



HOWARD PROPERTY MASTER PLAN

PASSIVE
NATURAL
EDUCATIONAL
NEIGHBORHOOD RETREAT

DRAFT



Mayor

Shirley M. Franklin

Atlanta City Council

Council President

Lisa M. Borders

Carla Smith, District 1
Kwanza Hall, District 2
Ivory Lee Young, Jr., District 3
Cleta Winslow, District 4
Natalyn Mosby Archibong, District 5
Anne Fauver, District 6
Howard Shook, District 7
Clair Muller, District 8

Felicia A. Moore, District 9
C. T. Martin, District 10
Jim Maddox, District 11
Joyce Sheperd, District 12
Ceasar C. Mitchell, Post 1 At Large
Mary Norwood, Post 2 At Large
Lamar Willis, Post 3 At Large

Department of Parks, Recreation, and Cultural Affairs

Commissioner

Dianne Hamell Cohen

Prepared by

Patricia Katz

Paul Taylor

Steering Committee

Jerome Bayol

Tony Casodante

Mark Corrigan

Bob Gartley

Connie Johnson

Lindsay Marshall

Roger Moister

Katharine Montgomery

Caye Oglesby

Zach Rike

Frank Summers

Becky Winkler

TABLE OF CONTENTS

Inventory & Analysis

Park Description and Context	5
Master Planning Process	6
Existing Conditions	7
Natural Systems	8
Vegetation	12
History	14
Howard Family	19

Need Analysis

Opportunities and Constraints	27
BeltLine	29
Summary of Community Input	31

Master Plan

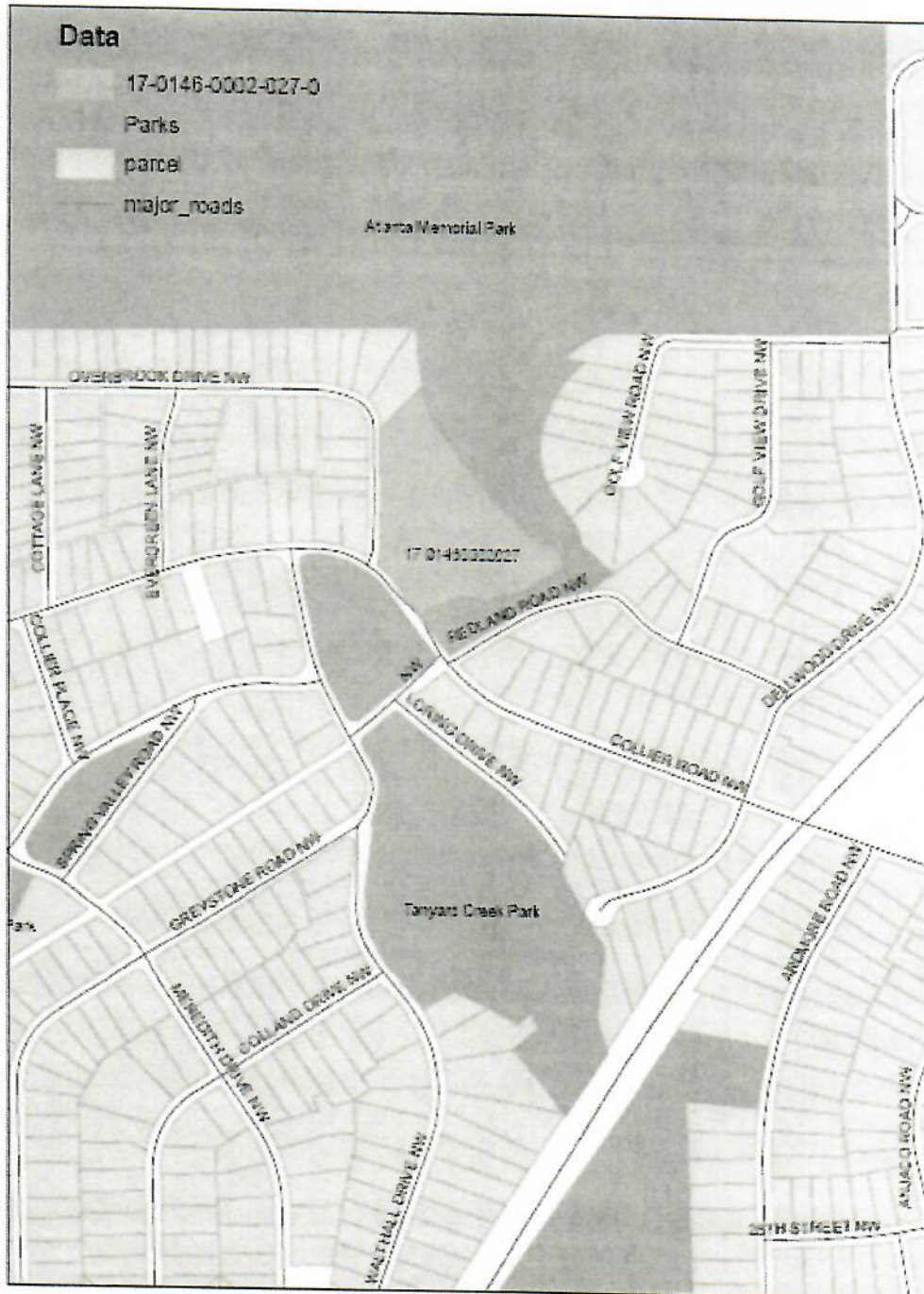
Concept Description	32
Goal Statement	32
Considerations	34
Concept Graphic	40

Implementation

Projects and Phasing	41
Preliminary Cost Estimates	42

Appendix

Exhibit A



Source: Park Design

Location Map

Inventory & Analysis

Overview

The Plan's recommendations will transform the Howard Property from a residential lot into a passive green neighborhood park. The plan provides for quiet, safe woodland setting with carefully renewed native plantings with an internal trail system that connects to the larger Beltline trail that connects to surrounding neighborhoods.



Upper Lawn in 2007

Park Description and Context

Comprising approximately five acres at 471 Collier Road, the Howard Property is a significant new passive park bounded by Tanyard Creek, Overbrook Drive and Collier Road. Acquired in 2006 to provide the "missing link" for the BeltLine Trail between Tanyard Creek Park and the City of Atlanta's Bobby Jones Golf Course, the site offers passive opportunities at a neighborhood scale. Trail design by the PATH Foundation, under the auspices of Atlanta BeltLine inc. and the City of Atlanta's Department of Parks Recreation & Cultural Affairs, was under way spring of 2008.

With the assistance of the Trust for Public Land the land assemblage was completed in 2006. Residential structures on the site were demolished in 2007. This Master Plan is to identify and plan for various landscape works to further clean up the site and make it more useable and maintainable. Members of the community expressed a desire to undertake a master planning exercise to identify opportunities for amenities (seating, secondary pathways, plantings, etc.) and management zones (areas for naturalization, passive open lawn space, garden development, etc.)

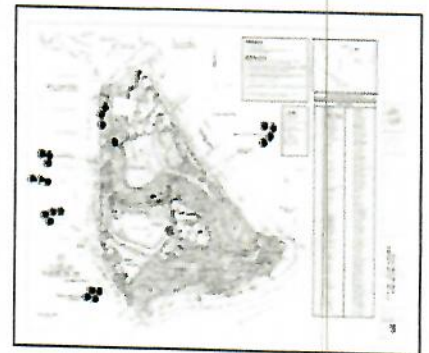
Master Planning Process

The Howard Property Master Plan was announced at the BeltLine Subarea Study Group Meeting of May 5, 2008. After outlining the planning process described below, interested citizens and neighbors were invited to sign up for the Steering Committee. Through emails and telephone conversations and word of mouth, fifteen neighbors representing a range of interests agreed to meet to study the park's future. The set of meetings built on four phases:

1. Program Development The first meeting on May 29, 2008 was convened to review the planning process and to develop a goal statement. The meeting included a first hand site visit as a group.
2. Conceptual Development June 19, 2008, the Steering Committee met for a brainstorming session of concepts. Everyone listed their favorite wants and concerns for the park separately then compiled them into one list as a group. As a concluding exercise, the members tried fitting their favorites onto maps of the site.
3. Preliminary Plan was presented to the committee on July 17, 2008. Each member indicated by placing dots on the preliminary plan, which items were their top two priorities for future implementation.
4. Final Plan was presented and rankings reassessed based on estimated costs.



Group Site Visit along Creek



5. Presentation to NPU C. A display of the draft plan is presented in September and October, 2008 to the Neighborhood Planning Unit (NPU) which represents the larger community.

Meeting minutes are attached in Appendix cc

Development of the new park master plan for the Howard Property ran concurrently with the design of the BeltLine Trail. As a result, the plans complement each other.

