BOONE PARK WEST

VISION PLAN 2016

Renamed Kathryn Johnston Memorial Park

THE CONSERVATION FUND

Community Improvement Association
Environmental Resource Center

CHATTAHOOCHEE RIVERKEEPER®

parkpride

English Avenue
Neighborhood Association

"I love parks because they are the soul of the community."
- Community Member

ACKNOWLEDGEMENTS

This park vision plan would not have been possible without the dedicated, conscientious, and steadfast support from community members and key stakeholders.

The Community Steering Committee for Boone Park West worked resolutely toward a vision for Boone Park West that would provide multiple benefits for the community. The following members met monthly to coordinate public outreach and advise the Park Pride team on the design of the park and formed the core community group for the park.

Mother Mamie Moore, President of the English Avenue Neighborhood Association, who works tirelessly in advocating for the English Avenue community.

Tony Torrence President of Community Improvement Association, who provided critical community outreach support and advocacy throughout the process.

Kelly Brown with Box of Chocolates Media, who provided video footage of our Green Infrastructure Tour.

Rosario Hernandez, Juanita Wallace, Tracy Bates, Linda Adams, Shade Yvonne Jones, and Patricia Campbell who all gave of their valuable time to shepherd the process.

Park Pride would also like to take this opportunity to thank Reverend Howard Beckham (New Jerusalem Baptist Church), Sister Precious, and Suganthi Simon (Arthur M. Blank Family Foundation) for generously donating space to hold community meetings.

Special thanks to Representative "Able" Mable Thomas and Tracy Bates for providing free tabling space for community engagement at Burgers & Backpacks and the Festival of Lights.

In addition to a great Community Steering Committee, Boone Park West had the support of numerous partner organizations and key stakeholders who helped shepherd the park design toward a successful outcome.

Shannon Lee and Stacy Funderburke with The Conservation Fund provided invaluable community engagement support and land acquisition expertise to bring the park vision closer to reality.

Erik Fyfe and Juliet Cohen with Chattahoochee Riverkeeper provided sophisticated technical assistance in understanding the volumes of stormwater that the park should be designed to accept.

Dr. Na'Taki Osborne Jelks and Darryl Haddock with the West Atlanta Watershed Alliance, Dr. Yomi Noibi with ECO-Action, the Proctor Creek Stewardship Council, Julie Owens and Susan Rutherford with the City of Atlanta Department of Watershed Management, Amy Phuong, Alvin Dodson and Walt Ray with the City of Atlanta Department of Parks & Recreation, Stephanie Stuckey Benfield and Jennifer Carlile with The Mayor's Office of Sustainability, Angelou Ezelio and Atiba Jones with Greening Youth Foundation, and Rita Gibson with University Community Development Corporation also provided technical support and assistance in their areas of expertise.

We would also like to thank Barbara Tulipane, Lori Robertson and Serda Ozbenian with the National Recreation & Parks Association. NRPA's commitment to Boone Park West through the Great Urban Parks Campaign (a partnership with the American Planning Association) has helped to leverage additional support for Boone Park West many times over.

Last but not least, thank you Councilmember Ivory Lee Young, Jr. for your tireless support and advocacy for your community.

This effort would not have been possible without the love, kindness, support, and hard work of each of you. You are our heros!

TABLE OF CONTENTS


I ♥ Parks because
they help to build better communities!


ATLANTA POLICE
I ♥ Parks because
It Brings The Community Together, Fun, Events and Recreation Time for The Kids.


I ♥ Parks because
I love parks because they provide constructive activities for the people in the neighborhood and surrounding areas.


I ♥ Parks because
it's the soul of the community!


I ♥ Parks because
It gets people out side


I ♥ Parks because
They are awesome!


I ♥ Parks because


I ♥ Parks because
they bring people together

EXECUTIVE SUMMARY

Boone Park West is an effort to create a new park on Atlanta's Westside. In 2010, Park Pride worked with the Proctor Creek headwaters communities of English Avenue and Vine City to publish the Proctor North Avenue Green Infrastructure Vision Plan (PNA Vision). This plan proposes a series of parks and greenways throughout the Proctor Creek headwater neighborhoods as a means of reducing the impacts of stormwater flooding and combined sewer overflows that are so prevalent in these communities.

Boone Park West will convert a collection of abandoned and neglected lots into a positive, vibrant, and transformative public space that engages the community in green infrastructure solutions, increases public access to recreational opportunities, provides jobs and training for residents, improves environmental quality, and reduces negative impacts of stormwater runoff.

The visioning process kicked off in July of 2016. During the process Park Pride, The Conservation Fund, Community Improvement Association and our community partners participated in four major community outreach events and engaged in monthly meetings to develop a conceptual plan for the park. These events included Burgers & Backpacks (an annual back-to-school event), National Night Out (a public safety event), Festival of Lights (a community festival), and an additional community outreach event/play day on the site.

One of the primary purposes of Boone Park West is to control localized flooding around the park site and provide capacity relief for the overtaxed combined sewer system in this part of Atlanta. Chattahoochee Riverkeeper played a critical role related to this goal by leading community residents on a Green Infrastructure tour to educate and engage residents in Green Infrastructure solutions. They also provided in-kind technical support to determine the watershed for the park to estimate stormwater runoff volumes that could be captured by the park. The City of Atlanta Department of Watershed Management has also been a key partner and supporter in helping the community and project partners understand the hydrology of the area.

The final concept plan presented in this report is the result of the park visioning process and is the first step toward full park implementation. It combines green infrastructure with passive and active recreational elements to create a park that provides a safe place for kids to play and for families and residents to gather.

