



Little Nancy Creek Park

ReVision Plan

February 2015



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Alex Carter - Landscape Architect
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Club Estates Garden Club



All acknowledged have helped make Little Nancy Creek Park a celebrated public space for the surrounding community to enjoy.

Executive Summary

In 2007, the City of Atlanta's Parks and Recreation Department purchased a strategically-located, 5-acre lot at 4012 Peachtree Dunwoody Road in the under-parked North Buckhead neighborhood. The City's concept for the space was a nature preserve. Neighbors, on the other hand, saw this as an opportunity to have an active park in their community. They enlisted Park Pride's Park Visioning team to help them imagine what possibilities lay beneath the kudzu, bamboo and privet. During the summer and fall of 2009, neighbors met to discuss the parks potential. The resulting Visioning Plan (2009) proposed a mix of passive and active uses supported by a robust list of nature restoration projects and built amenities.

Since then, dedicated neighbors and the Little Nancy Creek Park Board (LNCP Board) have transformed the space from a kudzu covered vacant lot into a vibrant community-oriented neighborhood park. The Board has raised over \$700,000 toward capital improvements including a large playground, bridge, fitness trail, play lawn, parking area, walkways, community garden, and pavilion. Neighbors flock to the park to enjoy the amenities and to attend special events.

Building on that success, the LNCP Board requested assistance from Park Pride to update the 2009 plan. The Board wondered if the unconstructed amenities proposed in 2009 still reflected the emerging needs of the community. There was also a strong interest in engaging new neighbors in deciding the park's future plans. There was a need to revisit the plan, touch base with neighbors, and update the plans to reflect more current thinking in the neighborhood. And, a new round of community participation was seen as a strong method to engage those who might not remember the park's pre-development condition or the role of the community.

The Re-Visioning process was proposed to be focused and efficient. The key to the public outreach plan was a survey of neighbors. In October, 2014, the Board published the digital survey on various neighborhood internet portals, and the public engagement process had begun. Results of the survey reflected clear strengths and challenges and a direction for the plan's update.

The LNCP Board hosted a public meeting on November 16, 2014. Attendees focused their attention on identifying more and safer access, introducing amenities for teenagers and young adults, and making the park more enticing. There was strong consensus for the acquisition of two properties; one adjacent on Peachtree Dunwoody Road which could solve parking issues and one on North Stratford Road that could allow neighbors to safely walk to the park.

The ReVision Plan presented herein represents a broad base of community support and consensus. It is neither a strict set of rules for development nor a construction document. It illustrates 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 LNCP Board and various other community groups will continue to lead efforts to implement the ReVision Plan. Park Pride will offer advice, design guidance, and connections to potential funding opportunities.



Neighbors have raised over \$700,000 since 2007 to build out the community vision for Little Nancy Creek Park

Little Nancy Creek Park Accomplishments

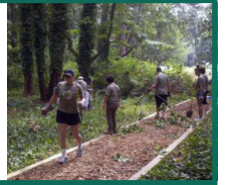


The North Buckhead Civic Association (NBCA) identified the vacant, 5 acre property as a potential acquisition to the City of Atlanta in late 2006.

2006

2007

In 2007, the City of Atlanta purchased nearly 5 acres of property with The Conservation Fund for \$2.7 million, creating the first park in the North Buckhead area.



The park was officially named Little Nancy Creek Park in May 2008 for the creek, which bisects the heavily wooded site.

2008

In spring of 2008 the community surrounding Little Nancy Creek Park was awarded a Park Pride Visioning Grant. Valued at \$25,000, the grant provided a community-involved design process resulting in a park master plan.



Little Nancy Creek Park Master Plan unveiled in 2009

2009

In 2009, the Little Nancy Creek Park Master plan was unveiled and the LNCP Board, a dedicated group of community volunteers, was formed.



2010 - 2013

Since the formation of the Board, the community has raised over \$700,000 to build the park including:

- Entrance, and parking
- Community Garden
- Playground
- Bridges and trails system
- Pavilion
- Lawns



The Little Nancy Creek Park Board kicked off a Park Pride ReVisioning process to identify new park amenities, culture greater support for the park, and attract additional board members.

2014

Current Conditions

Little Nancy Creek Park is a 5 acre park located in the North Buckhead neighborhood at 4012 Peachtree Dunwoody Road. The park is an amazing asset for the surrounding neighborhood. Three sides of the park are bounded by private property (back and side yards) and the fourth is fronted by Peachtree Dunwoody Road, a two lane, arterial street that has high volume and fast traffic. The only entrance into the park is on Peachtree Dunwoody Road, making it dangerous to reach by any mode of transportation besides driving.

The park is very well used. It offers many activities geared toward neighborhood gathering and families with young children. Amenities include a large playground, community garden, walking trail with two bridges crossing the creek, fitness station, and picnic areas. There are wooden picnic tables and benches in the park in varying styles and conditions. A treed lawn and outdoor classroom anchor the more passive side of the park. A covered pavilion and staircase between the community garden and playground are funded. Construction is pending and expected to be completed by summer 2015.

The community activates the space and engages park users by offering programming including acoustic music festivals near the playground, pickup games, Easter egg hunts, and regular volunteer work days.

A limiting factor of the park is the lack of safe pedestrian access. While a sidewalk is installed most of the length of the park on Peachtree Dunwoody Road, it ends at the crosswalk and connects to nothing at each end. Most users drive due to the unsafe walking conditions. The existing gravel parking lot fits about 16 cars but access is hindered by a steep access driveway and no vehicle turn around. In order to avoid the confined parking area, many users park on Winall Down Road and cross Peachtree Dunwoody Road on foot, at the pedestrian crosswalk and high intensity activated crosswalk (HAWK) beacon. The HAWK signal stops traffic only when needed. Due to the high speeds of traffic, cars do not always respect the crosswalk and

HAWK beacon.

Potential development of the park is limited due to the fact that Little Nancy Creek bisects the park. The 25' undisturbed buffer required by the State of Georgia, the City's required 75' buffer, and the sprawling floodplain pose certain challenges to expanding the existing parking area. Paved areas, if expanded would need to be pervious. No fill can occur and no building can be erected in the floodplain.

The original home site is elevated well above the floodplain. The relatively high, flat areas are opportunities to locate any desired constructed amenities. The wooded areas along the creek are to remain undisturbed, but the current invasive

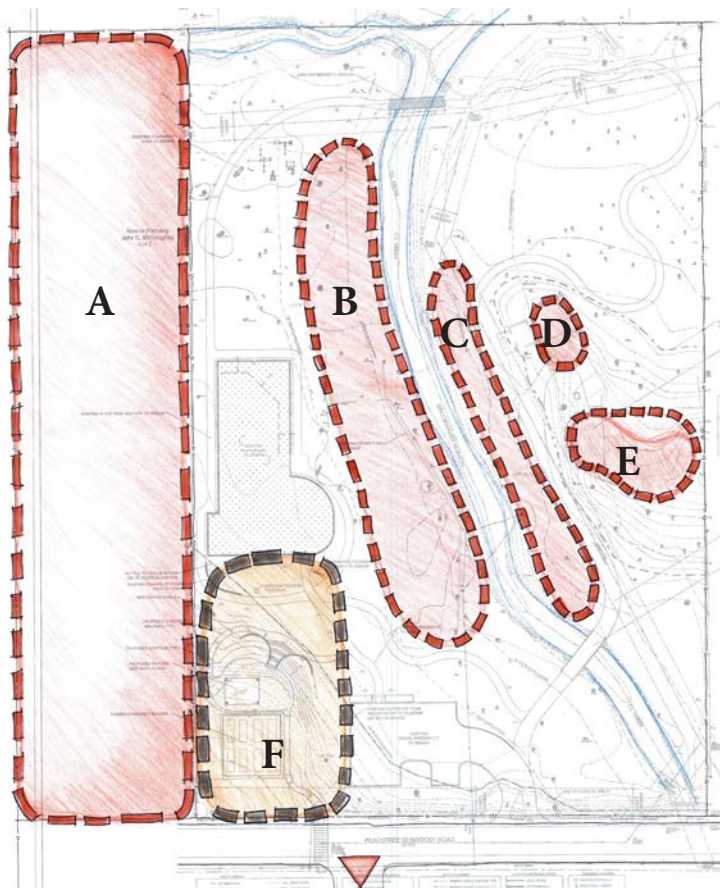


Potential development of the park is limited due to the fact that Little Nancy Creek bisects the park.

species (privet and bamboo, mostly) could be removed by hand. The large, flat area between the playground and exercise stations currently harbors only pine trees and privet.

A large lot with a dilapidated structure directly to the south of the park is for sale, which presents a significant opportunity to expand the park. While acquisition is far from a sure thing, options to acquire this property could be explored if the community identifies uses for this parcel. The land is far enough away from the creek to have little, if any floodplain and almost no stream bank setback requirements, making the property buildable. It should be noted, however, that large, mature trees cover most of the property. Tree replacement would be a major consideration for any proposed amenities on that parcel.

