite, thus impacting the flood area.

In February of 2003, a recommendation was made to City Council to move forward with purchasing 70 residential and commercial properties identified as "flood prone" in the flood-impacted area of Vine City and to request that the Council authorize this new project to be funded with existing bond revenue. This was coupled with the wastewater treatment project, and Mayor Franklin charged staff to pursue the construction of new homes to be purchased by the affected homeowners. Flood-impacted residents would receive new homes and the damaged homes would be demolished. The end product would be a 12 acre green space that will be the focal point of a new neighborhood development. At the time of this report the area has not been developed. The home replacement program, coupled with the City's ongoing efforts to rehabilitate less severely impacted homes, was designed to help stabilize the Vine City community and to encourage homeowners to remain in this area. The project has not been completed and the community is far from stabilized.

The Federal Government recognized the need for change and declared Vine City and English Avenue neighborhoods as Disaster #1750, on March 14, 2008, as a result of the severe tornados that ravaged the downtown area at that time.

Appendix F:

The Connection between Green Space and Public Health:

Not long ago, a walk through a typical American neighborhood during the summer might reveal images of children playing out of doors, experiencing nature through play. These images detail two things - that childhood was once defined to be a connection to nature and to physical activity. American childhood has now moved indoors. Increasing research shows that many of today's children are gaining weight and are less inclined to perform physical activity. In women this phenomenon also hinders self-esteem and exacerbates health problems. As electronic entertainment replaces both structured and unstructured outdoor experiences, many children are being raised without a connection with nature.

Not only is this connection an important quality-of-life issue that contributes to emotional and physical well being, it also forms the cornerstone of an environmental stewardship ethic. Recent estimates have shown that more than two thirds of Americans are overweight or obese. Obesity, diabetes, and related health concerns can be properly addressed by increasing the levels of physical activity especially among children. WAWA is participating in the PNA Visioning process to educate concerned residents seeking to impact their community, their family's health, and the self worth of their children by exposure to service learning and outdoor recreation activities in the green spaces developed through this process.

The PNA study area vision attempts to address the community's limited recreational and educational opportunities, the lack of appropriate stormwater infrastructure, and the presence of little to no discernible green space as an amenity for social and public health. Residents are faced with multiple environmental stressors, including a polluted creek (Proctor Creek); foul odors and respiratory irritants; dilapidated, sub-standard housing; heavy truck traffic; air pollution; wastewater treatment plants, incinerators, landfills and illegal trash dumping sites; car repair/maintenance shops; potential Superfund sites; and a host of other environmental hazards and irritants.

Research conducted by the Clark Atlanta University Environmental Justice Resource Center in 1994 identified 64 uncontrolled toxic waste facilities in one area of the community, zip code 30318. The Neighborhood Environmental Project conducted by the City of Atlanta in the 1990's identified this area as one of the most polluted zip codes in Fulton County and one of the most industrialized areas of Atlanta (Northwest Atlanta Corridor). Although these studies were conducted over 10 years ago, the majority of the environmental stressors identified in these studies still exist.

Appendix G:

Field Notes from WAWA's Work with PNA Visioning Project

In January of 2010 WAWA began these activities for the Park Pride community visioning project:

January, 2010:

- Met w/ Park Pride staff to discuss needs for green space visioning process

- Assisting with fund raising efforts for green space programs evaluating applicable EPA grants with members of the English Avenue and Vine City communities

- Continued planning for Park Pride visioning process with staff of Conservation Fund and MAWI to develop new parks in the area. We created a work plan for the project that included research, community outreach and field work

- Meeting with Upper Chattahoochee River Keeper and community leaders to discuss cleanup projects in the watershed for 2010 including preparation for 3rd Proctor Creek cleanup on Lindsey Street

- Established contact with Beltline Partnership for community adoption of westside trail off Mattox Park

- Conducted creek survey w/members of the English Avenue Staff and Upper Chattahoochee Riverkeeper staff looking at abandoned drums located near Proctor Creek Tributary off Cairo Street. The property is a junk yard along North Avenue

- Co facilitated 3rd Proctor Creek cleanup on Lindsey Street with Community Improvement Association members and UCRK staff. Three creek clean ups are planned for this quarter

- Attended the Water Future Forum to hear John Brock, Chairman and CEO of Coca-Cola Enterprises and Co-Chair for the Governor's Water Contingency Planning Task Force to see if urban stormwater management would be a part of the Governor's Water Contingency Plan

- Attended Congress of New Urbanism Imagine Downtown Forum to network and evaluate smart growth and development projects for urban greenspaces

- Started researching Vine City/English Avenue history as part of Park Pride visioning process at Fulton County Library, Atlanta History Center

- Started monitoring program with UCRK on Proctor Creek

- Continued to research Vine City/English Avenue looking into obtaining access to records at GA Tech school of Urban Planning and Design

February, 2010

- Attend EPA conference on Community Adaptation as a result of issues related to Climate Change

- Continued sampling program for Proctor Creek Adopt A Stream and E coli Bacteria W/ UCRK one hour per week / 4 or 5 sites

- Begun fundraising efforts to continue working on these watershed issues. Submitted application for Coors Miller watershed protection grant

