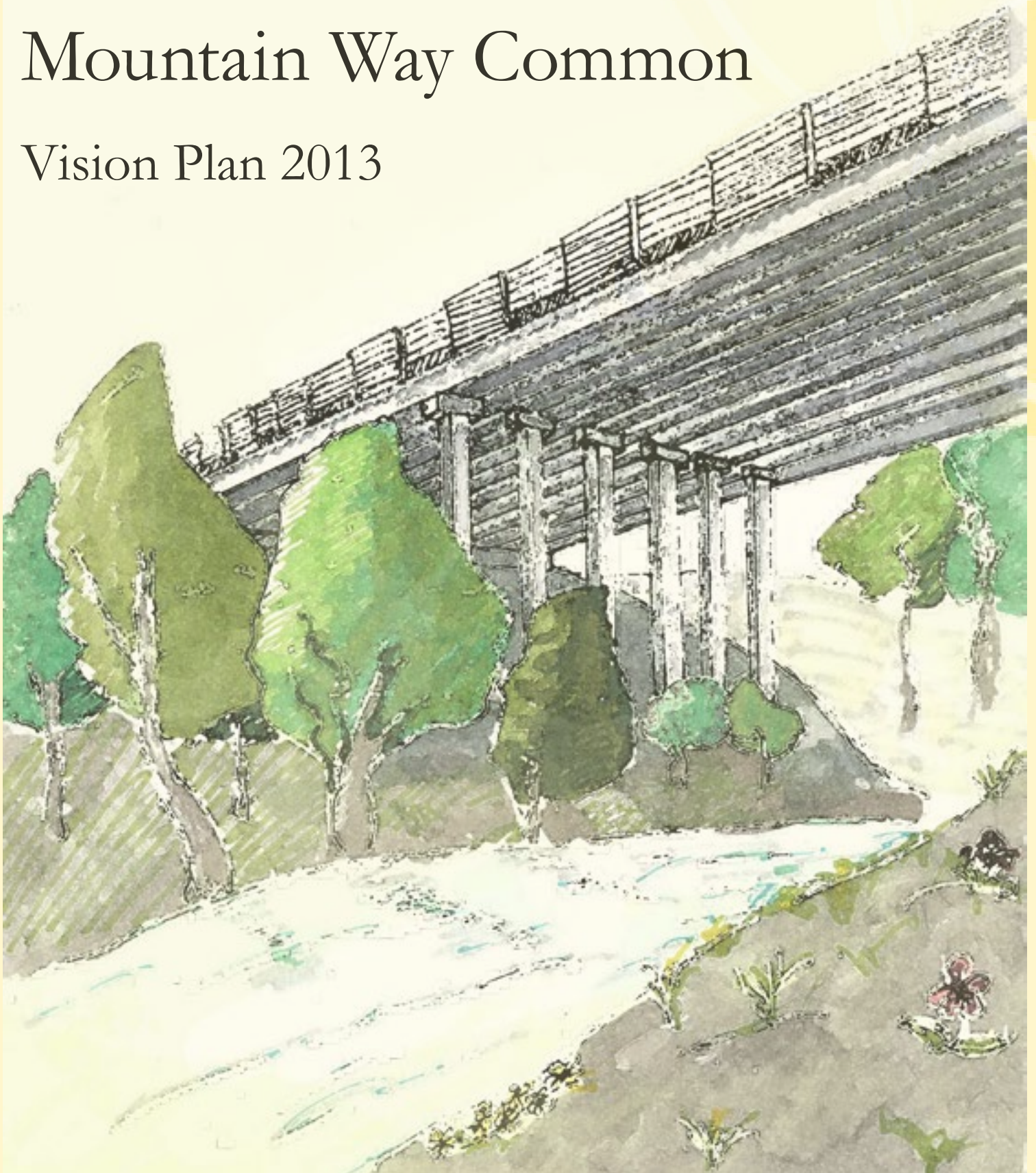


# Mountain Way Common

Vision Plan 2013



# Mountain Way Common Vision Plan



# Acknowledgments

Congratulations! Park Pride would like to express our gratitude to all who participated in the public engagement opportunities and in the Visioning Process at Mountain Way Common. Without the guidance and input from those who participated, this widely supported Vision Plan would not have been possible.

It's rare to find a community that combines the drive to make their community better with the ability to reach agreement on similar and powerful priorities. The neighbors around Mountain Way Common and the North Buckhead community displayed an immense amount of dedication and commitment to working together.

Dan Weede stood out as a capable leader and Steering Committee Chairperson. Going above and beyond, he organized meetings, reached out to countless community members, and introduced and welcomed exciting ideas for uses and events at the Common.

The foundation on which this Vision Plan stands is the Steering Committee. Each person on the Steering Committee took tremendous responsibility to rally the community, represent their neighbors and help guide the development of the plan. Park Pride would like to thank:

Gordon Certain  
Joe Coomes  
Beth Godwin  
Bethann Kushner  
Mandy LeCompte  
Marianna Lee  
Kevin McCauley  
Jane Moss  
Sonya Parker  
Susan Richardson  
Dan Weede (Steering Committee Chairperson)  
Tina Weede  
Jane Zoellick

A very special thank you goes to Carlos Perez of AECOM and Denise Starling of Livable Buckhead Initiative for sharing information on the PATH400 Trail, listening to community concerns, and participating in the Vision Process at Mountain Way Common.

Thank you to Saint James United Methodist Church for setting up rooms and hosting the public meetings, and to the staff at Blue Heron Nature Reserve who hosted the Steering Committee meetings.

All participants have made great contributions in guiding the development and planning for their greenspace. The care they have demonstrated in building relationships will serve them well as they carry the implementation of this plan forward.

Photo Credit: Dan Weede and Jane Zoellick  
Cover Illustration: Yuqiao Guo

# Mountain Way Common Vision Plan



## Table of Contents

|  |    |
|--|----|
| Acknowledgments                                | 1  |
| Table of Figures                               | 3  |
| Executive Summary                              | 5  |
| Orientation                                    | 7  |
| Existing Conditions                            | 8  |
| Design Process & Public Engagement             | 11 |
| Wish List Creation- Public Meeting 1           | 13 |
| Design Workshop- Public Meeting 2              | 14 |
| Preliminary Design Concepts- Public Meeting 3  | 19 |
| Vision Plan- Public Meeting 4                  | 22 |
| Final Public Meeting and Priorization Exercise | 23 |
| Project List                                   | 34 |
| Appendix                                       | 39 |

## Table of Figures

|   |    |
|---|----|
| Figure 1: Group A Design Workshop Map                     | 15 |
| Figure 2: Group B Design Workshop Map                     | 16 |
| Figure 3: Group C Design Workshop Map                     | 17 |
| Figure 4: Group D Design Workshop Map                     | 18 |
| Figure 5: Design Concept A presented at Public Meeting 3  | 20 |
| Figure 6: Design Concept B presented at Public Meeting 3  | 21 |
| Figure 7: Prioritization Exercise Plan- Connector Options | 28 |
| Figure 8: Connector Comments                              | 29 |
| Figure 9: Vision Plan                                     | 31 |
| Figure 10: Prioritization Exercise Plan                   | 33 |

# Mountain Way Common Vision Plan



# Executive Summary

In May 2012, the Mountain Way Common Vision process began when the Friends of Mountain Way Common and the North Buckhead Civic Association (NBCA) submitted an application for Park Visioning. The Common is located in City Council District 7, which is one of the least parked districts in the City of Atlanta. The community has been forthright in looking for and finding innovative ways to increase their park acreage to improve quality of life. The Common will add eight acres of park land to the area.

Mountain Way Common is a unique greenspace of eight acres on Georgia Department of Transportation (GDOT) right of way 80 feet below a towering Georgia 400 highway overpass and MARTA rail line. The NBCA, with the assistance of Livable Buckhead Initiative (LBI), built a strong relationship and negotiated a lease agreement for the City of Atlanta Parks Department to maintain the space. As of the date of publishing this Vision Plan the GDOT and the Parks Department were still in negotiations over lease. One motivation and accelerator for the lease is the new PATH400 Trail, a five mile elevated trail that follows Georgia 400, has proposed plans for Mountain Way Common to become a trailhead.

The NBCA and the surrounding neighbors, with permission from GDOT, were already active in the greenspace; clearing invasive species, picking up trash and using the existing service road as a trail. The overpass of the Georgia 400 Highway and MARTA tracks create a pavilion to enjoy the space rain or shine. Another important feature is Little Nancy Creek, which runs through the greenspace. This beautiful natural element motivated the community to care for the space.

The community wanted to explore the best uses of the Common's unique and sometimes difficult features, especially if the PATH400 trail is connected. Gordon Certain, a Steering Committee member wrote, in the Visioning application: "We need skilled advisors to help us assess how to get the most benefit and interaction from the varied terrains."

The next step was to form a strong Steering Committee that represented the neighborhood. Representatives from each of the key streets that surround the park including Carmain Drive, Mountain Way, North Ivy and Glengary Drive were identified. The Steering Committee met eight times over the eight month Visioning period to organize the community, enlist participation, build consensus, and guide Park Pride staff throughout the process. The Committee scheduled four public meetings and developed a public outreach plan to attract community participants. The public outreach plan relied on neighborhood newsletters, community websites and email list serves.

All public meetings were well attended. Attendees were vocal and worked together to build consensus. Steering Committee members made great efforts to represent the views and opinions of both themselves and the community at large. The Visioning Process for Mountain Way Common enjoyed early consensus on most issues. During the design workshop, it was evident that attendees had similar ideas for the park.