Little Nancy Creek Park has blossomed from a neglected, blighted property into the social center of this community. This has been done through strong community leadership and a determined neighborhood. Like all parks, it has both successes to celebrate and challenges to work through. This planning exercise attempts to leverage the largest opportunities this site has to offer while considering the regulatory restrictions the site presents.



The Little Nancy Creek Park Opportunity Map was used to visualize areas in the park that have obvious opportunities for development.

Figure 1: Little Nancy Creek Park Opportunity Map

- A. Undeveloped Potential Acquisition Opportunity
- B. Stream Bank Open Space Opportunity
- C. Stream Bank Open Space Opportunity
- D. Park Open Space Opportunity (outside the 100 year floodplain)
- E. Park Open Space Opportunity (outside of the 100 year floodplain)
- F. Developed Park Property (potential to strengthen relationships of park amenities)

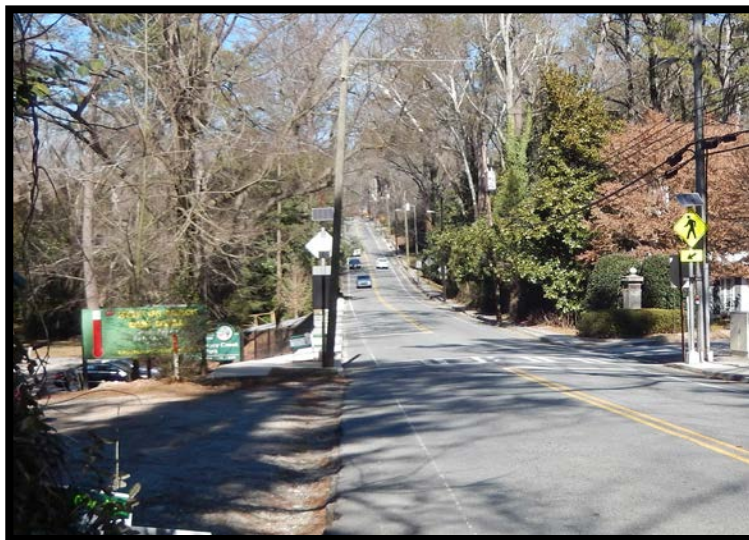
Current Conditions Pictures



The community garden was made possible through a grant from Park Pride and was one of the first visible improvements to the park. While it was a great way to build excitement about the park and gave visibility to the space, some wonder if the prominent location might be put to better use. Gardeners complain about lack of direct sunlight. This prime spot may need to be re-thought either through improving it or relocating it to a sunnier spot.



The small parking lot was constructed simultaneously with the playground and provided access to the park. The porous gravel surface keeps with the community's strong preference to be as 'green'. Vehicular access utilized the existing residential driveway, which is steep and awkward. Many complain that the parking lot is too small and too dangerous to pull out of. One key limitation to the size of the lot is the 75' stream buffer. Steep slopes and specimen trees also pose limitations to expansion.



The painted and signaled crosswalk from the park, across Peachtree Dunwoody Road was a big 'win' for this community. While it does offer better visibility for park-goers attempting to cross the street, vehicular traffic is often moving too fast to provide much comfort, especially those walking with small children. An additional challenge is the sporadic, inconsistent locations of sidewalks on Peachtree Dunwoody Road.

The large playground was built in 2010 and has been a main attraction for the park ever since. Informal gatherings and family-friendly events often take place here, leveraging its heavy use. Parents complain about a lack of shade and might like additional equipment that could appeal to a broader range of ages.



The small plaza at the entrance to the playground was seen by the community as an opportunity to raise funds for the park. These engraved bricks recognize donors to the park efforts while creating a small area to gather. Opportunities to expand this plaza should be considered, especially as more people are encouraged to donate to the new improvements.

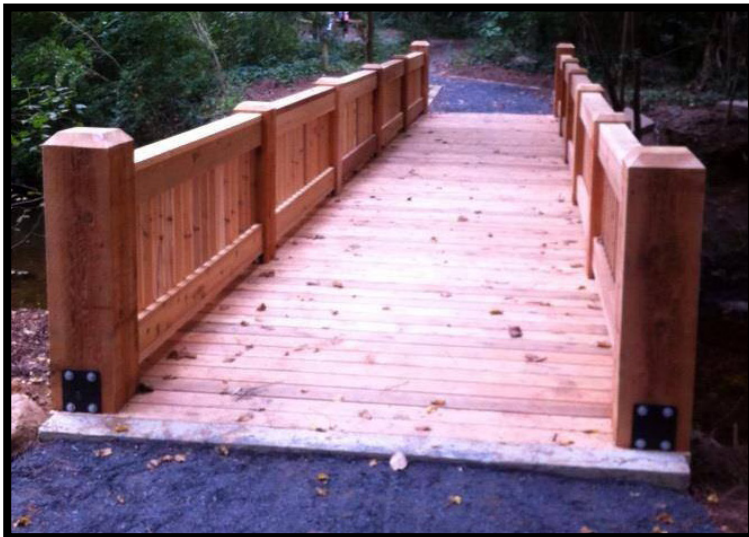


Two sturdy picnic tables anchor one end of the playground. They are well-used and offer places for parents to gather while keeping a close eye on their children at play. These tables also support programming in the park, as they are very well used during planned events.





The exercise station and fitness trail were provided through a grant from Children's Health Care of Atlanta. While meant for adults, children often play on the equipment once options in the playground are exhausted. There are mixed feelings about whether or not this behavior is to be discouraged or encouraged.



The wooden bridge, completed in 2013, crosses Little Nancy Creek near the back of the park and provides a critical link in the park-wide pedestrian network. The railing detail matches the first bridge, which served the original residence on the site. This detail is meant to serve as a guide for architectural additions to the park.



The custom-built benches around the pine trees dotting the lawn provide much-needed spaces for people to gather in small groups along the perimeter path. They were built with volunteer labor and signify a level of detail that makes the park feel more 'finished' and 'park-like.'

Public Engagement Process and Feedback

Park Pride relies on a Steering Committee of committed neighbors lead the process and direct decisions. In this case, the Little Nancy Creek Park Board (LNCP Board) served that role. It was widely agreed that since this process was an update to a plan done five years ago and because there was a strong, well established communication vehicle in place, this public engagement process would focus on a digital survey and culminate in one public meeting. The LNCP Board met at regular intervals to discuss the results of the public engagement and to make decisions as needed. (Meeting dates: October 9, 2014; October 24, 2014; December 4, 2014; January 20, 2015)

A community survey kicked off the public engagement strategy. The digital flyer included a brief history of the park, an invitation to the public meeting, and the following questions:

1. How do you usually get to the park?
2. How do you usually use the park?
3. What are your favorite features at the park?
4. What would you change about the park?
5. What amenities do you wish were in the park?
6. What makes you feel safe at the park?
7. What activities and events would you like to see at Little Nancy Creek Park?
8. Are there ways that might want to support the park?
9. If you'd like to stay involved, please provide your email address below:

The survey was promoted by the LNCP Board through a number of traditional media and digital networks including: Nextdoor Neighbor blog, Historic Brookhaven distribution list, North Buckhead Civic Association distribution list, Little Nancy Creek Park webpage, *Buckhead Report*, *The Patch*, and *Buckhaven*.

The survey opened on October 23, 2014 and closed on November 4, 2014. There were 64 unique survey respondents. Results can be found in the Survey Results section on the pages that follow.

Once the survey results were reviewed by the LNCP Board, the Park Pride team used the findings to develop a preliminary ReVision Plan (Figure 5 and 6), which attempted to respond to the needs and concerns captured by the survey and those expressed by Board members.

The LNCP Board hosted a public meeting on the evening of Sunday, November 16, 2014. Fourteen attendees gathered at Saint James United Methodist Church to ReVision the potential future of Little Nancy Creek Park and it's connectivity to the surrounding neighborhood.

Former Board President, Joe Cronk welcomed attendees to the public meeting and highlighted the success of the LNCP Board and community. Park Pride's Visioning team followed with a PowerPoint presentation highlighting the survey results, history of the park, current conditions, opportunities, a preliminary ReVision plan and instructions for the evening's activities.



At the public meeting, each group was equipped with a Visual Resource Guide, Preliminary ReVision Plan, and Connectivity Map.

Attendees were divided into groups. Each was given instructions to review a visual resource guide (Appendix D), preliminary ReVision Plan and connectivity map. Both groups had robust discussions and documented their thoughts directly on the materials provided. The marked up preliminary maps can be found below in the 'Public Meeting Results' section. (Figure 5, 6, 7, and 8)

Attendees reviewed options for a standard family of park furnishings. Currently the park does not have any standard. The park furnishings, selected through a prioritization exercise, were from Landscape Forms MultipliCITY line. While these site furnishings were favorably viewed during the public meeting, replacing all the site furnishings was not a high priority and did not garner a lot of attention. The site furnishings selection was presented on November 20, 2014 at the City of Atlanta Park Design meeting. The City of Atlanta Park's decision makers were generally supportive, but would need to approve the site furnishings before purchasing and installing of new equipment.