- We continued looking into grants with HHS Center for Faith-based and Neighborhood Partnerships formerly the Partnership Center and attended meeting set up with New Hope Foundation by Tony Torrence, (CIA) in an attempt to establish green jobs training opportunities for residents in the watershed

- Began preparation for EPA CARE Grant for a Proctor Creek Watershed Protection Program

- Set up a meeting with other local NGO's working in North West Atlanta. Established a network with Community Improvement Association, Scrappy Green, Village Vitals, Fulton County, DHR and others as part of preparation activities for EPA CARE grant and other community service projects in the area

- Continued the sampling program for Proctor Creek for E coli Bacteria W/ UCRK and continue preparation for a Proctor Creek community service Cleanup W/ UCRK and CIA

- Conducted Brownfield assessment of abandoned houses and vacant lots in English Avenue / Vine City neighborhoods

March, 2010

- Continued working on EPA CARE grant for Vine City English Avenue green space project

- Continued sampling program for Proctor Creek monitoring for E coli Bacteria W/ UCRK, ARC and CIA 1 hour per week

- Met W/ City of Atlanta Planning Dept. Garnett Brown to tour Brownfield sites in Proctor Creek sub-watershed basin. Outcome to participate in Brownfield grant the City was submitting to EPA

- Began field investigation- preparation of maps for the Proctor Creek North Avenue Watershed green space evaluation process. Outcome-Developed color coded maps detailing vacant, abandoned or dilapidated and for sale properties in area matching their Brownfield list with our inventory of sites and getting out hand drawn maps scanned

- Preparation of maps and other data for the Proctor Creek North Avenue Watershed green space evaluation process. Met W/ City of Atlanta Planning dept. to discuss Brownfield site list and city GIS data

- Preparation for a meeting seeking stakeholders for the Park Pride's visioning process. Meeting will occur Saturday March 13, 2010. Conducted door to door flier distribution in neighborhood and along M.L. King Jr. Blvd business corridor inviting participation

- WAWA briefly explored manipulating SHAPE files obtained from EPA to evaluate our capability to generate geographic information data, in-house. We were able to successfully create 5 maps. The maps detail sub-watershed boundary, tree canopy, a depiction from hydrologic modeling data of flow paths for water during peak rain events and impervious surface area

- We also continued planning the community service projects for the Proctor Creek Watershed for later in the month and Earth Week in April

- Conducted a visual survey for English Avenue/ Vine City green space project creating a map of potential storm water catchments. This was accomplished as a wind shied survey - where we drove through the watershed looking for large open areas that could potentially receive and store large volumes of water

- Began working on story boards and other educational material for English Avenue/ Vine City green space visioning process. Outcomes developed 3 large scale presentation sized posters detailing what a watershed is, what are the public health benefits of parks and green space

- We assisted in coordinating a meeting planning for a stakeholder driven community visioning process with Mabel Thomas. Continued to develop a site database for City of Atlanta planning dept of Brownfield sites and began planning of a tour of Brownfield sites in Proctor Creek sub-watershed for EPA staff

- Completed our evaluation of tax, topographic maps and other data. We also complete the Brownfield site list for city GIS database with assistance from Tony Torrence, CIA.

- Attended meeting w/ city of Atlanta and Fulton County staff to discuss environmental issues in English Avenue Vine City. Fulton County and Georgia Environmental Protection Division surveyed the North Avenue junk yard and planned for the removal of the drums and tests to determine if there is any contamination of the site

- Continued to develop a driving tour of Brownfield sites in Proctor Creek sub-watershed for EPA staff. They are very interested in the project for Environmental Justice point source pollution and other regional issues

- Continue planning for community visioning process meeting with Mabel Thomas and NPU and other community leaders for the green space visioning process. Also continued planning of community service projects in Proctor Creek for Earth Day activities in April

April, 2010

- Participated in neighborhood steering committee meeting for English Avenue/ Vine City

- Continuing visual survey for Vine City English Avenue green space project. Creating a map of potential storm water catchments in English Avenue Vine City

- Continue sampling Program for Proctor Creek for E coli Bacteria W/ UCRK and CIA 1 hour per week

- Ground truthing our Brownfield site map through visual surveys also created a map of potential storm water catchments from the windshield surveys

- Continue working on story boards and other material for English Avenue/ Vine City green space visioning process. Also continue planning of a tour of Brownfield sites in Proctor Creek sub-watershed for EPA staff

- Completed the ABC Public Health project within Proctor Creek communities with GA Dept of Public Health also attended meeting w/ Fulton County staff to discuss environmental issues in English Avenue Vine City

- Planning community service projects in Proctor Creek for Earth Day activities and continue preparation of maps and other data for the Proctor Creek North Avenue Watershed green space Visioning process

- Attended the Georgia Storm water management workshop in preparation for Proctor Creek North Avenue Watershed green space visioning process

- Preparation for community service project (creek and community cleanups around Proctor Creek watershed Saturday April 17 with Fulton County City of Atlanta and other agencies and organizations

- Co facilitated a creek and community cleanup throughout the Proctor Creek North Avenue Watershed with Fulton County, Scrappy Green and Community Improvement Association. The drums were removed, illegally dumped trash was picked up through out English Avenue 6 roll offs were filled

