

Atlanta BeltLine Master Plan

SUBAREA 4

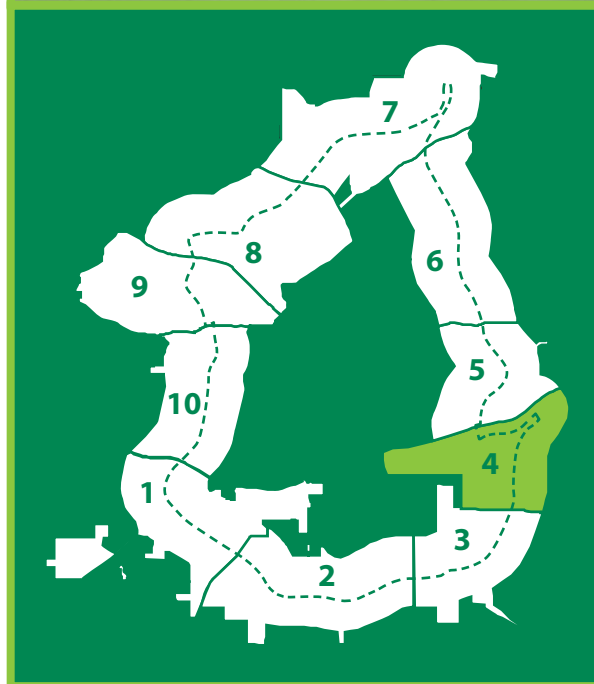
LANG CARSON PARK

Park Master Plan

Prepared for
Atlanta BeltLine, Inc.
By Pond & Company

Adopted January 17, 2012

City of Atlanta, 11-R-1627



LANG CARSON PARK COMPREHENSIVE MASTER PLAN

**Prepared By:
Pond & Company**

**Prepared For:
Atlanta BeltLine, Inc.
City of Atlanta**

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EXECUTIVE SUMMARY

Lang Carson Park is located adjacent to the Atlanta Beltline within the Reynoldstown neighborhood: a historic, urban neighborhood rich with diversity and character. In the future the renovated and expanded Lang Carson Park will serve as a recreation destination for Atlanta Beltline users in addition to providing much needed civic greenspace for the city and neighborhood. The existing park property is approximately 3.82 acres in size, nestled within a residential block. The use of the park property has changed over time, from its initial use as an elementary school to its current use as a park/community center.

The master plan was prepared by the Department of Parks, Recreation, and Cultural Affairs and Atlanta Beltline, Inc. who jointly retained the landscape architecture firm Pond & Company. Throughout design development, the Pond & Company team worked closely with community members and Atlanta BeltLine, Inc. to incorporate expressed programming needs and amenities while meeting the overall goals and objectives for Lang Carson Park. Feedback was consistently acquired, processed, and incorporated into the park plan, as appropriate. A full description of the extensive public engagement process eliciting public input and dialogue as well as the complete explanation of the planning and design process are captured in this document.

The design process was divided into a series of phases, with each phase building upon the previous until the presentation of the final master plan. The phases taken by the design team, each expanded on later in this report, were as follows:

- Site inventory and analysis
- Conceptual master plan development
- Final master plan development
- Overall public process

Each phase incorporated a community engagement exercise to guide the design team. During the site inventory and analysis phase the design team solicited community input through the use of an online survey. In the conceptual master plan phase a community meeting was held in order to receive guided feedback in regards to the conceptual plans presented. In the final master plan development phase a second community meeting was held in order to solicit additional feedback. Finally, the proposed master plan was presented to the Neighborhood Planning Unit before moving on to City Council for formal adoption.

The final master plan seeks to increase the park's visibility within the surrounding community while establishing a clear connection to the Atlanta Beltline Trails and Transit Corridor. It honors the rich history of Lang Carson Park and its place within the Reynoldstown neighborhood, preserving select features while providing for new amenities that increase the park's overall capacity to sustain and grow community activities and functions. The plan is a balance of urban elements and natural systems emphasizing public health, community building and environmental interpretation. The master plan addresses circulation and connectivity, passive and active recreation, the environment, and the arts.

PLANNING CONTEXT

In 2006, the City of Atlanta launched Project Greenspace, an initiative to establish a framework for a city-wide system of high quality open spaces consisting of parks, natural areas, civic spaces, and connecting greenways, streetscapes, and trails. Communities, civic organizations, and the private sector were called upon to help shape the future of Atlanta's greenspace through participating in a series of public hearings, roundtable discussions and surveys. The result of these discussions has been the creation of the *Project Greenspace: Summary Report and Greenspace Action Plan*, which provides the framework and action plan necessary to guide the City of Atlanta in achieving a world-class greenspace system by the year 2030.

PLANNING AND DESIGN PRINCIPLES

Connectivity- greenspace should be connected to each other and to people

Equity- the greenspace system should be distributed throughout Atlanta and be readily available to persons of all social and economic backgrounds and abilities

Accessibility- greenspaces should be located within a pleasant ½ mile walk from home or work

Economic Development- the greenspace system should promote economic development and development should incorporate greenspaces

Sustainability- the greenspace system should integrate sustainable planning and design practices, including the conservation of resources for future generations of Atlantans

Multi-Functionality- the greenspace system should provide multiple environmental, recreation and health, community-building, and economic functions and benefits

Community- as Atlanta's "front yard," the greenspace system should promote the City's shared identity and sense of community by providing places to gather and participate in outdoor activities

Biodiversity- the greenspace system should maintain the health and diversity of natural communities within the developed fabric of the City, including a healthy and robust tree canopy

History, Culture, and Public Art- the greenspace system should incorporate history, culture, and public art and connect Atlanta's rich heritage to the present and the future

Public Health- the greenspace system should promote the health of Atlantans, by providing attractive routes and destinations for walking and biking

Design Excellence- the greenspace system should integrate innovative design as a core value

Image- the greenspace system should contribute to Atlanta's image as a "world-class" city

GREENSPACE GOALS

1. Significantly increase the acreage of greenspace and improve its distribution throughout Atlanta
2. Establish connections between greenspaces as part of the greenspace system, including greenway corridors, multi-use trails, and complete streets
3. Provide the highest quality of recreational facilities and programs within the greenspace system to meet citizens' needs
4. Maintain parks and recreational facilities to "best-in-class" standards and ensure that parks and other greenspaces are safe and secure
5. Protect environmentally sensitive lands as part of the greenspace system
6. Protect and restore Atlanta's tree canopy in order to meet a target of 40% coverage
7. Promote the use of greenspaces as community gathering places, including a major outdoor events site
8. Integrate Atlanta's history, cultural heritage, and the arts into the greenspace system to express community identity
9. Establish sustainable sources of funding for greenspace acquisition, development, and management
10. Promote public/private partnerships to grow and manage the greenspace system
11. Promote and coordinate the dedication of greenspace within new development and redevelopment projects



Lang Carson Park is located within Subarea 4 of the Atlanta Beltline Redevelopment Plan. Completed in 2010, the Atlanta Beltline Subarea 4 Master Plan builds on the foundation of previous planning efforts by refining recommendations and project lists via an expanded community input process. This process integrates land use, urban design, circulation, mobility, greenspace, and public art into a comprehensive master plan for the Subarea. The final master plan identifies several parks and open space goals and strategies which relate directly to the redevelopment of Lang Carson Park. These include:

LAND USE AND DESIGN

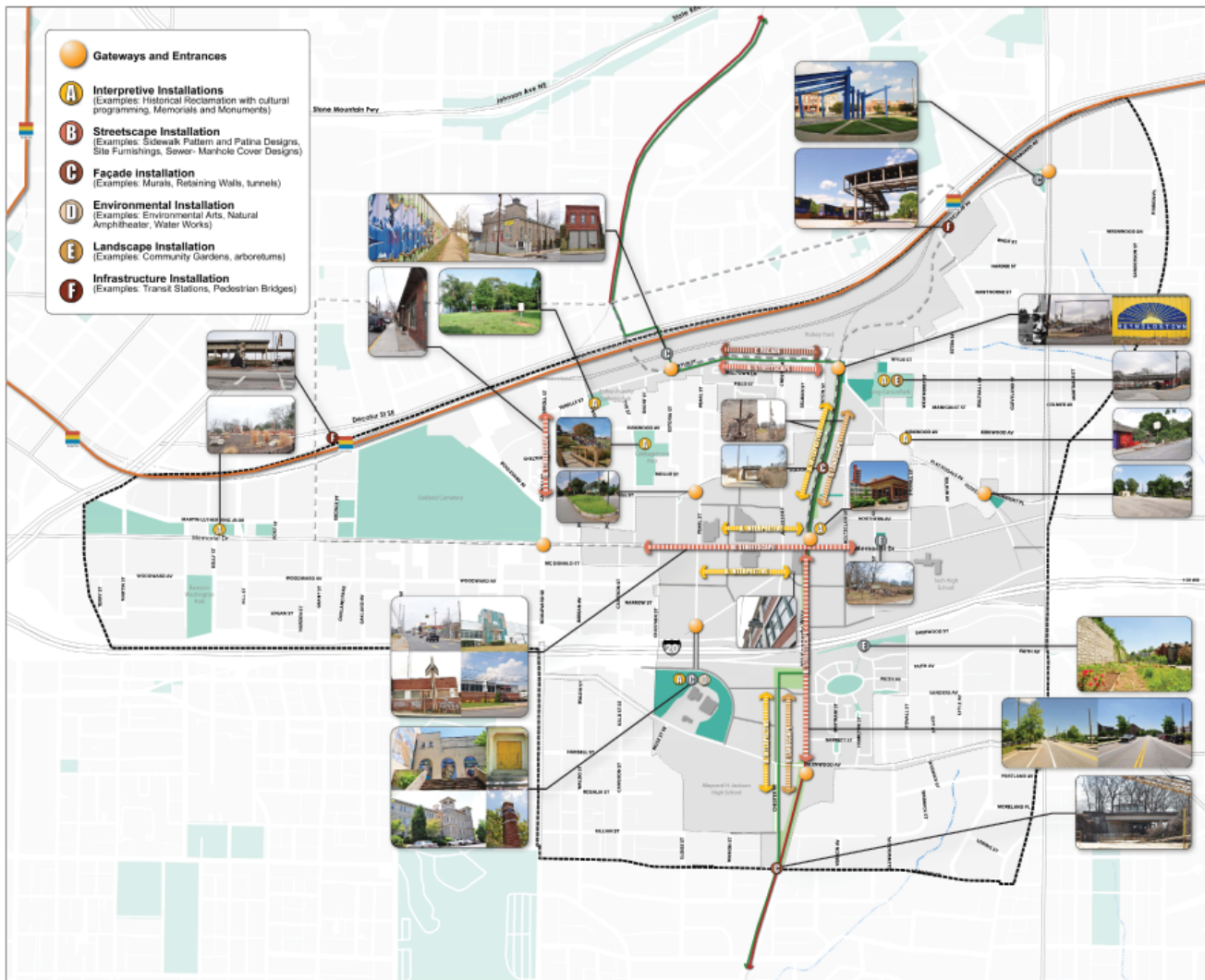
- Encourage repurposing of historic structures.
- Provide appropriate transitions to existing residential neighborhoods.
- Reynoldstown Focus Area: Expand Lang Carson Park to the west and north, increasing the street frontage along Flat Shoals and Wylie, creating a green connection to the Atlanta Beltline corridor, and improving safety and accessibility.

MOBILITY

- Use of innovative strategies in the subarea's infrastructure that offer multiple benefits, reduce cost and protect the character and integrity of the neighborhoods such as the incorporation of 'green street' strategies.

PARKS AND OPEN SPACE

- Expansion of Lang Carson Park, increasing its visibility and creating a continuous connection between the Beltline corridor and the park.
- Lang Carson Park is identified as a location for Public Art, incorporating both an interpretive installation as well as a landscape installation.



Atlanta BeltLine

BeltLine Subarea 4: Memorial Dr/ Glenwood

Final Draft Plan
Existing and Proposed
Greenspace & Public Art
Opportunities

Legend

- Water Structures
- Existing Public Art
- Existing Streets
- Proposed Streets
- Future Public Art Opportunities
- Gateways and Entrances
- Interpretive Installation
- Streetscape Installation
- Façade Installation
- Environmental Installation
- Landscape Installation
- Infrastructure Installation

Greenspace:

- Existing Park Space
- Proposed Park Space
- BeltLine Corridor

ECOS
Environmental Consulting & Open Space
AECOM

August 9, 2010

SCALE: REPERT

INVENTORY AND ANALYSIS

Site inventory and analysis involved a comprehensive evaluation of existing conditions using GIS data and information gathered during two site visits as well as research on the history of the site and surrounding community. The purpose of the two site visits was to conduct a visual assessment to verify and expand upon previous information gathered. Critical features and their relationship to the site were noted, and project-specific issues identified.

All data collected during the inventory process was used to create a series of inventory and analysis maps which outline current conditions and emphasize significant opportunities and challenges. Individual maps looked specifically at site context, elevation change, significant slopes, and existing site features. These maps were presented at the Southeast Study Group meeting on June 13, 2011.



June 2011

Once an Elementary School, this building is now acts the Reynoldstown community center and home of RRC.



September 2011

Vendors during the 2011 Wheelbarrow Festival.