# Executive Summary

The information provided by Carlos Perez of AECOM and Denise Starling of LBI was invaluable to the Visioning Process. Mr. Perez and Mrs. Starling are the representatives for the design and funding behind the ambitious PATH400 Trail. Both attended meetings to answer questions about the trail and how it could relate to the Mountain Way Common.

While the PATH400 Trail design is beyond the scope of the Visioning Process, options for connecting the trail to the common were explored. It was apparent that a well designed connection was a high priority. The specific design of the connection did not reach consensus. Consensus building tactics generated constructive dialog that did not result in a clear preference for one option or the other. Results of exploration start on page 25.

The Vision Plan and connection options were presented for review and comment at the final public meeting. After review, several key additions were made. The community also completed two prioritization exercises detailed in the Vision Plan section on page 31. On the Vision Plan high priorities were identified as the acquisition of two vacant parcels, a playground and a loop trail around Little Nancy Creek.

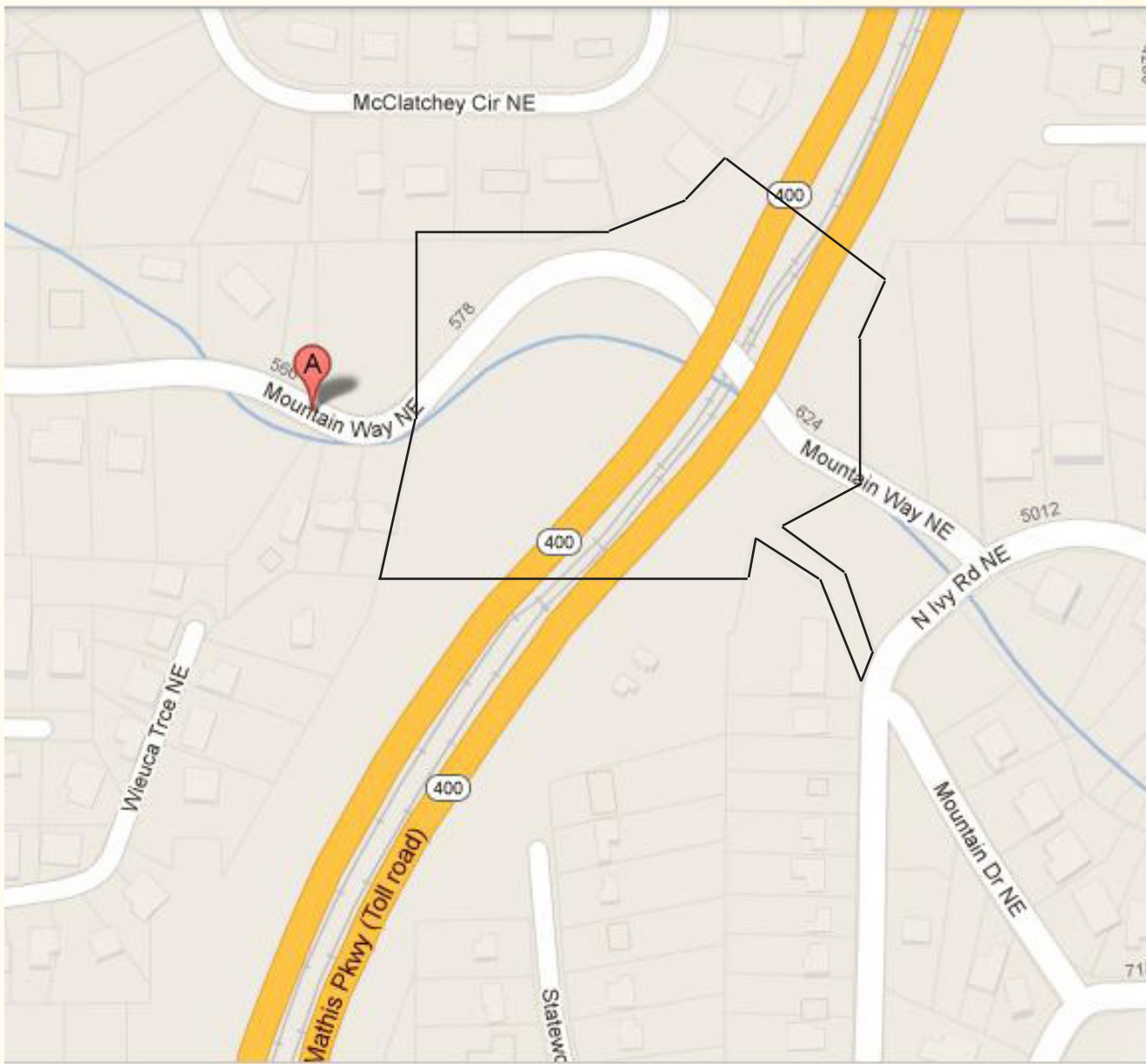
The Vision Plan is neither a strict set of rules for development nor a construction document. It demonstrates concepts and serves as a guide to relationships between amenities' size, shape and location. Detailed design documents will be needed as each project is funded.

The Steering Committee, the Friends of Mountain Way Common, LBI, NBCA and various other community groups will lead the efforts to implement the Vision Plan. Park Pride will continue to offer support to the Mountain Way Common community with advice, design guidance, and potential funding opportunities. The completion of this Visioning Plan, which ensures the future of Mountain Way Common within the Buckhead community as a place for the community, plants and wildlife, is just the first success of many more to come.



# Orientation

Mountain Way Common is located in the North Buckhead Community. The Common's entrance is on North Ivy Road, close to the intersection with Mountain Drive. The site is mostly below Georgia 400. Below is a map of the proposed Common and the surrounding neighborhood.



# Existing Conditions

The 8-acre site known as Mountain Way Common is owned by the Georgia Department of Transportation (GDOT) and is approximately 80 feet below a Georgia 400 expressway bridge. The steep valley was carved by Little Nancy Creek, which roughly parallels Mountain Way. Currently a service road is used as a trail by neighbors to walk dogs, go for runs, and hold picnics. The community has created a mulched area on Mountain Way that includes wooden bollards and a dog waste station. The community has also arranged several work days to combat invasive species such as privet and English ivy.

In 2012, the North Buckhead Civic Association conducted an online survey of neighbors to gauge support for the proposed Common. Of the 138 residents that responded to the survey, 95% supported a park on Mountain Way. Survey results can be found in Appendix K.

Mountain Way Common is also envisioned in the PATH400 Trail plan as a trailhead. The path will cross the Common on a high bridge approximately 20 feet below Georgia 400. The planning team for PATH400 recognizes a need to connect this project to Mountain Way Common.



**The community designed and constructed an entrance sign with a landscaped area on North Ivy Road. The gesture welcomes neighbors into the Common.**



**A gate opens onto an existing maintenance road. Community members use this as a trail and host volunteer work days to keep it clear of vegetation and debris.**

# Existing Conditions

**Mountain Way Common is a deep valley under Georgia 400 and the north-south line of the MARTA train.**



**Little Nancy Creek winds through the Common. The juxtaposition of the peaceful respite of the creek and the imposing concrete piers make this a unique greenspace.**



## Existing Conditions



**A large concrete slope on the north side of Mountain Way was built during the construction of Georgia 400. The slope is occasionally used by athletes in the neighborhood.**



**On the south side of Mountain Way, a mulched area with an entrance sign and bollards has been constructed by neighbors. It is currently used for walking dogs and to access Little Nancy Creek.**

# Design Process & Public Engagement

Public input and community engagement are the core value of the Park Pride Vision Process. Park Pride offers two parks a year a Park Visioning grant to develop a conceptual master plan or Vision Plan. In May 2012, the North Buckhead Civic Association applied for the Vision Process for Mountain Way Common. This unique piece of land owned by Georgia Department of Transportation already had an active Friends of Group and an ad hoc advisory board. Leveraging the strong community interest, Park Pride gathered input at every point of the design process. The first step was the formation of a Steering Committee whose members represented various streets and stakeholders throughout the North Buckhead community. The Committee met eight times to develop and report on community outreach strategies and to review input given at the public meetings.

## Steering Committee Meeting Schedule

All Steering Committee meetings took place on Thursdays at 7pm at the Blue Heron Nature Preserve. The meeting schedule was as follows:

|                    |                   |
|--------------------|-------------------|
| September 27, 2012 | February 28, 2013 |
| October 25, 2012   | March 28, 2013    |
| November 29, 2012  | April 25, 2013    |
| January 24, 2013   | May 23, 2013      |

## Public Meeting Schedule

All public meetings were planned to take place at Saint James United Methodist Church. The Steering Committee in April decided to move the final public meeting to Mountain Way Common to celebrate the unveiling of the Vision Plan. The final schedule and description of the public meetings were as follows:

### **Public Meeting 1: Tuesday, February 12th, 2013**

This meeting focused on wish list creation. The community expressed their desires for a park in their neighborhood without considering limitations of politics, cost, ownership of land or geographic realities.

### **Public Meeting 2: Tuesday, March 12th, 2013**

Park Pride facilitated a design charrette. Each group reviewed and edited the wish list from public meeting 1 and decided which amenities were appropriate to place in Mountain Way Common.

### **Public Meeting 3: Tuesday, April 16th, 2013**

Park Pride presented two conceptual design options. Attendees reviewed and discuss the pros and cons of each design. Several additions were discussed. All comments were recorded and incorporated into the final Vision Plan

### **Public Meeting 4: Saturday May 4th, 2013 at 4pm at Mountain Way Common.**

Park Pride presented the final Vision Plan and three perspective drawings of possible connectors to the PATH400 Trail. Attendees documented their preferred option. A celebratory BBQ followed.