"Unless you go looking, you might never notice the many small creeks and streams that cross the Atlanta landscape. These countless little waterways flow mostly unseen, under bridges, through pipes, behind buildings and in other overlooked places. Among them is Proctor Creek. Both scenic and stressed, Proctor Creek rises from springs in west Atlanta and links downtown with the Chattahoochee River. Its many tributaries form branches that connect more than 35 Atlanta neighborhoods, and its watershed is the only one of its size contained entirely within the city limits."

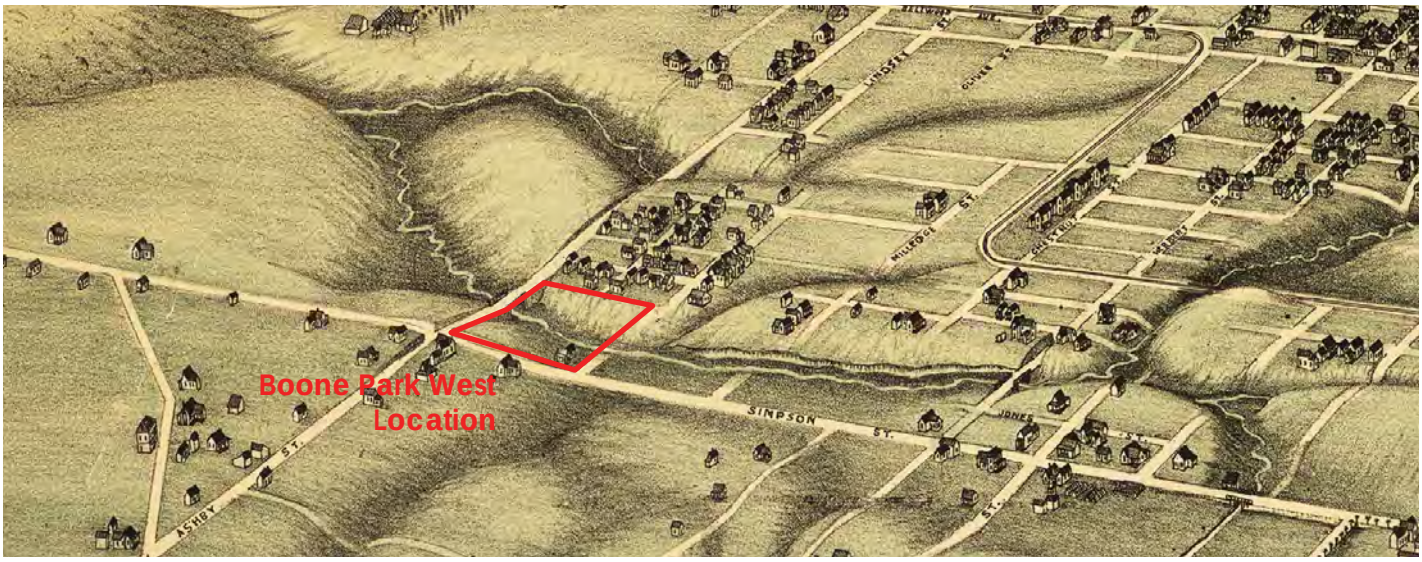
-Excerpt from An Introduction to Atlanta's Proctor Creek
Compiled in 2015 by Erik Fyfe
Proctor Creek Coordinator at Park Pride

CONTEXT

The concept for Boone Park West was born in 2010 with the completion of the *Proctor Creek North Avenue Watershed Basion: A Green Infrastructure Vision* (*PNA Study*). Completed with community input over the course of 18 months, the study proposed introducing new parks and greenspace to provide cleaner surface and ground water, reduce floods; improve quality of life; and promote other related positive environmental and economic impacts.

The Boone Park West site is situated in the English Avenue neighborhood within the 1,652 acre Proctor Creek watershed on the Westside of the City of Atlanta, approximately ½ mile from the heart of downtown. It is approximately 3.2 acres in size and is composed of a number of vacant parcels, some with abandoned single-family residential buildings. The City of Atlanta Department of Parks and Recreation owns much of the land needed to build the park and is actively working through its land acquisition partners to acquire the remaining parcels.

The site is located at the intersection of two arterial streets, Joseph E Boone Boulevard, and Joseph E Lowery Boulevard, both of which are equipped with sidewalks that convey a significant amount of pedestrian traffic to small commercial centers located along both streets. The surrounding neighborhoods consist mainly of single-family residential homes, which unfortunately display the problem with blight and property abandonment that persists throughout the community. Its location at the intersection of two major arterial streets offers the prospect of a highly visible location for a park with green infrastructure components along a major Atlanta boulevard. It is also accessible by public transportation, being a half mile walk from the Ashby MARTA station and



This 1892 drawing by Augustus Koch depicts the historic drainage patterns in English Avenue and Vine City prior to the encapsulation of the streams. The approximate proposed location of Boone Park West is outlined in red.

"Starting in the late 1800s, Atlanta launched a plan to use the city's five main creeks (including Proctor) as trunk lines to carry wastewater away from the city and into rivers further downstream. Creeks and streams were encapsulated in pipes that carried both stormwater from rainstorms and sewage from households and businesses, discharging this wastewater into open creek beds further from the city center."

-Excerpt from An Introduction to Atlanta's Proctor Creek
Compiled in 2015 by Erik Fyfe
Proctor Creek Coordinator at Park Pride

being along the #51 Joseph E. Boone Boulevard MARTA bus line. The Atlanta BeltLine, a large public infrastructure project that combines multimodal transportation with parks and greenspace, will be located just one half mile to the west.