Site History and Context:

Lang Carson Park is a neighborhood park located within Reynoldstown, a neighborhood on the east side of Atlanta, located between Cabbagetown and Edgewood, north of Memorial Drive. Falling within Beltline Subarea 4, Reynoldstown is a community of historic significance, tracing its roots back to the time immediately following the end of the Civil War. For most of its history, Reynoldstown was a community of railroad workers, working for the company which owned the railroad forming the northern boundary of the neighborhood. In more recent times however, Reynoldstown has developed into a community with a more mixed demographic, as the neighborhood's proximity to downtown Atlanta and the amenities of the neighboring Inman Park community to the north has attracted new residents with a variety of backgrounds.

The use of the Lang Carson Park property has changed several times, having not always been used as a neighborhood park. From the 1950's to late 1970's the property and then newly constructed building functioned as an elementary school within the Atlanta Public School system. It was not until the late 1970's that the property transitioned into being used as a community center and neighborhood park, as it is today. The City of Atlanta Department of Parks, Recreation, and Cultural Affairs currently owns and maintains the property, and the former elementary school building is now being partially used to house Resources for Residents and Communities (RRC), a non-profit organization focused on creating sustainable communities through knowledge sharing, community building, housing and economic opportunities. The park has grown sporadically over the years with the addition of several facilities, such as a covered basketball court, small baseball field, tennis court, and playground.

In addition to these uses, each year the park plays host to the Reynoldstown Wheelbarrow Festival, an event that uses art and theater to grow and maintain the Reynoldstown community. Attracting large crowds each year, the Wheelbarrow Festival has been an annual event in the park every year since 1996.¹

Context Map:

The context map displays the boundaries of Lang Carson Park within the Atlanta Beltline corridor and relative to existing parks, such as Freedom Park. The map shows the location of the proposed BeltLine trail

and reveals opportunities for connectivity between parks, surrounding neighborhoods and existing transit.

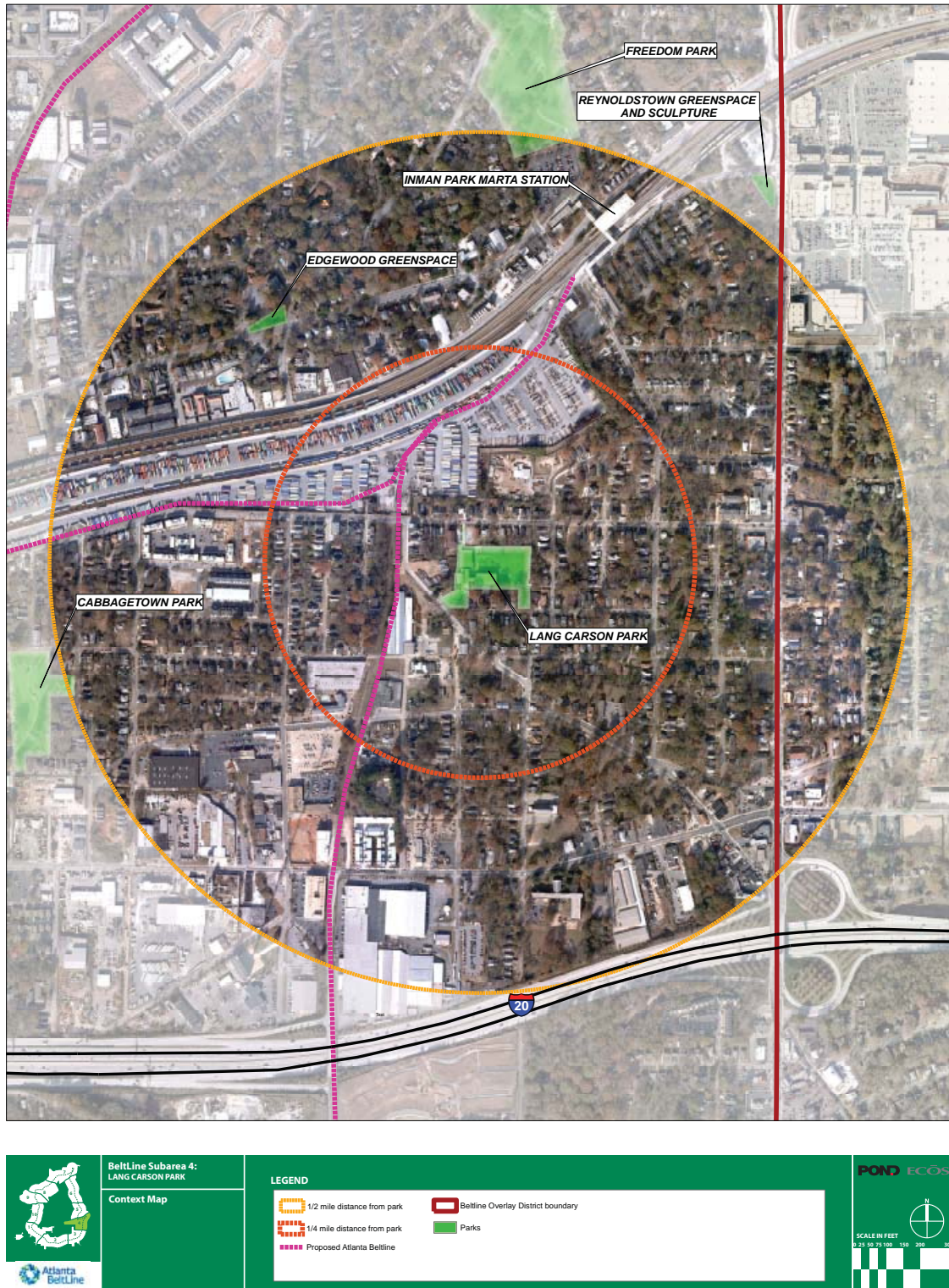


FIGURE A

Landforms: Elevation/Slope

Elevations on this site range from a low of 1005 feet to a high of 1025 feet above sea level with overall elevation of the site decreasing from west to east. Most of the property has been reshaped and graded into level sites for buildings, fields and courts. Construction of the school building, basketball court, parking lot, and baseball field has created a tiered landform pattern characterized by relatively flat areas bounded by significant slopes and retaining walls.

SLOPE:

The slope analysis below color codes the steepness of the land with colors ranging from yellow for the flattest areas (0 to 5% grade) through shades of orange, finishing with red for the steepest slopes (25% grade or steeper). The resulting map visually identifies those areas of steep slopes that become difficult and more expensive to manipulate. As a result portions of the park begin to visually emerge as prime opportunities for certain types of recreational programming.



June 2011

Retaining wall next to basketball court

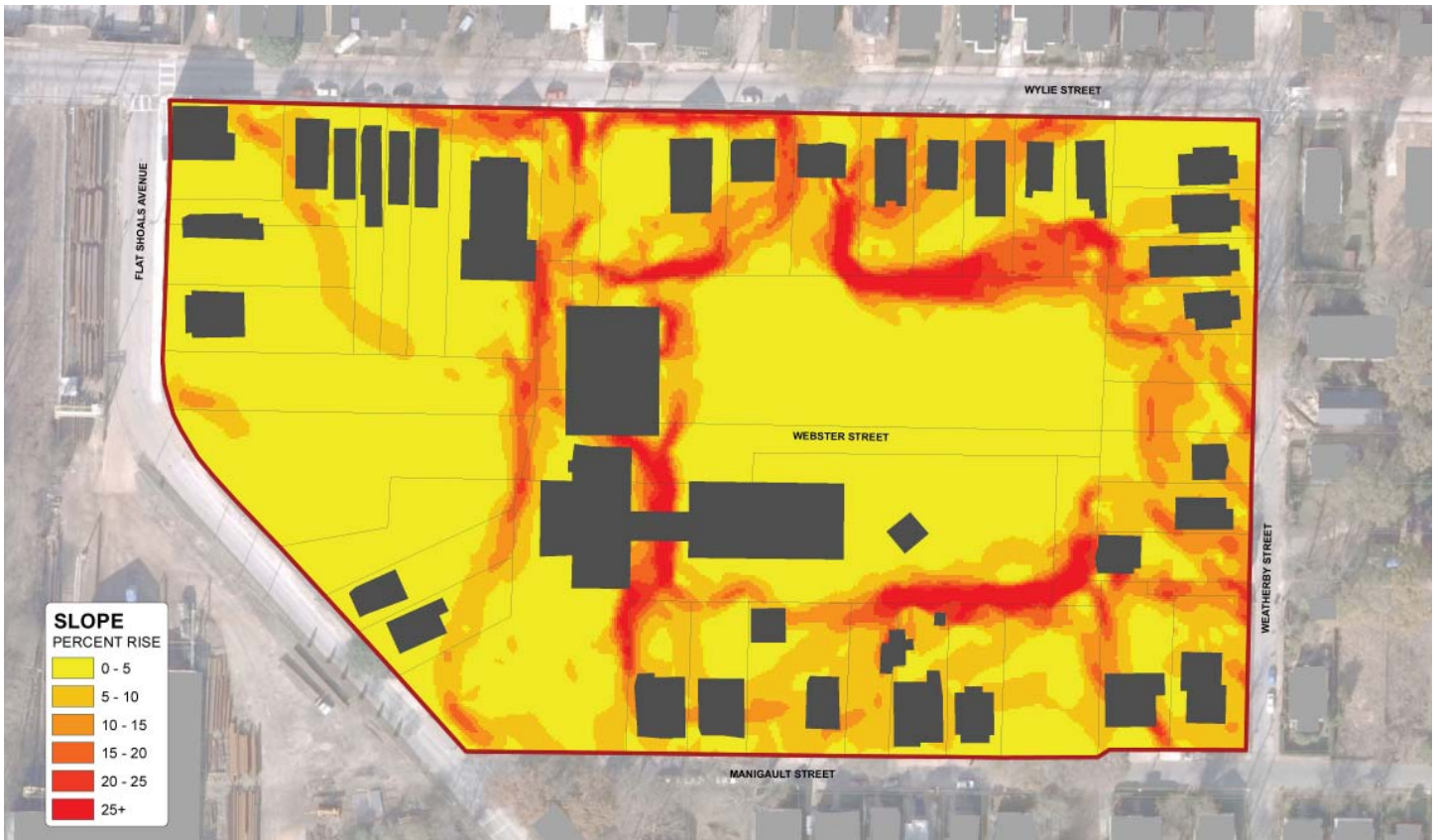


FIGURE B

ELEVATION:

Figure C is an elevation analysis that indicates elevation change in feet above sea level for the entire block. Colors range from green for the lower elevations upward through shades of yellow, orange, brown, and pink as elevations rise. This map shows that the site rises in elevation predominantly from east (Weatherby St) to west (Flat Shoals Rd) with a fairly quick and significant elevation change occurring about halfway across the property. When compared to the slope analysis map correlations can be made between the two sources of information, which allow the design team to make better educated decisions about recreational programming. This degree of change gives the design team a chance to integrate existing slopes into park design concepts, using them to separate activities, create transition zones and/or design on-site stormwater management strategies.

Inventory:

The Existing Conditions/Site Inventory Map on the following page (Figure D) displays the current boundaries of the park, possible areas for expansion, the neighborhood immediately surrounding the park, and identifies features of interest within the park. This map also displays the location and direction of each of the photos taken during the first site visit on April 29, 2011. These photos and their respective descriptions follow.



June 2011

View of covered basketball court illustrating its lower elevation compared to the land in the foreground



FIGURE C



FIGURE D

VISUAL INVENTORY:

* All images referenced are keyed to the Existing Conditions/ Site Inventory Map, Figure D

- **Visibility**

There is a significant lack of street frontage, and the park is therefore largely hidden from view. There is currently no street frontage or access at all along the eastern boundary of the park (Weatherby Street).

- **Flat Shoals Streetscape**

The pedestrian experience along Flat Shoals Road is underwhelming, as the sidewalk is in poor condition and there are few street trees (see 2). The streetscape is dominated by the presence of a large, open dirt lot used for the storage of steel and steel manufacturing equipment. Vacant houses are also present, further enforcing the vacant feeling for pedestrians (see 1).



- **Main Entrance**

The main entrance to the park is located off of Flat Shoals Road. A number of parking spaces are provided here, and the entrance to the community center is located adjacent to this parking lot (see 3). The interior of the park is not visible from this entrance; to access the park facilities visitors must navigate around or under the building. Access is through one of two ways: a narrow, dark, overgrown corridor west of the community center (see 5), or via a stairway and lower elevation corridor beneath and between the two sections of the community center (see 6 and 7).



- **Baseball Field**

The eastern half of the park is dominated by the baseball/softball field, which is in good condition (see 17). The field is elevated above adjacent properties by a timber retaining wall (see 18). The top of the wall is showing age and deterioration, but a general assessment would suggest the wall is in reasonably good condition considering age and materials. Several failed or failing stormwater structures exist adjacent to the field. The baseball field is oriented in the least desirable orientation (the line from the pitcher to the batter is angled to the southwest). The field is too small for league play for any age group, with little room to expand.



- **Community Center**

The community center (see 4 and 7) is currently underutilized as the City of Atlanta is not actively utilizing the lower level of the east wing, and the rest of the building space could be utilized more efficiently. Various portions of the building have been partially renovated. A portion of the building is leased by RRC.



