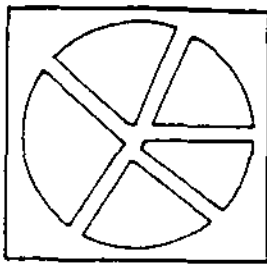


APPENDIX J:

Urban Design Comments and Survey Results



ATLANTA
URBAN DESIGN
COMMISSION

ATLANTA CITY HALL
55 TRINITY AVENUE, SW
SUITE 3400
ATLANTA, GEORGIA 30335-0331
(404) 330-6200

RECEIVED
OCT 30 1998

October 29, 1998

Ms. Sushma Dersch
Parks Design Office
Department of Parks and Recreation
City Hall East

RE: **Grant Park Master Plan**

Dear Ms. Dersch:

Per Section 6-4043 of the Atlanta City Code:

(4) The commission shall review the proposed location and design of any proposed park and any plan or proposal for the relocation or significant change, alteration or addition to any existing park.

At its meeting on October 28, 1998, the Atlanta Urban Design Commission reviewed the Grant Park Master Plan which included revisions to "keep, maintain and improve use of existing recreation center, swimming pool, ballfields, tennis and basketball area." The Commission voted to send a letter of general support for the Master Plan with the comments of staff, Commission members and neighborhood residents in attendance. Those comments were as follows:

Ms. Barbara Antonoplos, neighborhood resident, voiced her concern which she stated was the concern of other neighborhood residents, that small concerts could be scheduled for the ballfield area that would interfere with the scheduled little league baseball games. She suggested that the small concerts be confined to the gazebo area.

Mr. Jimmy Hardy, neighborhood resident, stated that the original plan "proposed the elimination of certain recreation facilities." Mr. Hardy noted the "strong response to that" and said: "one of the primary reasons for that response was that those facilities enhance the diversity of that

Ms. Sushma Dersch
Department of Parks and Recreation
October 29, 1998
Page Two

park and accommodate the diversity of the community." According to Mr. Hardy , "Olmsted wanted his parks to bring people together, and Olmsted was an abolitionist and he really wanted parks to accommodate diversity."

Mr. John Fetner, representing Grant Park baseball, submitted a schedule of little league games which run from March until early June. Mr. Fetner stated that the City's facilities for children are poor and that on Saturday mornings before games he has to pick up the broken glass on the baseball field.

Mr. Chuck Marietta, President of the Grant Park Neighborhood Association, stated that the GPNA voted unanimously to support the plan as presented by Ms. Sushma Dersch. He told of the numerous, sometimes contentious, neighborhood meetings. Mr. Marietta noted that "the plan presented today which incorporates the concerns of the people you have heard from today" was a "result of compromises on all sides" and had "the unanimous support of the GPNA."

Mr. Spencer Tunnell, Landscape Architect, stated: "I really support the process you've been through for 18 months. It's been a long road. I really support not only the process but the repairs to the infrastructure that is proposed in the Master Plan because without that infrastructure repair the degradation of the park will continue unabated. I really support the elimination of the cross park traffic. That's a huge problem and one that Olmsted tired to address in so many different ways." Mr. Tunnell considered the issue of the recreation facilities in the park remaining in the park to be "short sighted" because "it takes out the long term vision that Olmsted first proposed and it can gut this park for the next one hundred years."

Mr. Tunnell was concerned about the possible future growth of the recreational facility, and questioned who, beside the neighborhood residents, used it. He cited at 1979 Urban parks Recovery Act survey that found users were coming from outside the City to use the "neighborhood" facilities. Mr. Tunnell also noted that "diversity is a wonderful thing and Olmsted was a tremendous proponent of social chance and championed the rights of people in urban populations, and he became a landscape architect

Ms. Sushma Dersch
Department of Parks and Recreation
October 29, 1998
Page Three

because of observing the conditions in the cities in the northeast and in the south after the civil war. So, he's a phenomenal social reformer but what he was trying to do was to give the opportunity for urban residents to see what a pastoral environment could be, not to give them access to basketball courts, or baseball, or tennis." Mr. Tunnell advised to "look down the road to the next one hundred years and say what is the best way to provide this activity for the neighborhood? It is best to have a ballfield where eight, ten and twelve year olds are going to be jammed up against the activities of twenty-one, twenty-two and thirty-year olds? Having that kind of separation between the uses would be the kindest thing to do so that you're not picking up bottles or worse out of ballfields."