Proctor Creek consistently fails to meet Georgia's state water quality standards for fecal coliform.

Additionally, Joseph E Boone Boulevard, which is one of the only major east-west connections to the Downtown Atlanta district from the Westside, has funding to receive a number of "green street" upgrades. These upgrades will improve walkability and bikeability along the corridor, as well as provide streetscape improvements and green infrastructure interventions.

The English Avenue and Vine City neighborhoods are in the heart of downtown Atlanta. Despite their rich civil rights history and proximity to the affluence of downtown, these adjoining neighborhoods have suffered from years of disinvestment. The 2010 U.S. Census shows these communities are 96% African-American and suffer from numerous impacts related to systematic poverty. There has been a 40% population decline in the over the past decade, a vacancy rate upwards of 50% and a household poverty rate of 60%. The many blighted, vacant lots reduce property values, increase security and health risks and provide no benefit to surrounding neighbors. The 2012 American Community Survey found that the unemployment rate for this area is 26%, and job creation is at the top of the priority list for most residents. The neighborhood schools are listed as Title 1 with a majority of students qualifying for free or reduced lunch (99% at elementary level).

English Avenue and Vine City also lie in the headwaters of Proctor Creek, which is an Urban Waters Federal Partnership location. This program is aimed at promoting federal agency collaboration and partnerships to improve some of the most environmentally degraded watersheds across the country. These neighborhoods experience significant stormwater flooding and pollution. The 2010 PNA Study by Park Pride estimated that more than 130 million gallons of stormwater flow through these neighborhoods during extreme storm events. Over the past several decades, development has nearly destroyed the creek, and today it is besieged by high bacteria levels, illegal dumping, pollution and erosion – all of which create serious health concerns for area residents. Proctor Creek has 29 EPA-identified hotspots, and water from the Creek flows into the Chattahoochee River, Atlanta's main source for drinking water. Studies commissioned by the Atlanta Regional Commission have shown that the creek consistently does not meet Georgia's state water quality standards for fecal coliform.

English Avenue and Vine City have a vacancy rate upwards of 50% and a household poverty rate of 60%.

EXISTING CONDITIONS

Much of the core land identified for Boone Park West is a fallow field where apartment homes once stood. The now-demolished apartment complex was purchased by the city several years ago and was razed due to severe mold contamination caused by the persistent inundation of water. The land is now owned and managed by the City of Atlanta Department of Parks & Recreation and is fenced off from the neighborhood to prevent access into the site. The remaining privately owned lots, including those with single family homes, have been abandoned and are visibly blighted. There is no present use or program on the project site. As it stands, the property is a community hazard, filled with litter and debris, and overgrown with invasive species.

This area is among the lowest lying properties in the upper watershed of Proctor Creek and has seen significant flooding during moderate to heavy rain events, making it an attractive location for a green infrastructure intervention. Chattahoochee Riverkeeper was able to document this localized flooding on Proctor Street on November 30, 2016. The flooding documented in the photographs is the result of a rain event where 0.63" of rain fell in a 1hr 10min period of time. It is a good illustration that even relatively common rain occurrences have significant impacts on this low-lying area.

Perhaps not surprisingly, given its topographical context, a combined sewer line currently runs under the property, encapsulating a historic streambed that once passed through the area, but was long ago buried and piped. This trunk line has a diameter of approximately 12-13 feet and was constructed over 100 years ago using methods of the time. The top of the pipe is buried only a few inches beneath the surface of the land, and is exposed in a number of places. No excavation or heavy construction can occur within 20' of the centerline of this pipe.

Boone Park West is currently fallow land that is fenced off from the community

Flooding occurs on Proctor Street, just north of the park, even during relatively common rain events.

The land for Boone Park West is among the lowest-lying in the upper watershed, making it prone to flooding and making it an attractive site for Green Infrastructure interventions.

Houses currently occupying the site are in a state of distress and abandonment.

Houses currently occupying the site are in a state of distress and abandonment.

COMMUNITY ENGAGEMENT

Park Pride is committed to community engagement during both design and implementation of any park project. Park Pride partnered with the English Avenue Neighborhood Association and other neighborhood groups to develop a conceptual master plan for Boone Park West through the park visioning process. The park visioning process is designed to reach as many people as possible. Different approaches reach different neighbors, but Park Pride takes seriously the imperative that the process be as inclusive as possible, offering many different opportunities for input.

The visioning process was led by a steering committee of dedicated residents. By conceptualizing the park through a community-driven process that included educational workshops, surveys, and a green infrastructure tour, Park Pride provided residents with the knowledge they need to fully participate in the process.

Park visioning kicked off on July 19th with the first Community Steering Committee meeting, which was attended by eleven community members and leaders. The project scope was discussed at this meeting, and a community survey was developed. The committee also recommended engaging in two pre-existing community events to raise awareness of the park and distribute surveys to collect information.

English Avenue residents at the first Community Steering Committee meeting, held on July 19, 2016

FMother Mamie Moore, President of the English Avenue Neighborhood Association shares her hopes for the future park: "One day, I dream this park will service the children of the children who now live in English Avenue & Vine City."

SURVEY DISTRIBUTION

Park Pride developed a survey for Boone Park West to both collect input on programming for the park as well as spread awareness of the park. Data was collected on July 23, 2016 at *Burgers and Backpacks*, and on August 2, 2016 during *National Night Out*.