- **Basketball Court**

A large covered basketball court (see 8, 9, and 11) with stadium seating is located adjacent to the community center. In addition to being used for basketball, this facility is used as a performance space, festival space, and as a bike polo court. The stormwater infrastructure for this facility appears to not be operating properly as the drain inlets are full of dirt and debris. Seating on the east side of the basketball court is deteriorating. It also acts as a visual barrier to the rest of the park.



- **Secondary Entrance**

A secondary entrance to the park is located off of Wylie Street. Here a gravel drive bisects two gravel parking areas to bring vehicles as well as pedestrians into the park (see 10). This entrance is not clearly defined, and the park is not easily visible from Wylie Street due to topographic grade changes. Park Identification signage is not on Wylie Street, located instead on the edge of the gravel parking lot on the side farthest from Wylie Street. The secondary entrance provides access to parking facilities within the interior of the park. These facilities are located between the basketball and tennis courts, disrupting the flow of the park and negatively affecting the safety of park users (see 12).



- **Park Interior**

Within the park exist a variety of features, including a playground (see 13 and 16), tennis court (see 14), picnic shelter (see 15), and community garden. Most features appear to be in average to good condition. A few trees are scattered within the park, but most shade is from trees around the perimeter of the property. The tennis court is positioned east-west when it should be north-south, for optimal play and minimal sun angle impacts to players. A subsurface stormwater system of pipes is present, however visual inspection clearly indicates problems within the system.



- **Manigault Play Lot**

The Manigault Street Play Lot is a small, shaded pocket park located in the southeastern corner of the park (see 20). Access to this area from the baseball field is provided by a wooden ADA ramp with three switchbacks (see 19). As much as it is meant to facilitate movement for those with disabilities, it is also a physical barrier to free flowing movement through the park.



User Survey:

A master plan survey was created to begin obtaining public input. It included a series of questions to help guide the design process. The survey was posted online on May 1, 2011 and was open to the public with a focus on the Reynoldstown neighborhood. For a complete list of survey responses see Appendix A.

Demographic of survey respondents:

Survey respondents ranged in age, with the majority of respondents between the ages 26 and 34. Most respondents were residents of Reynoldstown, however some respondents traveled from outside the community to use the park.

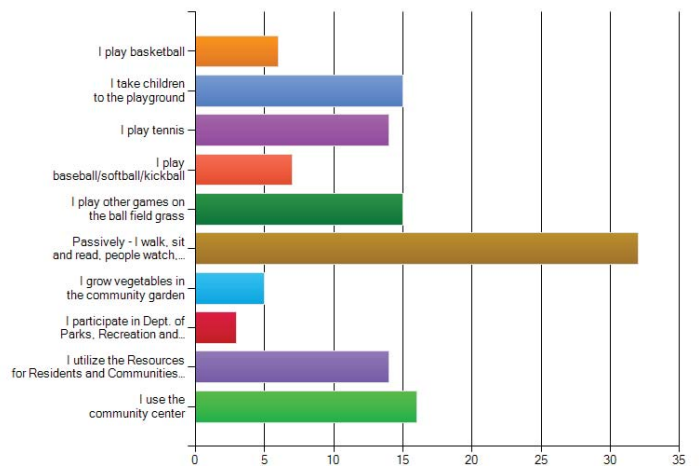
Current use of the park based on survey responses:

- Most visitors to the park use the facilities in a passive manner. Following passive use, a large number of visitors are also using the park facilities in an active manner, or for the Community Center.
- The majority of park visitors are from within the Reynoldstown community
- Most park users visit the park during evening hours
- Most park users visit the park on a weekly basis
- The vast majority of park users feel safe when visiting Lang Carson Park
- A large number of park visitors use the facilities either for Bike Polo or to walk their dog. The park is also used during the Wheelbarrow Festival, and the community center is used to hold monthly community meetings

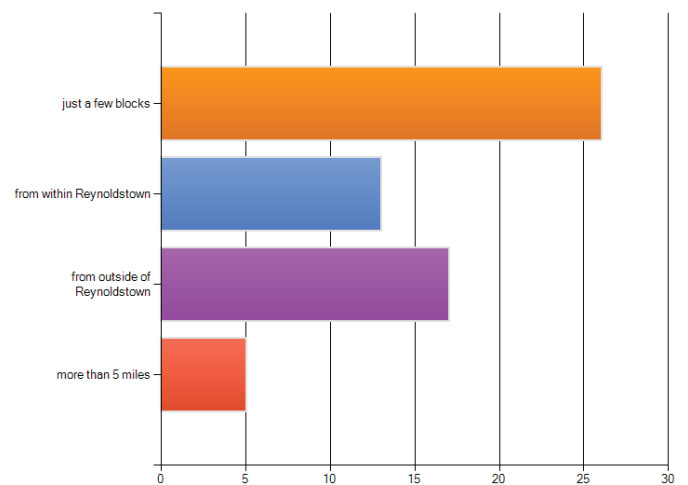
Desired Improvements:

- More seating, complemented by more shade/landscaping
- Better access to the park
- Increased visibility of the park from outside as well as within
- More walking paths
- Better festival accommodations
- Improvements to the Basketball Court, with use for Bike Polo and roller sports in mind

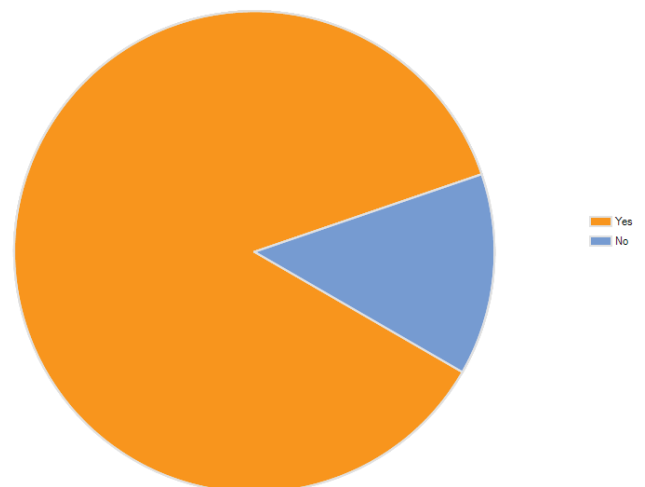
How do you use Lang Carson Park and the Manigault Street play lot? (Select all that apply)



How far do you travel to visit/use Lang Carson Park?



Do you feel safe when visiting Lang Carson Park?



CONCEPT MASTER PLAN DEVELOPMENT

The design team began the conceptual design process following a thorough review of data from the inventory and analysis, the online community questionnaire results, and input from DPRCA and Atlanta Beltline, Inc. From this, three themed concepts were formed: Festival, Massive Passive, and Rather Active. The production of multiple themed concepts allows for the investigation of different combinations of facilities, spatial relationships, intensities of development and circulation options to elicit further discussion and idea generation. Each concept addresses circulation and connectivity, active and/or passive recreation, and the community, offering three distinctly different design approaches for Lang Carson Park. Active recreation refers to leisure activities that involve exercise or play, while passive recreation encompasses less intensive activities that are often compatible with natural landscapes. Each concept recognizes the location of the site directly adjacent to the future Atlanta BeltLine transit and trail system, establishing Lang Carson Park as an important connection between the Beltline trail and Reynoldstown community, in addition to its primary role as a community resource.

FESTIVAL

The Festival concept honors the rich history of Lang Carson Park as a place for the residents of Reynoldstown to learn, play, perform, and celebrate. The design concept acknowledges this important role by maintaining and enhancing these uses, preserving select features while providing for new ones which increase the park's overall capacity to sustain and grow these community activities and functions.

Circulation:

Vehicular traffic is limited to the front of the existing community center. Parking interior to the park and accessed from Wylie Street has been eliminated in order to regain green space and make the park pedestrian dominant. A park-wide pedestrian circulation system of paths and walkways is proposed in order to provide pedestrian access throughout the park as well as to provide connections to the future Beltline trail and surrounding community. The existing wood ramp in the southeastern corner of the park is replaced with a curving path which provides ADA access in a more open and pleasing way. In this concept connection to the surrounding community is enhanced with the acquisition of additional parcels around the park and subsequent placement of park access on all

sides of the park. Park gateways provide numerous opportunities for outdoor art installations.

Active Recreation:

A variety of sports fields and activity zones are incorporated to give visitors and residents of all ages recreation choices. In this concept the existing multi-use court and baseball field are kept in their original location, updated in order to continue providing for their respective users. Two new playgrounds are proposed, a large facility in the western half of the park and a smaller, natural themed playscape in the southeastern corner of the park. An open green space proposed in the northern expansion of the park provides for some small, un-programmed active recreation uses.

Passive Recreation:

The extensive park-wide path and walkway system meandering throughout the site is punctuated by gathering places, shelters, garden spaces and overlooks, providing settings for quiet contemplation as well as social interaction. The shade garden in the southern section of the park provides a space which is removed from the activity of the rest of the park. The open space proposed in the northern section of the park provides for not only active recreation activities, but allows for more passive use such as picnicking or sunbathing. Within these spaces exist numerous opportunities for outdoor art installations, within the plazas, gardens, or even integrated into the proposed playscapes.

Community:

At its center this concept proposes a new outdoor open space, to be used throughout the year in hosting festivals, plays, meetings, and other community events. When not being used for these activities, this space may be used passively by visitors to the park or by those working in the community center as another place to enjoy and appreciate the park. The preservation of the existing school building allows for the continued, un-interrupted operation of the community-focused organizations currently using the facility.

The Arts:

Opportunities for outdoor art installations are numerous throughout this park concept, including at park gateways, within plazas, or even integrated into playscapes.

LANG CARSON PARK

CONCEPT: **FESTIVAL**



CITY OF ATLANTA PARKS
PICNIC SHELTER



FESTIVAL SPACE



URBAN PARK PLAZA



FIGURE E

MASSIVE PASSIVE:

The Massive Passive park concept highlights primarily passive forms of recreation. This concept provides opportunities for both social interaction and quiet contemplation, with a focus on casual, unprogrammed use of the park. The design is dominated by a central corridor containing the majority of activity within the park, while spaces created adjacent to this corridor provide users with a more removed, quiet setting.

Circulation:

This park concept is centered upon the creation of a central pedestrian corridor connecting the eastern and western sides of the park named the "Grand Promenade". This corridor connects the park to the future Beltline trail, drawing users into the park with uninterrupted views of the interior as well as opposite ends of the park. Secondary paths extend off of this central axis, providing pedestrian access to all areas of the park in addition to connecting the park to the surrounding community. The existing wood ramp in the SE corner of the park is replaced with a curving path which provides ADA access in a more open and pleasing way. Vehicular traffic in this park concept is limited to a reduced area of the existing parking lot. The existing parking facilities in this area have been retained while other parking facilities within the park currently have been removed, allowing for park space uninterrupted by vehicular traffic.

Active Recreation:

The two open lawn spaces proposed within this park concept provide for unprogrammed active uses. The large playground located in the northern expansion of the park provides children with a range of play activities. The community garden plots offer visitors and residents an alternative as well as productive way to engage with the park and each other.

Passive Recreation:

The extensive park-wide path and walkway system meandering throughout the site is punctuated by gathering places, open spaces, gardens, shelters and overlooks, providing settings for quiet contemplation as well as social interaction. Broad swaths of natural areas within the trails create private, passive experiences. The east and west lawns provide not only for active recreation activities, but also allow for more passive use such as picnicking or sunbathing. The grove on the north side reinforces the axial organization of the park elements while also providing space for visitors to relax and observe the activities of the park within the comfort of natural shade. Within these spaces exist numerous opportunities for outdoor art installations.