At the public meeting, a site furnishing prioritization exercise took place. Of the eight people who participated, the Landscape Forms MultipliCITY line was favored. If the Little Nancy Creek Board does implement a new family of site furnishings, Park Pride recommends reconnecting with community stakeholders and the City of Atlanta Parks Department.

Survey Results

The survey reinforced the known strengths and weaknesses of the park. Responses celebrated the programming, playground and walking trails, but criticized pedestrian access and lack of parking.

Even though considered a neighborhood park, 79.7% of those surveyed drive or carpool to the park. But 68% of those surveyed would consider walking if there was expanded network of sidewalks throughout the neighborhood.

The most popular amenities were geared toward families with young children and include the playground, creek and walking trails. The most highly ranked activities in the park were play (84.4%) and enjoying nature (42.4%).

Almost every respondent in the open ended questions commented on the difficulties of accessing the park. Over 50 respondents requested additional, safer parking options and 35 requesting better pedestrian access.

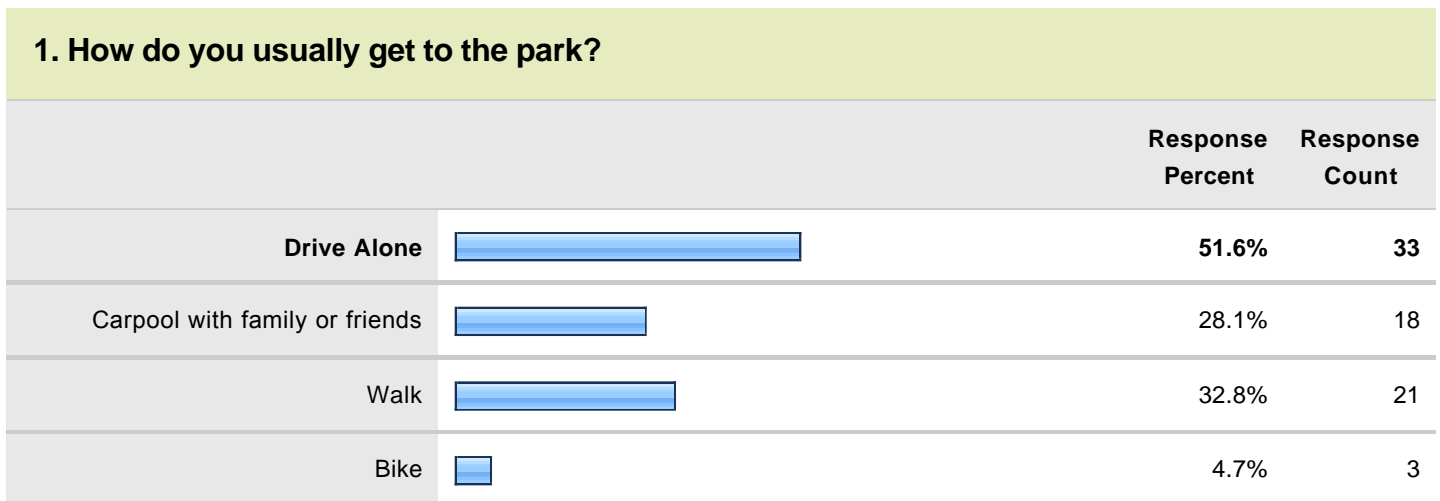


Figure 2: Survey Question 1

Of the survey respondents, 79.7% drove to the park either alone or with in a carpool. At the public meeting and the Little Nancy Creek Park Board meetings tactics on lowering the percentage of users driving and promoting safe pedestrian access were discussed.

2. Would any of the following make you more likely to walk or bike to the park?			
		Response Percent	Response Count
Expanded network of sidewalks		67.2%	43
Stoplight at the crosswalk on Peachtree Dunwoody Road		46.9%	30
Greater connectivity to neighborhood		50.0%	32
Bike lanes on Peachtree Dunwoody Road		25.0%	16
	Other (please specify)		14

Figure 3: Survey Question 2

Survey participants were in favor of expanding the network of sidewalks and installing a stoplight at the crosswalk on Peachtree Dunwoody Road.

6. What amenities do you wish were in the park? (Check All That Apply)			
		Response Percent	Response Count
Sports Related Amenities		15.6%	10
Lighting		31.3%	20
Larger Playground		17.2%	11
Community Gathering Spaces		18.8%	12
Shade		45.3%	29
Seating Options		29.7%	19
Restroom		60.9%	39
Improved Pedestrian Access		56.3%	36
Expanded Park		15.6%	10
WiFi/ Internet Access		15.6%	10
	Other (please specify)		11

Figure 4: Survey Question 6

Throughout the ReVisioning process there were robust discussions on whether or not installing a restroom in the park was a good idea. Survey participants spurred this conversation because the restroom was highly ranked on the survey.

Summary: Open Ended Survey Question Results

Below is a summary of the most common results for the open ended questions. Many themes were repeated and all responses can be found in Appendix F.

Would any of the following make you more likely to walk or bike to the park?

- We would absolutely walk if sidewalks were expanded!
- Live too far to walk/bike

What would you change about the park?

- Better parking solutions
- Sidewalk access on Peachtree Dunwoody side.
- Needs a bathroom
- Stroller access to park from road sidewalk both the driveway and mulch area from sidewalk are too steep and I have seen people fall
- The slope of the driveway pulling in and out. better parking.
- When it gets dark, it's pitch black. Maybe some low voltage lighting that stays on unit park closes.
- SHADE over the play area. TOO hot cannot use during summer months.

Are there improvements that would make you feel safer in the park?

- I don't feel unsafe there
- Lighting as it got closer to dusk- better parking with more visibility to street
- Police coming by at regular intervals
- Better sidewalk access.

What activities and events would you like to see at Little Nancy Creek Park?

- Concerts
- Kid activities
- Music, neighborhood parties
- Not so keen on events
- More family events- the concerts have been great way to connect with friends and neighbors!
- Events that generate revenue to help with better overall maintenance
- Nature programming

Public Meeting Results

The LNCP Board hosted a public meeting on the evening of Sunday, November 16, 2014. Fourteen attendees gathered at Saint James United Methodist Church to revision the potential future of Little Nancy Creek Park and it's connectivity to the surrounding neighborhood.



Little Nancy Creek Park Re-Visioning Preliminary Plan

- A. Land Acquisition
- B. Proposed Parking Area (35 Spaces)
- C. Existing Exercise Equipment
- D. Woodland & Habitat Restoration (Multiple Areas)
- E. Existing Playground - Additional Equipment and Shade Structures
- F. Existing Drinking Water Station
- G. Proposed Plaza/Gathering Area
- H. Proposed Staircase/Seating
- I. Proposed Pavilion (Funded)
- J. Existing Community Garden to be Improved
- K. Existing Parking Area to be Improved
- L. Proposed Bathroom
- M. Existing Parking (Replace with Lawn if Items A & B Happen)
- N. Lawn - Define Edges, Improve Turf (Multiple Areas)
- O. Existing Rustic Staircase - Improve Surface/Stability
- P. Sports Court - With Half Court (High School Regulation) B'Ball
- Q. Existing Outdoor Classroom
- R. Proposed Seating Circle/Gathering Space
- S. Picnic Area - Improve and Define Existing
- T. Back Meadow - Do Not Replace Existing Trees or Add New
- U. Property Edge Screening - Evergreen Trees, Planted Heavily
- V. Lighting - In Key Locations - **BOLLARD STYLE**
- W. Landscaping in Key Areas (Multiple Areas)

Figure 5: Public Meeting Results- Preliminary Plan Group A

Little Nancy Creek Park Re-Vision Plan 2015

Attendees were divided into groups. Each was given instructions to review a visual resource guide (Appendix D), preliminary ReVision Plan and connectivity map. Both groups had robust discussions and documented their thoughts directly on the materials provided. The marked up preliminary maps can be found below. (Figure 5, 6, 7, and 8)