Existing Conditions

The following conditions at the site were examined:

- Miscellaneous plantings and retaining walls leftover from demolition of the former residence
- Natural systems, including hydrology, forest cover/vegetation, and topographical characteristics;
- Vehicular and non-vehicular circulation, parking, access, walking distances, traffic, connectivity;
- Land use, zoning;
- Potential areas of environmental concern;
- Development and commercial concerns;
- Other recreation, park and trail facilities in the City of Atlanta

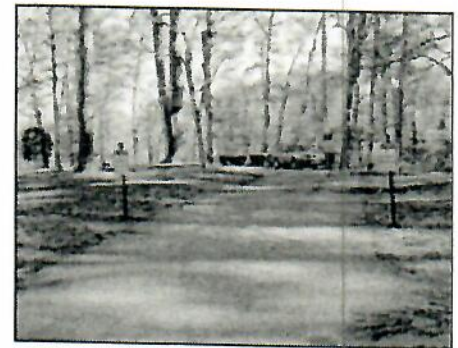
The Trust for Public Land (TPL) purchased the approximately five acres from the Howard Family in 2006 as permanent greenspace. At the request by the family and the community, TPL demolished the residence, parking areas, pool, tennis court, guest house and filled a deep well prior to releasing the property to the City of Atlanta. The asphalt driveway, a small patterned concrete pad, a granite retaining wall and a crumbling brick wall remain.



Photo of Howard Family



Flood Plain – January 2008



Asphalt Drive in 2007

Natural Systems

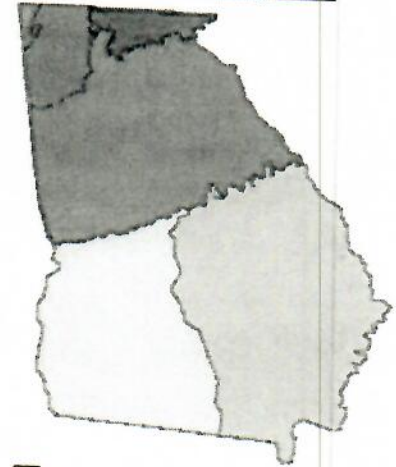
Physiography

This region of Georgia is known as the Piedmont, which takes its name from Italian *Piedmonte* for foothills. Lying between the southwestern end of the Appalachian mountain chain and the Sandy Coastal Plan, the Piedmont region is recognizable by its rolling hilltops, highly eroded steep slopes and twisting, narrow flood plains. The hill top is relatively flat before falling steeply to the shelf-like floodplain of Tanyard Creek. The crown of the hill lies fifty feet above the creek's northern exit point. The creek enters the site over exposed granite shoals and exists over a sandy gravel bed.

Hydrology

The waters of Tanyard Creek being part of the Chattahoochee River Basin eventually drain to the Gulf of Mexico. Signs warn that it is highly polluted although brim and mallards have been seen in and along the waters. Here the creek plays a major character in the park's appeal, wrapping around the southern and eastern borders of the park. The Creek emerges from under Collier Road Bridge at the southwest corner, flows over granite shoals, makes an acute angle turn and widens and slows over gravelly sand bars as it exits the northwest corner. Its steep banks have been made steeper along the eastern side with broken concrete, rubble granite to prohibit the creek from eroding further. It will be difficult if not impossible to plant among the rocks. The rubble and the pollution markers prohibit entering the waters, so encouraging access to the

GEORGIA LAND REGIONS

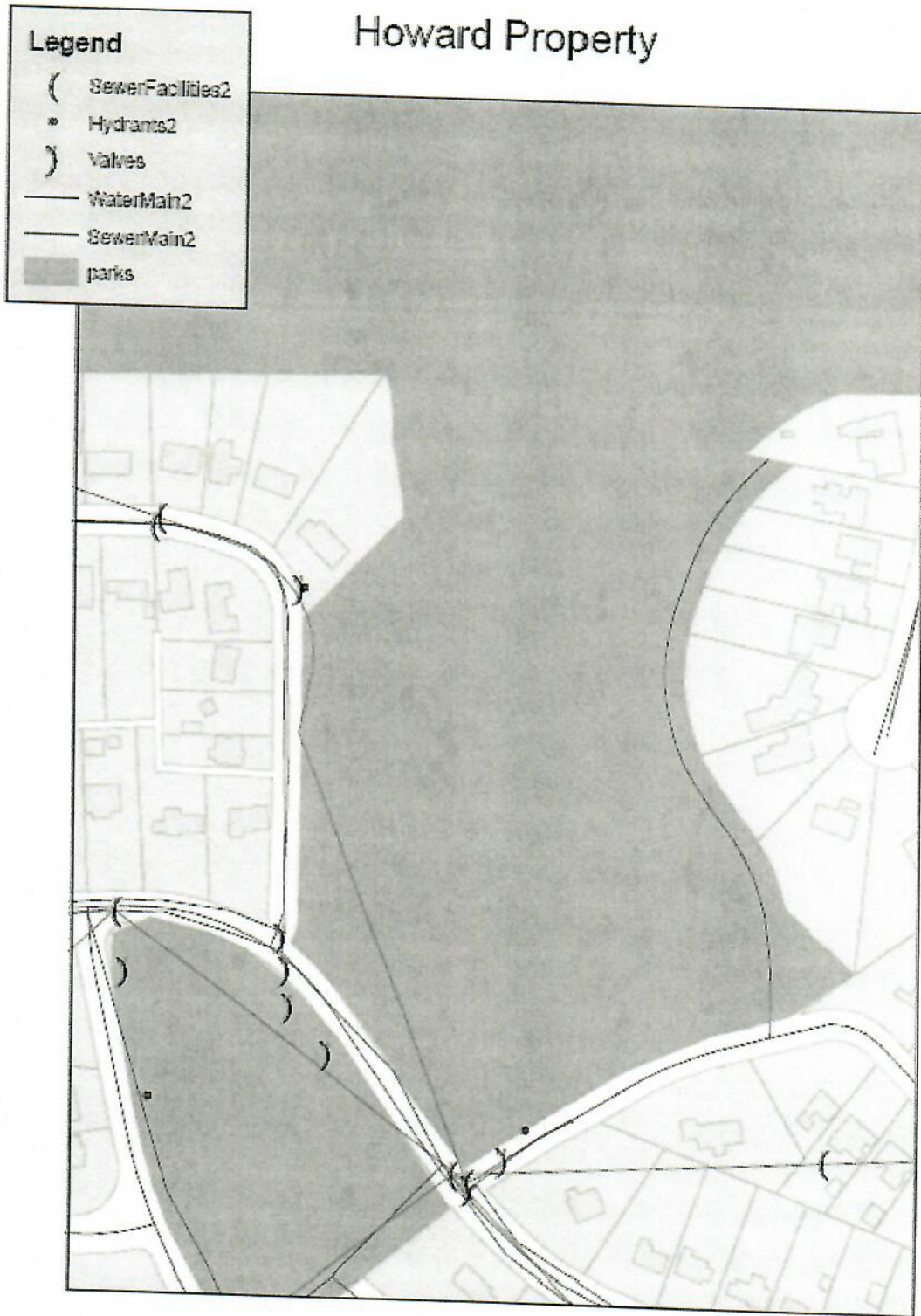


-  Appalachian Plateau
-  Appalachian Ridge & Valley Region
-  Blue Ridge Region
-  The Piedmont
-  East Gulf Coastal Plain
-  Atlantic Coastal Plain



Warning of Polluted Creek Water

stream bed by regrading for pedestrian access is not proposed.



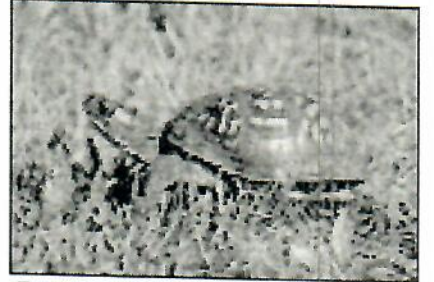
Public sewer lines do not exist along the shoulder of the creek. There do not appear to be any wetlands other than a low spot on the hilltop where the back fill of the pool demolition has settled allowing extended ponding to occur. There is no other active water on site other than drain pipes installed by the Howards to collect surface water runoff. The creek floods regularly. Neighbors report that it churns over the shoals, crests the banks and slows as the floodplain widens after the sharp bend. Here the creek has deposited sand and silt over the years. The hundred year floodplain hugs the steep banks until it breaks off to cross this wide area.

Wildlife

This wooded site has been home to ponies and peacocks and various pets of the previous owners. Now native species seen across the creek are beginning to make themselves at home in the restored habitat. Mammals such as fox, raccoons, squirrels, chipmunks have been seen across the creek as well as the occasionally reported coyote. Red tailed hawks and vultures circle above the trees while amphibians like snakes and turtles shift under the leafy forest floor. Mallards have been seen raising their young on the creek waters while fingerling brim wriggle over the sandy shoals. By connecting the existing parkland, this property provides an enriched forest corridor for both human and wildlife communities not usually found within an urban environment.