- Debrief from Saturdays Cleanup with Fulton County, Scrappy Green and Community Improvement Association. Attend Clark Atlanta University's Environmental Taskforce Earth Day kickoff event

- Work on English Avenue neighborhood survey of abandoned lots and housing- completed windshield survey map

- Attended Atlanta University Center's Earth Week events which highlighted initiating projects by the student led Environmental Taskforce working in Vine City English Avenue neighborhoods

- Coordinated another community cleanup of English Avenue with students from the Atlanta University Center as part of Atlanta University Center's Earth Week events

- Coordinated a meeting with Park Pride on creating "Friends of" groups as part of visioning process in Vine City/English Avenue. Meeting with City of Atlanta Planning dept GIS specialist to discuss inputting English Avenue mapping project

- Co facilitated a meeting with Beltline representatives with Tony Torrence (CIA) to discuss adoption of Westside trail off Mattox Park and a greenway that would connect to the Beltline from English Avenue. We looked at the lot with 3 dilapidated apartments along Joseph B Lowery Blvd. and the abandoned lots along Cairo Street and North Avenue

May, 2010

- Continued preparation of maps and other data for the Proctor Creek North Avenue Watershed green space visioning process

- Continued to refine the map of potential storm water catchments in English Avenue Vine City

- Continued sampling Program for Proctor Creek for E coli Bacteria W/ UCRK and CIA

- Continued working on story boards and other material for Vine City English Avenue green space visioning process. Also develop database for City of Atlanta planning dept of Brownfield sites. Begin planning of a tour of Brownfield sites in Proctor Creek sub-watershed for EPA staff

- Created Brownfield site list for city GIS data.

- Conducted a Visual Survey for Vine City English Avenue green space project for EPA staff

- Preparation for Park Pride Visioning Steering Committee meeting, Wed May 19, 2010 reviewing maps scanned by City of Atlanta Planning Bureau.

- Planning to attend and participate in River Network River Rally to research green storm water management practices and discuss the Proctor Creek project in Vine City English Avenue neighborhoods.

- Attended River Network River Rally to research s green storm water management practices and discuss the Proctor Creek project in Vine City English Avenue neighborhoods.

- Phone meeting with Park Pride on supporting the public meetings the visioning process in Vine City/ English Avenue. Continue story board development

- Submitting application review GA River Network's Water Issues campaign Turner Grant.

June, 2010

- Conducted training of Adopt A Stream biological and chemical monitoring of Proctor Creek with Spellman College students to participate in community based monitoring activities. Also working with Clark Atlanta students interested in developing community garden on Clark Atlanta University campus.

- Attended the Proctor Creek Stakeholders meeting at the Community Improvement Association's Environmental Resource Center located at 435 J.E. Lowery Blvd. NW Atlanta, GA 30318

July, 2010

- Connected w/ Gary Hopkins- Stormwater Systems StormwaterSystems.com about acquiring and installing floating litter traps "Bandalong Litter Trap" for debris in Proctor Creek as a demonstration project

- Continued working on EPA Brownfield project tour and story boards for the Vine City English Avenue green space project. Contacted by Atlanta Watershed Management to discuss participating in watershed management community service projects through the Mayors Office of Constituent Services who is partnering with the DoGood Experience Volunteerism organization of about 500 youth to perform a community service project in Atlanta this July

- Worked on securing meeting space at Fulton County Neighborhood Union facility for VC/EA steering committee. Evaluated weather Watershed Management Community Service Projects cold have been rolled into the Turner Grant deliverables

- Met with Spelman College Bonner Scholars Program staff to discuss student participation in River Rendezvous Sampling Program for Proctor Creek, Adopt A Stream training and E coli Bacteria sampling W/ UCRK Also worked on agenda for Vine City English Avenue green space steering committee meeting

- Preparation for a presentation of EA/VC Project at ARC's Proctor Creek Stakeholders meeting. Met with UCRK staff to plan a Proctor Creek Community Day as a deliverable for the Turner/GA River Network grant

- Attended the Proctor Creek stakeholders meeting

- Co-facilitated meeting to discuss Atlanta Regional Commissions TMDL project in Proctor Creek at the CIA offices 435 J.E. Lowery Blvd. NW Atlanta, GA 30318

- Debrief w/ MAWI on Proctor Creek Stakeholders meeting at the Community Improvement Association and preparation for EPA Grant for Brownfield/ Proctor Creek Watershed Protection Program

- Attended EA/VC planning meeting for Park Pride Visioning Project at Perkins and Wills preparation for community input at public meeting.

- Review EPA Brownfield Grant action items for MAWI-Watershed Protection Program includes River Rendezvous, EPA Tour story boards and other data

- Submitted registration for GA River Rally Creek cleanups created GIS map of sampling locations for UCRK ecoli bacterial sampling and the Proctor Creek North Ave basin Brownfield tour

August, 2010

- Preparation for the Steering Committee for NPU-L/Proctor Creek Watershed Visioning Process.

- Met w/ Bill Eisenhower (MAWI) to work on additional storm water management options.

- Met board members for NPU-L and NPU M to participate in Proctor Creek Watershed Visioning Process

- Continued sampling program with UCRK and CIA

- Developed draft of community based sampling proposal and training workshop. Continue discussions with key sources on creating community gardens in English Avenue and Vine City

- Continue working on developing programs for community gardening and community based monitoring for segments of Proctor Creek. Passed out fliers in preparation for public meeting July 31 for Park Pride visioning meeting and coordinated door to door flier distribution to be conducted by Tony and other community residents next week

- Preparation for and attended green space project steering committee meeting.