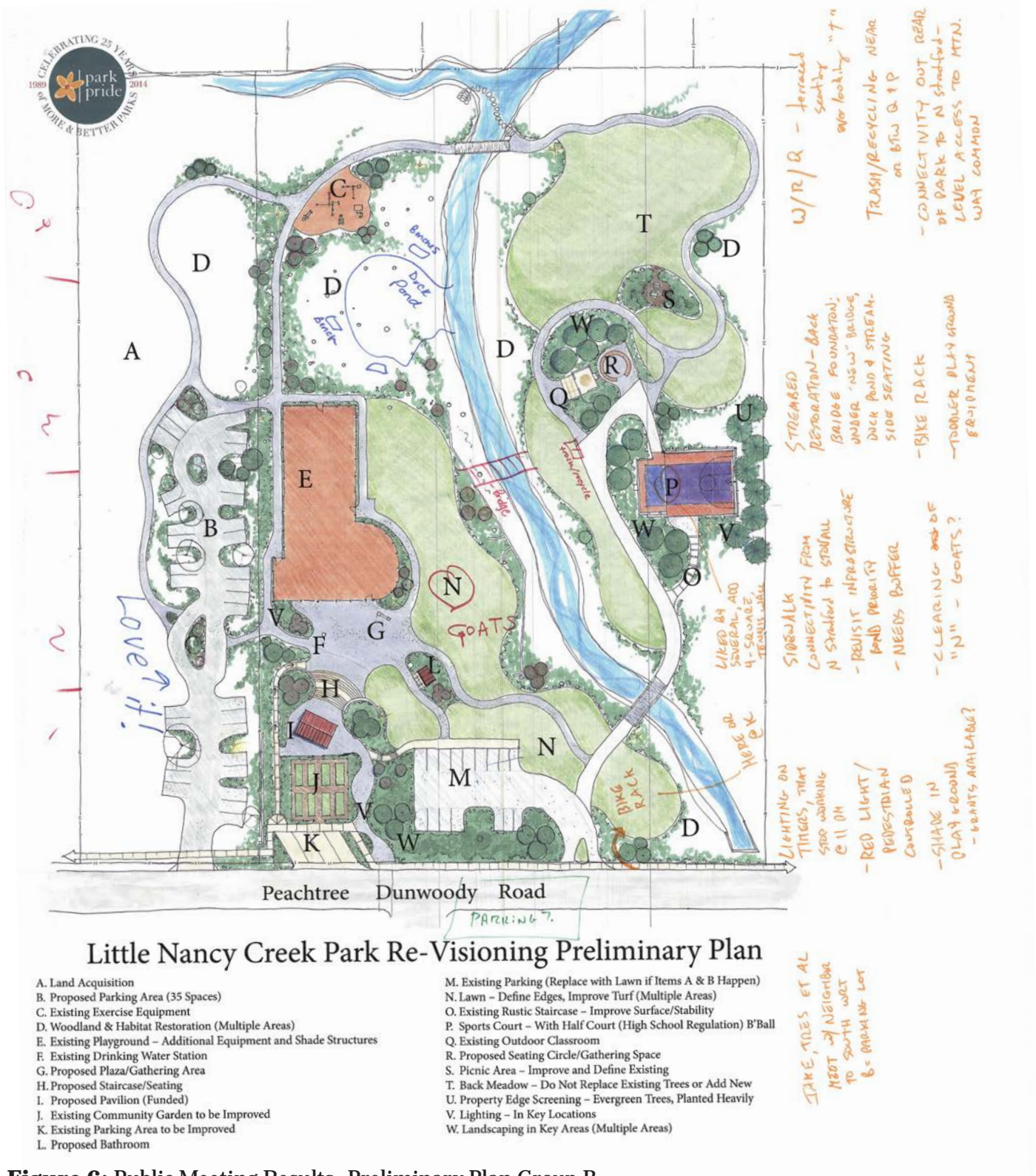


Figure 6: Public Meeting Results- Preliminary Plan Group B

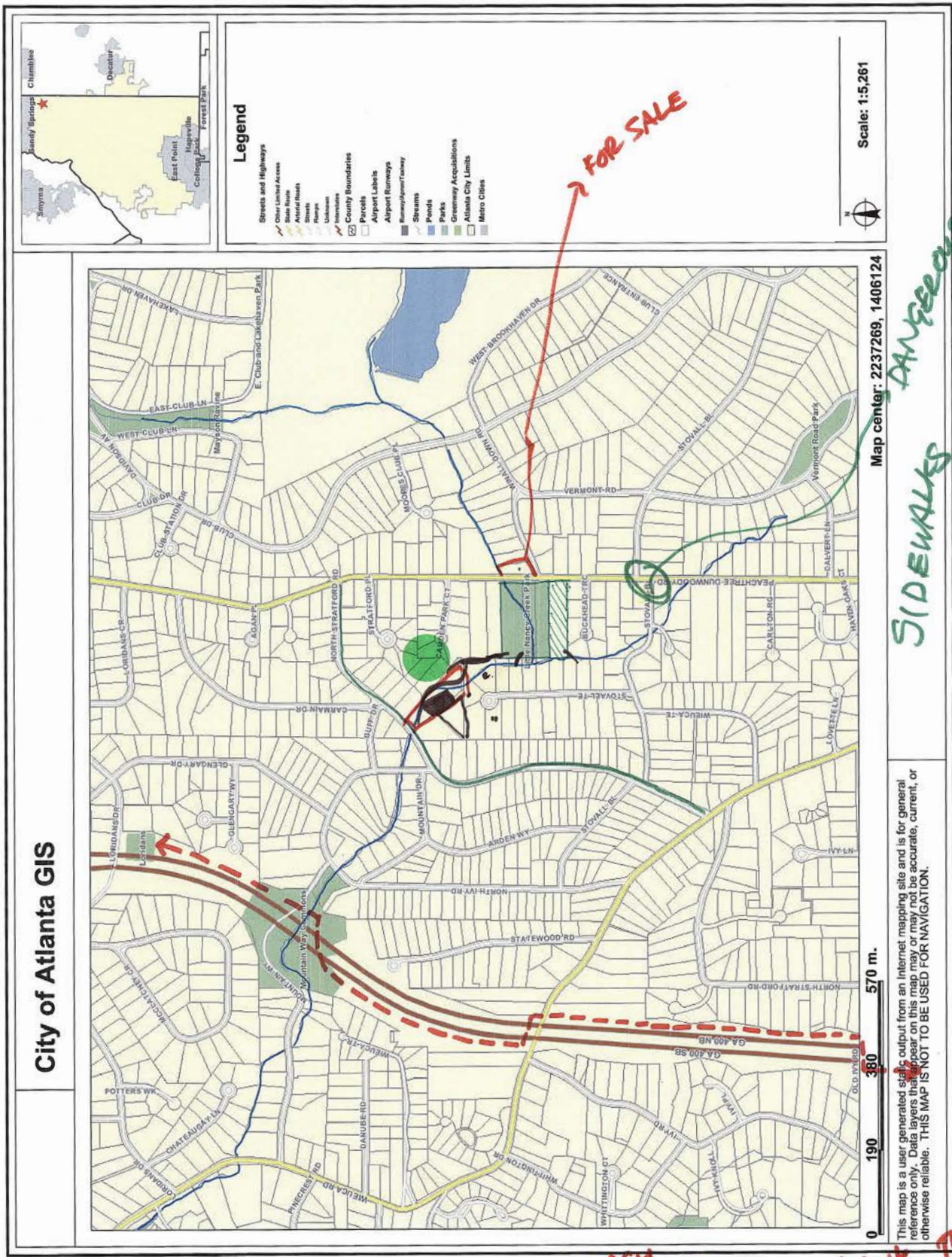
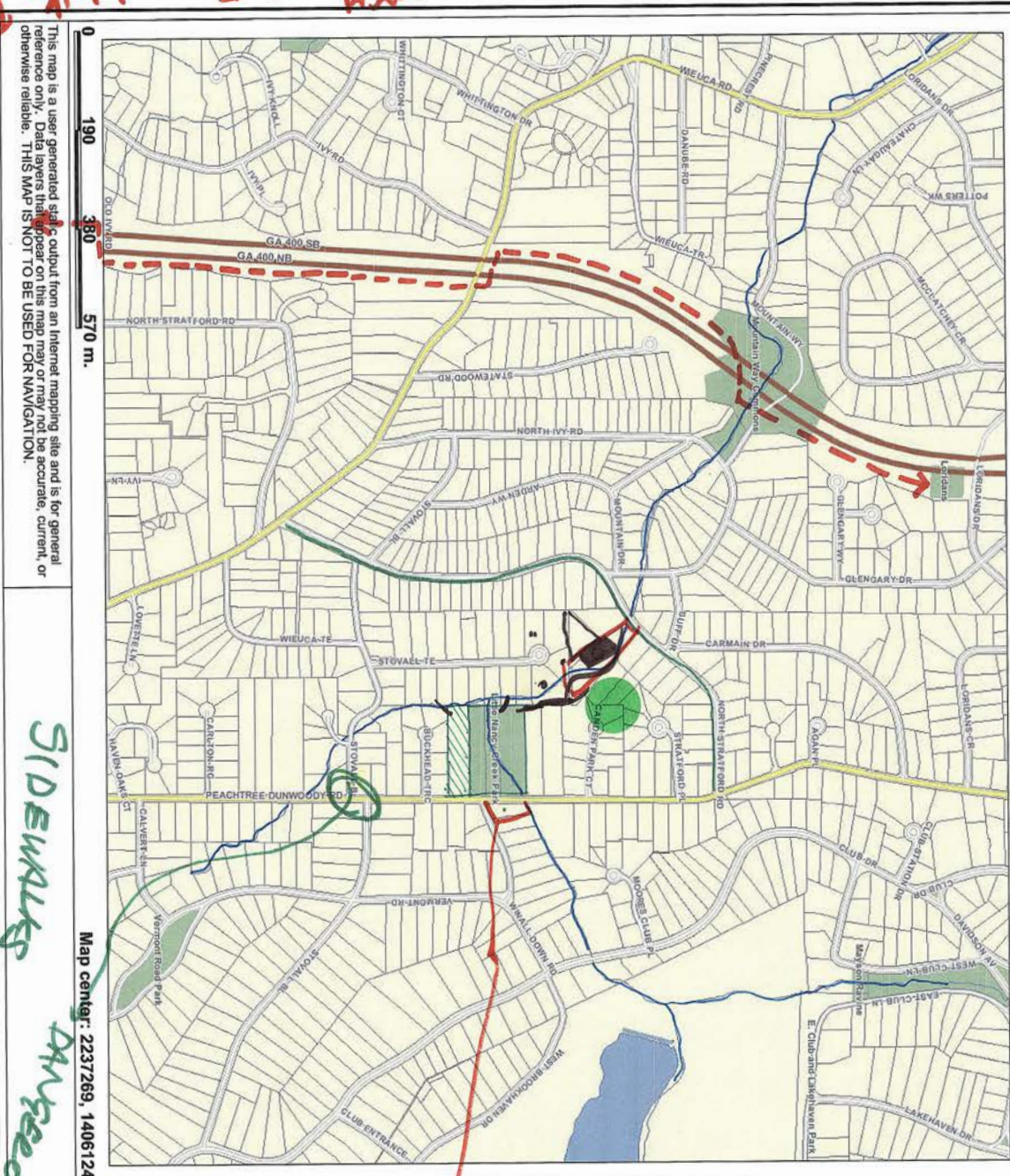