## Mountain Way Common Vision Plan

### Public Engagement Strategies

The Steering Committee developed several methods to engage their neighbors. Yard signs with the public meeting schedule were placed in key spots around the neighborhood. The Steering Committee reached out to over 2000 members of the North Buckhead Civic Association through their monthly newsletter. Information was posted on the Park Pride and the Mountain Way Common websites. The Visioning meeting schedule was reposted to a popular urban development website, Curbed.com, due to the thorough communication and the exciting descriptions. The final public meeting was advertised using Evite and emails that were sent to approximately 2000 addresses.



**Yard signs were one way the Steering Committee advertised the public meeting schedule. This one was placed by the Steering Committee on the corner of North Ivy Road and Mountain Drive.**

## Wish List Creation- Public Meeting 1

The first public meeting kicked off with an overview of existing conditions of Mountain Way Common. Pictures of the site were reviewed and potential properties for acquisition were identified. Little Nancy Creek, the existing trails, property ownership, and the opportunities to connect to the PATH400 trailhead were highlighted. When the question “How many people have actually walked the site” was posed, approximately 95% of attendees raised their hands.

Next the community was asked to participate in Strength, Weakness, Opportunities and Challenges (SWOC) exercise and a Wish List Creation exercise (Appendix D). The community discussed the challenges posed by GDOT’s ownership, the opportunities for making this a gathering space for the community, and its natural beauty. During the Wish List creation exercise, attendees discussed ideas to keep the park natural, safe and inviting.

Below is the Wish List created at the first public meeting. This list served as the starting point for Visioning within and around the Common. As the design process proceeded and reviews from the community took place, some of the projects were dropped from the list, while others were added. The initial list included:

|                                |                                 |
|--------------------------------|---------------------------------|
| Walking trail                  | Lighting along trails           |
| Year round plantings/flowering | Improved visibility             |
| Seasonal color                 | Connect Statewood Road          |
| Mini putt putt                 | Sidewalks, picnic area          |
| Basketball court               | Stop light/ crosswalk by park   |
| Bridge over the creek          | Parking                         |
| Ponds                          | Connection to Little Nancy      |
| Meeting area                   | Creek Park along the creek      |
| Gathering areas                | Fenced play area                |
| Benches                        | Drinking fountain               |
| Art installation               | Garbage cans                    |
| Outdoor classroom              | Bike rack, trail head amenities |
| Murals                         | Call boxes                      |
| Soccer field                   | Donation box                    |
| Stadium sitting                | Solar lighting                  |
| Connection to the trail        | Rain harvesting                 |
| Kids play area                 | Catching water off the          |
| Traffic calming                | highway                         |
| Dog park                       | Improved water quality          |
| Community garden area          | Waterfalls                      |
| Vertical garden                | Access to the creek             |
| Exercise stations              | Access to Sarah Smith           |
| Exercise trail                 | Water monitoring                |
| Place of reflection            |                                 |
| Boardwalk in flood plains      |                                 |
| Nature trail                   |                                 |
| Signage for history/nature     |                                 |



**Park Pride presented multiple case studies of vacant spaces under interstates converted to healthy active greenspaces such as Jose Marti Park in Miami.**

## Mountain Way Common Vision Plan

### Design Workshop- Public Meeting 2

At the second public meeting, participants were divided into four groups. Each group was equipped with a pack of markers, ruler, a Visual Resource Guide (Appendix H), and a topographic survey of Mountain Way Common including the surrounding streets.

Attendees reviewed the Visual Resource Guide which included the Wish List, the summary of the S.W.O.C. exercise from the first public meeting, and inspirational photos. The guide helped to direct and inform each group's design choices. Many circled photos and wish list items they would like to see incorporated into the park (Appendix K).

The public meeting concluded with each group presenting its design concept. Drawings prepared at this meeting are presented on the next four pages. It was clear that strong consensus already existed among attendees about many of the proposed amenities.

Following the second public meeting, the Steering Committee met to discuss and review the outcomes of the wish list creation and design workshop. The committee reviewed the drawings and observed that all showed an active play area on the vacant parcel on the corner of North Ivy and Mountain Drive, a circular trail system under the interstate, stream crossings, an entrance feature on North Ivy and vegetative buffers around key property lines.



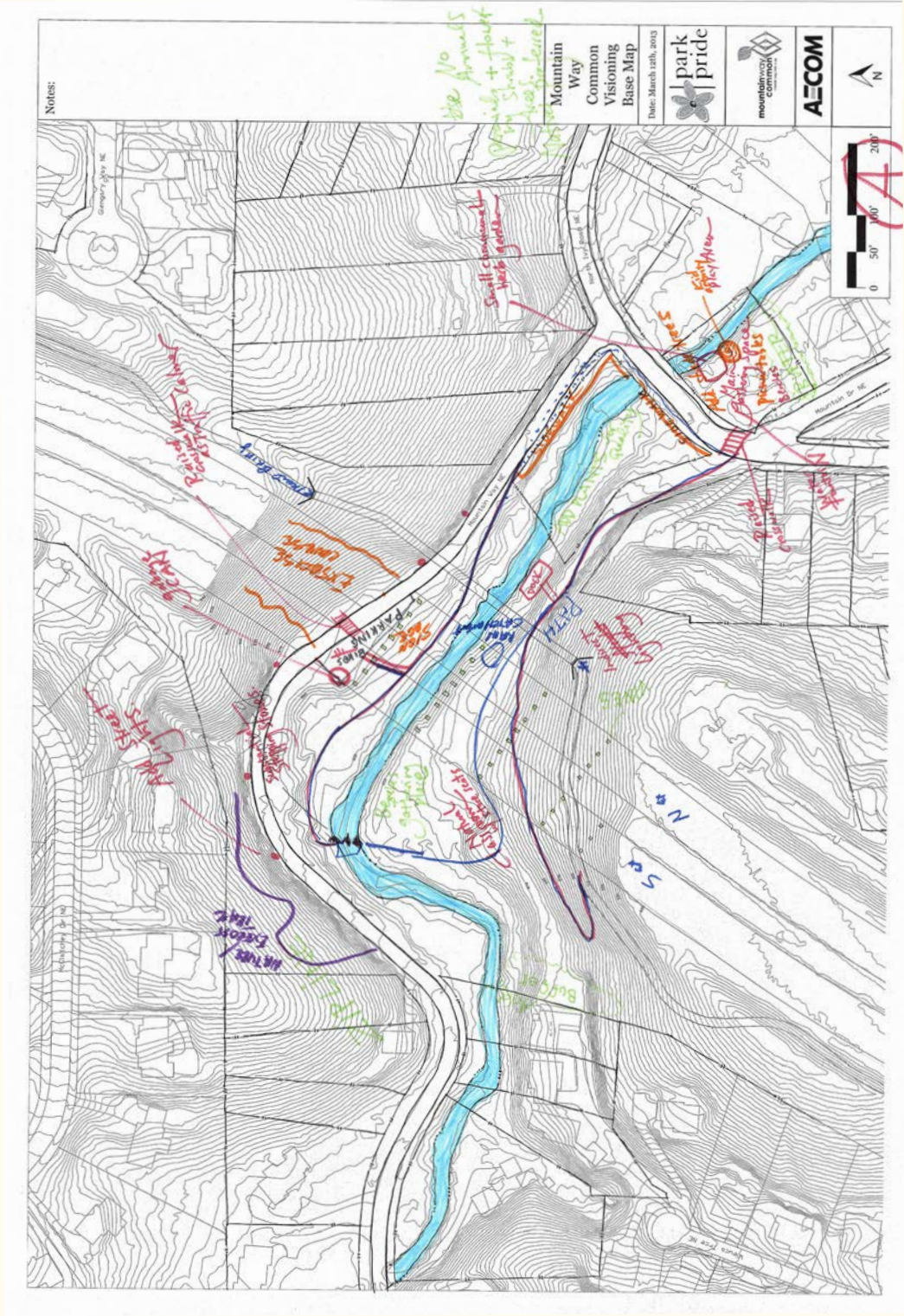
**A group of attendees discuss where to place amenities in the Common while considering privacy, environmental factors, etc.**



**Carlos Perez of AECOM and Denise Starling of LBI joined the meeting to answer questions about the PATH400 trail and its connection to Mountain Way Common.**