Community:

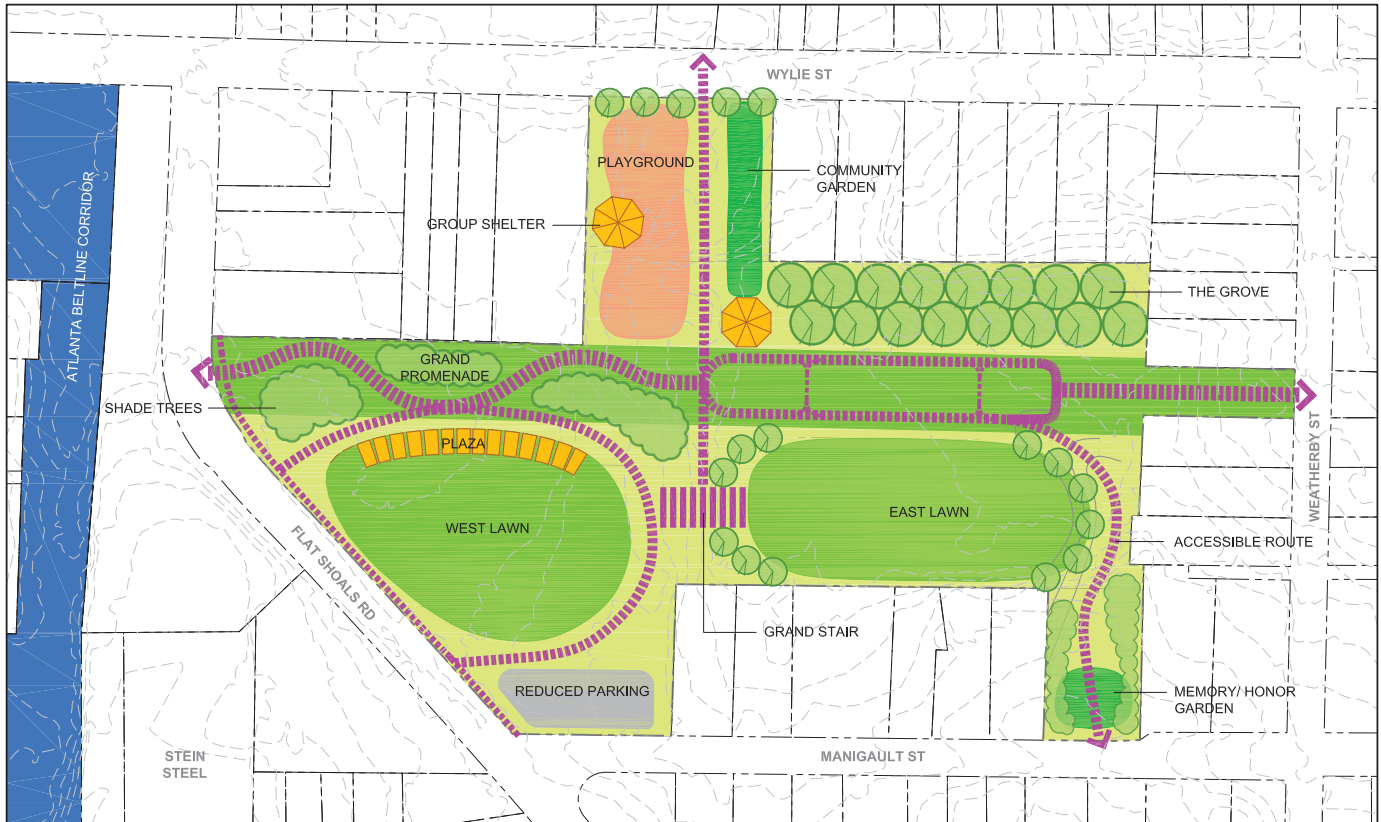
This park concept works to strengthen community relationships and enhance engagement with the park by improving the park's connection to the surrounding neighborhood. Community gardens provide an opportunity for residents to engage with each other and the park in a productive, beneficial manner. Shelters and open lawns provide spaces for community events, such as cook outs or festivals.

The Arts:

Opportunities for outdoor art installations are numerous throughout this park concept, including at park gateways, within plazas, or even integrated into playscapes. Within the memory garden there exists an opportunity for sculptural and/or other interpretive works of art.

LANG CARSON PARK

CONCEPT: **MASSIVE PASSIVE**



PARK PROMENADE



PARK PLAZA



PARK GROVE



FIGURE F

RATHER ACTIVE:

The Rather Active park concept highlights primarily active forms of recreation. The concept focuses on providing users of the park with a variety of facilities catering towards specific, active uses while still providing for uses that are less intense and/or structured in nature.

Circulation:

A park-wide pedestrian circulation system of paths and walkways is proposed in order to provide pedestrian access throughout the park as well as to provide connections to the future Beltline Trail and surrounding community. The new playground and open lawn enhance the streetscape along Flat Shoals Road, providing a more visible and attractive entrance to the park, attracting users to the park from the adjacent Beltline trail. The existing wood ramp in the southeast corner of the park is replaced with a curving path which provides ADA access in a more open and pleasing way. In this park concept existing vehicle facilities in front of the community center have been retained. Park gateways provide numerous opportunities for outdoor art installations.

Active Recreation:

A variety of sports fields and activity zones are incorporated to give visitors and residents of all ages plenty of recreation choices. In this concept the existing playground, multi-use court, baseball field and tennis court are all removed, replaced by updated facilities which will better provide for their respective users. When compared to the facilities they replace, these new facilities will be more appropriately sized and properly positioned to minimize the impact of the sun during play.

Passive Recreation:

The extensive park-wide path and walkway system meandering throughout the site is punctuated by gathering places, open spaces, gardens, shelters and overlooks, providing settings for quiet contemplation as well as social interaction. Broad swaths of natural areas within the trails create private, passive experiences. The open space and baseball field (when not in use) provide not only for active recreation activities, but also allow for more passive use including picnicking, sunbathing, etc. The passive garden provides a space of a more quiet and intimate scale, allowing for a greater level of interaction between the visitor and the natural and/or sculptural elements of the park. Within these spaces exist numerous opportunities for outdoor art installations, within the plazas, gardens, or even integrated into the proposed playscapes.

Community:

This park concept works to strengthen community relationships and enhance engagement with the park by improving the park's connection to the surrounding neighborhood as well as providing and preserving community amenities. Sports fields provide opportunities for informal or league play of sports, gathering members of the community around the activity, either to play or observe. Shelters and open lawns provide spaces for community events, such as cook-outs or festivals. The renovated community center provides updated space for community events and other resources.

LANG CARSON PARK

CONCEPT: **RATHER ACTIVE**



BIKE POLO



BASEBALL



TENNIS



FIGURE G

CONCEPT EVALUATION:

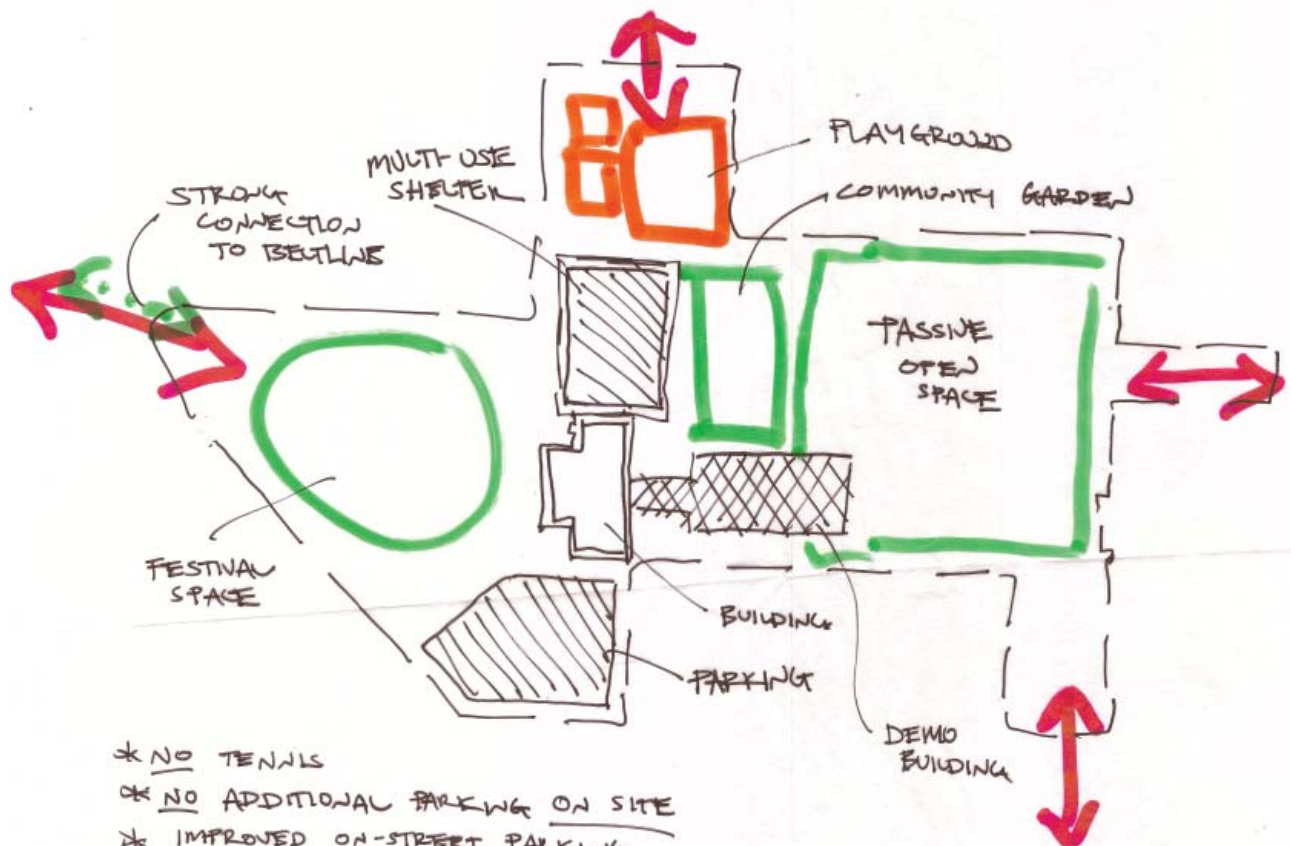
The three design concepts were presented at the Southeast Study Group session on June 13, 2011. The purpose of this meeting was to receive community feedback on the design concepts in order to choose one concept or elements from several concepts with which to move forward into the final master planning phase. The meeting began with a presentation led by the design team, which included the results of the Site Inventory and Analysis process, the results of the community survey, and an overview of each of the three design concepts. This was followed by a short Q&A session, during which questions were raised regarding the future of the existing community center, the viability of keeping the existing baseball field, the timeline of proposed improvements to the park, and whether or not the existing community center building was of historical architectural significance.

Following the Q&A session the meeting attendees were divided into three separate groups, tasked with further exploring the results of the site inventory and analysis process and an evaluation of the conceptual designs in addressing these issues. Each group discussion was led by a member of the design team. A complete summary of these discussions can be found in Appendix B: Meeting Minutes.

From these group discussions it was determined that none of the presented conceptual designs represented in their entirety the complete vision for the park. The discussions centered around the evaluation of each design concept, isolating successful aspects, and then discussing how each of these aspects may be combined into a master plan which would completely represent the vision for the park. Overall, the following aspects of the conceptual designs were considered favorable:

- The *Festival* and *Rather Active* concepts were preferred for their retention of part or all of the existing community center
- The *Festival* concept was preferred for its retention of the existing covered basketball court
- The *Festival* concept was preferred for its arrangement and form of pedestrian circulation
- The *Festival* concept was preferred for its provision of a natural playground where the Manigault Street play lot is currently
- The *Massive Passive* concept was preferred for its establishment of long sight lines through the park
- The *Massive Passive* concept was preferred for its location of the playground and community gardens near Wylie Street.
- The *Massive Passive* concept was preferred for its provision of unprogrammed open space

Following the thorough review by the community of the three design concepts, the design team began working to assemble the successful aspects from each of the design concepts into one cohesive design, for the final master plan phase. This phase used the data collected during the review, in addition to the previous findings from the community survey and site inventory and analysis process, in order to develop the preferred master plan for Lang Carson Park.



- * NO TENNIS
- * NO ADDITIONAL PARKING ON SITE
- * IMPROVED ON-STREET PARKING
- * CITY OF ATLANTA: PROGRAMMING FOR COMMUNITY CENTER

TEAM 1

Sketch Plan from Southeast Study Group Meeting 1

FIGURE H

FINAL MASTER PLAN

During the final master plan phase the design team used the information gathered from prior design development phases to create a plan which manifested the vision of both the community and Atlanta Beltline, Inc. for Lang Carson Park. The final plan provides the amenities requested by the community, in a layout which is appropriate, safe, and connected to the Atlanta Beltline, all of which promotes the increased use of the park. Feedback was consistently acquired, processed, and incorporated throughout the master planning process, resulting in the final master plan.

The master plan seeks to establish an overall harmony, a balance of elements which work together to allow for a park experience that is unique to each visitor while still providing an overall sense of community and belonging. This is accomplished by striking a balance between active and passive recreation, natural and man-made environments, the past and the present, all stitched together by the common threads of the shared use of the natural environment and the celebration of the Reynoldstown community. As with all phases of the design process, the final master plan addresses circulation, active recreation, passive recreation, the arts, and the environment.



May 2010

Natural Landscapes- Cabbagetown Park

CIRCULATION:

- Vehicular traffic is eliminated from the interior of the park, kept instead to the perimeter in order to promote pedestrian circulation within the park and maximize park land for recreational programming. Vehicular traffic is limited to the existing parking lot in front of the community center, with improvements made in order to increase parking capacity. On-street parking along Flat Shoals Road compensates for parking eliminated from the interior of the park as well as provides a buffer between pedestrians and traffic along Flat Shoals Road. These spaces also serve to retain and filter some of the stormwater run-off from Flat Shoals Road. Based on the goal of promoting alternative modes of transportation, vehicular traffic and parking remain secondary to the provision of pedestrian and bicycle facilities.
- A network of footpaths, including paved walks and large plazas, provide connections to the activity zones throughout the park and enhance the visitor experience. The footpaths and plaza space in the western half of the park encircle the west lawn, creating an ideal location and traffic flow for vendors and festival-goers during the annual Wheelbarrow Festival. During the rest of the year these paths serve to draw visitors from Flat Shoals Road and the adjacent Atlanta Beltline into the park, offering views into the park and shaded rest areas. The footpaths in the northern section of the park establish clear connections with the existing sidewalk along Wylie Street, providing much needed access to the interior of the park from Wylie Street in addition to the activity zones created by the community gardens and group shelter. In the eastern half of the park the footpaths take on an organic nature, weaving into and out of the east lawn and conforming to natural and constructed changes in elevation. This variety in experience, offering constantly changing views and environments, encourages the use of the path for travel between recreation opportunities within the park and an opportunity for recreation and fitness.