Photo courtesy of Howard Family



Eastern Box Turtle (Terrapene Carolina)



Toad

Wildlife in the Tanyard Creek Parks' Corridor

(Collier Hills)

Birds

American Goldfinch
American Redstart
American Robin
Barred Owl
Belted Kingfisher
Black Capped Chickadee
Black-chinned Hummingbird
Blue Grosbeak
Bluejay
Bobwhite
Brown Creeper
Brown Thrasher
Brown-headed Cowbird
Brown-headed Nuthatch
Cardinal
Carolina Chickadee
Carolina Wren
Carolina Wren
Cedar Waxwing
Chimney Swift
Chipping Sparrow
Common Crow
Common Flicker
Common Grackle
Common Nighthawk
Coopers Hawk

Dark-eyed Junco
Downy Woodpecker
Eastern Bluebird
Eastern Phoebe
Eastern Wood Pewee
Gray Catbird
Great Blue Heron
Great Horned Owl
Hairy Woodpecker
Hooded Warbler
House Finch
House Sparrow
House Wren
Indigo Bunting
Kentucky Warbler
Kildeer
Least Bittern
Mallard
Mockingbird
Mourning Dove
Piliated Woodpecker
Prairie Warbler
Prothonotary Warbler
Purple Finch
Purple Martin

Red-bellied Woodpecker
Red-eyed Vireo
Red-headed Woodpecker
Redtail Hawk
Red-winged Blackbird
Rock Dove(pigeon)
Rose-breasted Grosbeak
Ruby-crowned Kinglet
Ruby-throated Hummingbird
Rufous-sided Towhee
Savannah Sparrow
Scarlet Tanager
Screech Owl
Song Sparrow
Starling
Tufted Titmouse
Whip-poor-will
White Breasted Nuthatch
White Eyed Vireo
WhiteThroated Sparrow
Wood Thrush
Yellow Warbler
Yellow Warbler
Yellow-Bellied Sapsucker
Yellow-Rumped Warbler

Other Wildlife

American Toad
Beaver
Black Lizard
Brim
Broad headed Skink
Brown Water Snake
Chameleon
Copperhead
Coyote
Crayfish
Eastern Chipmunk

Eastern Cottontail Rabbit
Eastern Newt
Fowler's Toad
Garter Snake
Gray Squirrel
Ground Skink
King Turtle
Mole
Muskrat
Painted Turtle
Raccoon

Red Fox
River Otter
Short-tailed Shrew
Snapping Turtle
Southern Flying Squirrel
Southern Leonard Frog
Virginia Opossum
White-footed Mouse
Woodland Vole

Data from Katharine C. Montgomery

Vegetation

Howard Property is heavily forested on its steep slopes with hardwoods. Loblolly pines (*Pinus taeda*) dominate the flatter hilltop areas where farming once occurred. On the lower area grow plants adaptable to the flood plain. The hardwoods which hug the steep slopes are characteristic of the tree canopy of the Piedmont Forests. They consist of oaks (*Quercus* sp.), ash (*Fraxinus americana*), tulip poplars (*Liriodendron tulipifera*) and sweet gums (*Styracifolia*). A specimen ash (48" in diameter at chest height) stands at the foot of the hill where the asphalt drive dwindles to gravel road accessing the lower areas. Underbrush is a mixture of cultivated species and native plants. Mr. Howard, Sr. was an avid gardener and the hillsides are sprinkled with Hydrangeas, Azaleas, Roses and Daylilies. A specimen Japanese Maple (*Acer palmatum*) in the former lawn commemorates the birth of his daughter.

The Piedmont soils were not very rich and eroded quickly once the forest cover was removed for farming. Before the Civil War, most of the trees had been stripped. The Collier Mill was a landmark in a treeless landscape, observable in contemporary photographs. After the war, as these fields went unplowed, the slow process of reforestation began. Broom sedge reigns in the first five years until seedling pines assume height in the full sunshine. Between ten and thirty years, the pines form a dense mass, but as they age, they drop their lower branches in their pursuit of sunshine. This creates a shady nursery for hardwoods to germinate. Being a tree of a shorter life expectancy, the pines succumb to maladies of old age like insects or storms between fifty and seventy years. Where a pine falls, a hole opens in the canopy for the young hardwoods to take over. The entire process takes about 120 to 150 years.



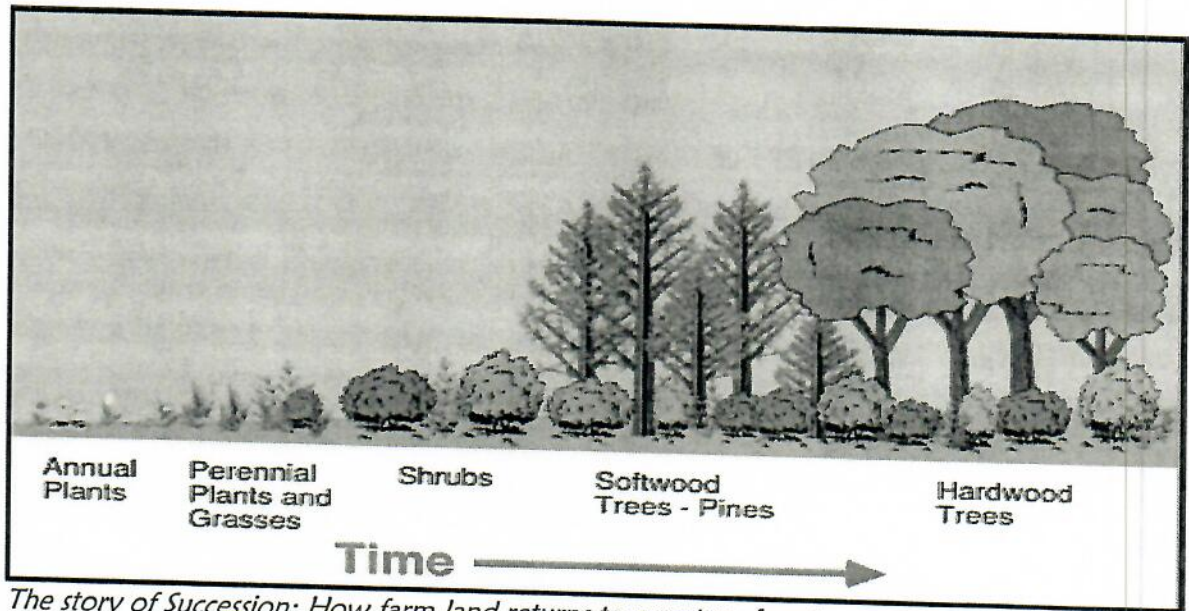
Gravel Driveway along Stream Bank in 2008



Atlanta's landscape circa the Civil War



Hardwood trees growing up under maturing Pines



The story of Succession: How farm land returns to a mature forest

Threatening this story of succession are more aggressive introductions like English ivy and privet which behaving rudely, climb trees and crowd out the native flora underneath. This reduces plant diversity and the growth of hardwood seedlings and saplings, thereby threatening future succession. Kudzu is invading from the north along the creek bank. These interlopers will need to be vigilantly eradicated in order to maintain the woodland character desired by the neighborhood.



English Ivy climbing unchecked

Historical land use

Indians

At the time of contact, the Cherokee were a settled, agricultural people living in approximately 200 fairly, large villages. The typical Cherokee town consisted of 30 to 60 houses and a large council house. Homes were usually wattle and daub, a circular framework interwoven with branches (like an upside-down basket) and plastered with mud. The entire structure was partially sunken into ground. In later periods, log cabins (one door with smoke hole in the bark-covered roof) became the general rule. With a unity made possible by the departure of the more traditional Cherokee to Arkansas, in less than 30 years the Cherokee underwent the most remarkable adaptation to white culture of any Native American people. By 1817 the clan system of government had been replaced by an elected tribal council. A new capital was established at New Echota in 1825, and a written constitution modeled after that of the United States was added two years later.

Many Cherokee became prosperous farmers with comfortable houses, beautiful cultivated fields, and large herds of livestock. Christian missionaries arrived by invitation, and Sequoia invented an alphabet that gave them a written language and overnight made most of the Cherokee literate. They published a newspaper, established a court system, and built schools.