Mr. Tunnell compared the new Ben Hill and Adamsville recreation centers to the existing facility at Grant Park and stated that he understood "the need to move the Master Plan process forward and took accommodations to the strong feelings and needs of the community" but he hoped "that there is a way that those needs can be met in another place and in a way that really accommodates the true needs of the community in a much more direct way, and a much more successful way, and a way that really could be happier for the community. The park has survived for over a hundred years and we want it to survive another 100 years but its got to somehow have that coherent vision of how we're going to address these needs, and I just hope that at a later time those needs can be addressed in a really comprehensive way."

Mr. Harold Cunliffe, Land Developer, expressed concern that the plan do "everything it can do" in regard to the combined sewer overflow system.

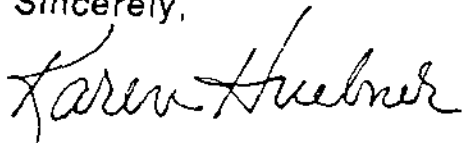
Dr. Harvey Newman, Urban Planner, asked if existing recreational facilities in the neighborhood could be shared. Ms. Dersch noted that such programs have not been successful in the past and that communities preferred the Parks Department to run their facilities.

The staff's comments on the Master Plan can be found in the Staff Report (attached).

Ms. Sushma Dersch
Department of Parks and Recreation
October 29, 1998
Page Four

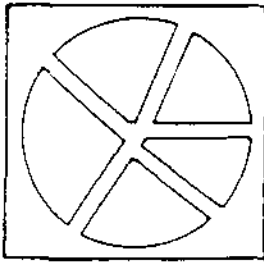
If you have any questions please call.

Sincerely,

A handwritten signature in cursive script that reads "Karen Huebner". The signature is written in black ink and is positioned above the printed name and title.

Karen Huebner
Executive Director

c: Mr. Jay Lowery
Mr. Chuck Marietta



ATLANTA
URBAN DESIGN
COMMISSION

ATLANTA CITY HALL
55 TRINITY AVENUE, SW
SUITE 3400
ATLANTA, GEORGIA 30335-0331
(404) 330-6200

RECEIVED
OCT 30 1998

STAFF REPORT
October 28, 1998

Agenda Item: Review and comment on the Grant Park Master Plan - Grant Park National Register District.

Applicant: Department of Parks and Recreation
City Hall East

Facts: The proposed Grant Park Master Plan is based on the 1904 Master Plan by the Olmsted Brothers firm. The plan is the end product of a series of public meetings involving neighborhood representatives, the City and the consultants.

Grant Park is one of the City's most historic landscapes. The development of the park began long before the 1904 plan. The following "timeline" was developed from Atlanta and Environs by Franklin Garrett:

- May 17, 1883: Colonel L. P. Grant donates approximately 100 A. for a City park. A topographical map is prepared by a civil engineer and "improvements" are undertaken.
- April 4, 1890: The park is expanded by the purchase of 44 A to the north of the existing park. Total acreage is now 131.5. "Improvements" continue.
- 1893: The Cyclorama is moved to a wood structure in the park. (The current structure was built in the 1920s.)
- Spring of 1889: George V. Gress, a local lumberman, purchases a defunct circus on the steps of the Fulton County Courthouse. Mr. Gress donates the circus animals to the City for a municipal zoo to be established in Grant Park.
- 1904: The Olmsted Brothers Master Plan.