ACTIVE RECREATION:

- The plan reflects a range of sports activities, including a facility that is unique within the Atlanta parks system. The existing covered basketball court is uniquely designed and plays host to a number of activities other than basketball, such as bicycle polo and theater productions. The master plan addresses these uses by renovating the court in order to better accommodate these uses. To better incorporate the court into the park design, the existing bleachers on the eastern side of the court should be removed, primarily to allow for views of opposite sides of the park from outside the court as well as from within. These bleachers should be replaced with covered plaza space, which is more flexible in its use and also serves to define the limits of the basketball court activities. To improve the court's utility for bicycle polo, the court's elevation should remain below the elevation of the surrounding plaza and bleachers, so that an uninterrupted barrier of at least 18" in height is created on all sides, the ramp access in the NW corner of the court being the only exception.
- The east and west Lawns (Figures J and K) act as unprogrammed multi-use fields for both individual and team activities. The east lawn is over an acre in size allowing room for numerous activities or large gatherings of passive park goers. The footpath loop around the east lawn is approximately ¼ mile in length.



<http://www.flickr.com/photos/famillediaoune/524423937/>
Hill Slide- Billy Johnson Park: NYC

- The community gardens, group shelter, and covered basketball court in the center and northern section of the park create an "active use zone", where families or large groups can gather and activities for all age groups are close at hand. Community gardens offer residents the opportunity to actively and productively engage the land as well as each other, creating enduring bonds with both. The community gardens here are comprised of 10'x10' raised beds separated by 3' wide crushed stone footpaths, with a number of planted fruit trees forming the northern and southern boundaries. Initially, nine raised beds and six fruit trees should be established, with room for future expansion. Community garden implementation is dependent upon viable community driven organization to assume responsibility. The group shelter may be custom designed to mimic the aesthetic of the community and/or reflect the architectural style of the existing building and shade structure. Additionally, this group shelter may be used as a stage during park events.
- The natural playground located in the southeast corner of the park contains features that promote cognitive, physical, social and behavioral development in a natural setting for ages two to ten, integrating earth art, water, and movable parts to impart a sense of place. It is important that the natural elements are integrated with proven constructed elements, such as swings and climbers, to provide a balance of play opportunities for children of all ages and abilities. Children's play within this area of the park is not confined to a defined area, and neither is their movement restricted to the defined footpaths. Children's freedom in movement and play as well as their engagement with the natural elements is encouraged through the strategic placement of natural play elements and their integration with the form of the undulating landscape.

PASSIVE RECREATION:

- The park design offers a variety of public spaces differing in size and degree of privacy, interlaced with broad sweeps of planted areas that will provide aesthetic and wildlife benefits (e.g. birds and butterflies). A group shelter is located on the site for public gatherings. Visitors should experience a range of environments as they travel along the trails meandering through the park. The east and west Lawns (Figures J and K) provide unprogrammed space which can be used for group or individual passive activity. Benches and tables located beneath the shade structures in both the eastern and western portions of the park provide quiet, shaded space with extended views within the park.



Bird's Eye view of West Lawn from Flat Shoals Road looking northeast **FIGURE J**



Bird's Eye view of eastern edge of park, looking southeast toward Manigault St. **FIGURE K**

THE ENVIRONMENT:

- Restored natural landscapes are interpreted and stylized for the urban environment throughout the park. Due to its location adjacent to the Atlanta Beltline, Lang Carson Park plantings adopt and therefore extend the goals of the Atlanta BeltLine conceptual plan to create a 22-mile long continuous arboretum. Plant collections within the park should appropriately reflect the designated “Natural Neighborhood” theme established by Atlanta BeltLine, Inc, and Trees Atlanta. The Lang Carson Park landscape should be predominantly native, making it largely drought tolerant and low-maintenance while creating habitat for urban wildlife throughout. The onsite Low Impact Development (LID) stormwater management system includes a number of strategically placed and sized bioretention areas. Through creating this connection with the natural landscape, the park positively impacts community and human health.
- To build upon the positive environmental ethic exhibited by the plantings and stormwater system, energy demands within the park can be kept to a minimum through the utilization of efficient lighting systems supplemented by solar energy collection. All lighting within the park should be produced by low energy demand LED lights, which are Dark Sky compliant to reduce the amount of light pollution produced as well as energy demanded. Solar arrays can be placed on top of the shade structures or building rooftops, as has been done in other Beltline Parks, contributing to the electric grid during the day and therefore offsetting the cost of lighting the park at night.

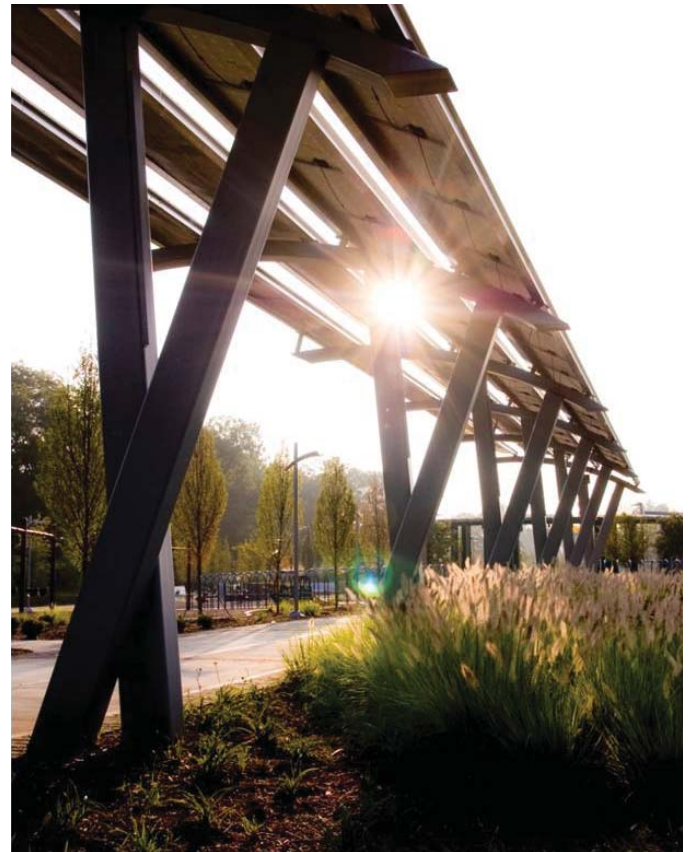


www.portlandonline.com

On Street Bio-Retention: Portland, OR

THE ARTS:

- There are abundant opportunities for outdoor art installations, the incorporation of artistic design in park elements, and performance art featured within the design. Gateways, plazas and park nodes are prominent locations where art can be showcased. The shade structures and covered basketball court provide spaces where art festivals, farmers markets, and small workshops can occur. Educational art can be integrated into restored natural areas such as the Low Impact Development stormwater management areas and woodlands. The covered basketball court with the eastern bleachers removed will create a theatre-like setting for performance art, movies, or speaking engagements. The natural playground offers an additional setting for art which promotes environmental interpretation. A 20-foot paved plaza surrounds the west Lawn for potential festival booth space to accommodate large festivals. Additional plaza spaces surrounding the covered basketball court, adjacent to the east Lawn, and along the park entrance from Wylie Street provide additional festival space.



June 2011

Solar Shade Canopy- Stanton Park

PROPOSED USE OF THE PARK SPACES:

Throughout the creation of the Lang Carson Park Master Plan, flexibility in use of the space was a key consideration. As it exists currently, Lang Carson Park provides for a variety of both recreational and community-focused uses, and it is therefore important to preserve as well as improve the park's ability to accommodate these varied uses. A general lack of quality greenspace as well as community space within Reynoldstown and the surrounding neighborhoods places a large demand on the park facilities, making it essential that the park provide for a variety of uses within its limited space. In addition, a park which is flexible in its use ensures that it will continue to provide appropriate recreation and community space into the future as the park is capable of adapting to demands.

GREENSPACE:

- A primary desire from the community in the development of the final master plan was the provision of a large greenspace which would accommodate a multitude of uses. While there is an overall lack of open greenspace within Reynoldstown and the surrounding area, the existing baseball field and associated open-field space is underutilized. This is primarily due to the size and shape of the space, which accommodates youth baseball games but due to its location and orientation in the park creates a 'dead space' in the northeast corner of the park. In the final master plan the proposed east lawn replaces the baseball field and is a large, unprogrammed, mostly level open green space which converts the current 'dead' space into an active and cohesive part of the park. The size and shape of the east lawn allows the space to provide for many different uses, adapting to the demand placed upon it. The east lawn is sized to accommodate medium and large scale uses such as neighborhood festivals, concerts, performances, pick-up soccer games, and youth baseball and kickball games provided for by the existing field, as in Figure L. For smaller, family or individual scale uses the east lawn is large enough to allow for multiple visitors to the park to use the space simultaneously. While not being used, the form of the east lawn blends seamlessly with the surrounding natural elements, establishing itself as an integral, sustaining feature of the natural beauty of the park.

FOOTPATHS:

- The network of footpaths proposed within the final master plan is another feature which exhibits flexibility in use. The paths and associated plaza spaces vary in width from 6 feet to 20 feet, and while they primarily serve to move visitors throughout the park, they also provide both fitness and recreation opportunities as well as festival space organization. Plaza areas feature use of distinctive materials and paving patterns, visually separating themselves from the concrete surface of the footpaths. The extensive network of footpaths allow for barrier free movement within the park to the greatest extent possible. Visitors to the park may use the paths to measure distance traveled during fitness activities, utilizing the many connections to form loops of marked distances. During the annual Wheelbarrow Festival, these paths and the plaza spaces located adjacent to them create an ideal vendor environment, establishing corridors and a market atmosphere where festival goers and vendors can interact. The path connecting the park to Weatherby Street should be designed to accommodate maintenance and delivery vehicles.

PLAY:

- When planning for children's play flexibility in use should also be a primary consideration. Natural Playscapes are inherently flexible in use, as their purpose is to provide innumerable unstructured play opportunities through each child's unique interpretation and interaction with the natural environment. Through the creation of a loosely defined space punctuated by natural play features integrated into the form of the landscape, the proposed Natural Play area gives children the freedom to play and interact with one another and the natural environment in their own unique ways, in an unstructured but safe setting. Natural play elements such as sand pits, hill slides, climbers and swings engage children with the textures, topography, and processes found in the outdoors.

COMMUNITY:

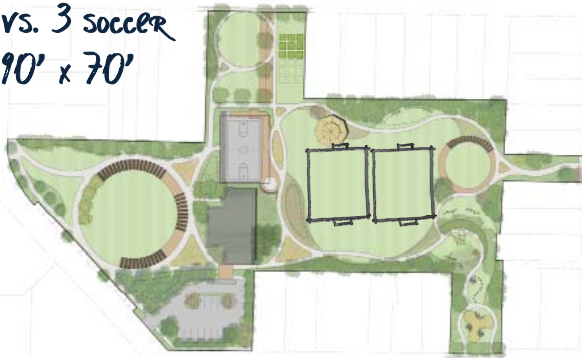
- Sustaining the community-focused functions of the park is a priority of the final master plan. The renovation and reduction in size of the existing school building would create a more efficient facility which could still support the current uses of the building and in turn provide more open space within the park. Figure L shows a possible reconfiguration to more efficiently accommodate the uses of the building, which is currently serving as space for community meetings, RRC offices, storage (Wheelbarrow Festival), and as an election poll location. Building renovation may be adapted to accommodate changes in community needs, property ownership, and funding. Renovation costs will likely range from \$750,000 to \$1.3 million for the approximately 7,000 square foot building.

How will you use your Park?

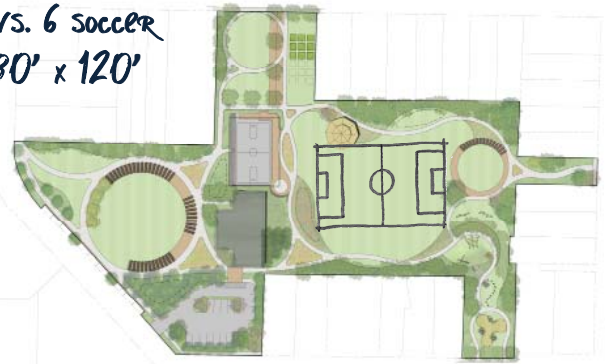


Community Center

3 vs. 3 soccer
10' x 70'



6 vs. 6 soccer
180' x 120'



Little League
60' infield
120' outfield



Fitness Trail



Wheelbarrow
Festival



Natural Play



FIGURE L

PHASING

The proposed final master plan accommodates several phasing options, for the park's redevelopment and the renovation of the existing school building.

With regards to the park's redevelopment, Figure M illustrates likely phases of redevelopment and park expansion. One phase would include the acquisition of land along Wylie Street and Weatherby Street for park expansion to the north and east, in combination with the renovation of the existing park land. Another Phase would be the acquisition of land along Flat Shoals Road and the western expansion of the park. A sub-phase of work could be the reduction in size and renovation of the community center. This sub-phase could occur concurrently with either phase previously described, but would likely be best paired with the core park renovation, or as a pre-phase to the core park renovation. Expansions to the park would occur over time depending on several factors such as availability of adjacent parcels and funding.

The proposed park design is not hindered by the phased acquisition of additional land. Each piece of land subsequently added to the park can be rather easily integrated into the fabric of the park and will enhance the park's cohesiveness, providing additional facilities as well as increasing its visibility and accessibility within the community.