Figure 7: Public Meeting Results- Connectivity Map Group A

City of Atlanta GIS



This map is a user generated site output from an internet mapping site and is for general reference only. Data layers and symbols are not guaranteed to be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

SIDEWALKS
DRIVEWAYS

Map center: 2237269, 1406124

Scale: 1:5,261

FOR SALE

- Legend**
- Streets and Highways
 - Other land access
 - State Route
 - Arterial Road
 - Street
 - Highway
 - Interchange
 - County Boundaries
 - Parcels
 - Parcel Labels
 - Airport Runways
 - Waterway/Portway
 - Streets
 - Ponds
 - Parks
 - Greenway Acquisitions
 - Atlanta City Limits
 - Metropolitan

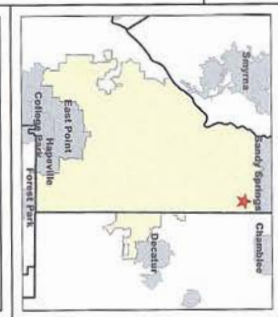


Figure 8: Public Meeting Results- Connectivity Map Group B

Preliminary Designs

During LNCP Board meetings (December 4, 2014 & January 20, 2015) following the public meeting, feedback on the preliminary plan was weighed and debated. There was widespread consensus about a sports court, plaza, second pavilion, 'back-door' access, and other options. The third bridge, the restroom, the fate of the community garden, and issues related to parking remained unanswered.

At the request of the Board, the Visioning Team explored options to increase parking on the existing footprint of the park. One option involved adding a second vehicular entrance at the community garden and re-grading to connect to the existing lot. As it turned out, the benefit of a second entrance and a few more spaces was outweighed by a loss of the garden, negative impacts caused by grading (trees, floodplain, etc.), and a significant, negative visual impact. A different parking concept explored removing the garden in favor of a second parking lot at street grade (Figure 9). Unfortunately, the net gain of only four spaces, the loss of the garden, and negative aesthetic impacts proved this option undesirable. In the end, three spaces were proposed to expand the existing lot and a shallow back-up area was included in Option A of the final ReVision Plan (Figure 11). It is worth noting that the three additional spaces will require a variance for the State's 75' stream buffer. This variance may or may not be attainable.

There was also a lot of discussion about the possible benefits and concerns of including a restroom in the park. Various locations were discussed and ways to mitigate negative impacts were weighed. Ultimately, a restroom was included near the parking lot. Numerous concerns including a steep price tag and a lack of unanimous support make this amenity a lower priority.

A brief discussion about including the third bridge in the plan was facilitated. With two bridges already providing a complete pedestrian loop, the necessity or even desirability for a third crossing was questioned. The Board expressed unanimity that the third bridge would provide stronger connections across the creek and would allow parents better options by which to patrol children.

At the January Board meeting, discussions about playground use resulted in the addition of a very small (8'x8' or similar) pavilion to the plan. This pavilion would offer a sheltered place for smaller groups to sit. Its relatively remote location at the back of the playground would provide a quiet spot out of the central hub of activity. This location also takes advantage of one of the few areas outside of the required state stream buffer. While the pavilion is in the floodplain, it is hoped that a design that responds to those requirements can be developed.

These discussions with the LNCP Board were an excellent way to discuss possible sticking points at length. Taking the time to delve deeply into the plan and any resulting consequences was a useful exercise that both gave clarity to the Board and provided the Park Pride Team with the direction needed to complete final plans.