The first of these events, Burgers and Backpacks, a back-to-school event for children in the neighborhood, was held on Saturday, July 23rd. The Georgia House Representative for the

Representative "Able" Mable Thomas generously donated space for community engagement for Boone Park West at the annual Burgers & Backpacks event.

district, "Able" Mable Thomas, donated table space to Boone Park West to engage with community members. Thirty park surveys were collected at the event, boards were displayed showing the location of the new park, and flyers with information on the park were distributed.

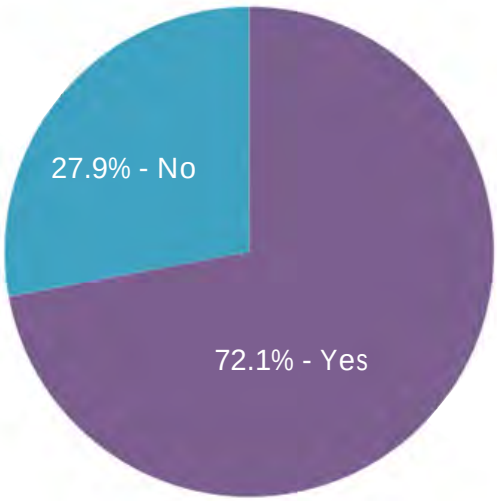
The second event, National Night Out, a public safety event promoting police/community cooperation, was held the evening of August 2nd. Boone Park West representatives collected 14 surveys at this event, distributed more flyers, and engaged the community in conversations about the park. Results from the survey are documented in the next section.

SURVEY RESULTS

In all, 40 people responded to the survey, and their responses were compiled into the following graphical representations.

Of the 40 people who responded to our survey, almost 75% of them reported having young children in their households. This represents an opportunity to provide more space for children to play in the neighborhood.

The top eight features that survey respondents said they would like to see in the park were: Signs that Educate, Bicycle Trail, BBQ Area, Fitness Equipment, Playground, Lighting, Water Fountain, and Sports facilities. Soccer and Basketball were tied for the most popular sports listed. Soccer was prioritized in the park



Responses to the question, "Do you have children in your household?"

design by introducing a flexible open field. Because the primary purpose of the park is stormwater management and flood control, an impermeable basketball court seemed to be in direct conflict with this purpose.

Safety, education, splashpad and pool were the words most commonly appearing in response

BOONE PARK

WEST

1. Do you have children in your household?
   ○ Yes, Ages: _____ ○ No
2. Do your children currently use Lindsay Street Park? If so, would you like to become a member of the Friends Group?

_____

3. What would you most like to see in the new park?

- ○ Signs that Educate
- ○ Bird/Wildlife Habitat
- ○ Community Garden
- ○ Bicycle Trail (connect to the Beltline)
- ○ BBQ Area
- ○ Historic/Cultural Landmarks
- ○ Sports:_____
- ○ Fitness Equipment/Track
- ○ Playground
- ○ Seating/Benches
- ○ Lighting
- ○ Art
- ○ Water Fountain
- ○ Gazebo/Pavilion

4. If you could have ANYTHING you want in a park, what would that be?
   Think big and outside of the box. Be creative!

_____

5. How important are the following to you?

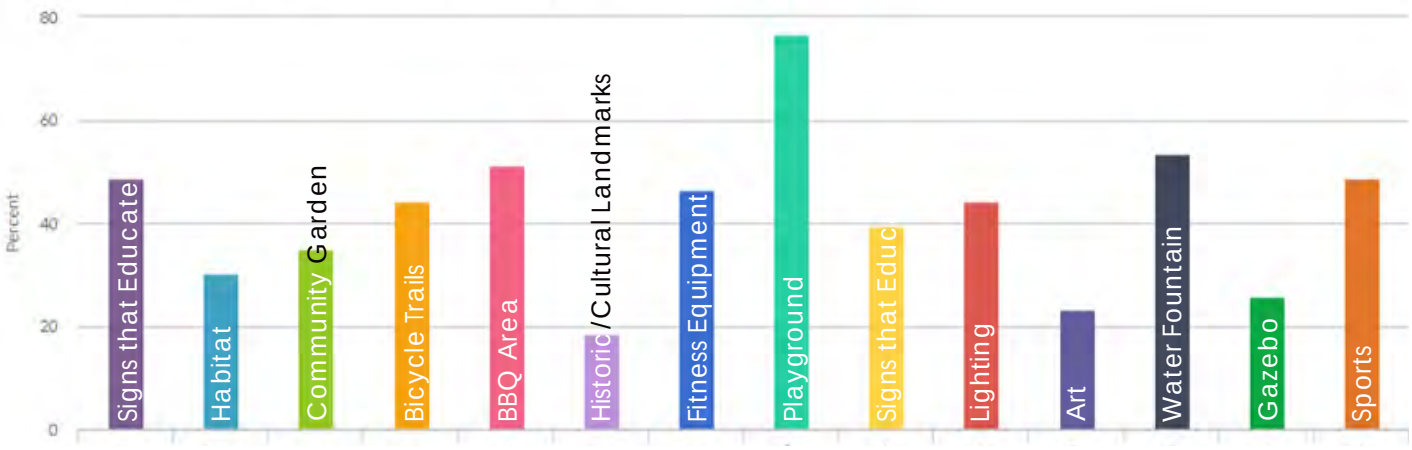
	Less important --------> More important 1	2	3	4	5
Environmental Education	○	○	○	○	○
Workforce Training/Jobs	○	○	○	○	○
History of Westside Communities	○	○	○	○	○
Safety	○	○	○	○	○

Stay in touch if you would like to know more about Boone Park West!