The renovation of the community center could be phased to provide for uninterrupted operation of the organizations currently using the facility. While the western half of the building is being renovated, the eastern half can remain open. Once the western half is renovated use of the facility can shift, allowing the eastern portion to be removed opening up park space for the planned east lawn.



Potential phases of redevelopment and expansion **FIGURE M**

PUBLIC PROCESS

Several methods of community engagement were used as a part of the Public Process. The process began with a community survey which was used to gather information about the users of the park and how they were using the park facilities. This was followed by a series of public meetings, during which the design team solicited feedback on the presented park designs. The final public meeting was a presentation of the final master plan for Lang Carson Park. All public meetings in addition to the community survey were open to any community member or concerned citizen and served as a forum for discussing community needs, obtaining continual feedback on the design process, and establishing and prioritizing goals.

SURVEY RESULTS:

During the site inventory and analysis phase, a master plan survey was created to begin obtaining public input. It included a series of questions to help guide the design process. The survey was posted online on May 1, 2011 and was open to the public, with focus on the Reynoldstown community. For a complete list of survey responses see Appendix A.

MEETINGS AND PRESENTATIONS:

Meetings and presentations were consistently held throughout the design process to give updates and acquire feedback. The following is a timeline and summary of all forums held:











- **May 9, 2011: Study Group**
ABI announced project and community survey
- **June 13, 2011: Study Group**
Conceptual Plan Review
- **August 15, 2011: Study Group**
Draft Master Plan Presentation/Discussion

END NOTES





1. Historical information obtained from the following sources:
 - a. Resources for Residents and Communities, website
http://rrc.reynoldstown.org/index.php?option=com_content&task=view&id=28&Itemid=172
 - b. Wheelbarrow Festival, website
<http://www.wheelbarrowfestival.com/about.php>

APPENDIX A: Community Survey Results






1. How do you use Lang Carson Park and the Manigault Street play lot? (Select all that apply)

		Response Percent	Response Count
I play basketball		13.0%	6
I take children to the playground		32.6%	15
I play tennis		30.4%	14
I play baseball/softball/kickball		15.2%	7
I play other games on the ball field grass		32.6%	15
Passively - I walk, sit and read, people watch, soak up the sun, etc.		69.6%	32
I grow vegetables in the community garden		10.9%	5
I participate in Dept. of Parks, Recreation and Cultural Affairs programs offered in the park		6.5%	3
I utilize the Resources for Residents and Communities organization housed in the Community Center.		30.4%	14
I use the community center		34.8%	16
Other (please specify)			30
		answered question	46
		skipped question	16





2. How often do you visit Lang Carson Park?

		Response Percent	Response Count
Daily		11.5%	7
Weekly		63.9%	39
Monthly		18.0%	11
Maybe a couple of times per year for special events		6.6%	4
Never		0.0%	0
answered question			61
skipped question			1





3. When do you typically visit Lang Carson Park? (select all that apply)

		Response Percent	Response Count
on weekdays		58.1%	36
on weekends		67.7%	42
morning		17.7%	11
afternoon		40.3%	25
evening		56.5%	35
answered question			62
skipped question			0



4. When you visit Lang Carson Park, how long do you typically stay?

		Response Percent	Response Count
Less than 1 hour		38.7%	24
1 to 2 hours		32.3%	20
more than 2 hours		27.4%	17
I rarely or never visit the park		1.6%	1
answered question			62
skipped question			0

5. How far do you travel to visit/use Lang Carson Park?

		Response Percent	Response Count
just a few blocks		42.6%	26
from within Reynoldstown		21.3%	13
from outside of Reynoldstown		27.9%	17
more than 5 miles		8.2%	5
answered question			61
skipped question			1

6. Do you feel safe when visiting Lang Carson Park?

		Response Percent	Response Count
Yes		86.4%	51
No		13.6%	8

Please explain 22

answered question 59

skipped question 3

7. What changes to the park would encourage you to visit more often and stay longer?

	Response Count
	51
answered question	51
skipped question	11











8. In their current form please tell us how you would change Lang Carson Park and the Manigault Street play lot to better serve you.

	Response Count
	35
answered question	35
skipped question	27

9. If Lang Carson Park were able to expand by adding adjacent vacant land, what types of additional uses would you like to see added to the new Lang Carson Park and Manigault Street play lot?

	Response Count
	37
answered question	37
skipped question	25






10. What are the most important functions that a community park provides for you and/or your family? (please choose your top 3)

		Response Percent	Response Count
Community events		42.6%	26
Exercise		50.8%	31
Facilities for organized sports		49.2%	30
Green spaces / open spaces		65.6%	40
A place to meet new friends and neighbors		39.3%	24
Picnicking		27.9%	17
Rental for private events		6.6%	4
Space for children to play		39.3%	24
Space for dogs to play		37.7%	23
Recreational Programs provided by the Parks Department		13.1%	8
Other (please specify)			3
answered question			61
skipped question			1




11. In order to gauge community support for the park please Agree or Disagree with the following statements:

	Agree	Disagree	Response Count
I believe Lang Carson Park should be fully developed, supported, and maintained by the City of Atlanta Department of Parks Recreation and Cultural Affairs.	77.2% (44)	22.8% (13)	57
I believe Lang Carson Park should be supported in part by a 'Friends of Lang Carson Park' group.	83.9% (47)	16.1% (9)	56
I am willing to volunteer time to help support and maintain Lang Carson Park.	90.9% (50)	9.1% (5)	55
answered question			60
skipped question			2





12. Please select your age range.

		Response Percent	Response Count
5 to 14		0.0%	0
15 to 25		12.9%	8
26 to 34		45.2%	28
35 to 49		33.9%	21
50 to 59		6.5%	4
60 or older		1.6%	1
I prefer not to answer		0.0%	0
answered question			62
skipped question			0

13. Please select your gender.

		Response Percent	Response Count
Male		58.1%	36
Female		37.1%	23
I prefer not to answer		4.8%	3
answered question			62
skipped question			0

14. Please select your race.

		Response Percent	Response Count
American Indian or Alaskan Native		0.0%	0
Asian / Pacific Islander		4.9%	3
Black / African American		8.2%	5
Hispanic / Latino		0.0%	0
White / Caucasian		68.9%	42
I prefer not to answer		18.0%	11
Other (please specify)			1
answered question			61
skipped question			1

Q1. How do you use Lang Carson Park and the Manigault Street play lot? (Select all that apply)

1	Walk the dog	May 24, 2011 9:01 AM
2	i play bicycle polo	May 22, 2011 12:43 AM
3	i never use the community center and it should be razed for green space.	May 20, 2011 4:00 PM
4	I play bike polo on the basketball courts at lang carson park	May 16, 2011 3:57 PM
5	I play bike polo.	May 15, 2011 6:31 AM
6	I play bike polo on tuesday and thursday nights, We play on the covered basketball courts. the wooden barriers are perfect!	May 14, 2011 1:27 PM
7	I play bike polo on the covered basketball court at least once a week.	May 14, 2011 12:59 PM
8	bike polo, a lot	May 14, 2011 12:31 PM
9	dog walking/ play	May 13, 2011 12:54 PM
10	Bike Polo on Basketball Court	May 13, 2011 9:19 AM
11	I play bike polo on the basketball court	May 13, 2011 9:07 AM
12	bike polo	May 13, 2011 8:18 AM
13	i play bike polo on the covered court	May 13, 2011 6:09 AM
14	I play Bike Polo	May 13, 2011 4:29 AM
15	I play bike polo in the covered basketball court.	May 13, 2011 2:49 AM
16	I play bike polo in the basketball courts	May 12, 2011 8:10 PM
17	I use the tennis court to play bike polo	May 12, 2011 7:07 PM
18	Bicycle Polo!	May 12, 2011 3:48 PM
19	Bike polo	May 12, 2011 3:04 PM
20	I play another game on the basketball court.	May 12, 2011 2:58 PM
21	I play bike polo	May 12, 2011 2:52 PM
22	Bike Polo!	May 12, 2011 2:49 PM
23	I play bicycle polo on the basketball court	May 12, 2011 2:38 PM
24	I walk my dog there.	May 11, 2011 5:21 AM
25	I would use the park more if it were not so secluded from everything and if it was more active	May 10, 2011 12:08 PM
26	Wheelbarrow festival	May 10, 2011 9:24 AM
27	I swing on the swings.	May 10, 2011 6:53 AM

Q1. How do you use Lang Carson Park and the Manigault Street play lot? (Select all that apply)

28	Hold birthday parties in the pavilion; Participate in the Wheelbarrow Festival; Rent space in the community center for events; Attend community meetings in the community center	May 10, 2011 6:19 AM
29	Walks dogs and kids through the grounds.	May 9, 2011 6:30 PM
30	Festivals!!!	May 9, 2011 5:58 PM

Q6. Do you feel safe when visiting Lang Carson Park?

1	I feel safe during the day, but not at night. The lighting is bad and there are always people hanging out in dark spaces. I often find drug paraphernalia or smell people smoking pot a lot and the police do not seem to have a presence back there at all. People are regularly walking around past the park closing time.	May 24, 2011 9:01 AM
2	Always	May 23, 2011 1:47 PM
3	Always I go in the morning and there are men sleeping in the basketball area sitting on the steps, peeing in the bushes, etc. They often plug in their radios and blast music.	May 21, 2011 10:32 AM
4	I feel safe, however, the parties that are thrown in and around the community center creates public nuisance occurrences including public urination and littering in and around the building. Please tear down the building as soon as possible. Make the proposed land acquisitions for green space improvements.	May 20, 2011 4:00 PM
5	For the most part. At night if your alone its a little eerie, but all parks probably are. On the basketball court there is often a considerable amount of broken glass, which we (polo players) sweep up. Also we have found a few condoms and more than a few drug baggies.	May 13, 2011 9:19 AM
6	Safe. But do see persons driving cars down to point right in front of basketball court. Seems like smoking marijuana, etc. Find used condoms in parking area.	May 13, 2011 6:19 AM
7	the park is off the street, and only community residents use it. sometimes shady people drive in but they never bother us.	May 13, 2011 4:29 AM
8	The weird people aren't dangerous... just weird.	May 13, 2011 2:49 AM
9	Everyone I have ever encountered at the park has been at least kind of friendly. I've never felt intimidated by anyone.	May 12, 2011 3:20 PM
10	have heard that the Gang called YBB hang around the location	May 12, 2011 3:10 PM
11	the parking area could be better lit.	May 12, 2011 2:38 PM
12	Depending on the time of day and number of other people in the park. Generally I feel safe, but I also would avoid walking around in the evenings.	May 10, 2011 3:15 PM
13	Rumored drug activity Park is secluded from outside world	May 10, 2011 12:08 PM
14	Its not that I feel unsafe, there are people around, but you are hidden from the street. At certain times of the day there are no people there so it b/c intimidating to be back there by yourself. This is also true for the basketball courts. Its tough to tell whats going on inside the courts (in the stands) until you physically are in the space.	May 10, 2011 8:14 AM
15	Yes, during the day. Not at night. Not enough eyes on the park.	May 10, 2011 6:19 AM
16	There is too much drug activity going on at the picnic benches near the pavillion. It makes me feel unsafe when taking my children to the park by myself. My husband has decided that he doesn't want us to go there anymore and is willing to walk over 1 mile to get to the playground in Cabbagetown.	May 10, 2011 5:57 AM
17	It depends on who is around, but I would say I feel safe as long as there is day light.	May 9, 2011 7:08 PM

Q6. Do you feel safe when visiting Lang Carson Park?

18	I feel safe, but generally limit visits to morning and daylight hours	May 9, 2011 6:36 PM
19	I generally feel safe, but I'm always with my two dogs. There are moments when it's uncomfortable because lots of vagrants hang around there.	May 9, 2011 6:30 PM
20	sometimes homeless people are hanging out there...activity is not really visible from street or other houses in the neighborhood.	May 9, 2011 6:18 PM
21	Yes and no. I feel there is no visibility around the outside of park.	May 9, 2011 6:02 PM
22	Usually but not so much when its just my wife and kids	May 9, 2011 5:58 PM

Q7. What changes to the park would encourage you to visit more often and stay longer?