100 Years of Celebrating 25 Years of Park Pride

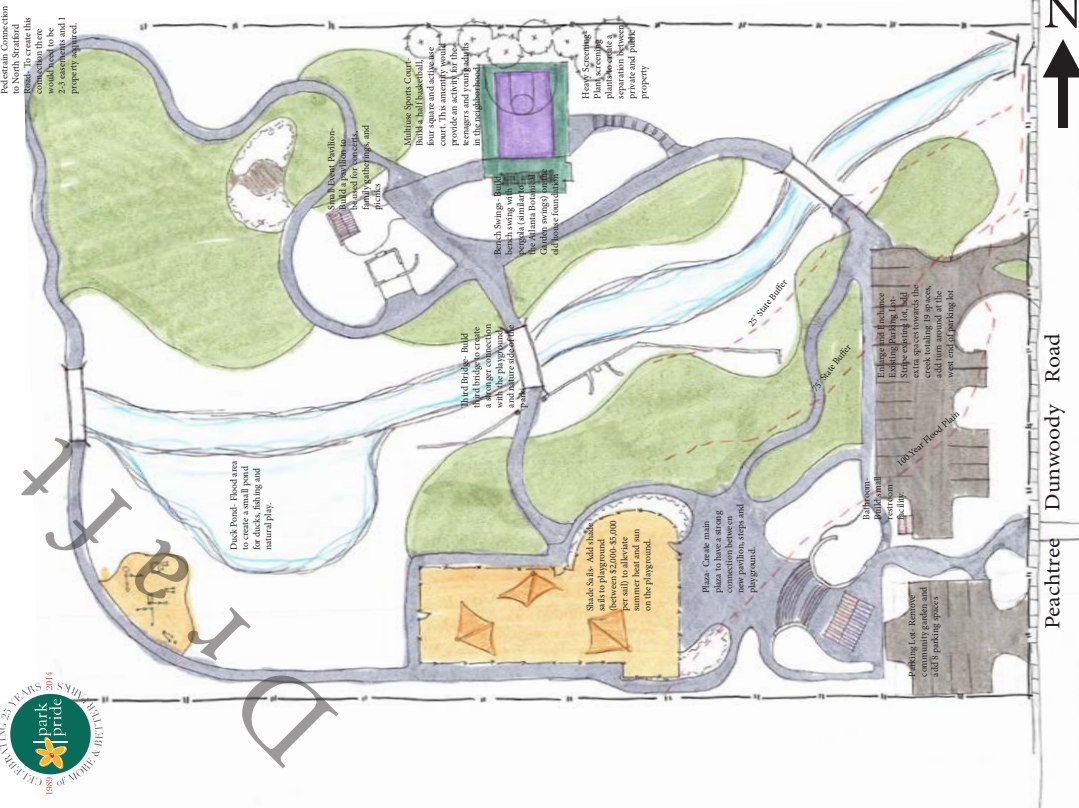


Figure 9: Little Nancy Creek Park Preliminary Revision Plan Option A



100 Years of Celebrating 25 Years of Park Pride

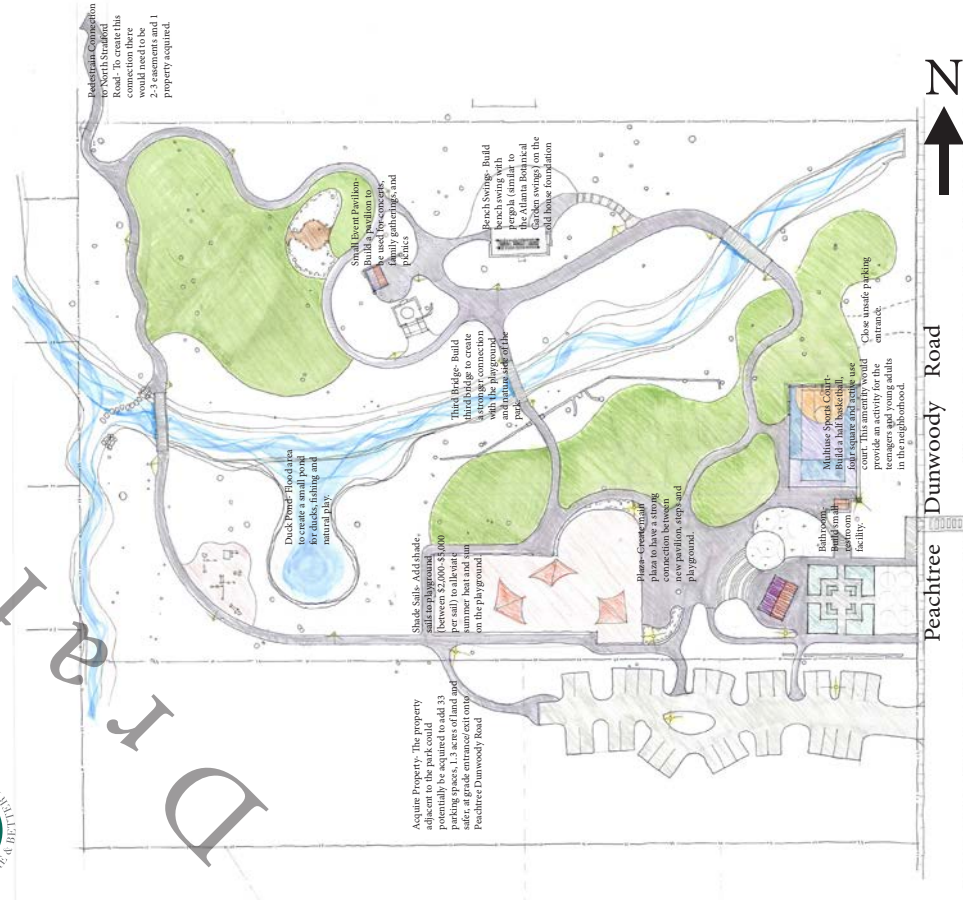


Figure 10: Little Nancy Creek Park Preliminary Revision Plan Option B

Final ReVision Plan

The Final ReVision Plan has two distinct options. Option A assumes that the neighboring 'Guttery Parcel' is not acquired and therefore parking must remain on the existing park property. Proposed amenities reflect this condition. Option B depicts the possibilities available if the Guttery Parcel were to be acquired and if parking were relocated to and expanded on this additional space.

The ReVision Plan includes several key additions and improvements to the existing offerings at Little Nancy Creek Park. Generally speaking, the south side of Little Nancy Creek (the side with the playground) is seen as the more active side of the park. The north side (where the house once stood) is thought of as the more passive. The process explored many different additions to the property, but improved vehicular and pedestrian access is seen as a unanimous priority.

Both options reflect several highly-prioritized additions to the park. A key proposal in either option is the creation of a small plaza area between the playground and pavilion/staircase (currently under construction). This plaza would define a gathering area, a high priority in this community. For many reasons, the plaza is proposed to be constructed of a permeable, soft surface similar to the existing walking trails and would replace the hard-packed dirt that has resulted from high-use.

Both options propose an additional, smaller pavilion on the high, flat site of the former carport, on the north side of the park. This pavilion is seen as a way to support uses that do not want/need interaction with the playground. Some consider this secondary pavilion as a bandstand while the existing lawn would support picnic-style seating for more adult-focused concerts and

events. Others see the need to provide covered picnic space for those without children or who want more distance from the very active playground.

The need for an amenity that appeals to teens and young adults was identified in the ReVisioning process. A small sports court with a seating area was proposed as an active area where youth can interact after the appeal of a playground fades. The proposed location of this amenity would need to be flexible, depending on which option ultimately happens.

There is widespread consensus that neighbors would benefit from improved pedestrian access to Little Nancy Creek Park. Because of the challenges that walking along Peachtree Dunwoody Road poses, options to provide a 'back door' to the park were thoroughly investigated. The acquisition of the 'Hangar Property' on North Stratford Road and the possible pedestrian connection to the park from there is widely acknowledged as the most viable way to accomplish this goal and is therefore a top priority project. (Figure 15)

There was a lot of discussion about whether or not to include a restroom in the park. Because one must currently drive to



The creation of a small plaza area between the playground and the pavilion/staircase would define a gathering area and improve pedestrian circulation.

the park, it becomes a destination that people want to spend a lot of time in, once there. And, because the park's main attraction is the large playground, children must be a consideration when discussing restrooms. It should be noted here that it is not uncommon for a parent to have to take a child into the woods in the middle of play time. Some neighbors complain about the toilet paper left behind on those visits. Another argument on the 'pro-restroom' side is the desire of the community to host events in the park. Porta-potties are not ideal because of a lack of paved surfaces. While there are a lot of reasons this community would welcome a restroom, there are also a lot of obvious concerns including maintenance, misuse, vandalism, and all the others that accompany such an amenity. Both options suggest a possible location for a restroom, but it should be noted that there are still a lot of mixed opinions as to whether or not such an amenity is advisable.

Another key priority is the removal of the invasive species that have re-grown in the stream buffer. Volunteers originally cleared these, but concerns over working in the state's 25' buffer and discussions about tree impacts resulted in the community staying completely away from the creek. Without the constant attention the rest of the park receives, the bamboo and privet grew back thickly, blocking views to and across the creek. It is proposed in this plan that the invasives be sensitively readdressed and the that views to and across the creek be re-established. Expanding the lawn near the playground and play house would assist in this effort.

The possibility of re-shaping the creek banks to accommodate stormwater is referred to in both options as a 'duck pond.' While the name is a bit misleading, the intention of the pond is to provide green infrastructure that would help mitigate downstream flooding. Little Nancy Creek is a notoriously 'flashy' waterway, meaning that every time it rains, the creek swells, often overflows and then retreats to its banks in a matter of mere hours. Using the park as an opportunity to absorb and infiltrate run-off is an obvious ecological benefit. If constructed, it is hoped that the pond would always hold some water between rains and would provide capacity relief during larger storm events. While most participants recognize the benefits of this project, some note that the complicated permitting and high price tag would make the project a lower priority.

Regardless of which ReVision option is ultimately possible, both proposed plans include several key amenities and suggestions that will support and reinforce current use while providing greater opportunities for the broader community. It is anticipated that the community will continue to leverage its efforts into the continued improvement of its park.



The proposed 'duck pond', a green infrastructure amenity, could be built between the playground and the exercise equipment locations. The pond would add many ecological benefits for the park and for Little Nancy Creek.



Figure 11: Proposed Pavilion (overlooking back meadow)