Most of the land forms in the park are left from the original design, as well as, the many Olmsted inspired roads and paths and other elements. Fort Walker in the southeast corner of the park is a significant Civil War site.

Analysis: The following code section applies to this application:
Per Section 6-4043 of the Atlanta City Code:

(4) The commission shall review the proposed location and design of any proposed park and any plan or proposal for the relocation or significant change, alteration or addition to any existing park.

The consultants have set out which treatment is to be used for various sections of the park, as follows:

A goal is to achieve the maximum restoration and preservation possible for this park, considering the limits of current needs and budget. Areas are prioritized according to the following issues: (1) historical features remaining; (2) features which did exist but were partially removed or destroyed; and (3) areas which were designed by the Olmsted Brothers firm, but which may or may not have been implemented and are important to the historical character of the park as a whole.

The areas which are the most intact and hold a considerable amount of historical significance are Fort Walker, the Erskin Fountain/Ormond Street overlook, and the gateways from the 1920s. These areas are recommended for restoration.

The streams which existed in the early 1900s are partially remaining, and with some regrading could be used again as the park's drainage system. It is recommended that these stream areas be rehabilitated.

The remainder of the park should be reconstructed, aiming to recreate as much as possible the Olmstedian pathways, vegetation and general character. Portions of these features, including most of the entrances and the carriage paths, can still be found in the park.

Erosion and flood control improvements will be implemented, as well as, improvements to the circulation system and landscaping.

According to the consultants, the proposed plant list was based on Olmsted's boundary planting list. "Invasive exotic species" have been deleted and native species substituted.

One concern of the staff is with the budget for the extensive planting and, especially, the maintenance. The plan recommends that gardeners and park rangers be hired specifically to maintain Grant Park. The plan recommends such maintenance as hand clipping with grass shears at the base of trees in the lawn area. Parks does not have funding for this type of program, therefore, it will be necessary for the Grant Park Conservancy to raise the money.

The most controversial section of the plan concerns the recreation facilities in the northern section of the park. The original plan called for the eventual removal of the recreation building, tennis courts, etc. from the park. The plan stressed that the facilities should ONLY be removed once adequate replacement facilities within a reasonable distance were provided.

The individuals who use and those who run the facility programs were outspoken in their opposition to this portion of the Master Plan. As a result, and in order to keep the Master Plan process moving forward, all mention and all maps showing changes to the recreational area have been deleted. Ms. Sushma Dersch of the Parks Design Office has stated to staff that there will be no changes in various recreation facilities at the north end of the park.

Staff has previously supported the acquisition of vacant land for recreational facilities and the restoration of green space in parks. This type of replacement of deteriorating facilities with new facilities outside the historic park was a part of the Piedmont Park Master Plan. The staff recommends that the Parks Department investigate the surrounding area for a suitable, nearby parcel of land and that the interested parties be involved in the design of a facility that would meet the requirements of the athletic programs they have and perhaps include others as well.

There is a budget of 1.9 million dollars that will primarily go for infrastructure improvements (approximately 1 million to 1.5 million). These funds will be used to address drainage problems and provide some of the hardscape improvements.

The infrastructure improvements and the pedestrian circulation improvements will be excellence first steps in implementing the plan. The elimination of vehicular traffic on the interior of the park with the exception of the existing parking lots off of Boulevard and Cherokee, and the creation of a pedestrian pathway which will form a circuit through the park are particularly important improvements.

Fort Walker, a significant civil war site, has never been properly recognized. The restoration of this area will add another attraction for visitors.

Staff Recommendation: Based upon the following:

1) The Grant Park Master Plan will provide a reference guide for future improvements in this historic park.

Staff recommends that a letter of general support with the comments of staff and Commission members be sent to the Parks Department.