1	Keeping it clean. It is often a mess.	May 24, 2011 9:01 AM
2	More open seating/benches throughout. A fenced dog area.	May 23, 2011 1:47 PM
3	Better lighting. More tennis courts.	May 23, 2011 11:06 AM
4	a bicycle polo/street hockey court	May 22, 2011 12:43 AM
5	A little more shade, much better security in terms of not allowing sleepers, peeing, etc.	May 21, 2011 10:32 AM
6	Razing 100 Flat Shoals Rd. and making the proposed land acquisitions for green space improvements.	May 20, 2011 4:00 PM
7	More amenities for neighborhood children would encourage me to come more often. Right now I just go for the neighborhood meetings every month.	May 19, 2011 5:35 PM
8	Add a roller/floor hockey rink for the community with full boards.	May 19, 2011 11:05 AM
9	public restrooms, vending machines, more comfortable seating around the basketball court, fenced in dog park	May 17, 2011 1:25 PM
10	none	May 16, 2011 3:57 PM
11	just the hours that the park is closed, I would like to be able to go there whenever, including early morning walks.	May 15, 2011 6:31 AM
12	Water fountain, restrooms.	May 14, 2011 1:27 PM
13	If we could play polo after 11pm.	May 14, 2011 12:59 PM
14	bike polo court	May 14, 2011 12:31 PM
15	Benchs, more covered areas or shade trees to defuse sun	May 13, 2011 12:54 PM
16	A dedicated polo court. Which is the size of the current basketball court. With barrier walls about a 1 to 1.5 feet high. Preferably covered like the current basketball court as well.	May 13, 2011 9:19 AM
17	A dedicated bike polo court	May 13, 2011 9:07 AM
18	Control parking. Rearrange parking. Parking is difficult as is now available on park side. People may not know about parking in front of school building which leads to park as well but is not as convenient.	May 13, 2011 6:19 AM
19	Dedicated covered bike polo courts would be amazing!	May 13, 2011 6:09 AM
20	a few improvements to the basketball courts to make them better for bike polo	May 13, 2011 4:29 AM
21	Later hours... we almost got arrested for playing polo after 11 pm.	May 13, 2011 2:49 AM
22	Work on the conditions of the covered basketball courts.	May 12, 2011 8:10 PM
23	Create a large concrete slab that could be used as a polo court	May 12, 2011 7:07 PM
24	safety	May 12, 2011 6:33 PM

Q7. What changes to the park would encourage you to visit more often and stay longer?

25	Picnic benches and shade trees. Outdoor water fountain or drink machine.	May 12, 2011 3:20 PM
26	feeling safe	May 12, 2011 3:10 PM
27	better landscaping, more kid friendly	May 12, 2011 2:49 PM
28	Extended hours, better lighting	May 12, 2011 2:38 PM
29	more flowering plants and trees	May 12, 2011 9:34 AM
30	Updated facilities. Newer bathrooms.	May 12, 2011 9:29 AM
31	Build STEPS from the Manigault St. Play Lot. The ramp is great and accessible, but a short run of steps would be much more accessible for those of us who are able bodied. People have already removed sections of the fence to bypass the ramp.	May 12, 2011 5:56 AM
32	Easier access and an ability to see what is going on from the entrances. I lived here for years before I knew the park even existed.	May 10, 2011 3:15 PM
33	make it more open to main streets	May 10, 2011 12:08 PM
34	It would be great if the recreaetional building was open to the public	May 10, 2011 9:21 AM
35	More activities at the Community Center. Its renovated and now its shut down?!!! Seems like a waste of money. Also expansion to the street (flat shoals, manigault, etc).	May 10, 2011 8:14 AM
36	Having more park benches and tables would be a start (not necessarily picnic tables) as well as dog bag dispensers/trash cans.	May 10, 2011 7:58 AM
37	Better upkeep of the grounds. More lighting in the evening.	May 10, 2011 7:42 AM
38	Maybe a few more shade trees and benches	May 10, 2011 7:22 AM
39	I would like it if the tennis court had a wall to play against by myself.	May 10, 2011 6:53 AM
40	Redo the basketball court	May 10, 2011 6:41 AM
41	A larger field would allow for a broader variety of recreational/sports activities. If the park were more visible from the street, it would feel safer for a broader time period.	May 10, 2011 6:19 AM
42	Better playground facilities. Get rid of the drug activity and vagrants at the pavillion!	May 10, 2011 5:57 AM
43	More seating, more space, a restaurant at the park (wishful thinking I know) and/or better lighting	May 9, 2011 7:08 PM
44	More and better lighting, better visibility from adjacent streets	May 9, 2011 6:36 PM
45	Clean it up, or encourage/enforce littering laws. It tends to get trashed often. Secure the perimeter better. Eliminate the gaps where people can sneak through from the Wilbur St. side, especially.	May 9, 2011 6:30 PM
46	Enhanced access to athletic field.	May 9, 2011 6:18 PM

Q7. What changes to the park would encourage you to visit more often and stay longer?

47	more open, improvement of playground for kids, natural play areas.	May 9, 2011 6:18 PM
48	Restrict access to cars. Right now cars can drive right up to the tennis courts and inside the basketball court.	May 9, 2011 6:13 PM
49	Visibility. I think it would also be nice to know a cop may walk through the park sometimes.	May 9, 2011 6:02 PM
50	Better design More people Sitting areas Less parking Water fountain	May 9, 2011 5:58 PM
51	Better visibility to a main street...when there with 3 young children by myself I get anxious when strangers or groups of young men enter the park and I am the only one there. Also the buildings being used on a regular basis would give a safety presence.	May 9, 2011 5:41 PM

Q8. In their current form please tell us how you would change Lang Carson Park and the Manigault Street play lot to better serve you.

1	Again, more upkeep, cleanliness, and lighting.	May 24, 2011 9:01 AM
2	a bicycle polo/street hockey court	May 22, 2011 12:43 AM
3	The play ground equipment is just enough--there are much better pieces at close-by parks and wouldn't want to see any more investment in that area. More trees.	May 21, 2011 10:32 AM
4	Razing 100 Flat Shoals Rd. and making the proposed land acquisitions for green space improvements.	May 20, 2011 4:00 PM
5	I would like to have more picnic area to have picnics in the summer.	May 19, 2011 5:35 PM
6	Add a restroom/vending machine/water fountain pavilion replace the old wooden seating with new wooden/concrete seating	May 17, 2011 1:25 PM
7	more grassy areas for picnics and frisbee	May 15, 2011 6:31 AM
8	i'm fairly content and feel fortunate to use the facility I'm not familiar with the manigault street play lot.	May 14, 2011 1:27 PM
9	The basketball court works well for bike polo because the sides are closed in so the ball doesn't roll off too often plus the bleachers are great for friends who come to spectate. The tennis court could also be adapted into a polo court if the tennis net poles were cut down. No one plays tennis there anyway, everyone wants to play basketball instead.	May 14, 2011 12:59 PM
10	The Drains on the basketball courts are full of dirt and debris. Also when it rains a considerable amount of water leaks in under the goals. Clearly posted rules of the basketball court of first come first served.	May 13, 2011 9:19 AM
11	Restroom facilities for evening play	May 13, 2011 9:07 AM
12	We bring children and do well. Lack of available restrooms on weekends presents bit of problem.	May 13, 2011 6:19 AM
13	If there were a second basketball court, or a dedicated bike polo court we could host tournaments at the park.	May 13, 2011 4:29 AM
14	Honestly I like it as is, just stinks that we drive up every week with 6-12 kids from Athens to play bike polo and we have to leave at 11.	May 13, 2011 2:49 AM
15	Staying open till at least midnight.	May 12, 2011 8:10 PM
16	Create a large concrete slab that could be used as a polo court	May 12, 2011 7:07 PM
17	Maintain the grounds a little better. Grass can get a little tall. Clean up debris from the basketball court; sometimes there are bags and broken glass down there.	May 12, 2011 3:20 PM
18	more lights and maybe some type of security	May 12, 2011 3:10 PM
19	add water fountains	May 12, 2011 2:38 PM

Q8. In their current form please tell us how you would change Lang Carson Park and the Manigault Street play lot to better serve you.

20	A newer kitchen and updated auditorium and cafeteria would make it appealing to hold functions there. I would be willing to pay to use the facility if it were attractive and comfortable.	May 12, 2011 9:29 AM
21	The Play Lot has the vibe of an empty parcel of land. It needs something.	May 12, 2011 5:56 AM
22	lighting fenced area for dogs security phones	May 10, 2011 12:08 PM
23	Open up the community center for more activities. I would remove the tennis court OR add another one. Tennis courts are better used when there is more than one (esp. in Atlanta where ALTA and USTA are so vibrant).	May 10, 2011 8:14 AM
24	Add bocce courts.	May 10, 2011 7:58 AM
25	better kept grounds would be desirable...newly paved areas, and nice grass to sit on would be nice	May 10, 2011 7:22 AM
26	I would like it if the tennis court had a wall to play against by myself. I'd also like to see the community center's facilities available- the fitness center, computer labs, etc.	May 10, 2011 6:53 AM
27	Upgrade the playground - more mulch, paint the equipment, see if items need repair. Clean the park more often.	May 10, 2011 6:19 AM
28	More playground equipment for the children and more benches seating areas for the parents. It needs to feel like a community gathering spot, not some secluded area ripe for illegal activity.	May 10, 2011 5:57 AM
29	Fill in holes and clear out not needed brush, well lit...more walking paths, fix fence	May 9, 2011 7:08 PM
30	Better maintainance and litter control,better maintenance of community center and surroundingg landscape	May 9, 2011 6:36 PM
31	Somehow open it up so it's not so secluded. I feel this encourages those who wish to "hide" there because it's hidden from view.	May 9, 2011 6:30 PM
32	Access to athletic field from Weatherby Street via the empty lots that border the athletic field.	May 9, 2011 6:18 PM
33	better access from Wylie Street, open up the theater, better walk way alongside Lang Crason Center	May 9, 2011 6:18 PM
34	Access More eyes on park	May 9, 2011 5:58 PM
35	Restore the surrounding areas to their previous condition, maintain perennial beds cleanup alley behind center, have a working water fountain. Lower swing height to be appropriate for children not adults. Have the work out facility available to the community again.	May 9, 2011 5:41 PM

Q9. If Lang Carson Park were able to expand by adding adjacent vacant land, what types of additional uses would you like to see added to the new Lang Carson Park and Manigault Street play lot?

1	More tennis courts, more green space,	May 24, 2011 9:01 AM
2	More tennis courts.	May 23, 2011 11:06 AM
3	a bicycle polo/street hockey court	May 22, 2011 12:43 AM
4	More picnic tables, definitely--more shade--a water fountain	May 21, 2011 10:32 AM
5	Razing 100 Flat Shoals Rd. and making the proposed land acquisitions for green space improvements.	May 20, 2011 4:00 PM
6	An outdoor pool would be nice!	May 19, 2011 5:35 PM
7	A roller/floor hockey rink with full boards. Every park in ATL has the same set of sporting activities available and the city is truly lacking a place for people to gather to play hockey. Also, this new rink could be used in conjunction as an indoor type soccer set-up.	May 19, 2011 11:05 AM
8	Skate park, picnic area, grills, or a public pool? Dog parks would be nice as well.	May 17, 2011 1:25 PM
9	an additional multi-use, paved and covered lot would be great.	May 14, 2011 1:27 PM
10	A small amphitheater for concert/ plays	May 13, 2011 12:54 PM
11	A dedicated polo court. Which is the size of the current basketball court. With barrier walls about a 1 to 1.5 feet high. Preferably covered like the current basketball court as well.	May 13, 2011 9:19 AM
12	Bike polo court	May 13, 2011 9:07 AM
13	Rearrange and control parking and vehicular access.	May 13, 2011 6:19 AM
14	A dedicated bike polo court would be awesome.	May 13, 2011 4:29 AM
15	Lol a dedicated (covered) bike polo court... which could also double as a street hockey court since the two are one and the same. With enough courts space we could actually host tournaments.	May 13, 2011 2:49 AM
16	Soccer field	May 12, 2011 8:10 PM
17	A bike polo court	May 12, 2011 7:07 PM
18	Maybe just have a picnic area with trees for shade.	May 12, 2011 3:20 PM
19	more seating and parking	May 12, 2011 3:10 PM
20	a multi-use play court ie street hockey, bike polo, basketball, soccer	May 12, 2011 2:38 PM
21	dog park	May 12, 2011 9:34 AM
22	More fields.	May 12, 2011 5:56 AM
23	water features plaza canopy w/ grill	May 10, 2011 12:08 PM
24	Swimming pool would be nice and an outdoor physical fitness area	May 10, 2011 9:21 AM

Q9. If Lang Carson Park were able to expand by adding adjacent vacant land, what types of additional uses would you like to see added to the new Lang Carson Park and Manigault Street play lot?

25	We really need just more access and greater visibility. There is a lot of space but its under utilized.	May 10, 2011 8:14 AM
26	Walking paths with a larger variety of landscapes (grassy areas, small wooded areas, flower/native plant beds).	May 10, 2011 7:58 AM
27	A bocce court! A dog park!	May 10, 2011 7:22 AM
28	A bicycle pump track would be great. I would REALLY like to see the community center's facilities available- the fitness center, computer labs, etc.	May 10, 2011 6:53 AM
29	Improved playground - upgrade. Playground visible from the street. More pavilions for families to picnic. Field big enough for soccer or a real baseball game.	May 10, 2011 6:19 AM
30	Bike paths, bigger ball field and swimming pool :)	May 10, 2011 5:57 AM
31	Local Restaurant overlooking the park and more green space, dog park	May 9, 2011 7:08 PM
32	Dog park,water features, bocce ball,	May 9, 2011 6:36 PM
33	Maybe a nice bike/walking path? More manicured areas for sunning/picnicking,frisbee etc.	May 9, 2011 6:30 PM
34	A flat festival field off Flat Shoals, Parking off Wylie Street, a proper entrance off Weatherby Street.	May 9, 2011 6:18 PM
35	may be a water feature or a natural play ground for kids, trees	May 9, 2011 6:18 PM
36	Fountain Water feature Bigger garden More green space	May 9, 2011 5:58 PM
37	Maybe a sort physical training course, planks for balancing and climbing, bars for pull ups etc...an outdoor theatre and more landscaping.	May 9, 2011 5:41 PM

Q10. What are the most important functions that a community park provides for you and/or your family? (please choose your top 3)

1	bicycle polo tournaments	May 22, 2011 12:43 AM
2	covered court is a real plus as it provides rainy weather alternative for outside activity	May 13, 2011 6:19 AM
3	bike polo!	May 13, 2011 6:09 AM

Q14. Please select your race.