Name: _____
Phone: _____
Email: _____

☐ Opt out of email list

The survey shown above was developed to collect preliminary input on park programming.



Responses to the question, "What would you like to see in the new park?"

to the fourth survey question. Because the park is located in a low-lying area prone to chronic flooding, it is not a viable location for recreational water features, which would be prone to contamination during flood events.

Compiled responses to the question, "If you could have ANYTHING you want in a park, what would that be?"

GREEN INFRASTRUCTURE TOUR

In addition to spreading awareness and collecting data at community events, the community engaged in efforts surrounding environmental education. On August 16, members of the community were invited to go on a Green Infrastructure Tour led by staff from Chattahoochee Riverkeeper and the Department of Watershed Management. Ten community members came along for the tour of five different sites around the City of Atlanta to see different kinds of green infrastructure, including rain gardens, ponds, bioswales, permeable pavers, and rainwater cisterns. A community-based multimedia company, Box

On August 16, area residents participated in a Green Infrastructure Tour led by staff from Chattahoochee Riverkeeper and City of Atlanta Dept of Watershed Management, including stops at Dean Rusk Park, Georgia Tech campus, and Adair Park.

of Chocolates Media, was hired to produce a video of the tour, which included interviews and footage of the event.

The next Community Steering Committee meeting was held on September 20, during which time results from the survey and preferences from the green infrastructure tour were discussed. It was recommended at that time that the project team share findings and ask for design input at the neighborhood's annual Festival of Lights.

FESTIVAL OF LIGHTS

On October 8th, Park Pride and The Conservation Fund teamed up with ECO-Action and the Proctor Creek Stewardship Council to engage with residents at the annual Festival of Lights, a popular annual event in English Avenue. Our tables were set up in-series to educate residents on stormwater, the combined sewer system and neighborhood flooding issues, while also providing an opportunity for resident to help design the park and give input on both green infrastructure features and recreational elements.

English Avenue's annual Festival of Lights provided a great opportunity to get input on the park from residents and answer questions.

The Park Design Workshop tent was set up along the north edge of Boone Park West.

Ms Juanita Wallace, a long term resident of the area, and trained Proctor Creek Steward, explains how watersheds work at an adjacent tent.

The Festival of Lights provided a unique opportunity to engage the community in the Boone Park West project. The festival was held along Proctor Street, directly adjacent to the northern edge of the actual park. Four of the Boone Park West partners set up series of three tables at the event, focused on environmental education, green infrastructure, and park design. ECO-Action, the Proctor Creek Stewardship Council, The Conservation Fund, and Park Pride all participated in the event, and each organization provided educational activities and information to residents relevant to stormwater, flooding, water quality, and green infrastructure. A model watershed was used to illustrate the impact of non-point source pollution and impervious surfaces, and an old insurance drawing from 1892 illustrated the historic presence of streams that crisscrossed the community prior to being buried in large underground pipes. Two community residents who have been trained as Stewards by the Proctor Creek Stewardship Council were hired to help staff the tables and communicate the importance of the park and green infrastructure to neighbors.

The tables were popular stops for residents who wanted to learn more about Boone Park West, and neighborhood children in particular were drawn to the park design tent. We were able to collect and process preferences from a wide range of community members, which informed the two conceptual designs.

Input received from residents at this event informed the next stage of park visioning: the development of conceptual design alternatives. Park Pride created two design alternatives with programing and green infrastructure features that were preferred by residents. Based on survey data and input from community events, residents tended to prefer open, flexible play space and playgrounds as opposed to paved courts, which accommodate a single sport. Residents also tended to prefer dry and below-grade green infrastructure features, from which litter and debris could be more easily excluded. Therefore, distributed dry rain gardens, infiltration lawn, bioswales, and underground detention basins were used rather than the large pond.

The park design tent was particularly popular with neighborhood youth.

ALTERNATIVE CONCEPTUAL PLANS

The subsequent Community Steering Committee meeting was held on October 18, during which the two conceptual plan alternatives were presented and discussed.

Concept Plan A includes a twelve-foot-wide multiuse path that runs diagonally through the park, while two smaller open lawns provide free play and gathering space while maintaining open views from the street. A sizeable community garden anchors the northeast corner, and the playground is centrally located within sight of Boone Boulevard. An amphitheater area built into the hillside in the south part of the park provides a stage for performance and celebration, and a hillside slide provides an extra element of fun for children playing in the south lawn. A series of grilling areas take the form of leaves in this design, demonstrating a relationship between the park and natural systems.

Concept Plan B includes a twelve-foot-wide multiuse path that runs parallel to Oliver Street before turning into the park and following the route of the trunk line underground. A large rainwater plaza fountain flows during rain events, providing opportunities to teach about green infrastructure. One large open lawn provides free play and gathering space while maintaining open views from the street into the park to promote public safety. Boardwalks

The main circulation in Concept A was preferred to Concept B

also allow park users to experience and view raingardens during both wet and dry conditions. The playground is located in the northeast corner of the park, and a nearby parent pavilion provides a place for parents to watch their children play. A shaded overlook allows for comprehensive views of the park from the street level off Joseph E Boone Boulevard.

Residents at the meeting indicated that the Community Garden shown in Option A was not needed as there were already a number of existing community garden opportunities in and around the neighborhood. The location of the playground in Option B was preferred, as it was seen as being more "community facing." There was a preference for more open flexible space as shown in Option B, but the alignment of the bicycle trail was preferred in Option A as having better "flow." The absence of a basketball court was briefly discussed; however, the impermeable nature of basketball courts was seen as being incompatible with the intended stormwater function of the park.