Figure 1: Group A Design Workshop Map



# Mountain Way Common Vision Plan

## Figure 2: Group B Design Workshop Map

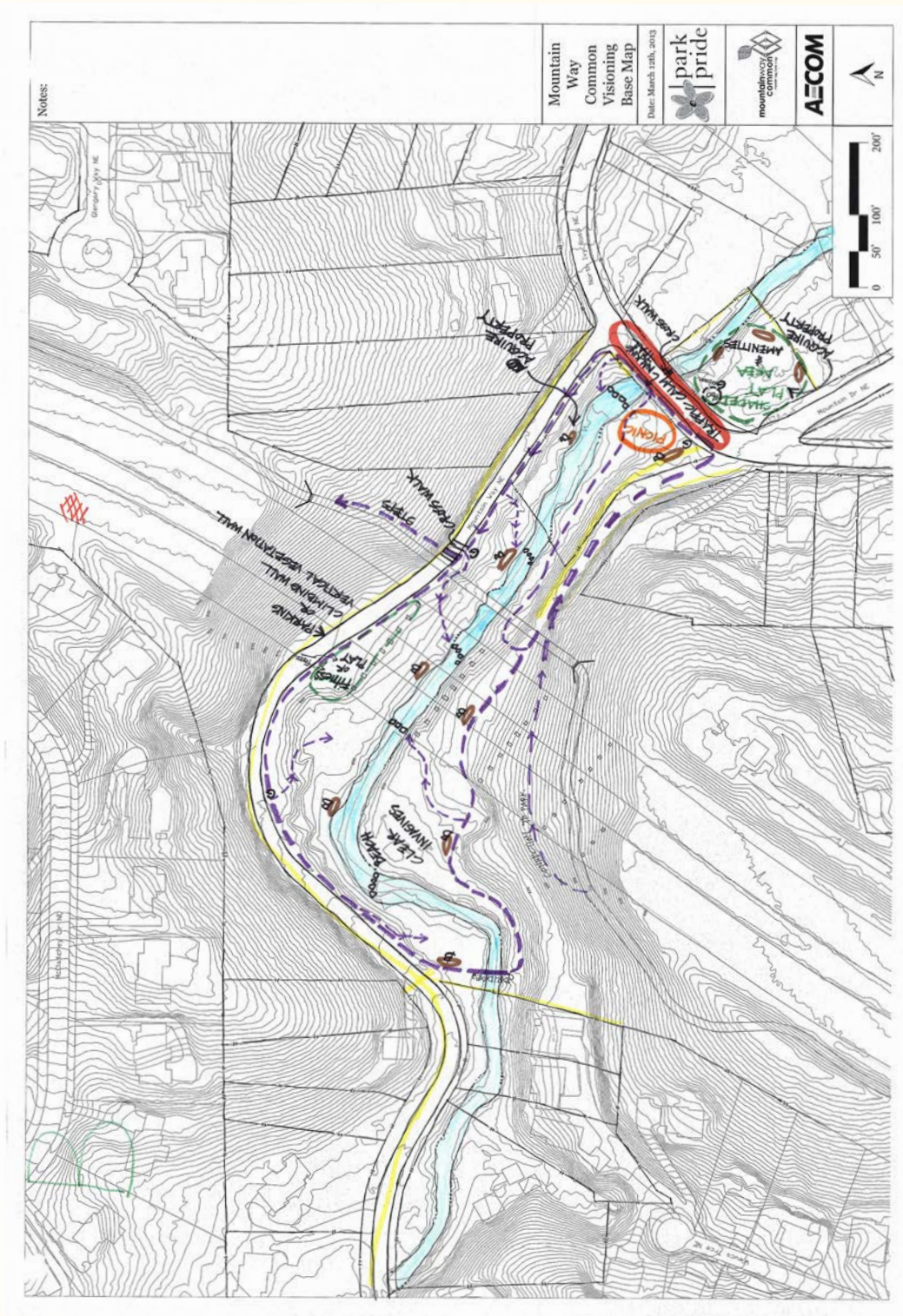
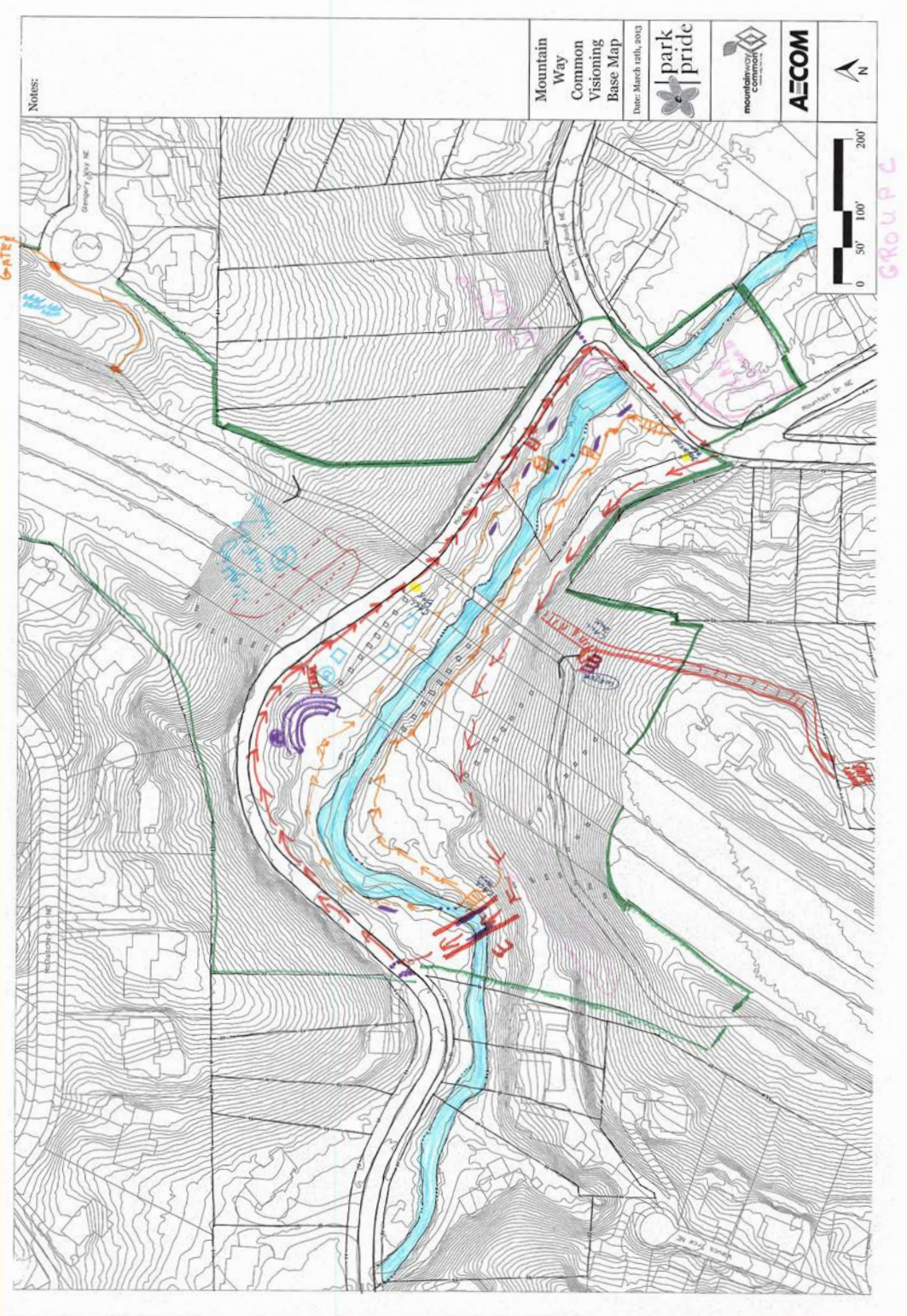


Figure 3: Group C Design Workshop Map



# Mountain Way Common Vision Plan

## Figure 4: Group D Design Workshop Map



## Preliminary Design Concepts- Public Meeting 3

Park Pride presented two different concept plans for the review of the attendees. It was emphasized that the attendees need not pick one concept or the other, but rather should discuss the pros and cons of each, so that the Vision Plan will be a strong hybrid. The two concept plans were presented for review and comment. The concept plans are shown on the following pages.

Consensus was easily reached regarding the pedestrian circulation, playground location, the outdoor classroom, and parking options. An important outcome of this meeting was the discussion about the connection of Mountain Way Common and the proposed PATH400 Trail. There were three proposed options: a hill hugging connector near the North Ivy Road entrance, a suspension sky bridge, and a supported sky bridge connector on Mountain Way. Attendees were divided on the connector and had trouble visualizing the proposed options. The full summary including all comments of public meeting 3, can be found in Appendix F.



**All the design workshop maps created by attendees of Public Meeting 2 were hung on the windows in the Church. Public Meeting 3 attendees were encouraged to review and compare the maps in the beginning of the meeting.**