1	Unknown	May 23, 2011 1:47 PM
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APPENDIX B: Meeting Materials

Meeting Minutes

Lang Carson Park Master Plan
PRESENTATION OF DESIGN CONCEPTS
June 13, 2011; 6:00 - 8:00 pm
Trees Atlanta

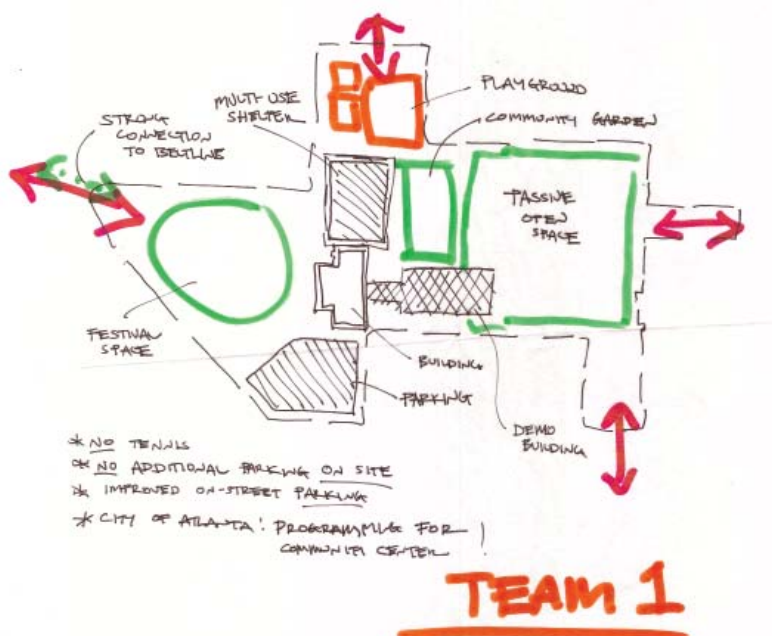
QUESTIONS RAISED DURING PRESENTATION

- During the introduction there was a question about the certainty of future land acquisition
- During the presentation of the “Rather Active” Concept, there was a question about the size of the baseball field, as to what age group it would be appropriate for – *Little League/12 and under.*
- During the presentation of the “Rather Active” Concept, there was a question about the scenarios presented regarding the existing community center – *clarified that the half proposed to remain is the auditorium/kitchen/main office western portion of the building.*
- Question and Answer session
 - o It was stated that the final concept should keep the community center, as it offers the only readily available community meeting space in the neighborhood
 - o It was stated that the baseball field is under-used; question remains over the importance of keeping it for baseball or softball use
 - o Others noted that the Baseball field is not big enough, however a bigger one would provide better opportunities for a neighborhood softball team
 - o It was asked how long the master plan my take to implement – *the response was that it is based upon support and funding; if both community and political support can expedite funding opportunities then the plan could see implementation sooner rather than later. Land acquisition also is an unknown variable.*
 - o Regarding the “Festival” concept, it was noted:
 - Some attendees liked the interface of the edge of the park with the Beltline
 - Some attendees liked keeping the community center
 - o The statement was made that there is a changing demographic within the community, there may be more kids in the future, *to which it was noted that this planning exercise must be a long term vision for the park with the anticipation of providing appropriate uses for decades to come.*
 - o There was a question about the cost of each concept? – *response, cost is not currently a controlling factor, that all ideas should be put on the table, but cost will be evaluated as we refine the single master plan concept.*
 - o Is the existing community center a part of “Centers of Hope”? – *no it is not.*
 - o Baseball field can be multi-purpose, especially if not barrier, such as an outfield fence is put in place – *DH Stanton Park was noted as a good example of a ball field without an outfield fence.*
 - o What consideration has been given to the RRC? – *it was noted that clearly the Parks Dept. is aware of the RRC and that there would certainly be conversations regarding transition should the Community Center change or be eliminated in the future.*
 - o It was noted that the building may be of Historical Significance particularly for its architectural style – *it was noted that this is a possibility, but per the Secretary of the Interior’s standards, to be eligible for the National Register it would require meeting both age standards and at least one other criteria of historical importance – architectural significance could be the additional criteria.*

NOTES FROM TABLE 1 (Moderated by Matthew Wilder of Pond | Ecos)

- Based on the comments of one who plays tennis it was noted that the current configuration of the tennis court is not ideal, and it is better to have pairs of tennis courts to encourage more use, rather than a single court.
- Consensus at the table was that the tennis court could be removed from consideration and not be a detriment to the park revitalization.
- It was noted that the City has a surplus of Tennis Courts
- It was noted that if the ball field were big enough for softball it would get more use, however the table participants recognized the limitations in size. Adults playing even on a reconfigured field would still hit balls further than the maximum size of the field.
- The two concepts that garnered the most attention were Rather Active and Festival
- The West Side of the Festival concept was generally preferred
- The East Side of the Rather Active concept was generally preferred
- Regarding the street – park edge on Wylie St., it was noted that a Tennis court was not the best juxtaposition. More green space or buffer space was more appealing.
- Bike Polo- almost ideal space- no other place in Atlanta; the roof, the nearly complete enclosure (helps keep ball in play), the paved surface, and the lighting, make it a great multi-purpose court.
- Reynoldstown residents at the table noted that they like the idea of active users like bike polo regularly using the park
- The Grand Promenade within the Massive Passive concept was repeatedly noted as a preferred design element, but no real love for the rest of Massive Passive – felt like it didn't do enough to serve the community.
- The table consensus was keeping the community center in part or in whole is the way to go forward.
- Wylie Street is already narrow and fairly busy with traffic flow, so anything that encourages additional parking needs could be a problem
- Table participants definitely want a community garden in the final plan
- They liked the additional number of picnic shelters scattered throughout the park
- Access from Weatherby St. would put activity in a currently dead corner of the park
- By the end of the discussion the consensus was turning toward eliminating the Baseball field, and making it a more informal open field for any kind of 'pick-up' activity

Sketch Plan from Table 1:



NOTES FROM TABLE 2 (moderated by Jonathan Lewis of Atlanta BeltLine)

1. How is the park used?
 - Pedestrian cut-through
 - Walking dogs
 - Bicycle polo
 - Basketball
 - Tennis
 - Children at playground
2. What is not working with the existing park?
 - Drainage for the covered basketball court is clogged and backed up
 - Drug dealing under the skywalk
 - Homelessness
 - Not well suited to the Wheelbarrow festival – needs a clear traffic flow pattern that is integrated with the vendors on the streets (like a retail loop). Needs better ways to draw participants into the park
 - Site lines from the street, no visibility (one participant likes that the park has a cozy secluded feel – akin to a sunken garden).
 - Eastern bleachers and adjacent parking area need to be removed.
3. What is not used?
 - Seniors do not use the gardens because they are too low and too far from the street.
 - Baseball field.
 - Fenced off area south of school building.
4. How is the covered basketball court used?
 - Annual reunions one or two a year.
 - Basketball
 - Bike polo
 - Wheelbarrow festival artist market area
5. Responses to Concept Plans
 - A simple majority of participants wanted to keep the entire **recreation center** – everyone wanted to keep a portion of the recreation center for neighborhood meetings.
 - Everyone wanted to keep the **covered basketball court** and not build a new one (as shown in Rather Active)
 - There were mixed feelings on the **baseball field**. Everyone recognized that it is seldom used. Some wanted it converted to an open lawn area. Some wanted it kept/upgraded to a genuine little league field because they hoped it would get more use in the future.
 - For the **Manigault Playlot**, most favored a true playground or a natural playground. There is neighborhood owned memory garden a block or two away (who knew?), so no one liked that option. The passive garden shown in Rather Active would not draw people into the park.
 - On the **Wylie Street Parcels**, participants liked locating the community gardens there (full sun, near the street). Did not like located picnicking shelters there. And, were mixed, but generally supportive of locating the playground there.
 - On **Land Acquisition**, the highest priority was the Wylie Street parcels, followed by the Stein/Flat Shoals parcel (long term). Everyone believed the Weathersby access lot would be a great addition, but for near term purposes, Wylie is a higher priority. A community minded resident recently purchased the Weathersby lot in foreclosure and plans to build a house on the lot. The RNIA president is going to send me their contact information.

NOTES FROM TABLE 3 (moderated by Tim Pierce of Pond | Ecos)

How is the park used?

- The acquisition of the Stein Steel parcel should be priority #1, it is very important
 - o Tying in to the Beltline is very important
- Increasing visibility of the park from all sides is important
 - o Acquisition of the southern parcel on the East side of the park is preferable
- It was noted that the existing community center would get more use if City of Atlanta did a better job of running programs and making the community aware of them
- It was noted that it is very important to keep the RRC within the Community Center, within Reynoldstown
- The buildings appear underused
- Like the idea of moving the playground to a more visible location
- Like the idea of a "Splash Pad" integrated with the playground
- The location of the shelters is very important, want to discourage the non-desirable use of the shelters
 - o Keep the shelters in a visible location
- Visibility within the park is very important
 - o Only positive of "Massive Passive"
- Would like to see fitness activities incorporated into the designs
 - o Running trail loop, maybe with measured distances
 - o Maybe stations along the trail with fitness activities
- Would like the park to be more dog-friendly
 - o Dog run or park is not necessary
 - o Bag dispensers are essential
 - o Water fountains with a dog option
- Festival space is important, but should not drive the design.
 - o All the concepts seemed to be able to hold the festival
 - o Covered shelter is currently too small, would like more space
- Liked the uses and general layout of "Rather Active"
 - o Add flowing, natural, looping circulation from "Festival" to "Rather Active"
 - o Switch Open Space and Playground
 - o Consider replacing back half of Community Center with Covered court to increase sightlines through the park
- The Existing Church uses the vacant church building
- Is it possible to locate the community gardens on the roof of the community center?
- Overall Consensus
 - o Lots of Active Uses
 - o Visibility from outside the park as well as within the park
 - o Natural, flowing, looping circulation
- Note card Responses (Participants list their most relevant ideas raised during conversation)
 - o Note card 1
 - Buy Stein Steel parking lot
 - o Note card 2
 - Focal points- natural or man made
 - Inviting entrances
 - Buffers for surrounding residential properties
 - Group active use areas so multi-generational activities can occur

- Note card 3
 - Festival space
 - Flowing walkways
 - Athletic areas
 - Main part of Community Center
- Note card 4
 - Access to street; see what's in the park
 - Replace 2nd/ unused part of community center with covered shelter
 - Organic pathways
 - Connection to Beltline; really like the idea of promenade/ vista
 - Dog friendly, but no dog park
- Note card 5
 - Covered court in place of the 2nd half of the community center
- Note card 6
 - Dog friendly
 - Bike friendly
 - Aesthetically pleasing, not boxy/ modular
 - Safer feeling
- Note card 7
 - More accessibility, more inviting
 - Organic flow of paths
 - Reduce size of community center
 - Maintain-ability
- Note card 8
 - Splash Pad / Water fountain
 - Obtain Stein Steel parcel
 - Create walking / jogging pathways

Meeting Minutes
Lang Carson Park Master Plan
PRESENTATION OF DRAFT FINAL PLAN
August 15, 2011; 6:00 - 8:00 pm
Trees Atlanta

- The playground equipment currently in the Kaboom playground may be re-used within the redeveloped park.
 - o This scenario is possible, but it is likely that the equipment will need to be replaced at least in part depending upon the condition of the equipment once extracted from its current locations.
- As the Master Plan incorporates several future land acquisitions it may be necessary to develop the park in a couple of phases
 - o Obvious phases are aligned with land acquisition.
- The Wylie Street entrance should be very clear, well defined and attractive. Preference was stated for one central walkway into the park from Wylie. The western sidewalk adjacent to the neighboring church property line was not preferred.
- Certain sidewalks within the park should be of an adequate width in order to allow for vehicle travel for loading/unloading for maintenance and festival activities
- The Wylie St. Playground, as proposed should be shaded with large trees.
- The Wylie St. playground may be too close to the street
 - o Wylie St is a fairly busy street
 - o Create some sort of barrier between the playground and the street – a combination of fence, plantings, and/or low walls will provide a barrier to children and the street.
 - o The design of the group shelters could respond to the style of the International Style architecture of the old school building/community center
- There may be multi-use opportunities within the parking lot
 - o Considerations for child biking, skating
 - o The parking lot is only proposed to be reorganized to maximize parking, as it is in good condition and spending funds to redo the parking lot would not be the best use of the funding.
- No objections were made in regards to splitting the existing building
- The request was made to allow space for the expansion of the community gardens; it was also clarified that there is currently planned space for up to 18 10x10 garden plots and a dozen fruit trees.
- Two additional options for the Wylie Street frontage were proposed, one without a playground, the other with two tennis courts.
 - o A discussion ensued that focused around consolidating playground activities to the Natural Playground area off of Manigault St., but also adding some structured play elements of climbing and swinging
 - o It may make the most sense for a park of this size to have one playground area, and not two on separate sides of the park.
 - o A hybrid of Options 1 and 2 for the portion of the park adjacent to Wylie Street may be most appropriate solution for this area - Provide open space as well as community garden facilities