- Investigated potential grants to support community gardens in NPU L. Attended NPU L green space project steering committee meeting.

- Meeting with City of Atlanta Watershed management staff and UCRK staff to plan for community based training for Adopt A Stream monitoring of Proctor Creek

- Attended meeting with Fulton County environmental Health Specialist to discuss investigating public health issues in Vine City/English Avenue

- Co-facilitated community based training for sampling ecoli bacteria for Adopt A Stream monitoring of Proctor Creek w/ City of Atlanta Watershed Management staff, UCRK staff and ARC staff. The workshop was coordinated by Community Improvement Association. Training was conducted for over 30 residents from English Avenue in Adopt A Stream monitoring for E coli bacteria

September, 2010

- Preparation for and attendance to the PP English Ave Vine City Steering Committee meeting

- Developed updated project summary for Vine City English Avenue neighborhood Steering Committee outreach to churches and HBCU institutions

- Conducted sampling of Proctor Creek at Grove Park to monitor E-coli bacteria

- Working on EPA tour with Tony Torrence, Dr Yomi and Bill Eisenhower. Also working on community outreach efforts to increase participation of residents

- Attended meeting w/ representative from John Lewis Office with residents from English Avenue Stephanie with Scrappy Green, Kinchasa Taylor, Executive Director- GOUN Green Opportunities for Urban Neighborhoods and Yomi Eco Action. Took Ben on tour of the neighborhood. Attended NPU L meeting to invite residents to participate in public meeting on 9/18/20

- Coordinate grant opportunities for sustainability initiatives for the EA/VC projects: urban gardens, green jobs, recycling solid waste disposal w/ ECO Action, Scrappy Green GOUN Green Opportunities for Urban Neighborhoods and Tony Torrence. Begin working on a partnership agreement with all parties. Also conducted watershed windshield tour to time EPA Brownfield tour

- Attended National Environmental Justice Advisory Committee (NEJAC) meeting at Spelman College to participate in community listening session with newly announced Regional Director Gwen Keyes Fleming. Discussed the environmental issues in the Proctor Creek watershed

October, 2010

- Research green infrastructure resources and photos to update our exhibit for the green space project

- Participated in the City of Atlanta's "Sustainability Week," which highlights a series of events highlighting Mayor Kasim Reed's vision of sustainability for the city. Thursday, October 28, is Sustainable Water Day, and the city's Department of Watershed Management (DWM) featured its green programs and practices in the Atlanta City Hall atrium. WAWA displayed our exhibit on the green space project

November, 2010

- Continued working on EPA Brownfield project tour contacting key EPA Staff to set a tour date. Had discussions with Beth Clinton of the metro Atlanta Unitarian Church regarding a strategy to reach Christian churched to participate in environmental stewardship ministries. Also connected w/ Bob Fletcher a retired lobbyist to meet about investigating strategies to support the project in the new state legislative session regarding advocating for the project.

- Met with David Deganian a Public Interest Fellow with the University of Georgia School of Law regarding a fellowship with UGA's School of Law and with GreenLaw to identify issues in our Greening Vine City/English Avenue project where the assistance of an attorney may be a good fit. He was invited the November steering committee meeting to observe

- Preparation for and attendance to the PP English Ave Vine City Steering Committee meeting

- Attended the Outdoor Classroom Symposium to discuss developing green space for educational purposed. I attended workshops on developing gardens, Arboretums and riparian restoration projects. Also met with several state and regional environmental educators to evaluate incorporating environmental education programs into the green space development projects for English Avenue and Vine City

- Began to develop proposal with the HBCUs to develop a Nature playground similar to the new nature playground at Auburn University. I am reaching out to the Auburn University Louise Kreher Forest Ecology Preserve, for the School of Forestry and Wildlife Sciences, which recently opened the wooded playground to assess how they provide community access

December, 2010

- Participated in radio program on WRFG 89.3 FM Atlanta and on www.wrfg.org Moderator: Kali-Ahset Amen, WRFG discussing English Avenue Vine City green space project and environmental justice issues in metro Atlanta

- Co-facilitated EJ Tour of English Ave Vine City and ECO Action CARE Grant communities Friday Dec 3, 2010 where Cynthia Peurifoy acting Manager of the Environmental Justice Community Liaison Staff Office, has requested our participation in planning a tour for EPA Region 4 staff and US Dept of Justice to view Environmental Justice issues in NW Atlanta. This is part of a discussion planned with Clark Atlanta Environmental Justice Resource Center on these issues. The day will begin with a tour through the illegal dump sites, combined sewer overflow and flood ravaged communities of English Avenue and Vine City. A meet and greet at the offices of Community Improvement Association was conducted where staff was able to engage residents and hear first hand accounts of their experiences. The morning ended with EPA Justice Dept staff heading to Clark Atlanta University for lunch and a listening session hosted by CAU's Environmental Justice Resource Center

January, 2011

- Contributed text for final report and compiled notes on project activities

Appendix H: Sign-in Sheets

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NPU-L/Proctor Creek Basin
Park Visioning
Steering Committee
June 1, 2010

Sign In

Name:	Steering Committee Member? Y/N:	Contact Info:
Carrie Salvary	Y	Salvaryc@att.net
Robert Ross	Y	irobertross@gmail.com
Darcy Haddock	Y	darcyhaddock@bellsouth.net
Rev. D. DeScott		Evolvpay@gmail.com
[illegible]	N	404 873-6417
Thurman Brown	N	on file
Walt Ray	N	on file
Able Mable	Y	on file

675 Ponce de Leon Ave. 8th Floor, Atlanta, GA 30308. Tel (404) 817-6745. www.parkpride.org

PNA
Steering Committee
July 20, 2010

Sign In.