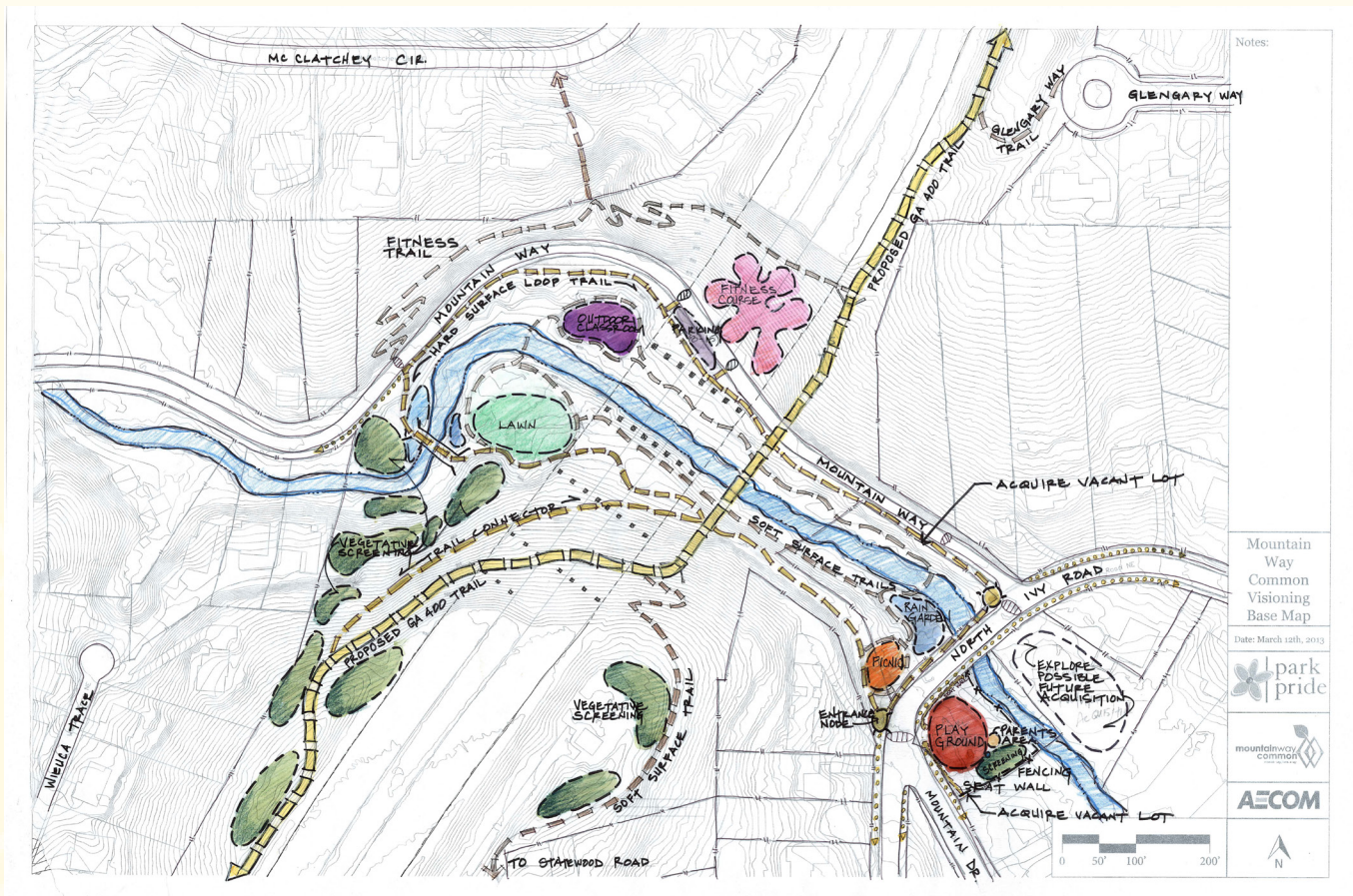


**Walt Ray presented two design options at a town hall style meeting. Attendees discussed the advantages and disadvantages of the proposed amenities.**

# Mountain Way Common Vision Plan

## Preliminary Option A's Main Features:

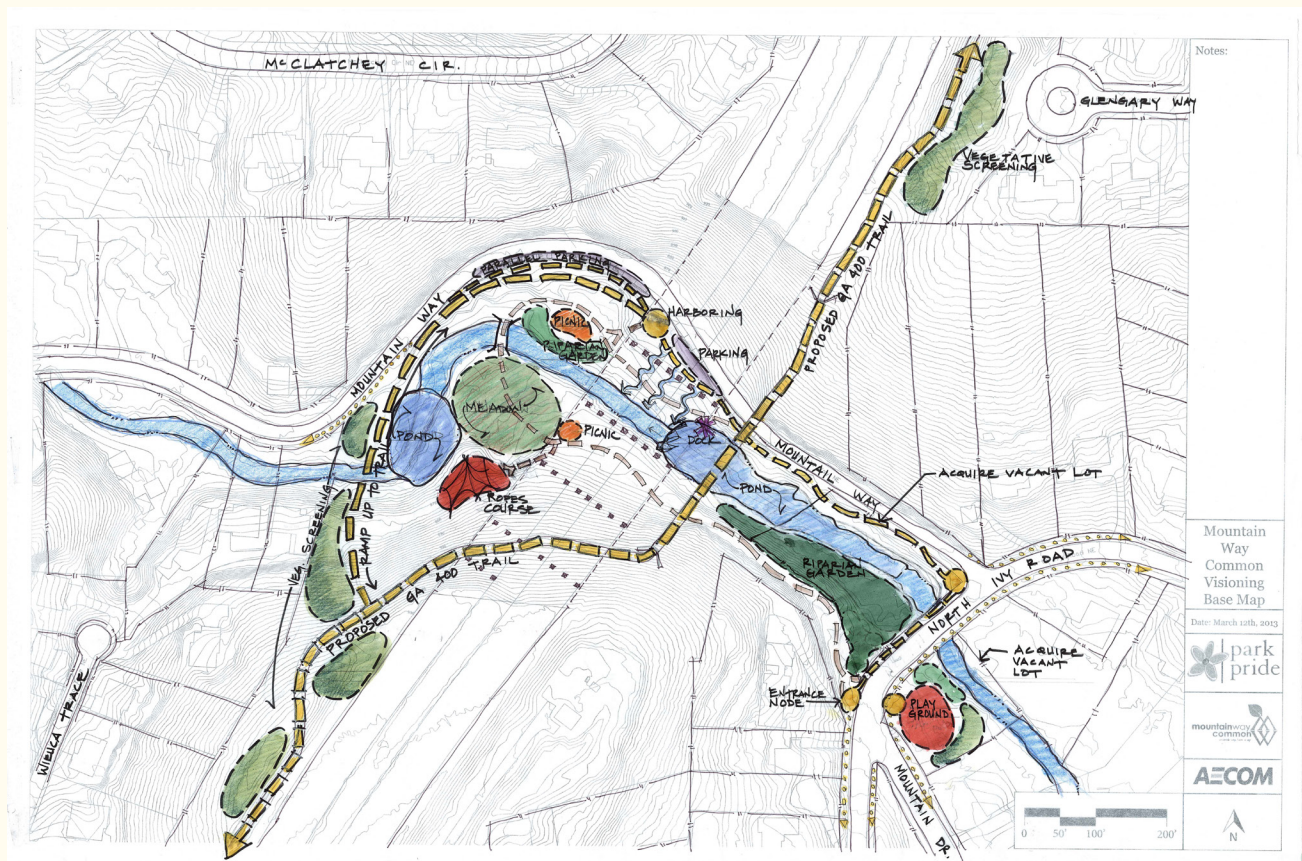
- Large loop trail with a bridge crossing the creek
- Smaller loop trail closer to the creek
- Entrance picnic area on North Ivy Road
- Active playground area on vacant lot on the corner of North Ivy Road and Mountain Drive
- “Hill Hugger” connector to the PATH400 Trail
- Acquisition of two parcels
- Trails connecting McClatchey Circle, Statewood Road, Glengary Way
- Natural outdoor classroom
- Lawn area
- Perpendicular parking for 8-15 vehicles
- Series of rain gardens
- Planted vegetative buffer on western border
- Fitness course on concrete slope on Mountain Way



**Figure 5: Design Concept A presented at Public Meeting 3**

## Preliminary Option B's Main Features:

- One loop trail with a bridge crossing the creek
- Entrance picnic area on North Ivy Road
- Active playground area on vacant lot on the corner of North Ivy Road and Mountain Drive
- "Fly Over" connector to the PATH400 Trail
- Acquisition of three parcels
- No trail connections from McClatchey Circle, Statewood Road, Glengary Way
- Riparian plantings and picnic
- Small meadow
- Parallel parking in two locations
- Significant stream reengineering
- Planted vegetative buffer on western border
- Ropes course under Georgia 400



**Figure 6: Design Concept B presented at Public Meeting 3**

# Vision Plan- Public Meeting 4

The Vision Plan (page 31) was presented at the final public meeting. The plan is a combination and refinement of community input and feedback from the public meetings and Steering Committee meetings. It illustrates the relative size, shape and location of features that have widespread support. Descriptions of projects are found in the Project List (page 34-36) which follows the Vision Plan (Appendix I).

An ongoing discussion took place about how Mountain Way Common should connect to the proposed PATH400 Trail. Participants throughout the Visioning process built consensus that constructing a connector is imperative for the design of the greenspace. However no consensus was found on the style or design of the amenity. It became apparent at the third public meeting that a visual aid was needed to describe the connector options to the PATH400 Trail. For the final public meeting, Park Pride prepared renderings of the three connector options; the “Hill Hugger”, the “Fly Over”, and the “Suspended Fly Over”. The renderings can be found on pages 25-27.

The final public meeting for the Visioning of Mountain Way Common was an open house format held at the Common. The open house included three stations and a long table with food for attendees to enjoy. Participants reviewed and discussed the Vision Plan and PATH400 Trail connector design options.

Three stations were available for participants to examine the key issues.

**Station 1:** This station contained a large-format color rendering of the proposed Vision Plan. Attendees were encouraged to examine the plan, ask questions, and discuss/document any thoughts they had regarding the final proposal. While many attendees did ask questions in order to better understand the graphic rendering, they were overwhelmingly in favor of the amenities and uses proposed.

**Station 2:** The second station contained a large-format black & white copy of the same site plan at station 1. While signing in, each participant was given two blue dot stickers. It



**Walt Ray, Director of Park Visioning, welcomed guests. At the welcome table attendees received instructions and their priority dots.**



## Final Public Meeting and Prioritization Exercise

was explained that each blue dot represented a ‘blank check.’ Each ‘blank check’ could be ‘spent’/stuck on the drawing on whichever projects the participant would fund first. This exercise is a method to understand which projects the community as a whole considers priorities. While the numbers of blue dots stuck to each project are a great guide, some projects must be prioritized due to other considerations (available funding, staging, etc.). Still, the intent of demonstrating community’s priorities is evident on the document created by participants at this station.

Priority projects indicated by the dot exercise include the acquisition of Lot 15 ( Key 1), playground (Key B), building the loop trails (Key I, J), the foot bridge (Key V), woodland



**Steering Committee member Gordon Certain at Station 3 reviews the options for connectivity with an attendee at the final public meeting.**

restoration (Key AA), and sidewalks (Key Z) throughout the neighborhood.