The location of the playground and the ample amount of open space was preferred in Concept B

Intentionally Blank

Boone Park West

A

Boone Park West combines green infrastructure with passive and active recreational elements to create a park that provides a safe place for kids to play and for families and residents to gather, and also reduces the impacts of stormwater flooding. Curb cuts will allow stormwater to flow into the park during rain events, where it is directed to rain gardens and underground detention. There, it can infiltrate down into the ground rather than into the combined sewer system, which will help reduce pressure on the pipes and can prevent flooding in the streets and in homes. This park design provides approximately 280,000 gallons of storage capacity for stormwater. The design of the park keeps stormwater flowing in channels on the surface where it can be seen splashing alongside paths and stairs during rain events. This provides opportunities to teach about green infrastructure.

A wide multiuse path runs diagonally through the park from south to north, eventually connecting Joseph E. Boone Blvd to the Atlanta BeltLine three blocks to the northwest. Smaller paths also wind their way around the park, creating a walking circuit for residents. Two generous open lawns provides free play and gathering space for neighborhood residents while maintaining open views from the street into the park to promote public safety. The entire park will also be lit at night, increasing safety.

A sizeable community garden anchors the northeast corner of Proctor and Oliver Streets, which includes a rainwater harvesting system to water plants. An adult workout station with outdoor fitness equipment is provided, as well as a playground for children. A nearby Parent Pavilion with exercise equipment provides a place for parents and guardians to watch their children play, while also getting their exercise. An amphitheater area built into the hillside in the south part of the park provides a stage for performance or celebration, and a hillside slide provides an extra element of fun for children playing in the lawn. A series of grilling and cookout areas take the form of leaves in this design, demonstrating a relationship between the park and natural systems and processes.

Boone Park West

B

Boone Park West combines green infrastructure with passive and active recreational elements to create a park that provides a safe place for kids to play and for families and residents to gather, and also reduces the impacts of stormwater flooding. Curb cuts will allow stormwater to flow into the park during rain events, where it is directed to roadside stormwater planters and rain gardens. There, it can infiltrate down into the ground rather than into the combined sewer system, which will help reduce pressure on the pipes and can prevent flooding in the streets and in homes. This park design provides approximately 250,000 gallons of storage capacity for stormwater. The design of the park holds stormwater in rain gardens close to the edges of the park. A large rainwater plaza fountain, which flows only during rain events, provides opportunities to teach about green infrastructure.

A wide multiuse path runs alongside and through the park from south to north, eventually connecting Joseph E. Boone Blvd to the Atlanta BeltLine three blocks to the northwest. Smaller paths also wind their way around the park, creating a walking circuit for residents. One generous open lawn provides free play and gathering space for neighborhood residents while maintaining open views from the street into the park to promote public safety. Boardwalks allow residents to experience and view the raingardens during both wet and dry conditions. The entire park will also be lit at night, increasing safety.

A large playground anchors the northeast corner of Proctor and Oliver Streets. A nearby Parent Pavilion with exercise equipment provides a place for parents and guardians to watch their children play, while also getting their exercise. An amphitheater area built into the hillside in the south part of the park provides a stage for performance or celebration. A shaded overlook allows for comprehensive views of the park from the street level off Joseph E Boone Boulevard.

Legend

1. Park Entrance
2. Stormwater Entry Point
3. Boardwalk
4. Streetside Stormwater Planter
5. Overlook
6. Stormwater Plaza Fountain
7. Playground
8. Parent's Pavilion (with workout equipment)
9. Stormwater Stream
10. Open Lawn
11. Amphitheater
12. Multiuse Path (future connection to the Atlanta BeltLine)
13. Rain Garden

N

30 15 0 30

1 inch = 30 feet

FINAL CONCEPTUAL PLAN

Feedback collected from residents at the October meeting informed the creation of a final concept plan in early November. The final concept plan includes a large open field flanked by two shaded grilling areas, three rain gardens, a large playground, a bike trail, an adult exercise station, and walking paths. Curb cuts will allow stormwater to flow into the park during rain events, where it is directed into rain gardens and underground detention. There, it can infiltrate into the ground rather than into the combined sewer system, which helps reduce pressure on the pipes and can prevent flooding in the streets and in homes.

Recreation and outdoor enjoyment are encouraged throughout the park. A wide multiuse path runs diagonally from south to north, while smaller paths wind their way around the park, creating a walking circuit for residents. A generous open lawn provides space for free play, pick-up ball games, and festivals while also providing overflow capacity for stormwater during heavy rain events.

Comfort and safety are also priorities. Large trees will be preserved to the extent possible for shade, while undergrowth will be cleared to maintain clear views from the street into the park. Additionally, the entire park will be lit at night with LED pole lights, increasing safety at night. A large playground anchors the northeast corner of Proctor and Oliver Streets. Two shade structures within the playground provide shaded areas for parents. One shade structure has exercise equipment for parents and guardians who like to exercise while their children play. A second shade structure provides seating. The playground also features a large wall designed to give children a place to get creative. Just outside the playground, a series of low seat walls provides a place to gather as groups or individually.