CITY OF ATLANTA

BILL CAMPBELL
MAYOR

CITY HALL EAST
675 PONCE DE LEON AVENUE N.E., 8TH FLOOR
ATLANTA, GEORGIA 30308
TEL (404) 817-6752 FAX (404) 817-6745

DEPARTMENT OF
PARKS, RECREATION
AND CULTURAL AFFAIRS

DEBORAH O. McCARTY
Acting Commissioner

BUREAU OF PARKS

September 8, 1998

MEMORANDUM

TO: Grant Park Master Plan Participants

FROM: Sushma K. Dersch, Parks Development Manager
Bureau of Parks

RE: Grant Park Master Plan Feedback Responses

Thank you all for taking the time to fill out and return the feedback forms. Attached, is a summary of the responses as well as a summary of the recommendations (taken from the responses) to be included in the Master Plan document.

The following are the next steps in the approval process:

- Presentation at the Grant Park Neighborhood Association meeting scheduled for September 15, 1998.
- Presentation at NPU-W meeting scheduled for September 22, 1998.

All of the feedback responses are available for review in the Bureau of Parks/Park Design Office, 8th floor, City Hall East, for anyone interested in reviewing them.

If you have questions, please feel free to call me directly at (404) 817-6734.

Enclosures

cc: William C. Gary, Jr.
Jay Lowery

FEEDBACK FORM

Grant Park Master Plan & Public Improvement Program/ Public Presentation Meeting

Responses Received: 26 forms, 1 letter, 375 signature petition*

1. PARK USE AND VEGETATIVE/LANDSCAPING	RECOMMENDATION		
	Agree	Disagree	No Opinion/ Indifferent
● Expanded Walking/biking paths	26		
● Restoration of historic Fort Walker area	25		1
● Relocation of Play Areas	18	3	5
● Creation of a Plaza and focal point/entry way to Zoo Atlanta, Cyclorama and Grant Park	21	2	3
● Relocation of concerts to the ballfield area	12	14	
● Removal of large concerts in the park	25	1	
● Keep and maintain use of existing recreation center, existing gym, swimming pool, ballfields, tennis and basketball area.	23 + petition *	2	1
● State of the art modern facility within 1/2- 1 mile radius of Grant Park by the Year 2006	11	15 + petition *	
2. INFRASTRUCTURE RECOMMENDATIONS	RECOMMENDATION		
	Agree	Disagree	No Opinion/ Indifferent
(See Meeting Minutes)	14		12
3. CIRCULATION RECOMMENDATIONS	RECOMMENDATION		
	Agree	Disagree	No Opinion/ Indifferent
			<u>(only 25 forms received)</u>
● Remove vehicular cross traffic from the park	23		2
● Establish pedestrian only primary and secondary paths within the Park	24	1	
● Re-stripe Boulevard parking lot for increased parking spaces	20	4	
● Reconfiguration of the Cherokee parking lot to separate pedestrian and vehicular traffic and to accommodate bus traffic and parking on and offside.	23		2
● Provision for offside parking and shuttle bus use	23		2
● Improved signage within the park.	21	2	2

RECOMMENDATIONS

Grant Park Master Plan & Public Improvement Program

1. PARK USE AND VEGETATIVE/LANDSCAPING

- Expanded Walking/biking paths.
- Restoration of historic Fort Walker area.
- Relocation of Play Areas.
- Creation of a Plaza and focal point/entry way to Zoo Atlanta, Cyclorama and Grant Park.
- Removal of large concerts in the park.
- Keep, maintain and improve use of existing recreation center, swimming pool, ballfields, tennis and basketball area.