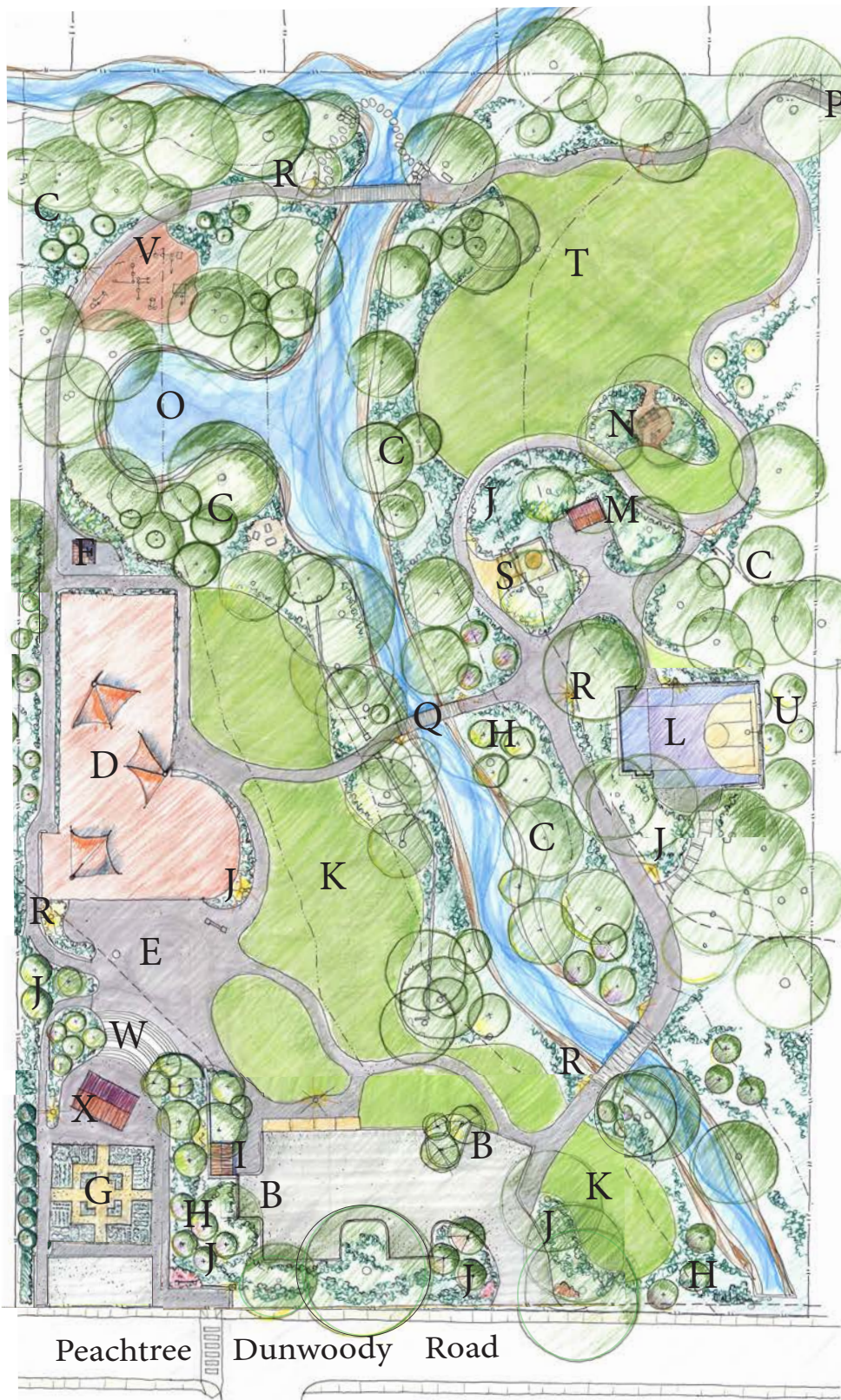
Little Nancy Creek Park ReVision Plan

Option A Description (Existing Park Property)

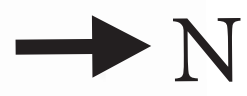
This option introduces more uses, specifically the sports court into the passive side of the park. There is, however, widespread consensus that additional proposed uses are more important than the active/passive distinction. In this option, the location of the sports court would take advantage of the flat, treeless, high ground that the house once occupied. Associated landscaping and screening would be used to attempt to buffer the active use from the nearby neighbor to the west.

In addition, minor improvements to the existing parking area are proposed. Three spaces would be added. It should be noted that these spaces are in the City's 75' stream bank buffer, so a variance would be needed. There are other permitting hurdles, but it is believed that they can be overcome. A second improvement to the parking area is a small turn-around area at the end of the lot. This bump-out would require a small retaining wall, but would allow those parked in the end spaces to back out, moderately improving maneuverability.

Option A Project List		
A	Land Acquisition (purchase Hangar Property & easements)	N/A
B	Improvements to Existing Parking (back-up & 3 new spaces)	\$20,000
C	Woodland & Habitat Restoration (replace invasives with natives)	\$12,000
D	Playground Improvements (additional equipment & shade structures)	\$20,000-\$30,000
E	Plaza (slate chip with cobblestone edge)	\$35,000
F	Playground Gazebo	\$18,000
G	Community Garden Improvements	\$8,000
H	New Tree Plantings (under-story, flowering, in planted areas)	N/A
I	Restroom (with retaining wall and paved walk)	\$110,000
J	Landscaping (develop site-wide plan for key areas, install in phases)	N/A
K	Lawn (DO NOT PLANT NEW TREES IN EXISTING LAWNS)	N/A
L	Sports Court (on home site, rubber surface on conc., seat wall)	\$65,000
M	Pavilion (small version of garden pavilion, see rendering)	\$55,000
N	Picnic Area Improvements (replace ex. tables, define w landscape)	\$12,000
O	Duck Pond (holds water at all times, capacity to flood during storm)	\$350,000
P	Path to Hangar Property (soft surface, similar to existing)	\$30,000
Q	Third Bridge (railing similar to existing bridge):	\$75,000
R	Lighting (10 bollard at bridges, 7 street style at key locations)	\$70,000



**Little Nancy Creek Park
ReVision Plan Option A
February 2015**



- | | |
|--|--|
| <ul style="list-style-type: none"> A. Land Acquisition B. Improvements to Existing Parking Lot C. Woodland & Habitat Restoration D. Playground Improvements E. Plaza F. Playground Gazebo G. Community Garden Improvements H. New Tree Plantings I. Restroom J. Landscaping K. Lawn L. Sports Court M. Pavilion | <ul style="list-style-type: none"> N. Picnic Area Improvements O. Duck Pond P. Path to Hangar Property Q. Third Bridge R. Lighting S. Existing Outdoor Classroom T. Existing Back Meadow U. Property Edge Screening V. Existing Exercise Equipment W. Existing Staircase/Seating (construction pending) X. Existing Pavilion (construction pending) |
|--|--|

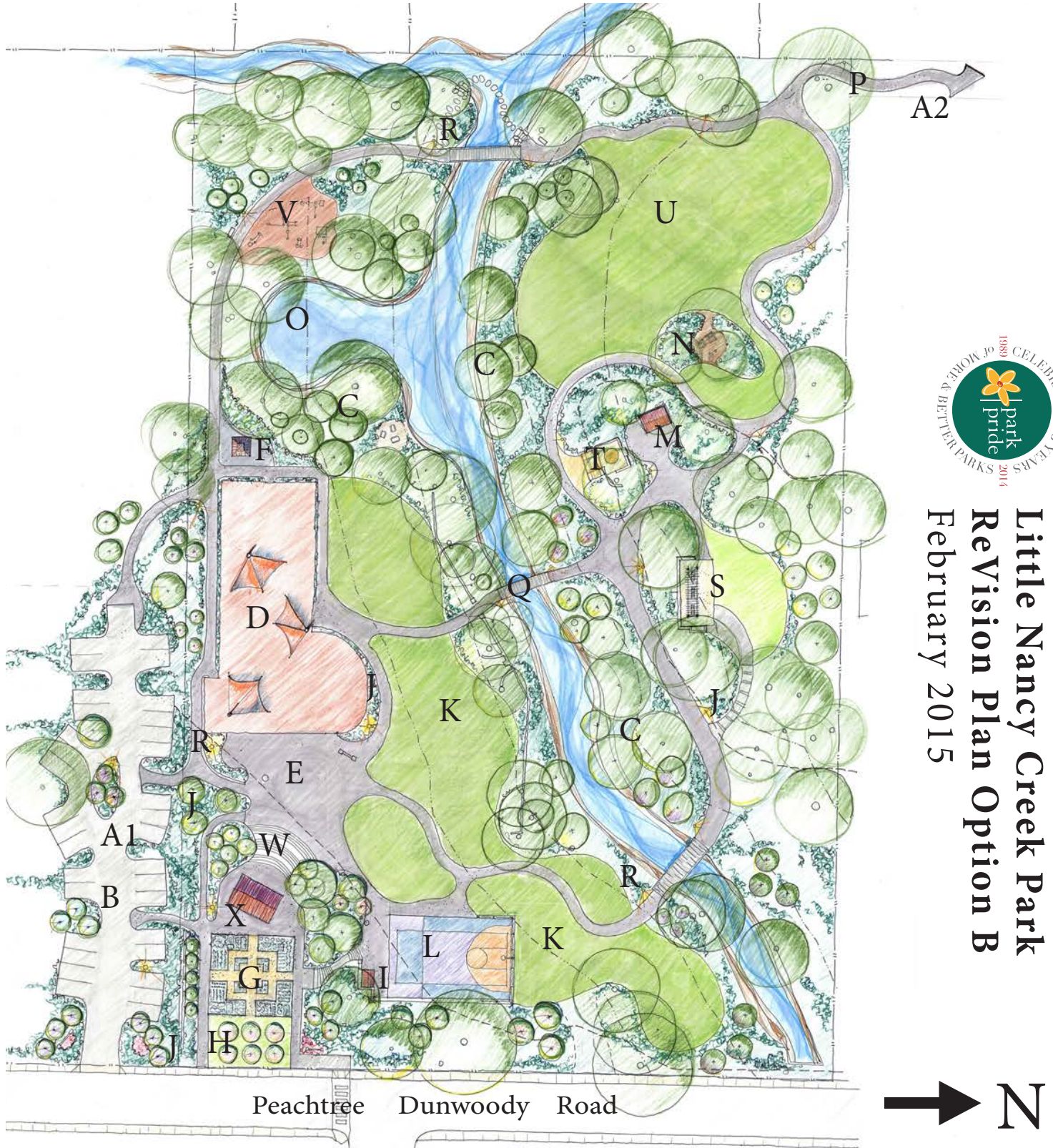
Figure 12: Little Nancy Creek Park ReVision Plan Option A

Little Nancy Creek Park ReVision Plan

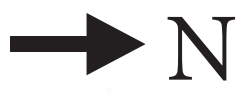
Option B Description (With Guttery Parcel Acquisition)

Acquiring the adjacent 'Guttery Property' is seen as a top priority. The successful addition of this street-level parcel would allow for a safer, expanded parking area. Relocating cars out of the existing park frees a lot of space for additional amenities. The preferred location for the sports court is on the existing parking area because it would be more visible from the street, it would keep active uses concentrated on one side of the creek, and it would be closer to the other family activities already in place. The relocation of parking also would free space for a small orchard that could act as a partial buffer between the busy Peachtree Dunwoody Road and the existing community garden. Additionally, this option provides the opportunity to expand the natural areas and buffers between existing houses and the park.