**Station 3:** This station contained renderings of three different ways that the Common may connect to the PATH400 Trail. Attendees were asked to place the one green dot on their preferred option. Space under each rendering was left for attendees to write notes. Attendees did so. The ‘Fly Over’ option was obviously not preferred. Both the ‘Hill Hugger’ and the ‘Suspended Fly Over’ options were almost equally preferred. Opinions about each option were documented on the board.

The connector options exercise found on page 28 reaffirmed that while most desire a direct connector to the PATH400 Trail, many disagree with exactly how this connection should be achieved. Community members are evenly distributed between the ‘Hill Hugger’ and the ‘Suspended Fly Over’ design.

Community members built consensus around the Mountain Way Common Vision Plan and have identified a list of necessary and accomplishable projects. This plan, while not a construction document, should be used to guide development of the Common. This process was a demonstration of the community’s dedication and support for the Common.

## Mountain Way Common Vision Plan

### **Final Public Meeting and Prioritization Exercise**



**The Steering Committee hosted a barbecue at the final public meeting to both attract neighbors and to celebrate the unveiling of the Vision Plan**



**Despite the rainy weather, the final public meeting drew a large group of attendees who shared their input on the Vision Plan**

# Connect to GA 400 Trail: Fly Over Option



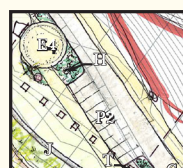
Tree/Canopy Loss: Medium

Grade/Steepness: 5%-8% Slope

Relative Cost: \$\$\$ \$\$\$ (Very High)

Visual Presence: Significant

Trail User Interaction into Mountain Way Common:



Low



# Connect to GA 400 Trail: Suspended Fly Over Option



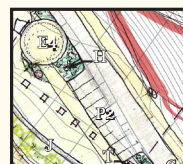
Tree/Canopy Loss: Low

Grade/Steepness: 5%-8% Slope

Relative Cost: \$\$\$ \$\$\$ \$\$\$\$ (Astronomically High)

Visual Presence: Significant/Stunning

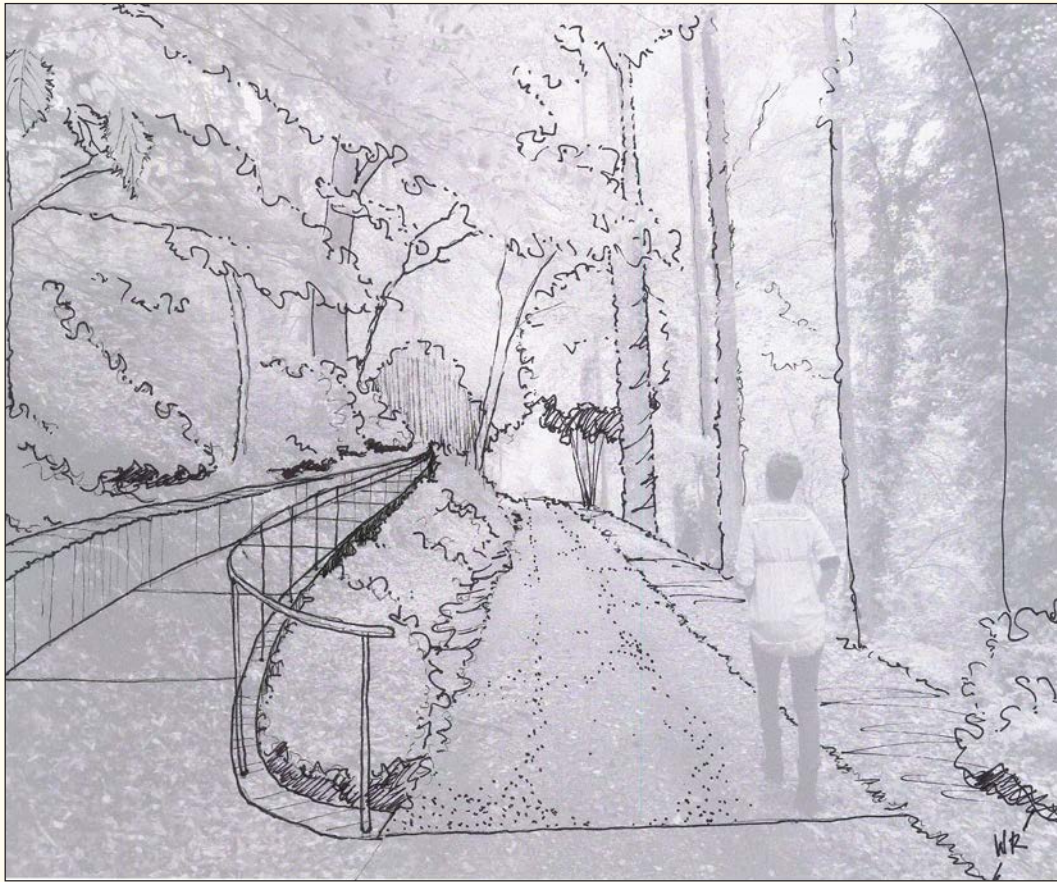
Trail User Interaction into  
Mountain Way Common:



Low



# Connect to GA 400 Trail: Hill Hugger Option



Tree/Canopy Loss: High

Grade/Steepness: 5%-8% Slope

Relative Cost: \$\$\$ (High)

Visual Presence: Minimal

Trail User Interaction into  
Mountain Way Common:

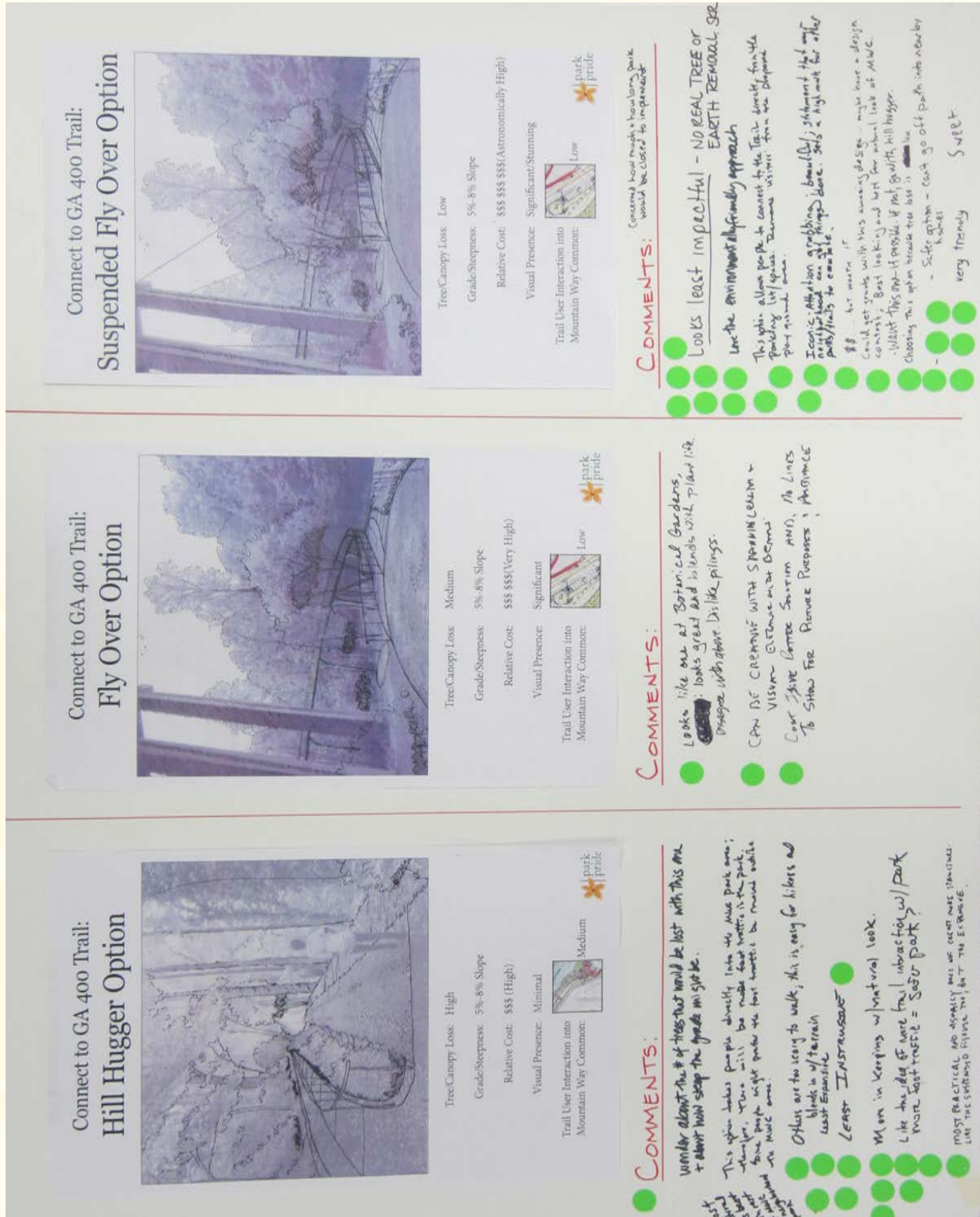


Medium



# Mountain Way Common Vision Plan

## Figure 7: Prioritization Exercise Plan- Connector Options



## Figure 8: Connector Comments

### “Suspended Fly Over” Connector Option Comments:

1. Concerned how much +how long park would be closed to implement
2. Looks least impactful – no real tree or earth removal . SKR
3. Love the environmentally friendly approach
4. This option allows people to connect to the trail directly from the parking lot/spaces.  
Removes “visitors” from the proposed playground area
5. Iconic-attention grabbing; beautiful; statement that our neighborhood can get things done.  
Sets a high mark for other parks/trails to emulate
6. \$\$... but worth it
7. Could get grants with this amazing design... maybe have a design contest; best looking  
and best for natural look of MWC
8. Want this one if possible; if not, go with Hill Hugger
9. Choosing this option because tree loss is low
10. Safer option – can’t go off path into nearby homes
11. Very trendy
12. Sweet