Name:	Email:	Phone:
Monica Robinson	Monica.Robinson@fultoncountyga.gov	404-730-1491
Darryl Haddock	darrylhaddock@bellsouth.net	404 216 5759
LIZA MUELLER	LIZA.MUELLER@GMAIL.COM	404.542.5944

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English Avenue
Neighborhood Association EANA

Proctor North Avenue Study (AUC, Vine City, English Avenue)

Visioning Dinner, October 7, 2010

Name:	Phone:	E-mail:	Mailing Address:
1. L. Shaheed DuBois	770 256 7386	NPU-1@live.com	789 Magnolia Way
2. Jerry Ladipo	4)688 8821	fame.ltd@gmail.com	693 Dalvig
3. K. Palmer	4/431-1718	Keishapalmer1D@gmail.com	437
4. G. STROUP		GSTROUP@ATLANTAGA.GOV	ATL
5. Mona Bennett	404-817-9914	monabahrc@gmail.com	At
6. Phyllis Henderson		320 Jimmy Lee Rd. Apt.	
7. KEVIN CALHOUN - 404 314-5455		2337 ENGLEWOOD DR FT	303
8. Bob Jones			
9. Makeda Johnson			
10. Derrick (GABBY) George		3514 Jonesboro Rd Atlanta, GA	
11. David Watkins		5E10+4 LT	
12. Ivory Young		Iyoung@atlantaga.gov	
13. Tillman Ware		5035 Rhodes St. NW	Atl

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NPU-L/Proctor North Avenue

Steering Committee

August 4, 2010

Sign In

Name:	Phone:	E-mail:
Walt Ray	404.432 9320	walt@parkpride.org
LIZA MUELLER	1.512.1944	LIZA.MUELLER@GMAIL.COM
Darcyl Haddock	4-216 5759	darcylhaddock@bellsouth.net
Byron Ames	678-322 0274	byron.ames2@gmail.com
Carrie Salvary	404 545- 3056	Salvaryc@att.net
JAMES ARPAD	6786128656	ARPADESIGN@EARTHLINK.NET
NA'TAK Osborne Jelks	404-375-8484	najelks@gmail.com

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Proctor Creek Sub Basin

Visioning Program

Public Meeting #2

September 1, 2010

Please Sign In

Name:	Phone:	E-mail:
KIWANIS BROWNLEE	(678)827-1650	
BERNICE ELLISON	(678)830-3749	
SYLVESTER NIXON	(678) 628-0540	
Daniel Johnson	(678) 662-6988	
Donald Brown	(404) 416-4117	
MIKE BROWN	4/561-3724	
Clifton Blount	(404) 936-0832	
[illegible]	(404) 416-4094	
Tashonda Newman	(404) 279-2279	
Nyanna Davis	(678) 830-3749	
Stoney Stinchcomb	(404) 416-5268	
Bertha Stinchcomb	(678) 675-0362	
Angela Sheats	(404) 5499466	
Denise Sheats	404-549-9466	
Bill Ensenhauer	404 893-6417	
Maria Spencer	4/817-0784	mariospencer14@yahoo.com
Kimble Anthony	4/453-2566 or 404 416-4371	
Diallo Harper	7/276-1644	
Tony TORRENCE	(6)063-[illegible]858	
Karen Rogers	(4) 215-2890	(W/MAYORS OFF OF SUSTAINABILITY)
Harry Woodall	4 216-5759	
Monica Robinson	404-730-4191	
Byron Amos	678-362 0274	byron Amos 1@ gmail.com
Kabby Thomas	4) 921-8681	

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Proctor North Avenue Study
(AUC, Vine City, English Avenue)
Design Workshop
September 18, 2010