Although the poor Cherokee still lived in simple log cabins,



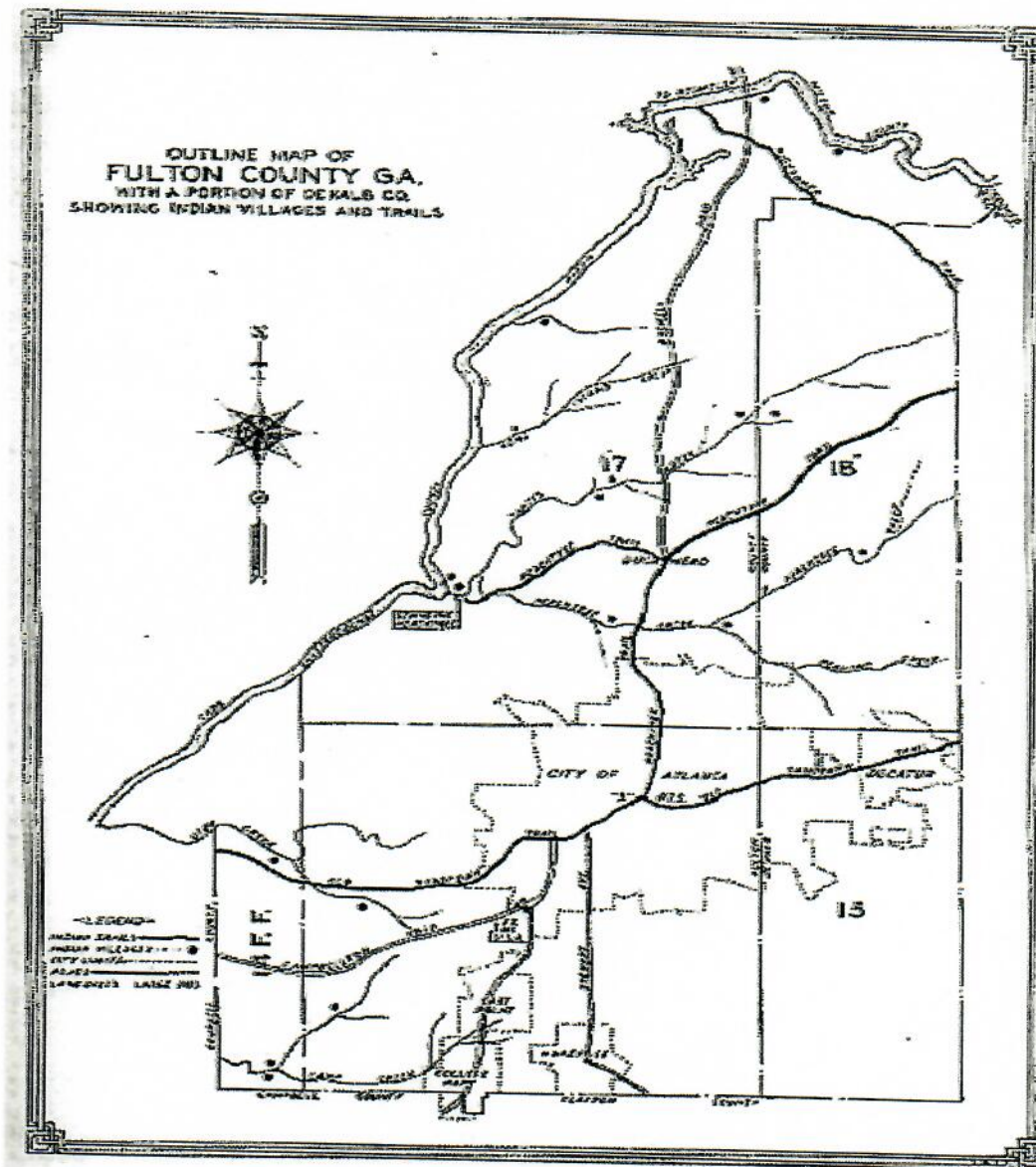
Wattle and Daub Home



Cherokee Woman and Child

Chief John Ross had a \$10,000 house designed by a Philadelphia architect. In fact, many Cherokee were more prosperous and 'civilized' than their increasingly envious white neighbors.

With the election of Jackson as president in 1828, the Cherokee were in serious trouble. Gold was discovered that year on Cherokee land in northern Georgia, and miners swarmed in. By 1838, the last of the Cherokee who did not escape into the mountains or mixed marriage, left for Oklahoma in the Trail of Tears. (www.tolatsga.org/Cherokee)

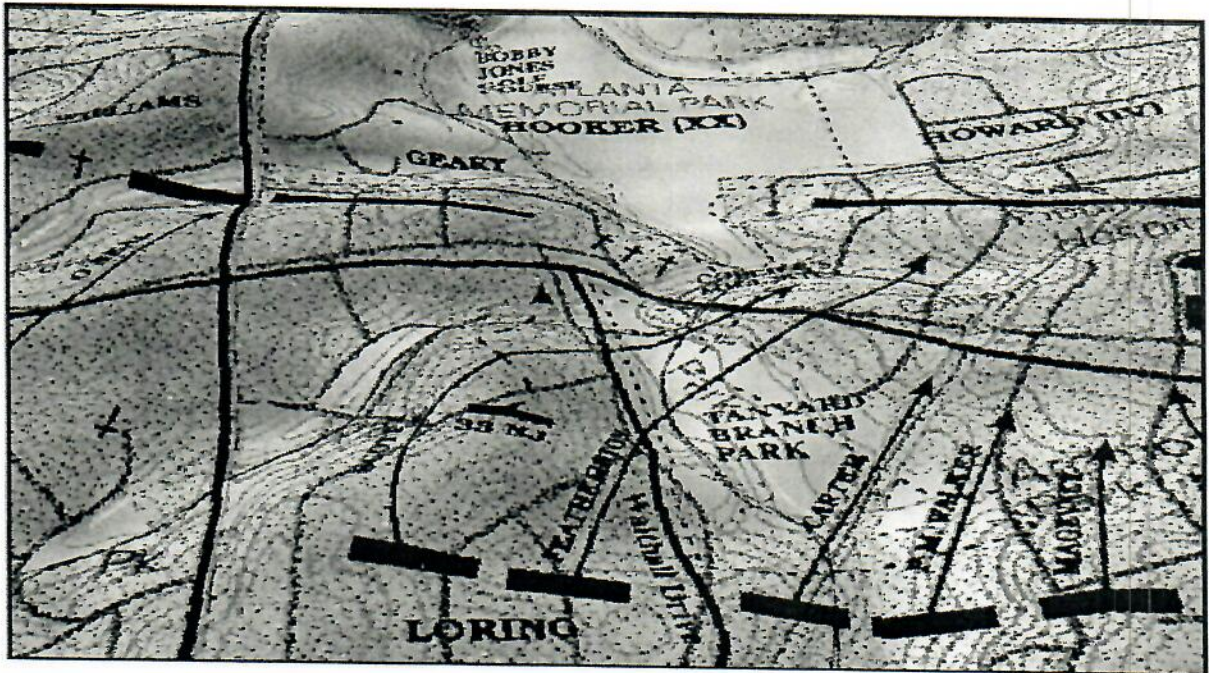


Collier Mill

An antebellum grist mill built by Andrew Jackson Collier (1827-1887) stood on the east bank of Tanyard creek, across from the end of the gravel drive, 150 down hill from the marker at the corner of Redland Road and Collier Road. A grist mill usually had two mill stones, one stationary and one grooved, moving stone attached to the turning axel. Water contained by a dam straddling the creek just below today's concrete bridge turned the wheels to grind wheat or corn into flour. Mills were often a focus of social activity as the Collier family allowed their farming neighbors to use the grist mill in return for a portion of the flour, known as a "miller's toll". The mill was a local landmark. On the sultry afternoon of July 20, 1864, the Battle of Peachtree Creek raged around it.



A typical wooden mill



Civil War

The Confederate General planned to attack the Union army as it crossed Peachtree Creek, when it would be split by the swollen creek, but his timing was late. When the southern army arrived two hours later than planned, the Union army was already across and entrenched on the high ground. General Hood still chose to fling his army into battle and the casualties were cruel. By sunset over 6,000 bodies littered the hillsides as the rebels retreated to resume fighting in two days to save the city of Atlanta, several miles to the south.

Across Collier Road in the Tanyard Creek Park Parking lot, five brass plaques describe the battle's terrible desecration.

Collier Hills Development

Thirty-five years after the 1864 battle, a federal bill proposed turning a huge area, from Peachtree Street and Collier Road to Chattahoochee Boulevard and West Wesley, into a national park. The bill passed through the U.S House of Representatives but was eventually defeated. Kennesaw Battle Field was selected instead. A few years later, Mayor Isaac Ragsdale reported to the Atlanta City Council the need for moving the Peachtree Creek sewage system to a more remote location as it was no longer remote and "quite offensive."