Option B Project List		
A1	Land Acquisition (purchase Guttery Property)	\$500,000
A2	Land Acquisition (purchase Hangar Property & easements)	N/A
B	Construct Parking Lot (35 +/- spaces, gravel with concrete curb)	\$55,000
C	Woodland & Habitat Restoration (replace invasives with natives)	\$12,000
D	Playground Improvements (additional equipment & shade structures)	\$20,000-\$30,000
E	Plaza (slate chip with cobblestone edge)	\$35,000
F	Playground Gazebo	\$18,000
G	Community Garden Improvements	\$8,000
H	Tree Plantings (under-story, flowering, in planted areas)	N/A
I	Restroom (with retaining wall and paved walk)	\$110,000
J	Landscaping (develop site-wide plan for key areas, install in phases)	N/A
K	Lawn (DO NOT PLANT NEW TREES IN LAWNS)	N/A
L	Sports Court (replace ex. parking, rubber surface on conc., seat wall)	\$65,000
M	Pavilion (small version of garden pavilion, see rendering)	\$55,000
N	Picnic Area Improvements (replace ex. tables, define w landscape)	\$12,000
O	Duck Pond (holds water at all times, capacity to flood during storm)	\$350,000
P	Path to Hangar Property (soft surface, similar to existing)	\$30,000
Q	Third Bridge (railing similar to existing bridge):	\$75,000
R	Lighting (10 bollard at bridges, 7 street style at key locations)	\$70,000
S	Pergola (hang bench swings, landscape w lawn and screening)	\$45,000



**Little Nancy Creek Park
ReVision Plan Option B
February 2015**



- A1. Land Acquisition- Guttery Property
- A2. Land Acquisition- Hangar Property
- B. Parking Lot
- C. Woodland & Habitat Restoration
- D. Playground Improvements
- E. Plaza
- F. Playground Gazebo
- G. Community Garden Improvements
- H. Tree Plantings
- I. Restroom
- J. Landscaping
- K. Lawn
- L. Sports Court

- M. Pavilion
- N. Picnic Area Improvements
- O. Duck Pond
- P. Path to Hangar Property
- Q. Third Bridge
- R. Lighting
- S. Pergola
- T. Existing Outdoor Classroom
- U. Existing Back Meadow
- V. Existing Exercise Equipment
- W. Existing Staircase/Seating (construction pending)
- X. Existing Pavilion (construction pending)

Figure 13: Little Nancy Creek Park ReVision Plan Option B

Property Acquisition Priorities

Two strategic properties were identified through the ReVisioning process for potential acquisition. The Guttery Property (3974 Peachtree Dunwoody Road 30342) adjacent to the park to the south and the Hangar Property (4131 North Stratford Road 30342) northeast of the park facing North Stratford Road.

The Guttery Property is a 1.3 acre, mostly wooded lot with an abandoned house. The property fronts Peachtree Dunwoody Road for about 100'. About 1/3 of the property's depth of 580' is at grade with the street, unlike most of the park, which is about 15' below grade from the street. The rest of the abandoned lot is forest which struggles with invasive species such as English ivy and privet. This property offers an amazing opportunity to address the two of the biggest challenges in the park; the existing dangerous entrance and insufficient parking.

Option B of the final plan demonstrates what possibilities would be available if the existing parking area could be relocated and expanded onto this more ideal location. If the Guttery Property were to be acquired, the front 1/3 of it could be developed into 30-35 parking spots with an at-grade entrance. The existing entrance and parking lot could then be converted to other park amenities. The rest of the property could be rid of invasive species and used as additional natural space for park users. This would be a strategic property that could alleviate the dangerous car entrance and provide more adequate parking.

The Hangar Property is a trapezoidal shaped lot facing North Stratford Road, a residential street in the middle of a large, residential area. Little Nancy Creek winds through its center. There is an abandoned house, airplane hangar, paved surface with both a tennis court net and two basketball hoops and a loop path with a bridge crossing the creek. State and City stream bank buffers occupy the vast majority of the lot, making future redevelopment of the parcel for residential use extremely challenging. The property's park-like setting makes it easy to imagine as a public park.

The property is not currently for sale, but would make a strategic addition to the greenspace inventory in this under-parked neighborhood. During this ReVisioning process, neighbors identified the potential to connect this lot to Little Nancy Creek Park, offering a pedestrian 'back door' to the park. (Figure 14) This connection would require easements across the back of three privately-owned parcels. The Hangar property fronts North Stratford Road, which is an internal neighborhood street with sidewalks, which accesses an entire network of very walkable neighborhood streets. If the properties were linked, numerous neighbors could finally have a safe way to walk to the park.

Guttery Property



Figure 14: The Guttery Property



The Guttery property currently has an abandoned house on site. The property is prime real estate for redevelopment and would be a strong addition to the park.



The Guttery property is at grade with Peachtree Dunwoody Road and would provide excellent pedestrian connections to the park.

Hangar Property

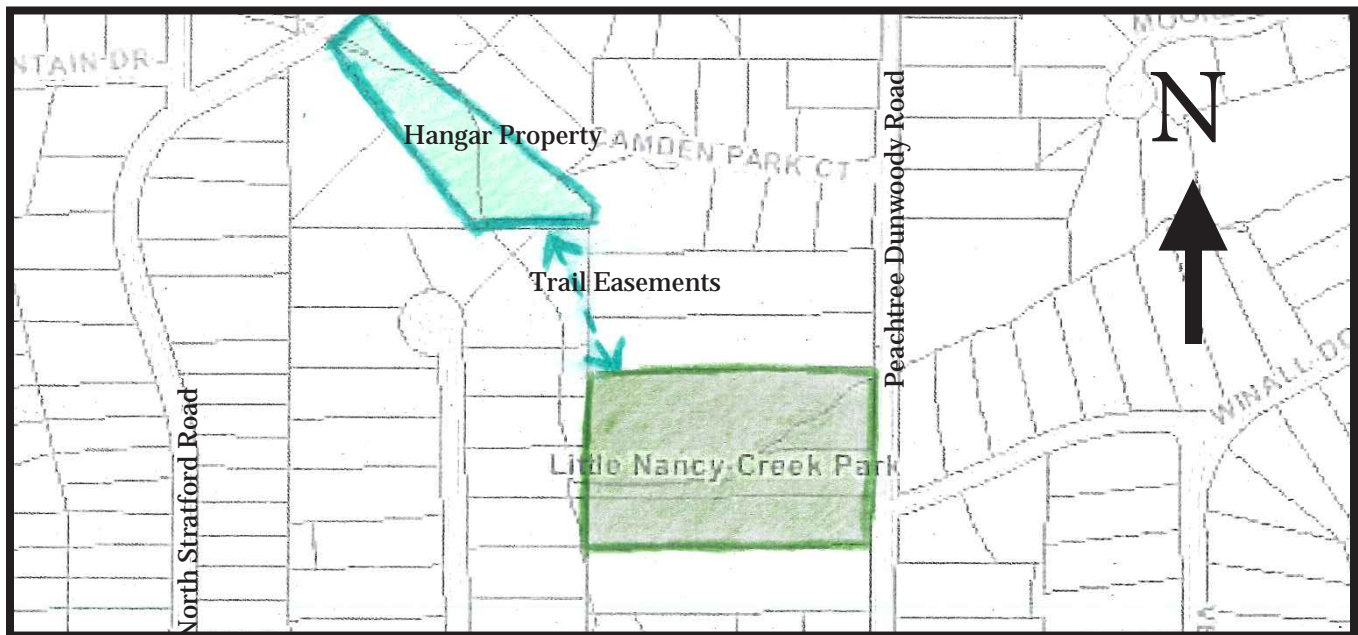


Figure 15: The Hangar Property



The Hangar property would add: pedestrian access to Little Nancy Creek Park from North Stratford Road, a tennis court, and beautiful walking trails.



To connect the Hangar property and Little Nancy Creek Park, several easements on private property would need to be secured. The easements could follow Little Nancy Creek.

Appendix

- A. Meeting Sign Ins, Agendas and Summaries**
- B. Opportunities Map**
- C. Preliminary ReVision Plan**
- D. Public Meetings**
- E. Site Furnishing Families**
- F. Survey**
- G. Final Visioning Plans**
- H. Proposed Pavilion Rendering**