Sign In

Name:	Phone:	E-mail:
Walt Pray	404 732-9320	walt@parkpride.org
Bertha Stinchcomb	(4) 942-9684	
Sidney Stinchcomb	(4) 942-9684	
Deborah Hines	(4) 319 1867	Debadka 09@yahoo.com
Denise Sheats	(4) 549-9466	
Annie Brown	(678) 334-6587	Clean-Up!!
*Henry N. Williams	(678) 334-6587	Clean-Up!!
EDDIE Morrison	678-662-4023	
GREGG DELANEY	770-452-7849	
LOUVERSIA Wiggins	404-699-5639	IVWiggins@[illegible]gmail.com
TONY TORRENCE	678-663-1858	FREETHEHOOD BACK.NA
Andrew Schaut	678-641-5850	The Conservation Fund
Anthony Kimble	Clean-Up	
Larry Walke	404-319-1867	
Rudy Dyson	404-319-1867	
Marcus Walke	404-772-6552	Marcus.Walke@yahoo.com
Jay Booker	404-319-1867	jquate7@yahoo.com
Monica Robinson	404-730-1491	Monica.Robinson@fultoncountyga.gov
DAVE SCHMIT	678-300-4877	dschmit@macauleyschmit.com
OLGA HOWELL	4 22	
Zane M. Brown	404-525-3733	zane.brown@hotmail.com
ENGLISH AVE. RESIDENT - 10 YRS		
LIZA MUELLER	4542 5944	LIZA.MUELLER@GMAIL.COM
BAGAK ALKAN	617-953-8706	BOALKAN@gmail.com.
Darryl Haddock	404 216-5255	darrylhaddock@bellsouth.net
Linda Groves	404 792-3786	lgroves@yahoo.com

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Proctor North Avenue Study

(AUC, Vine City, English Avenue)

Design Workshop

September 18, 2010

Sign In

Name:	Phone:	E-mail:
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Clifton Blount	(404) 9360832	
Andre Wilburn	(678) 593-0459	
Stephanie Walker	404-313-9412	
Shadee Williams	(678) 218-6381	SHADEE. WILLIAMS
KIWANIS BROWNLEE	(404) 755-2989	
MICHAEL BROWN	4/561-3427	
JESSE ALLEN	304 542 7271	

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Proctor North Avenue Study

(AUC, Vine City, English Avenue)

Steering Committee Meeting

October 6, 2010

Sign In

Name:	Phone:	E-mail:
LIZA MUELLER	4.542.9944	LIZA.MUELLER@GMAIL.COM
Monica Robinson	4-730-1491	Monica.Robinson@[illegible]
JENNY HOFFNER	4 373 3602	JHOFFNER@[illegible]
[illegible]	4-216 5259	[illegible]
JESSE ALLEN	404 542 7211	jesse@parkpride.org
Tony Tolson	(67 663-1858	Tony T[illegible]
Denise Sheals	4-549-9466	
Anthony Kwasi	4.453-5520	
Deborah Hines	(4) 319 1867	Debadiva09@yahoo.com
Walt Ray	404. 432-9320	Walt@parkpride.org

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English Avenue
Neighborhood Association EANA

Proctor North Avenue Study (AUC, Vine City, English Avenue)

Visioning Dinner, October 7, 2010

	Name:	Phone:	E-mail:	Mailing Address:
1.	L. Shaheed DuBois	770 256 7386	NPu-T@live.com	789 Magnolia Way Apt 102 Atl 30314
2.	Jerry Ladipo	4)688 8821	fame.ltd@gmail.com	693 Dalvigney 51 Atlanta 30318
3.	K. Palmer	4/431-1718	Keishapalmer1D@gmail.com	437 Sunset Ave Atlanta, GA 30314
4.	G. STROUP		GSTROUP@ATLANTAGA.GOV	ATL PD
5.	Mona Bennett	404-817-9914	monabahrc@gmail.com	Atl. Harm Reduction Coalition
6.	Phyllis Henderson		3205 Jimmy Lee Rd. Atl. Ga 30318	
7.	KEVIN CALHOUN - 404 314-5455		2337 ENGLEWOOD DR E PT 30344	
8.	Bob Jones			
9.	Makeda Johnson			
10.	Derrick (GABBY) George		3514 Jonesboro Rd Atlanta, GA 30354	DgapINC@gmail.com
11.	David watkins		5E 10th St	
12.	Ivory Young		Iyoung@atlantaga.gov	
13.	Tillman Wade		5035 Rhodes St. NW Atl 30314	

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English Avenue
Neighborhood Association EANA

Proctor North Avenue Study (AUC, Vine City, English Avenue)

Visioning Dinner, October 7, 2010

Name:	Phone:	E-mail:	Mailing Address:
1. Eleanor Hillman	404 373-5509	AUHEDB @langate.cau.edu	
2. ERIC PINCKNEY	404 2241889	epinckney@integral-online.com	
3. Stephen Causby	4) 520-1968	swcausby@gmail.com	New Life Covenant Church
4. Johnny Hood	6) 613-8753		699 ~~English Ave~~. Simpson Rd,
5. ~~John Holmes~~	404-~~[illegible]~~ 215-2890	JTHolmes@atlantaga.gov	
6. Edwina Burton	678-449-8957	bedbird777@yahoo.com	530 Lindsay St Apt 4 Atlanta, GA 30314
7. Michelle Harris	404-52[illegible]-2627		250 sunset ave
8. Linda Adams	693-7987	tinAda@bellsouth.net	
9. Crystal Huromb	404-914-0848		409 Sunset Ave. Atlanta, Ga. 30314 #2.
10. Robin Carmichael	(4) 957-4508	Robin.Carmichael@yahoo.com	555 V.I. Boone
11. Yvonne Jones			
12. Nyasa Jones			
13. Natasha Minchenko			

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English Avenue
Neighborhood Association EANA

Proctor North Avenue Study (AUC, Vine City, English Avenue)