2. INFRASTRUCTURE

The primary focus is the repair of the current combined sewer (sanitary and storm water) system. Cost estimates range from approximately \$1 mil to \$4.5 mil depending on the level of efforts involved in the work. The less expensive alternative is recommended. This alternative consists of spot repair/replacement and rehabilitation of inlets, manholes and sewers at key locations within the existing system that must remain in place to convey sanitary sewage and storm water from areas outside of the park that cannot be separated. Storm sewers that can be 'day-lighted' (discharged to the surface) or areas that can be diverted from sewers into an open drainage system are recommended. This consists of rehabilitating the existing open drainage ditch that originates near the pool and terminates near the west side of the park, and creation/enhancement of two new surface drainage systems. The first new system originates at the north end of the park and flows in a southerly direction along the historic valley through existing concrete/rock drainage structures, and terminates near the Zoo, passing under one of the old rock bridges. The second system also follows the historic valley route, originating near the pavilions at Boulevard, and flowing southwesterly through the area where concerts are held currently. Shallow dry detention storage features will be integrated into the two newly created systems at up to six locations. The only area to be retained as underground drainage would be the Shakespeare play area.

3. CIRCULATION

- Remove vehicular cross traffic from the park
- Establish pedestrian only primary and secondary paths within the Park
- Re-stripe Boulevard parking lot for increased parking spaces
- Reconfiguration of the Cherokee parking lot to separate pedestrian and vehicular traffic and to accommodate bus traffic and parking on and offside.
- Provision for offsite parking and shuttle bus use
- Improved signage within the park

GRANT PARK MASTER PLAN COMMENTS/FEEDBACK

Please review the attached summary of minutes of the public presentation meeting held on June 18, 1998, regarding the above. Please fill out the attached feedback form and fax or mail it back to the following address:

Ms. Sushma K. Dersch
Parks Development Manager
675 Ponce de Leon Avenue, 8th Floor
Atlanta, Georgia 30308
Fax #(404) 817-6741
Tel # (404) 817-6740

Please Note: The Cut off date for responses is August 7, 1998

MEETING MINUTES

Grant Park Master Plan & Public Improvement Program Public Presentation Meeting June 18, 1998

Presenters:	Chuck Boehm	Rust Environment & Infrastructure
	Laura Hall	The Jaeger Company
	Art Gilbert	W. L. Jordan
	Sushma Dersch	City of Atlanta

Subject:: Presentation of Draft Final Master Plan to Neighborhood and General Public

Sushma Dersch introduced the consultant staff members present and stated the objectives for the meeting.

The meeting was organized in the following order, without interruption from the audience:

Park Use and Vegetation/Landscaping Recommendations - Laura Hall

- This portion of the presentation focused heavily on the use/integration and planning for the active recreation facilities and areas. This topic was the issue of much unrest with the public at the last meeting. Her comments more specifically included the integration of the existing facilities into the Master Plan, how they effected park use, and how vegetation can be used with pathways to integrate the existing facilities into the park. It was suggested that the recreation center and swimming pool could be combined into a single facility. The recommended site was above the multi-use field following Olmstead firm's guideline to locate structures in the park in the "least intrusive area". The second alternative was to continue maintaining the existing facilities in their present use and to develop a state of the art modern facility within a one-half mile radius. Further suggestions included using vegetation to screen these facilities and to better separate activities at the ballfield area. Recommendations included expanded walking/biking paths, restoration of the historic Fort Walker area, relocation of the play areas, creation of a plaza as a focal point/entryway to Zoo Atlanta, Cyclorama and Grant Park and relocation of concerts to the ballfield area including removal of larger concerts from the park.

Councilman Vern McCarty is drafting an ordinance to limit crowds at Grant Park to 3,000-5,000 people. The community understands that a multi-use field is not a baseball park and that bleachers may not be allowed. Backstops will be located along the wooded edge of the field.