### “Fly Over” Connector Option Comments:

1. Looks like the one at Botanical Gardens; looks great and blends with plant life  
Disagree with above. Dislike pilings
3. Can be creative with spanning length + visual elegance with beams
4. Cost issue better solution and no lines to show for picture purposes & ambiance

### “Hill Hugger” Connector Option Comments:

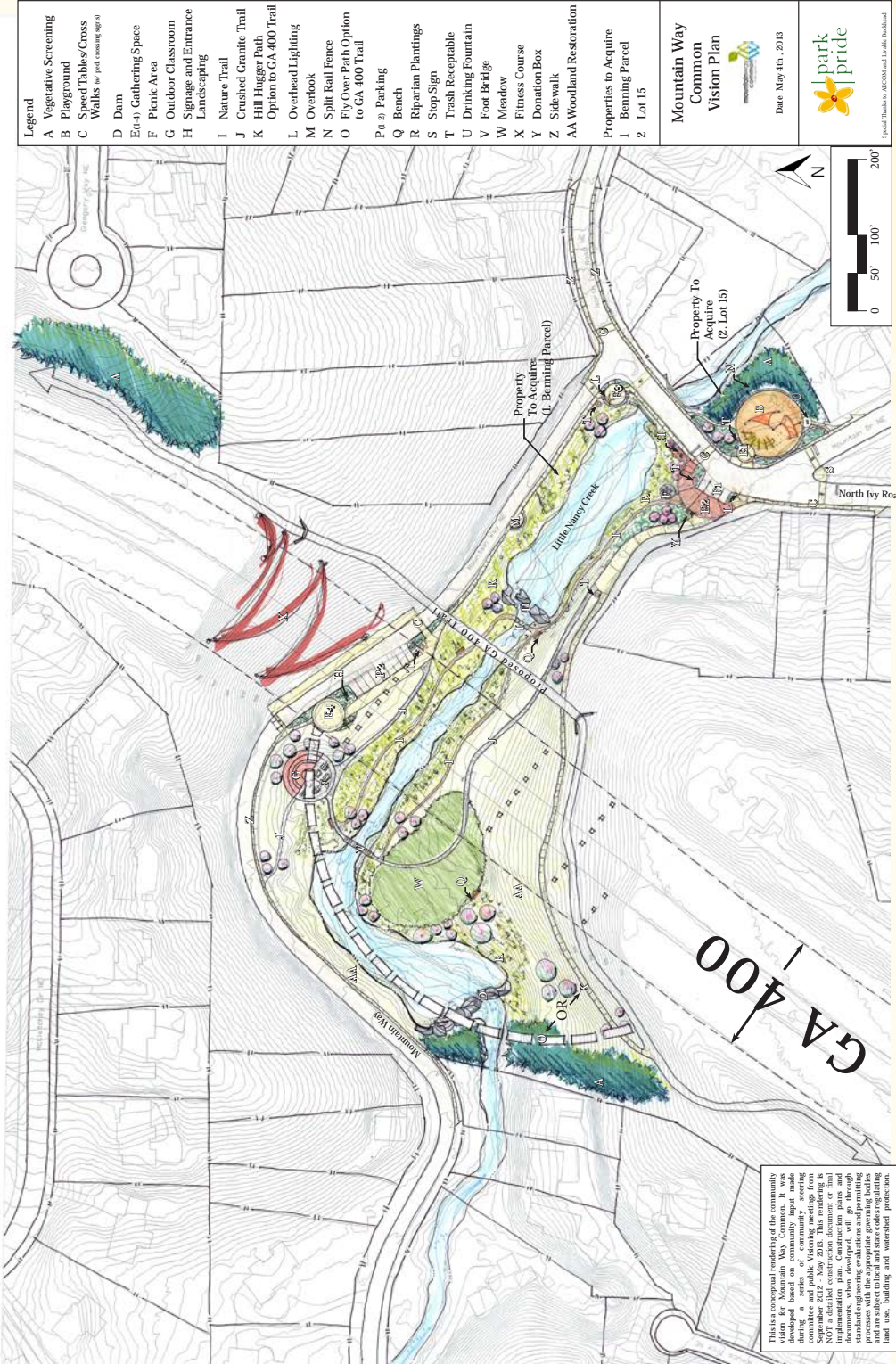
1. Wonder about the # of trees that would be lost with this one and about how steep the grade  
might be
2. This option takes people directly into the MWC park area; therefore, there will be more foot  
traffic in the park. Some people might prefer the foot traffic be moved outside the MWC area
3. Most natural option fits best with the rest of MWC as neighborhood park
4. Other are too scary to walk; this is easy for hikers and blends in w/ terrain
5. Least expensive
6. Least intrusive
7. More in keeping w/ natural look
8. Like the idea of more trail interaction w/ park
9. More foot traffic = safer park?
10. Most practical and visually does not create more structures. Like the suspended flyover  
too, but too expensive.

# Mountain Way Common Vision Plan





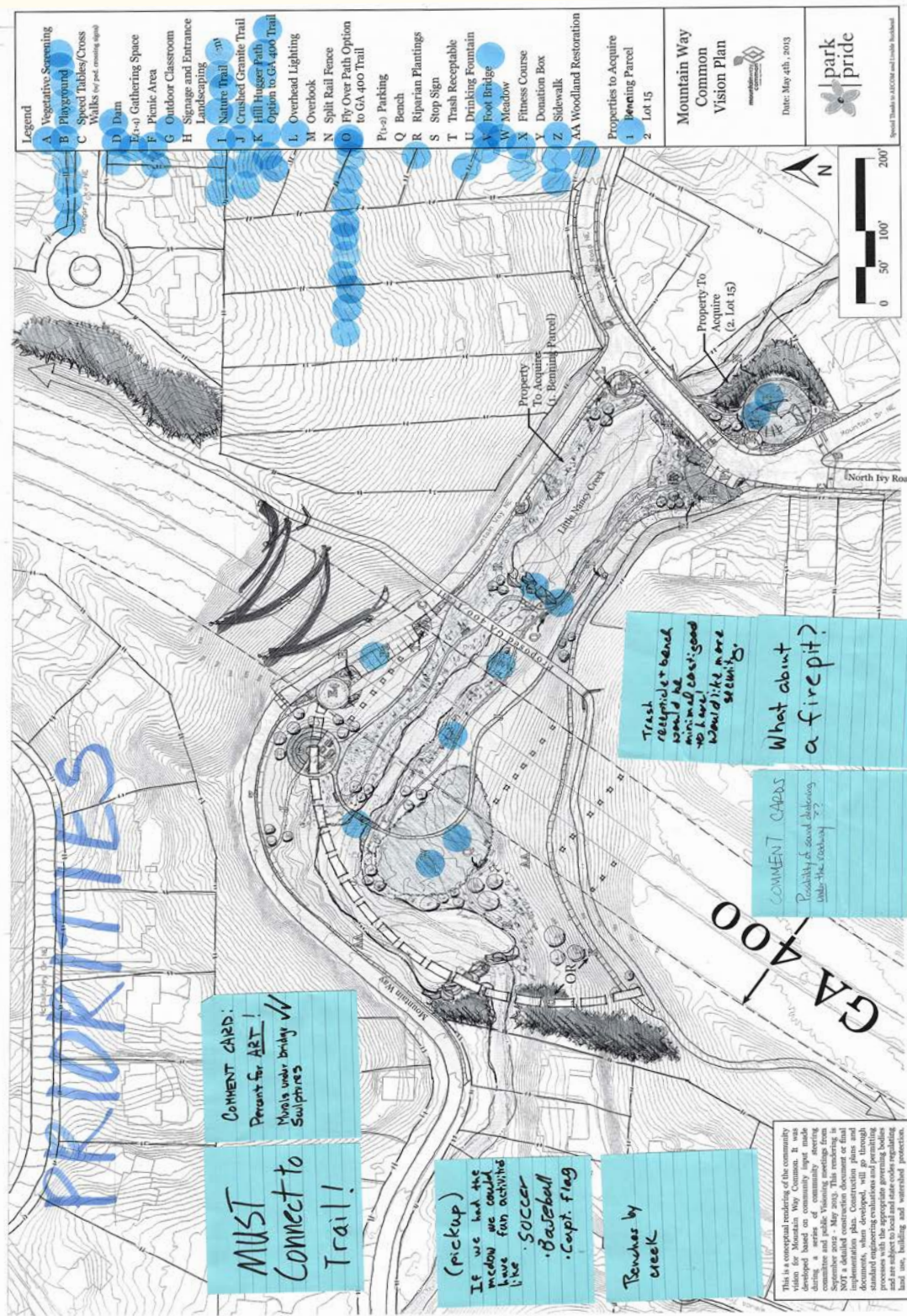
**Figure 9: Vision Plan**



# Mountain Way Common Vision Plan



Figure 10: Prioritization Exercise Plan



**Comments:**

1. Must connect to trail!
2. Percent for ART! Murals under bridge & sculptures
3. If we had meadow we could have fun activities like soccer, baseball, capture the flag. (pick up)
4. Benches by creek.
5. Possibility of sound deafening under the roadway?
6. Trash receptacle and bench would be minimal cost and good to have! Would also like more security.
7. What about a fire pit?