Visioning Dinner, October 7, 2010

	Name:	Phone:	E-mail:	Mailing Address:
1.	Walt Ray	404-432-9320	walt@parkpride.org	~~582~~ Pine St., 30303
2.	LIZA MUELLER	4.542.5944	LIZA.MUELLER@GMAIL.COM	1854 BARTRAM ST. SE ATLANTA, GA 30316
3.	Jonathan Harris	6-866-5638	harrisjonathan75@yahoo.com	2640 MLK
4.	Vincent L. Jones	4934-3559	ONEJONESVINCENT@yahoo.	
5.	Nathan Ragland	4/917-4838	nathan1ragland@hotmail.com	- does not work
6.	Adey Bey	4/3565758	adeybey@hotmail.com	
7.	PATRICIA Campbell	4)477-8820	patcampbell7@Yahoo.com	484 Lindsay St ATL 30314
8.	Able Mable Thomas	4)921-8681	mthomas949@gmail.com	ATL 30314
(M) 9.	Joshua Pinckney	404-408-3295	joshpa897@gmail.com	556 Centennial Lane NW
(M) 10.	Eric Pinckney Jr	404-872-8977	Eric897@gmail.com	556 Centennial Lane NW
		(minors		
11.				
12.				
13.				

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Proctor North Avenue Study

(AUC, Vine City, English Avenue)

Preliminary Design Reveiw

October 23, 2010

10:00 AM

Neighborhood Union Health Center

Please Sign In

Name:	Phone:	E-mail:
LIZA MUELLER	904 592.5944	LIZA.MUELLER@GMAIL.COM
MIKE BROWN	461 3724	
Marcus Walker	404-319-8867	Marcus.Walk@yahoo.com
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Anthony Kimble		
Denise Sheats	(4) 549-9466	
Deborah Hines	4) 3191867	Debodiva004@yahoo.com
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Greg DELANEY	EGSELL & ASSOC., INC.	
Walt Ray	404.432.9320	walt@parkpride.org
Monica Robinson	4-730-1491	Monica.Robinson@fultoncountyga.gov
Howard Beckham	4-229-2065	rewbeckham@bellsouth.net
Barbara M. Rustom	4-525-0827	
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Darryl Haddock	4 2165759	darrylhaddock@bellsouth.net

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Proctor North Avenue Study

(AUC, Vine City, English Avenue)

Steering Committee Meeting

November 3, 2010

6:00 PM

Neighborhood Union Health Center

Please Sign In

Name:	Phone:	E-mail:
Walt Ray	404 432 9320	walt@parkpride.org
LIZA MUELLER	542.5944	LIZA.MUELLER@GMAIL.COM
Monica Robinson	404-730-1491	Monica.Robinson@fultoncountyga.gov
Carrie Salvary	404 545-3056	SalvaryC@atlanta.net
Larry Hadlock	404 216 5759	larry.Hadlock@bellsouth.net
Yvonne Jones	6/437/2711	vonnyj@gmail.com
David Deggans	(706) 542-5270	deggans@uga.edu
Tony Torrence	(678) 608-1858	tonytorrence@live.com

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Proctor North Avenue (PNA)

Visioning

Steering Committee Meeting

December 8, 2010

→ new email

Please Sign In

Name:	Phone:	E-mail:
Ellen [illegible]		
LIZA MUELLER	404-545-3199	LIZAMUELLER@GMAIL.COM
[illegible]	404-216-5759	[illegible]
[illegible] Ray	[illegible] 432 7360	[illegible]@parkpride.org
Elenna Tyler	404 577-8711	[illegible]@gmail.com
[illegible]	6/437/2711	[illegible]@gmail.com
Demarcus Peters	404-889-4950	dpeters@4eana.org
PAUL TAYLOR	404 546-6737	pataylor@atlantaga.gov
Carrie Salvey	- Ray	Daler [illegible]
[illegible] Mable Thomas	4) 921-8681	mthomas949@gmail.com
Joyce Phillips	678 830-4702	Dreamfaithfully@Live.com

675 Ponce de Leon Ave. 8th Floor, Atlanta, GA 30308. Tel (404) 817-6745. www.parkpride.org

Appendix I: Steering Committee Member Contracts

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Memorandum of Understanding

Steering Committee Member

Park Pride is a non-profit organization. The time and costs associated with the preparation of the Conceptual Master Plan are provided to the park at no cost to the park, its Steering Committee or its neighborhood association. The Steering Committee is the client. Scheduled Steering Committee meetings must have a minimum of five people in attendance. **If five persons are not present, the meeting will be re-scheduled. If the Committee meeting attendance drops below five people for two consecutive scheduled meetings, Park Pride reserves the right to stop the Visioning Program for that park.**

I understand that committing to serve on the Steering Committee holds with it certain responsibilities and obligations. I understand, that these conditions are in place to ensure consistency through the process and to eliminate the need to re-visit issues once decisions are agreed upon.

As a Steering Committee member, I agree to:

_____ **Attend Every Scheduled Meeting**

Missing more than one meeting cancels the ability of the Committee member to participate in key decision-making processes. Individuals who miss two consecutive meetings will be removed from the Steering Committee.

_____ **Represent Constituents**

Members are encouraged to get to know their community members better, especially how people feel about their neighborhood park. To this end, all Steering Committee members must participate in an 'In the Park Survey' process. Survey particulars will be decided at a Steering Committee meeting.