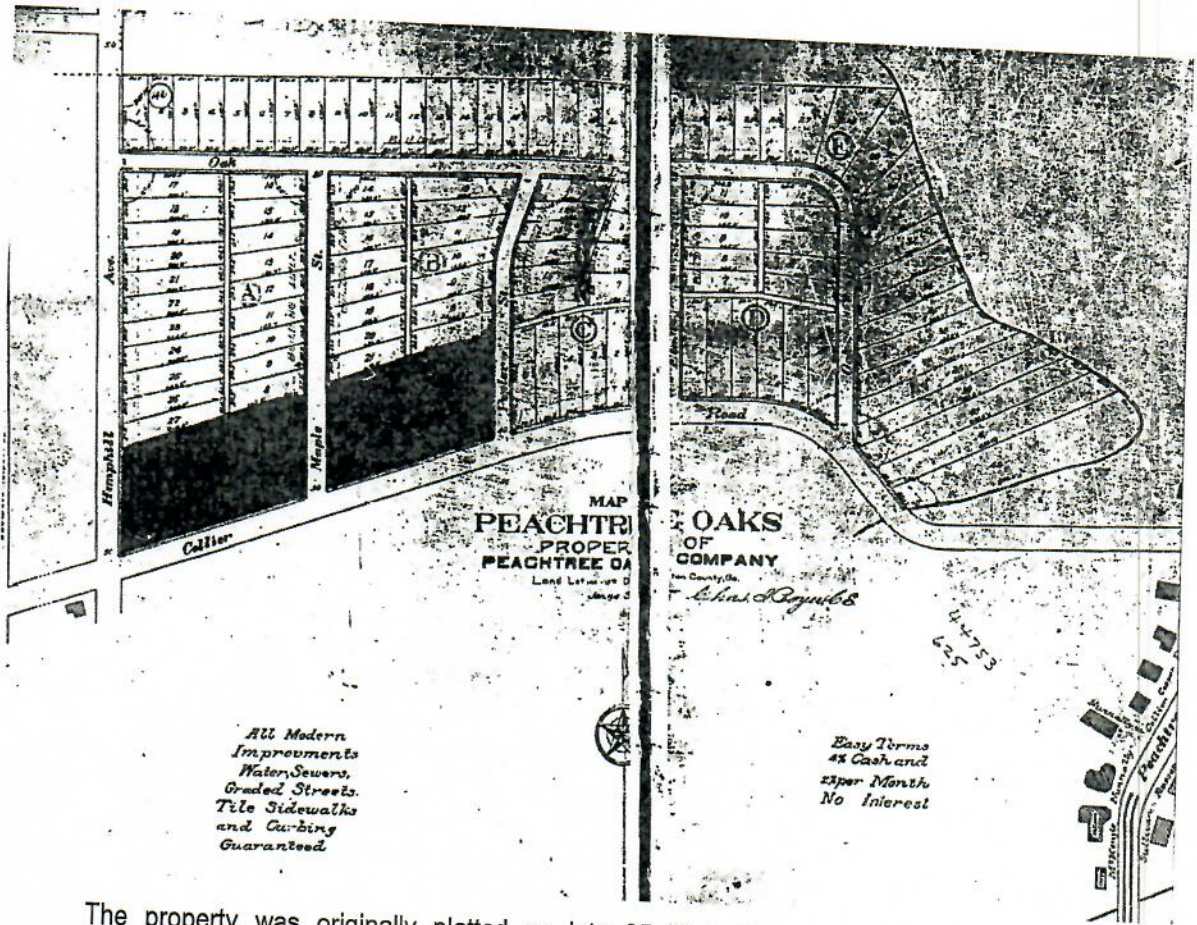
At the time, the sewage plant was located just south of Peachtree Creek and east of Northside Drive on what is now Bobby Jones Golf Course. Fortunately for Collier Hills, the sewage plant was moved to its current location at Bolton Road in the 1930s. (Haynes Manor website).



Wooden grave markers



The former Howard Family home at 471 Collier Road



The property was originally platted as lots 35-42 in the Peachtree Oaks Subdivision. Overbrook Drive is shown as "Oak Drive". Although the lots had been combined into a single family residence for over eighty years, a new owner could legally subdivide the land into over ten lots for new homes. Louise Howard choose to avoid this by turning her homestead into a public greenspace.

Howard Family

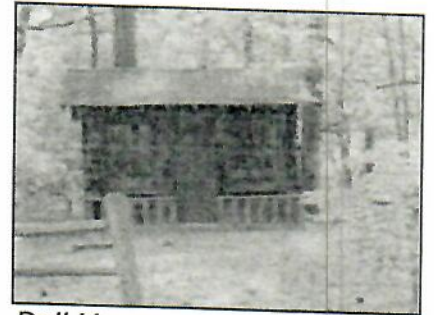
In the 1920's, a doctor built the Georgian brick home with Spanish tile roof and a network of goldfish ponds, complete with cascading water pumped from Tanyard Creek. Vestiges of the ponds and stone trails still tumble down the steep slope below the patio. For a brief period in the 1950's, the home was a boarding house, renowned for the largest moonshine bust in the city. In 1963, James W. Howard, Sr. purchased the home for his growing family.

The eldest son, Jim, has fond memories of growing up at 471 Collier Road. He says it was a wonderful place to be a kid. He, his sister Anne and younger brother, John, roamed the neighborhood. A doll house sat on the concrete square behind the main house and a huge tree house beyond that. The guest house expanded over the years, changing architectural styles with the times. For over 50 years, an original boarder, Fae Allen, stayed with the Howard family in the basement of the guest house until the late 1990's. When the kids were not swimming in the pool or playing tennis, they were fishing in the creek or riding their ponies. During high school, Jim remembers early mornings corralling their flighty peacocks, feeding the ponies and the family goat.

Howard, Sr. worked for several years for the Georgia-Pacific Company before starting the Howard Lumber Company in 1952. In the 1960's, the Atlanta Hardwood Company became the sales arm for the Howard Company. He opened a second plant in Huntersville, North Carolina in 1966 and, today, the Howard family still runs the family business with ten facilities specializing in Appalachian hardwoods. Jim Sr. expressed his love for trees and nature by planting many azaleas, hydrangeas and trees on his property. Flower beds and a rose garden flanked the pool behind the main house and mountain laurel surrounded a rustic gazebo near the creek below the



The Howard family at home at 471 Collier Road



Doll House



Tree house and doll house beyond Anne Howard on the patio.

bridge. His wife, Louise, shared his passion for trees and the love of the outdoors. She and her family were averse to subdividing their property. Instead, they chose to preserve the family home place perpetually as a park. In memory of their idyllic childhood, engaging personalities of their parents, and Atlanta's increasing need for green space, the Howard family trusts you will enjoy a little peaceful respite in the midst of a bustling city.

Transportation and Circulation

The park is bounded on two sides by residential, two-lane roads with granite curbs. Collier Road is a collector road which connects Peachtree Road and Northside Drive. Overbrook Drive is a shortcut between Collier Road and Northside Drive, especially used during rush hours when traffic congestion is a notable issue on Collier Road when vehicles stack up to the park bridge from the traffic light at Northside Drive. MARTA does not provide bus service along Collier Road on Peachtree and Howell Mill Roads. No MARTA rail stations are within walking distance.



Collier Road seen from Property

Pedestrian access is via sidewalks and the trail. Concrete sidewalks are flush to the street with curb cuts and colored texture patterns at the corners to meet ADA code. On Collier Road, the sidewalk runs from the Bridge, crosses Overbrook Drive and continues toward Northside Drive. On Overbrook Drive the sidewalk is across from the park. Bicycle access will be primarily along the BeltLine trail although commuting cyclists may continue to brave the faster vehicles on the roads. The PATH Foundation, under the auspices of Atlanta Beltline Inc., and the City of Atlanta's Department of Parks Recreation and Cultural Affairs is implementing this multi-use trail. The trail joins Tanyard Creek Park with Bobby Jones Golf Course in Atlanta Memorial Park.



Sidewalks

Circulation and the Larger Community

This property was acquired to provide a connection between Atlanta Memorial Park to Tanyard Creek Park and Ardmore Park and the proposed BeltLine. The civic associations for both Collier Hills and



Multi-use Trail

Collier Hills North voted in favor of the acquisition with the understanding that the property would be preserved for passive use only, but including trail connectivity for the Beltline. The Master Plan process was intended to coordinate improvements in the park in a timely manner with construction of the BeltLine trail which was already funded by the Georgia Department of Transportation (GDOT) and under design. As a multi-use recreational trail, the pathway itself was designed as a concrete surface. At a twelve foot width, it was a reduction from the standard BeltLine Trail width of fifteen feet due to the need to minimize tree impacts.