# Mountain Way Common Vision Plan

## Project List

| Key | Item                     | High Priority? | Cost      | Description  | Possible Funding Source                        |
|-----|--------------------------|----------------|-----------|--|--|
| A   | Vegetative Screening     |                | \$12,000  | Install plantings in strategic locations to provide supplemental privacy for properties adjacent to the Common. Plantings can be located to soften undesirable views out of common (backyard sheds or utilities).  | Neighbors who prefer additional screening      |
| B   | Playground               | Yes            | \$160,000 | Design and construct children's play space on vacant parcel ('Lot 15'). Consider adding vegetative screen and split rail fence to north and east of playground. Include stone seat wall and low-growing landscape between the street and play space.   | Park Pride Grants and/or Community Fundraisers |
| C   | Speed Tables/Cross Walks | Yes            | \$80,000  | Work with Department of Public Works to engineer and construct speed tables at key intersections. Painted crosswalks and in-road pedestrian crossing signs will improve visibility and safety.   | Department of Public Works                     |
| D   | Dam                      |                | \$400,000 | Engineer and re-construct stream to store more stormwater during storm events by creating small, naturalistic ponds, introducing more natural curves, and stabilizing stream banks. Where possible, attenuate runoff from Georgia 400 and the surrounding streets.   | E.P.A. 319 Grant                               |
| E1  | Gathering Space          |                | \$18,000  | Design and construct a gathering space on Lot 15 between North Ivy Road and the playground. Use pavers to differentiated space from sidewalk. Small plaza should be at level of playground and may contain seating at edge.  | Park Pride Grants and/or Community Fundraisers |
| E2  | Gathering Space          | Yes, Very High | \$45,000  | Design and construct a small entrance plaza at northeast side of North Ivy Road. Area should be large enough for people to gather/meet at park entrance. Use pavers to define space and to differentiate from sidewalk and trail. Paving may include personalized bricks for sale and/or plaque thanking sponsors/founders. Install more intensive native landscaping and annual color at this location. Including bollard-height lights will give visual presence after dark. | Park Pride Grants and/or Community Fundraisers |

| Key | Item                             | High Priority? | Cost          | Description  | Possible Funding Source                                |
|-----|----------------------------------|----------------|---------------|--|--|
| E3  | Gathering Space                  |                | \$24,000      | Design and construct a small gathering space on the corner of North Ivy Road and Mountain Way with lighting for safer walking conditions. Use pavers to differentiated space from sidewalk. Define edge with low seat wall (may also have to retain soil to create flat spot) that matches that around playground (granite rubble with end piers or similar).  | Park Pride Grants and/or Community Fundraisers         |
| E4  | Gathering Space                  |                | \$40,000      | Provide a gathering space by the parking area on Mountain Way. Use pavers to differentiated space from sidewalk and trails. Include directional and orientation signage about PATH 400 Trail and neighborhood destinations.  | Park Pride Grants and/or Community Fundraisers         |
| F   | Picnic Area                      |                | \$3000-\$6000 | Disturb existing grade minimally. Cover bare earth with granite gravel or slate chips, restrained by defined edge (metal edging or cobblestones). Install 3 to 5 picnic tables and benches.  | Volunteer Work Day                                     |
| G   | Outdoor                          |                | \$60,000      | Create an outdoor classroom using the natural  | Park Pride Grants                                      |
| H   | Signage and Entrance Landscaping |                | \$23,000      | Install City of Atlanta Park's standard signage package throughout the park. Expand the current landscape of park's entrance with masses of native plants that add seasonal interest. Include colorful pernian flowering plants for additional impact near signage and entrances.  | Community Fundraisers or Park Improvement (City) Funds |
| I   | Nature Trail                     | Yes            | \$6,000       | Construct a 2-3' wide foot path (packed dirt and/or leaf litter) that follows the creek. Trail should stay out of mandatory 25' streambank setback, required by the State of Georgia. No grading by any machines should be part of the nature trail project. Where trail is soggy, may consider reinforcing with crushed granite (not wood mulch). Do not edge trail (with metal edging or pavers). Any crossing of creek should be natural stepping stones. Install three benches in key spots along trail. | Volunteer Work Day                                     |
| J   | Crusher Run Trail                | Yes, Very High | \$30,000      | Install a around 12' wide crushed gravel trail with edge restraint (metal edging or landscape timber).   | Park Pride Grants and/or Community Fundraisers         |

# Mountain Way Common Vision Plan

| Key | Item                  | High Priority? | Cost             | Description  | Possible Funding Source  |
|-----|-----------------------|----------------|------------------|--|--|
| K   | Entry Trail           |                | \$20,000         | Engineer and construct 14' wide concrete trail that offers people easy access walking into the park. Paved portion of trail should be only approximately 200' long and pavement should support weight of service vehicles.   | Park Pride Grants and/or Community Fundraisers                               |
| L   | Overhead Lighting     |                | \$85,000         | Provide ornamental overhead lighting at perimeter of property to increase the park's visibility and enhance public safety. Light level should be higher at three entrances and at parking area.  | Georgia Power and/or Park Improvement Funding (City)                         |
| M   | Overlook              |                | \$35,000         | Engineer and construct a small area overlooking the creek along Mountain Way. Paving and retaining wall materials should be similar to others in Common. If a railing is needed, consider black steel or Core10 steel so that item blends with natural background. | Park Pride Grants and/or Community Fundraisers                               |
| N   | Split Rail Fence      |                | \$18,000         | Construct wood split rail fence along or near property lines to delineate private and public property.   | Community Fundraisers and/or Adjacent Property                               |
| O   | Connection to PATH400 |                | N/A              | Design and build an ascending trail that passes under GA 400, offering people easy bicycle and pedestrian access from the neighborhood to the PATH. The  | PATH Foundation and Livable Buckhead Initiative                              |
| P   | Parking               |                | \$40,000         | Provide 10-15 parking space by the north entrance. Designate 'No Parking' areas along the rest of Mountain Way.  | Park Improvement Fund or LBI   |
| Q   | Bench                 |                | \$2,500 each     | Install benches for seating in strategic locations inside the park.  | Community Fundraisers or Donors  |
| R   | Riparian Plantings    |                | \$3,000-\$15,000 | Plant riparian plants along the stream bank for aesthetic purposes and to prevent soil erosion. Include interpretive signage explaining what plants are used and what their benefits include.  | Volunteer Work Day and/or Georgia Native Plant Society and In-Kind Donations |
| S   | Stop Sign             |                | N/A              | Work with Department of Public Works to install stop signs and stop bars near the entrance in order to protect pedestrians' safety.  | Department of Public Works   |
| T   | Trash Receptacle      |                | \$1,500 each     | Install trash receptacles near entrances and the picnic area to help keep the park clean.  | Park Pride Grants  |

| Key | Item                      | High Priority? | Cost                | Description  | Possible Funding Source  |
|-----|---------------------------|----------------|---------------------|--|--|
| U   | Drinking Fountain         |                | \$5,000 each        | Install drinking fountains near playground and at E-2 Entrance.  | Park Pride Grants  |
| V   | Foot Bridge               | Yes            | \$60,000            | Construct a foot bridge over the creek to connect the crushed granite trail loop.  | Park Pride Grants and/or Community   |
| W   | Meadow                    |                | \$30,000            | Plant and manage a meadow that can serve the functions of passive uses including picnics and sports activities. Native wildflowers can be included at edges of woods/meadow to enhance opportunities for wildlife and visual interest. Include interpretive  | Park Pride Grants and/or Community Fundraisers                               |
| X   | Fitness Course            |                | N/A                 | Build a fitness course on the concrete slope under Georgia 400.  | Local Businesses   |
| Y   | Donation Box              |                | \$1,500             | Install a donation box by the entrance (E-2) for fundraising purposes.   | Park Pride Grants  |
| Z   | Sidewalk                  | Yes            | N/A                 | Work with Department of Public Works to construct sidewalks on the periphery of the park to protect pedestrians' safety and attract more people to walk to the park. Ideally/eventually, sidewalks would   | State/City Funding Sources and/or Park Pride Grants (park-border)            |
| AA  | Woodland Restoration      | Yes            | \$5,000 to \$15,000 | Restore the woodland inside the park for aesthetic purposes, to enhance biological diversity and to prevent soil erosion. Remove invasive species such as privet and eleagnus and re-plant with ferns, woodland perennials, and other natives that provide food for desired wildlife. Include interpretive signage | Volunteer Work Day and/or Georgia Native Plant Society and In-Kind Donations |
| 1   | Benning Parcel to Acquire | Yes, Very High | Fair Market Value   | Acquire this parcel to increase the total park area and to create the full loop trail. This parcel is unbuildable due to the proximity to the creek, but would highly benefit the park.  | Invest Atlanta and/or Watershed Management                                   |
| 2   | Lot 15 to Acquire         | Yes, Very High | Fair Market Value   | Acquire this parcel to increase the total park area, and to install a play space. This property is crucial because it would be the only flat, sunny and buildable area for the park.   | Invest Atlanta and/or Watershed Management                                   |

# Mountain Way Common Vision Plan





# Appendix

- A. Mountain Way Common Visioning Application
- B. Steering Committee M.O.U.
- C. Sign-In Sheets
- D. S.W.O.C. and Wish List
- E. Design Workshop Drawings
- F. Meeting Summaries and Public Comments
- G. Project List Spreadsheet
- H. Visual Resource Guide
- I. Vision Plan
- J. Priority Maps
- K. North Buckhead Civic Association Survey Results