_____ **Participate in Public Involvement Process**

Public meetings will be scheduled at one of the first Steering Committee meetings. Committee members should plan to attend those key meetings so that they can better represent their constituents.

_____ **Participate in Park Pride's Park Inspection Program**

As a group, the Steering Committee must fill out a simple form each month, documenting needed repairs and maintenance. Park Pride shares completed forms with the City of Atlanta Parks Department in hopes of addressing the documented needs. Forms can be downloaded from parkpride.org.

By signing this document, I agree to serve on the Steering Committee, for NPU-L _____ *Park, which is participating in Park Pride's Park Visioning Program for the year* 2010.

Signature: _____

Name: Byron Amos

Date: 4-6-10

Walt Ray

Walt Ray, RLA
Director Of Park Visioning, Park Pride, Atlanta

park pride

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Memorandum of Understanding

Steering Committee Member

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I understand that committing to serve on the Steering Committee holds with it certain responsibilities and obligations. I understand, that these conditions are in place to ensure consistency through the process and to eliminate the need to re-visit issues once decisions are agreed upon.

As a Steering Committee member, I agree to:

CMS **Attend Every Scheduled Meeting**

Missing more than one meeting cancels the ability of the Committee member to participate in key decision-making processes. Individuals who miss two consecutive meetings will be removed from the Steering Committee.

CMS **Represent Constituents**

Members are encouraged to get to know their community members better, especially how people feel about their neighborhood park. To this end, all Steering Committee members must participate in an 'In the Park Survey' process. Survey particulars will be decided at a Steering Committee meeting.

CMS **Participate in Public Involvement Process**

Public meetings will be scheduled at one of the first Steering Committee meetings. Committee members should plan to attend those key meetings so that they can better represent their constituents.

CMS **Participate in Park Pride's Park Inspection Program**

As a group, the Steering Committee must fill out a simple form each month, documenting needed repairs and maintenance. Park Pride shares completed forms with the City of Atlanta Parks Department in hopes of addressing the documented needs. Forms can be downloaded from parkpride.org.

By signing this document, I agree to serve on the Steering Committee, for NPU-L Greenway *Park, which is participating in Park Pride's Park Visioning Program for the year* 2010.

Signature: Carrie M. Salway
Name: Carrie M. Salway
Date: 4/6/10

Walt Ray
Walt Ray, RLA
Director Of Park Visioning, Park Pride, Atlanta

park pride

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Memorandum of Understanding

Steering Committee Member

Park Pride is a non-profit organization. The time and costs associated with the preparation of the Conceptual Master Plan are provided to the park at no cost to the park, its Steering Committee or its neighborhood association. The Steering Committee is the client. Scheduled Steering Committee meetings must have a minimum of five people in attendance. **If five persons are not present, the meeting will be re-scheduled. If the Committee meeting attendance drops below five people for two consecutive scheduled meetings, Park Pride reserves the right to stop the Visioning Program for that park.**

I understand that committing to serve on the Steering Committee holds with it certain responsibilities and obligations. I understand, that these conditions are in place to ensure consistency through the process and to eliminate the need to re-visit issues once decisions are agreed upon.

As a Steering Committee member, I agree to:

M.T. **Attend Every Scheduled Meeting**

Missing more than one meeting cancels the ability of the Committee member to participate in key decision-making processes. Individuals who miss two consecutive meetings will be removed from the Steering Committee.

M.T **Represent Constituents**

Members are encouraged to get to know their community members better, especially how people feel about their neighborhood park. To this end, all Steering Committee members must participate in an 'In the Park Survey' process. Survey particulars will be decided at a Steering Committee meeting.

M.T. **Participate in Public Involvement Process**

Public meetings will be scheduled at one of the first Steering Committee meetings. Committee members should plan to attend those key meetings so that they can better represent their constituents.

_____ **Participate in Park Pride's Park Inspection Program**

As a group, the Steering Committee must fill out a simple form each month, documenting needed repairs and maintenance. Park Pride shares completed forms with the City of Atlanta Parks Department in hopes of addressing the documented needs. Forms can be downloaded from parkpride.org.

By signing this document, I agree to serve on the Steering Committee, for English Avenue Vine City - NPU-L *Park, which is participating in Park Pride's Park Visioning Program for the year* 2010

Signature: Mable Able Thomas
Name: Mable Able Thomas
Date: 7/6/2010

Walt Ray
Walt Ray, RLA
Director Of Park Visioning, Park Pride, Atlanta

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Memorandum of Understanding

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Signature: Yvonne Jones
Name: Yvonne Jones
Date: 4/6/2010

Walt Ray
Walt Ray, RLA
Director Of Park Visioning, Park Pride, Atlanta

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Signature: [signature]
Name: Pamela Flores
Date: 04-06-10

[signature]
Walt Ray, RLA
Director Of Park Visioning, Park Pride, Atlanta

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Signature: Mokeda Johnson
Name: Dr. Mokeda Johnson
Date: 4/6/10

Walt Ray
Walt Ray, RLA
Director Of Park Visioning, Park Pride, Atlanta

park pride

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Signature: [signature]
Name: TONY TORRENCE
Date: 4/15/10

[signature]
Walt Ray, RLA
Director Of Park Visioning, Park Pride, Atlanta


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