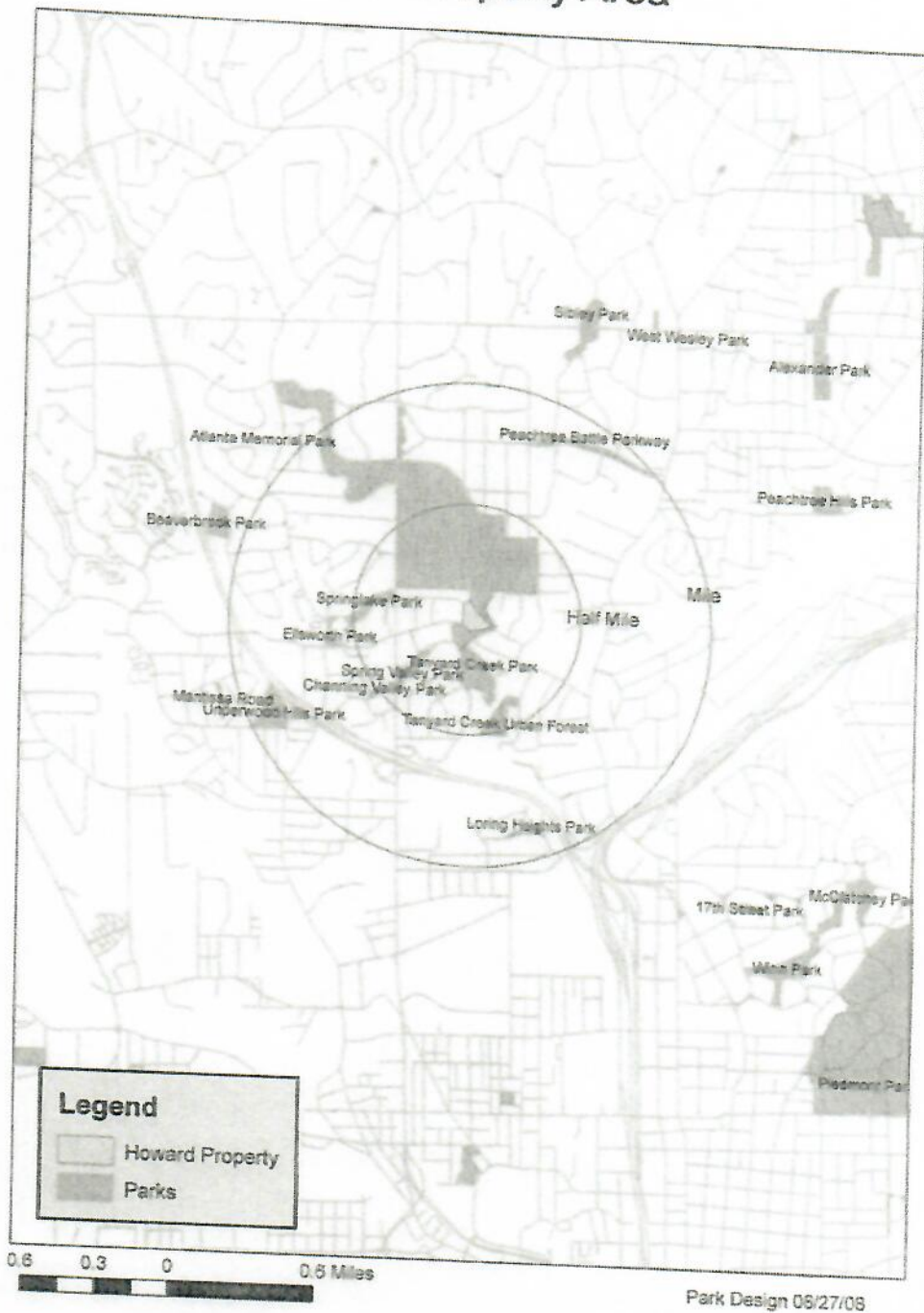
Typical 12 foot wide concrete multi-use trail

Traffic calming was discussed as a safety issue concerning residents Overbrook Drive is used as a short cut between Collier Road and Northside Drive. Speeding traffic has an effect on pedestrian access to the park. Therefore, the primary entrance was located near the corner of Overbrook Drive and Collier Road where there are sidewalks and a cross walk. A secondary entrance further along Overbrook Drive will mean a Mid-Block crossing which is not usually marked and would be for the convenience of the nearby neighbors. Traffic Calming measures are beyond the purview of the DPRCA, but a report is in the Appendix.



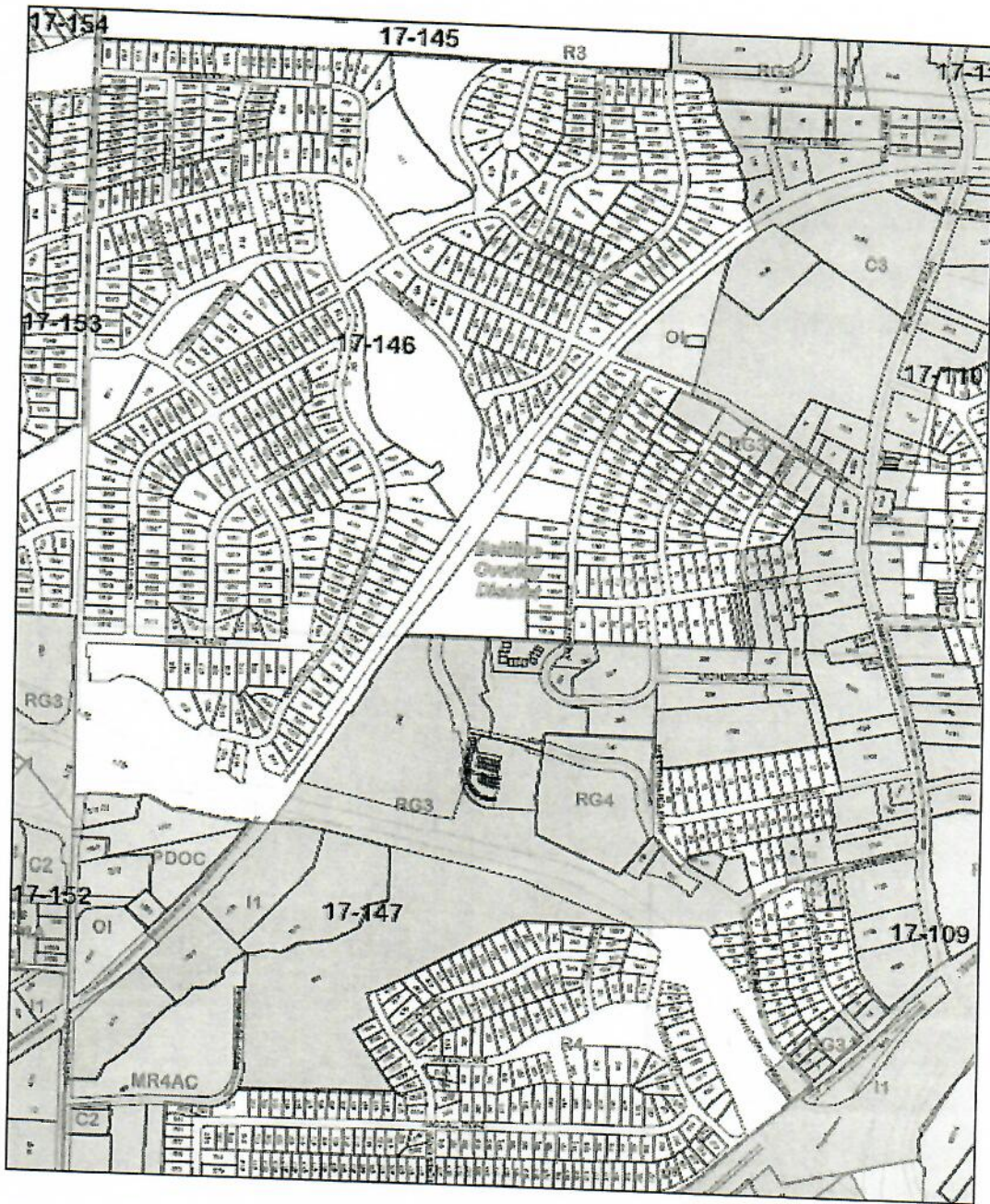
Traffic on Collier Road, looking south.

Howard Property Area



Nearby Parks

Adjacent Land Use and Zoning



Yellow = Single Family Residential
Orange = Multi Family Residential
Blue = Industrial
Aqua = office
Puce = Planned Development

Adjacent land uses:

The land uses around the Howard Property are primarily single-family residential and park use. The residential is a single-use zone typical of a suburban land use pattern and lacking a street grid. Multifamily developments are located on nearby Peachtree Road, including Colonial Homes Apartments. This is a stable residential area that experiences changes in increments of one lot at a time. Primary development is expected when the active railroad line in the Northeast quadrant of the BeltLine is rerouted.

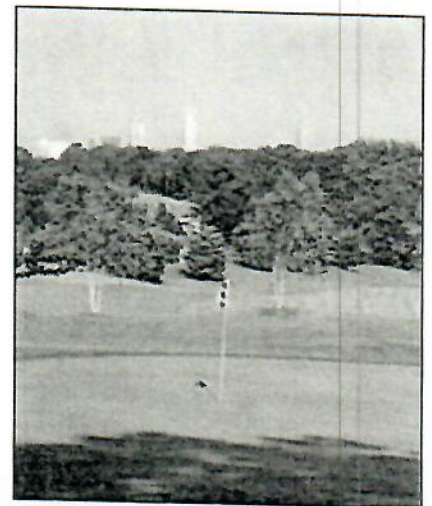


Piedmont Hospital

Civic Land Use

Civic land uses near this park include Piedmont Hospital and other park lands. Atlanta Memorial Park, a regional park of 199 acres, includes Bobby Jones Golf Course and Bitsy Grant Tennis Centers.

Civic land uses do not include any public schools within walking distance.



Bobby Jones Golf Course

Community Demographics

The surrounding neighborhoods, according to City of Atlanta NPU data based on 2000 Census, is a homogenous, stable community of young adults without children. The majority have attained at least a college degree if not higher. Over three-quarters of its residents are between the ages of 25 to 44 and are white. Over 90% of the homes are occupied and have one or two person households. Young families seem to move out of the neighborhood seeking larger houses, usually around the birth of the second child. This especially seems to apply more to the older cottage style homes.