Infrastructure Recommendations - Chuck Boehm

- The primary focus for this discussion was the disrepair of the current combined sewer (sanitary and storm water) system and costs/recommendations associated with rehabilitating the system. Cost estimates ranged from approximately \$1 mil to \$4.5 mil depending on the level of efforts involved in the work. It was recommended that the less expensive alternative be chosen. This alternative consists of spot repair/replacement and rehabilitation of inlets, manholes and sewers at key locations within the existing system that must remain in place to convey sanitary sewage and storm water from areas outside of the park that cannot be separated. Storm sewers that could be 'day-lighted' (discharged to the surface) or areas that could be diverted from sewers into an open drainage system was recommended. This consists of rehabilitating the existing open drainage ditch that originates near the pool and terminates near the west side of the park, and creation/enhancement of two new surface drainage systems. The first new system originates at the north end of the park and flows in a southerly direction along the historic valley through existing concrete/rock drainage structures, and terminates near the Zoo, passing under one of the old rock bridges. The second system also follows the historic valley route, originating near the pavilions at Boulevard, and flowing southwesterly through the area where concerts are held currently. Shallow dry detention storage features will be integrated into the two newly created systems at up to six locations. The only area to be retained as underground drainage would be the Shakespear play area.

Circulation Recommendations - Art Gilbert

- The presentation focused on vehicular access/parking and pedestrian/non-motorized traffic. Specifically, recommendations include the removal of vehicular cross traffic from the park, creation of a hierarchy of non-vehicular circulation within the park and establishment of pedestrian-only secondary paths to specific destinations/views. Other issues included re-striping of the Boulevard parking lot to accommodate increased parking and reconfiguration of the Cherokee parking lot to separate pedestrian and vehicular traffic and accommodate bus traffic and parking on and off site. Finally, the need to more fully investigate possibilities for offsite parking and shuttle bus use and the need to re-work signage within the park were presented.

A question and answer period followed the presentation. The questions were heavily related to the use/integration of the active recreation facilities, but was seen as constructive. It was generally viewed, and verified (by a show of hands from those remaining) that the public is comfortable with the majority of the recommendations involving circulation, infrastructure improvements, vegetation, and park use. The area that still needs some clarification is the

June 18, 1998

Page 3

integration and recommendations for the active recreation facilities. The clarifications requested include the location of any potential future buildings/improvements to active recreation facilities and how landscaping would be integrated into the ballfield areas. This includes the potential for separation/screening of multiple field areas and integration of backstop and seating areas.

Other questions and concerns from the audience included the timing of final recommendations and Master Plan, how they can provide input into the planning process and voting/adoption of the recommended Master Plan.

The meeting was adjourned after an hour or so of the question and answer period.

Proposal from community to have a vote at the GPNA meeting in several weeks - vote would determine their decision concerning location of recreation facilities.

Sushma Dersch will mail layout of multi-use field to community.

FEEDBACK FORM
Grant Park Master Plan & Public Improvement Program
Public Presentation Meeting

I. PARK USE AND VEGETATIVE/LANDSCAPING

RECOMMENDATION
Agree Disagree

- Expanded Walking/biking paths
- - Restoration of historic Fort Walker area
- Relocation of Play Areas
- Creation of a Plaza and focal point/entry way to Zoo Atlanta, Cyclorama and Grant Park
- Relocation of concerts to the ballfield area
- Removal of large concerts in the park
- Keep and maintain use of existing recreation center, existing gym, swimming pool, ballfields, tennis and basketball area and to develop a combined State of the art modern facility within ½- 1 mile radius of Grant Park by the Year 2006

COMMENTS:

2. INFRASTRUCTURE RECOMMENDATIONS
(See Meeting Minutes)

RECOMMENDATION
Agree Disagree

COMMENTS:

FEEDBACK FORM

Page 2

3. CIRCULATION RECOMMENDATIONS

RECOMMENDATION

Agree

Disagree

- Remove vehicular cross traffic from the park
- Establish pedestrian only primary and secondary paths within the Park.
- Re-stripe Boulevard parking lot for increased parking spaces
- Reconfiguration of the Cherokee parking lot to separate pedestrian and vehicular traffic and to accommodate bus traffic and parking on and offside.
- Provision for offside parking and shuttle bus use
- Improved signage within the park.

COMMENTS:

Form completed by:

Name: _____

Address: _____

Telephone # _____

Fax # _____