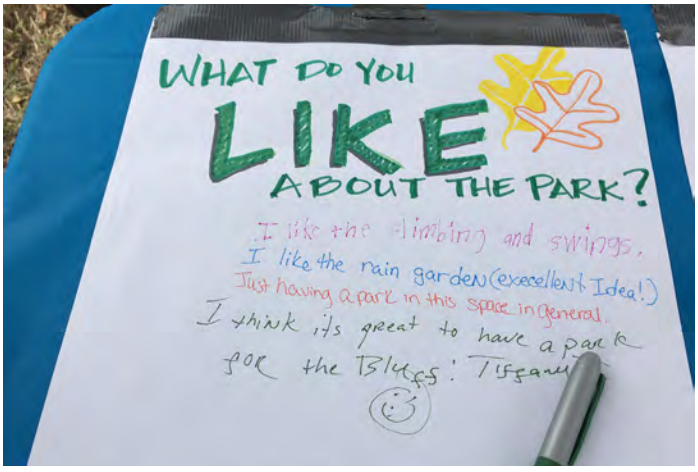
This Final Concept Plan was presented at the November 15th Community Steering Committee meeting, during which time the plan was discussed and plans were made for a public event on December 3rd at the park.

COMMUNITY ENGAGEMENT EVENT

On December 3, 2016, Park Pride, The Conservation Fund, Community Improvement Association, and Chattahoochee Riverkeeper hosted a neighborhood outreach event at the site of the future park. The gates, which

Area residents came into the park on December 3 to learn more about the concept plan and enjoy a warm meal

are usually closed and locked were opened, and area residents were invited inside to enjoy a free hot meal and take a tour of the future park. Over 80 people from the community attended the event, which also included music and games to play. Community input was overwhelmingly positive for the park in the community. Some suggestions for improvement included regular programming to keep the park active, additional safety measures such as security cameras, traffic calming on Proctor Street, and a water feature.



The community engagement event on December 3 was intended to engage with residents around the park who had not been able to come to meetings. Over 80 people attended, and input was collected.

Boone Park West

Boone Park West combines green infrastructure with passive and active recreational elements to create a park that provides a safe place for kids to play and for families and residents to gather. Most important, the park will reduce the impacts of stormwater flooding.

Curb cuts will allow stormwater to flow into the park during rain events, where it is directed to rain gardens and underground detention. There, it can infiltrate into the ground rather than into the combined sewer system, which helps reduce pressure on the pipes and can prevent flooding in the streets and in homes. This park design provides approximately 299,000 gallons of storage capacity for stormwater for a single rain event, and approximately 17.8 M gallons annually. The design includes permeable paving and rain gardens that allow infiltration during storms.

Recreation and outdoor enjoyment are encouraged throughout the park. A wide multiuse path runs diagonally from south to north, eventually connecting Joseph E. Boone Blvd to the Atlanta BeltLine three blocks to the northwest. Smaller paths wind their way around the park, creating a walking circuit for residents. A generous open lawn provides space for free play, pick-up ball games, festivals, and community gatherings. Along the lawn's edges are two shade shelters with tables for cookouts. Near the corner of Oliver and Boone, there is also an adult exercise circuit for fitness and strength training among residents, including older youths.

Comfort and safety are also priorities. Large trees are preserved where possible for shade and new plantings are planned to maintain clear views from the street into the park to promote public safety. Additionally, the entire park will be lit at night with LED pole lights, increasing safety.

A large playground anchors the northeast corner of Proctor and Oliver Streets. Two shade structures within the playground provide shaded areas for parents. One shade structure has exercise equipment for parents and guardians who like to exercise while their children play. A second shade structure provides seating. The playground also features a large wall designed to give children a place to get creative. Just outside the playground, a series of low seat walls provides a place to gather as groups or individually.

30 15 0 30
1 inch = 30 feet

N

Intentionally Blank

WATER CAPTURE POTENTIAL

Chattahoochee Riverkeeper took a leading role in understanding how much stormwater the park could expect to absorb during rain events. The following is excerpted from a document that they created as a preliminary analysis of the stormwater capture potential of the park using publicly available data. It is expected that these numbers will change based on more detailed information obtained during the design & engineering process.

The photographs in this section were taken by Chattahoochee Riverkeeper on Wednesday, November 30, 2016 at 2:55pm on Proctor Street directly adjacent to the park. This flooding was the result of just .63" of rainfall over a 1hr 10min period. These photos illustrate the persistent flooding that occurs in and around Boone Park West even during relatively common storm events.

Boone Park West will provide a myriad of social, economic and environmental benefits for the surrounding neighborhood. Among these, one of the primary goals in constructing the park is to mitigate the impacts of urban stormwater and restore the natural flow of water. The park property is located at the bottom of a large drainage basin, where a stream once flowed away from downtown Atlanta and emptied into Proctor Creek. The site remains ideally situated to capture stormwater runoff from the surrounding neighborhood.

Table 1 outlines the volume of stormwater that could be routed into Boone Park West. The

Due to its topography and its position in the watershed, Boone Park West has the potential to capture a great deal of stormwater.

historic stream that once crossed the site now flows underground through a 13-ft diameter pipe that divides the park into separate north and south sub-basins. By assessing the local groundcover, topography and layout of municipal stormwater drains, we estimate that more than 17 million gallons of stormwater runoff may be available to be diverted from surface flow and into Boone Park West. These volumes inform the design of potential stormwater management measures for the park.

Boone Park West will utilize Green Infrastructure measures to restore natural water flows on site. This approach uses plants, engineered soils and other technologies to capture and reuse stormwater, increase infiltration of water into the soil, and encourage stormwater uptake by plants. The conceptual design of Boone Park West includes green infrastructure components such as rain gardens, bioswales and underground infiltration. These elements will be distributed to manage water flowing into the park's two sub-basins.