PARK NAME	ACREAGE
Ardmore	1.74
Atlanta Memorial	199
Howard	5
Tanyard	14.5
TOTAL	220.24

One census map from the City's Planning Department predicts that this census tract will grow by 500 to 2,000 persons by the year 2030. This is a slow rate compared to the rest of Atlanta.

Nearby Parks

City of Atlanta Recreational Facilities Proximate to Howard Property			
<i>Within .5 mile</i>	<i>Type</i>	<i>Address</i>	<i>Acres</i>
Ardmore	Block	Ardmore Rd NW	6.8
Atlanta Memorial (Bobby Jones Golf, Bitsy Grant Tennis)	Regional	384 Woodward Way NW	199
Springlake	Conservation	Norfleet & Springlake Rd.	5.2
Tanyard Creek	Neighborhood	Walthall	14.5
Spring Valley	Conservation	Spring Valley Rd & Meridith Dr. NW	3.55
<i>Within 1 Mile</i>			
Atlanta Memorial (Playground)	Regional	384 Woodward Way NW	199
Beaverbrook	Neighborhood	Beaverbrook Dr.	6.8
Channing Valley	Block	Channing Dr. & Sunbury Pl. NW	0.58
Ellsworth	Garden	Howell Mill Rd and Collier Rd.	1.27
Loring Heights	Block	Loring Dr.	1.9
Peachtree Battle	Garden	Peachtree Battle Ave.	4.22
Underwood	Neighborhood	1845 Harper St. NW	10.7

Need Analysis

Opportunities and Constraints

The inventory provides the basis for the analysis of opportunities and issues that drive the conceptual master plan design. This section analyzes those elements to determine park needs.

Opportunities

- There are beautiful native trees on the site, including a specimen ash tree of forty-eight inch diameter, that deserve protection. Native understory trees and shrubs also exist.
- Tanyard Creek shoals and the historical remnants of the Collier Mill dam.
- The park links two existing parks: Tanyard Creek and Atlanta Memorial
- Parking already exists in the adjacent Tanyard Creek.
- PATH trail is already funded. Construction of this trail will connect the site to the other parks and the larger community with out need for cars.
- Demolition is complete and provided new terraced land forms
- Active sports facilities are provided in near-by parks and schools.
- Upper area offers visibility and lighting from two sides from Collier Road and Overbrook Drive for safety.
- Cherokee Garden Club is ready to contribute time, money and volunteers to make improvements in the park



Tanyard Creek looking toward Collier Road Bridge 2008



Tanyard Creek looking toward Collier Road Bridge and former mill dam site during a snow fall in the early 1970' s.. (Photo courtesy of Jim Howard, Jr.)

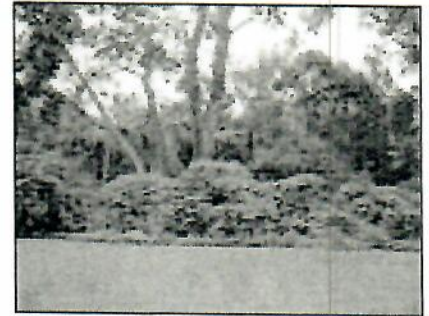


Collier Road traffic is visible from the park.

- Existing asphalt driveway provides vehicular access for maintenance vehicles to access the flood plain
- The rolling topography and wide creek provide to design several viewpoints and landscape areas.
- The park is within an existing, stable, supportive neighborhood.

Constraints

- Speeding is a problem on both Collier Road and Overbrook Drive. Cars frequently swerve into the park from Collier Road.
- Tanyard Creek is polluted and floods frequently.
- Overbrook Drive is a short cut between Piedmont Hospital and Northside Drive.
- Invasive plants like English ivy, Kudzu and privet threaten to take over the park if not eliminated or at least contained. Total removal could result in unnecessary erosion especially on the steep slopes. This could be done in phases and coordinated with additional plantings.
- Security is a concern. Vagrancy was a problem in Tanyard Creek Park until the neighborhood hired a private security patrol. There is a concern that vagrancy and crime will increase in the park as it is opened to the public.
- If not restricted, cars could park in the park.
- Litter and medical waste. especially around the Collier Road bridge, along the creek and along Overbrook Drive
- Tree impacts. The site's many large trees may suffer from impact of critical root zone if too much construction occurs or occurs improperly.
- Steep slopes
- Steep stream bank.



Kudzu Advancing



Streambank overgrown with Privet and Kudzu.

BeltLine

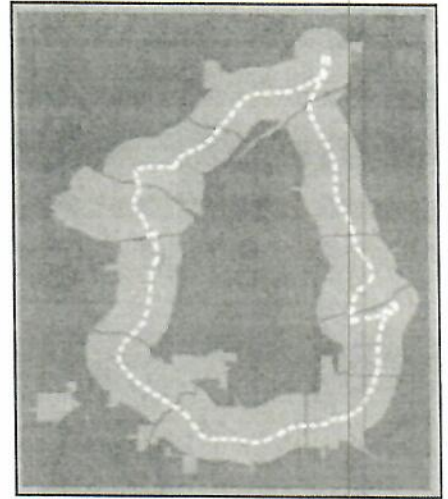
The name "Belt Line" was coined for a loop of railroad tracks that encircled Atlanta in its early years. After the Civil War, the loop was enlarged as industry and commerce grew along its route. As Atlanta grew more dependent on trucking and highways than on trains and railroads, many portions of the BeltLine were abandoned and largely forgotten.

BeltLine Project is a major planning initiative for the City of Atlanta to revitalize these old train corridors and the antiquated commercial areas along them. This unique opportunity revitalizes surrounding neighborhoods with new development, housing, transit, trails, open space, historic resources, and public art. In order to accomplish this vision, the 22-mile loop recognizes several sections for their unique characteristics, breaking them out for more colloquial study. Planning encompasses a band that straddles the relatively narrow train track corridor. The Howard Property is within the study area called Northeast Quadrant where the rail line is still active. The spur to the BeltLine Trail is the only off road connection.

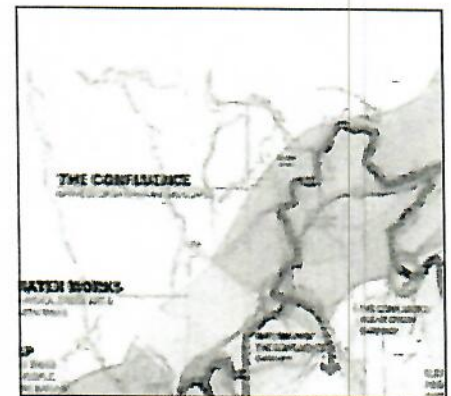
Two design concepts influencing overarching design decisions are the "Park and Trail Design Standards" and the "Atlanta BeltLine Arboretum".

Atlanta BeltLine Arboretum

For more than twenty years Trees Atlanta, a non-profit citizen's group, has worked to protect and expand Atlanta's urban forest. They have engaged neighborhoods and neighbors in plantings trees in public spaces and increased support for environmental education programs with the City. With its many partners, Trees Atlanta has developed a vision for an urban arboretum in the BeltLine Corridor.



The Loop of Railroad Tracks encircle early Atlanta



The trail is the link through the Howard Property for the BeltLine in the "Confluence" area.



Young Bark of the Sycamore (Plantanus occidentalis)

The proposed Atlanta BeltLine arboretum concept has qualities that make it visionary and unique among the nations' suburban green spaces - :

- Its diversity and extent of planting and greening opportunities,
- Its variety of trails, transit links and crossings,
- Its looped linkage of multiple inner city neighborhoods, and
- Its potential for generating initiatives – ecological, environmental, scientific, educational and economic – within and beyond the twenty-two mile long BeltLine Corridor.

Trees Atlanta has developed a vision for one of the most accessible and connected urban arboretum corridors in the nation along the 22 mile BeltLine loop, The collection of trees will enhance the BeltLine green space and provide educational opportunities. Six areas have been recognized for their unique horticultural history and ability to tell a story to future generations. We are in the Northeast section coined "Confluence".

This area of the Belt line is the largest and most intact natural neighborhood along the "BeltLine. In this area, the trail is sited along the forested creek margins of Tanyard Creek. The focus is planting trees native to the Piedmont Riparian/Bottomland communities. Trees like Maples, Ash, Willow, Tupelo, Magnolias and Cypress will augment the natural function of bottomlands for water quality enhancement, flood prevention, wildlife habitat, etc.

Collections:

Wetlands – swamps and marsh – Alder, Willow, Elderberry, Swamp Tupelo, Green Ash, Red Maple
Floodplains (seasonally inundated) – Sycamore, River Birch, Boxelder, Cottonwood, Overcup Oak



Spectacular winter white limbs of the Sycamore.