Based on publicly-available data, we estimate that the total stormwater capacity of the green infrastructure features in the park may be up to 299,000 gallons when filled by a rain event. This volume is nearly equivalent to the amount of runoff produced in the 15.2-acre drainage basin during a 95th percentile (1.8") storm event.

Additional site surveying and soil assessment will determine the final volume and actual capacity of the site to absorb stormwater. These initial estimates demonstrate significant potential for Boone Park West to relieve pressure on Atlanta's combined sewer system and reduce local flooding.

Flooding that currently occurs both inside and adjacent to the park

Table 1: Estimated Runoff Volume Available and GI Capacity at Peak

	Full Drainage Area	*Drainage Sub-Basins*	
		North	*South*
Park Area	*3.2 acres*	*1.0 acres*	*2.2 acres*
Drainage Basin Area	*15.2 acres*	*8.6 acres*	*6.59 acres*
95th Percentile Storm Runoff Available (1.8")	*300,954 gal (40,232 cf)*	*175,483 gal (23,459 cf)*	*125,471 gal (16,773 cf)*
Annual Stormwater Runoff Available	*17.8 M gal (2.4 M cf)*	*10.1 M gal (1.4 M cf)*	*7.7 M gal (1.0 M cf)*
Green Infrastructure Capacity (Static Volume)	*299,000 gal (40,000 cf)*	*154,000 gal (21,000 cf)*	*145,000 gal (19,000 cf)*

CHATTAHOOCHEE RIVERKEEPER®
Keeping Watch Over Our Waters

Boone Park West and Contributing Stormwater Drainage Basins Map

This figure illustrates the different drainage basins surrounding the park as well as the location of the large combined sewer trunk line that runs underneath the site.

Intentionally Blank

PROJECTS & BUDGET

At the time of this writing, Boone Park West exists only on paper and in the minds of the residents and stakeholders who have been working toward its realization. The park should be designed and constructed as the first phase in a larger parks & greenspace effort in these neighborhoods, which include an Urban Ecology Center, additional green infrastructure, and connectivity to the Atlanta BeltLine.

Park construction should engage members of the community at each step, including workforce development programming, environmental education, and park programming. Below are estimated construction costs for the park, as well as estimates for community engagement programming.

Program Costs	
Workforce Development	$110,000
Community Engagement	$25,000
Environmental Education	$25,000
Green Infrastructure Establishment	$20,000
Green Infrastructure Analysis	$25,000
TOTAL	**$205,000**
Capital Costs	
Field Supervisor (workforce dev)	$30,000
Design & Engineering	$200,000
Permits	$16,260
Demolish Vacant Houses	$25,000
Erosion & Sediment Control	$100,000
Green Infrastructure Features	$675,000
Hardscape (paths, walls, paving)	$175,000
Boardwalk	$100,000
Lighting	$200,000
Recreational Equipment (playground & exercise equipment)	$275,000
Shade Shelters	$140,000
Educational Signage	$20,000
TOTAL	**$1,956,260**

Intentionally Blank

NEXT STEPS

The Park Visioning plan is an important first step in the process of achieving the full build-out of Boone Park West, as well as supplying important economic and educational benefits for the community. Below are listed a number of next steps necessary for the successful implementation of the project.

Complete Fundraising
The funds needed to build the park, outlined on page 27, need to be secured. Fundraising has been underway since Spring of 2016, but more work needs to be done. Potential sources of funding include corporate partners, foundations, and government.

Design, Engineering, & Permitting
The conceptual plan contained in this report is an important record of the kinds of programming and arrangement preferred by community members. However, the rendering was created without the benefit of topographic survey and detailed information on soils. As design and engineering progress, changes to this conceptual rendering may be necessary to reflect realities on the site. Once design is finalized, obtaining permits for construction will be the next step.

Environmental Education
Programs for environmental education and outreach need to be created for community members to understand the benefits of the park and the methods the park uses to improve water quality and wellness in the neighborhood.

Workforce Development
A variety of workforce development programs need to be implemented to support economic opportunity for residents. Although the focus of the program is expected to be construction-related jobs, there may be other opportunities for residents to shadow professionals to learn more about the full breadth of the design and construction process.

Atlanta Urban Ecology Resource Center
Invest Atlanta has recently awarded a planning grant to Community Improvement Association for a feasibility study for the Atlanta Urban Ecology Resource Center (AUERC). These funds should be partially used to hire an experienced consultant to guide the process in order to move the conversation forward. Anticipated deliverables include: budget, fundraising plan, initial programming, and identification of key partners. Currently, the preferred site for this facility is next to the Boone Park West site along Joseph E. Lowery Boulevard.

Connection to the Atlanta BeltLine
As the Atlanta BeltLine continues to expand, it is expected that its extension north of Washington Park will be implemented in the coming years. To prepare for that eventuality, it is proposed to create a trail connection directly to the English Avenue neighborhood that will tie into the BeltLine near a tract of land known as Valley of the Hawks. This will improve connectivity in the neighborhood and provide access to this important resource for English Avenue residents.

Surrounding Development
The English Avenue Neighborhood Association will take the lead in understanding and approving adjacent development projects to make sure they are compatible with the health, safety, and welfare of the community. It is hoped that the successful completion of the park, along with adjacent roadway improvements along Boone Boulevard, will invigorate efforts to provide affordable housing and supporting commercial uses in and around the neighborhood.

Intentionally Blank

Thank You!