We plant trees not for ourselves, but for future generations. – Caecilius Statius



*The Pointed, Serrated Leaves of the Muscledwood (*Carpinus Caroliniana*), also known as "Blue Beech"*



*Swamp Tupelo (*Nyssa sylvatica*) has strong red fall color.*

Stream edge – Musclewood, Florida Maple, Willow Oak

Symbolic Trees:

Musclewood

Sycamore

For a more detailed description and more planting recommendations, see pages 4-43 to 4-46. And the entire document is

www.beltline.org/BeltLineBasics/AtlantaBeltLineArboretum



Sinewy Trunk is the reason for the Musclewood's Common Name.

Summary of Community Input

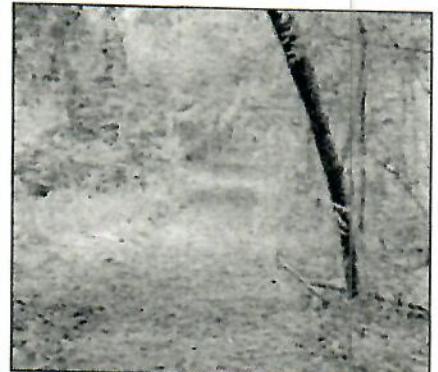
Four meetings were held with community members on May 29, June 19, July 17, and August 28, 2008. This Steering Committee established the desired site characteristics and elements to support the neighborhood stakeholder desires and needs. Extensive comments were documented in the meeting minutes found in Appendix A.



Walking the park, the Steering Committee exchanges ideas and opinions.

The following elements were proposed by the neighborhood stakeholders for consideration in the Howard Park Master Plan:

- Tree protection
- No parking
- Safety
- Passive recreation. (No programmed activities.)
- Soft surface walking trails
- Pedestrian access at the corner of Overbrook Drive and Collier Road
- Open lawn areas
- Picnic areas
- Increased woodland habitat.



Soft surface walking trail mulched with shredded wood chips.

Master Plan

Concept Description

Overview

This master plan represents the community's desire for a passive neighborhood park. This community is passionate that this park reflects the characteristics that they love about their neighborhood. They followed a thoughtful process to enumerate these characteristics and to translate them into elements in the plan to guide future initiatives and maintenance of the park. This master plan serves to return this residential property to closer resemble its original native state. Following this master plan the City of Atlanta's Department of Parks, Recreation and Cultural Affairs and volunteers can ensure a cohesive, comprehensive result that truly reflects both the desires of the community stakeholders and the needs of the City at large.

Goal Statement

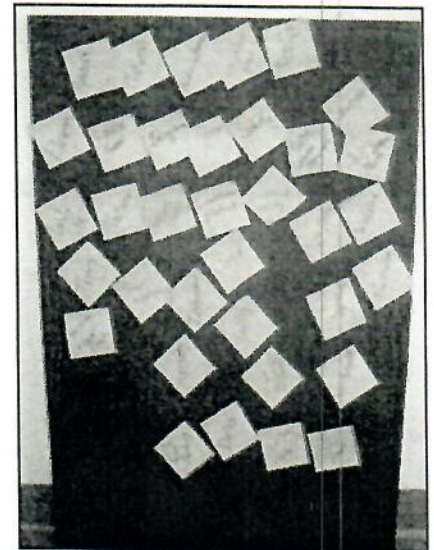
At the first meeting of the Steering Committee, they worked on a goal statement. This exercise served as a guide to keep the subsequent discussions to stay on course and avoid detours into unrelated topics. In five words or less, this brief phrase would describe their common goal or vision for this site. Everyone threw out descriptive words that were recorded on sticky notes and stuck on a board.



Park View



A Master Plan engages neighbors in composing a park plan.



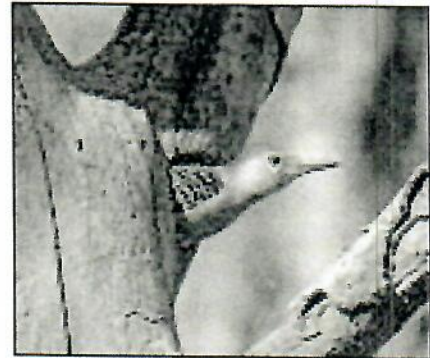
Goal Statement Board

Passive Park ready for picnics

- flowers
- wildlife
- trees
- honor the flood plain
- smells good
- nature
- bird watching
- woodlands
- indigenous (do not need to keep formal plantings)
- sell old plants (to raise funds)
- natural
- passive (no programmed sports)
- clean
- contemplative
- quiet
- neighborhood
- no parking
- informal
- paths (mulch, circulation)
- safety
- connectivity
- house foot print is not sacred
- wild like central park
- retreat
- serene
- historical (don't need to repeat civil war, but other area history)
- mill park
- pet friendly (not a dog park)
- no playground
- weddings
- picnicking

Once the words were defined and clarified to everyone's satisfaction, the group took turns nominating their favorites. This went around the room until the following five words rose to the top of the board and were approved. Their goal statement is found below and on the cover of this report.

"PASSIVE, NATURAL, EDUCATIONAL, NEIGHBORHOOD RETREAT"



Bird Watching



Native Elderberry bush (Sambucus Canadensis) feeds birds.



Wild Sweet William (Phlox divaricata) spreads widely in moist, woodland areas.

Considerations

Entrances/Access – The group agreed that access to the park by visitors would be on foot or by self propelled vehicles like bicycles or strollers. Parking is available across Collier Road in Tanyard Creek Park. Only Park Maintenance vehicles will have access to the park the existing asphalt driveway. A removable bollard will block all other vehicles. This bollard will have a lock and key for park maintenance crews. The proposed pedestrian entrance further north along Overbrook was deemed inadequate for vehicles. The plan DOES not show access down to Tanyard Creek because of the steep grades and water pollution. Warning signs about water quality are set along the creek within Tanyard Creek Park to the southeast.

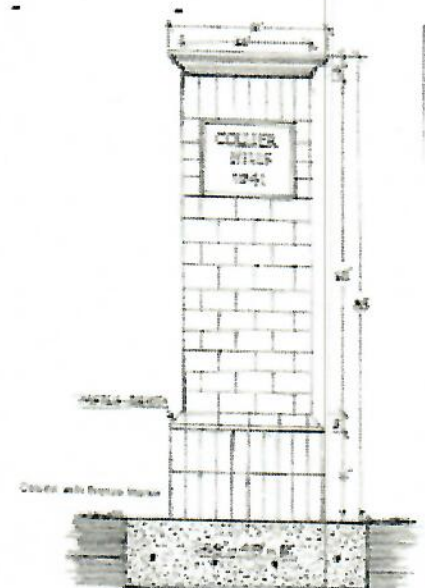
Masonry columns and low walls will outline edges and entrance to the park along Overbrook Drive and Collier Road. The design will be similar in style to the columns erected by the Greystone Garden Club located around the Collier Hills neighborhood. The entrance to Overbrook Drive from Northside Drive is one example. Another example is on Walthall Road across from Road.

Audubon Habitat – The group expressed interest in obtaining Audubon Habitat designation. This needs to be a volunteer project. For example, blue bird houses were built and posted around the site during the master plan process as a result of the enthusiastic reception by the committee of achieving this designation. This plan endorses the following guidelines provided by an Audubon expert to improve the bird habitat.

1. Retain dead or dying trees wherever that can be done safely. If dead trees are near and tall enough to fall upon the trail, consider whether retaining at least the bottom 20 feet. "Some 85 species of North American birds excavate nesting holes, use cavities resulting from decay (natural



Existing Asphalt Driveway



Column Erected by Greystone Garden Club



Red-headed woodpecker making his home in a dead tree

cavities), or use holes created by other species in dead or deteriorating trees".¹ Cavity nesters found across the creek include red-headed woodpeckers, red-bellied woodpeckers, downy and hairy woodpeckers, bluebirds, titmice, and chickadees. Other cavity nesters may be enticed to set up residence. For example, neighbors have reported a pair of barred owls. The greatest single challenge for cavity nesters is man's removal of the dead trees in or on which they make their homes.

Unlike nesting boxes, which provide only cavities, dead trees also attract vital food, such as beetles that decompose the wood. Dead trees also provide roosts for various creatures, such as great blue herons. Anyone viewing dead trees as unattractive should plant blooming native vines at their bases. Crossvine, passionflower, and coral honeysuckle are among the native vines that would cloak dead trees in leaves while also attracting hummingbirds and butterflies to their flowers.

2. Plant native shrubs and vines will provide dense cover and/or fruit for birds and other animals. Native plants such as cherry laurel, Southern wax myrtle, elderberry, leucothoe, beautyberry, spicebush, and inkberry will be planted on the hilltop's open areas. Most of these bushes have fruits cherished by birds and foliage that could provide some of the cover

3. Minimize the use of herbicides and pesticides. The City does not use any herbicides or pesticides in routine maintenance. Unfortunately, some type of herbicide may be necessary to stem the reemergence of the invasive species like English Ivy, Privet and Kudzu. The City will recommend that its contractor selects an herbicide non-toxic to wildlife needs. Selecting a safe but efficacious herbicide will require study since Roundup, a common alternative, is blamed as a significant contributor to the collapse of frogs. If the shoots are sprayed rather than painted, any overspray may end up in the neighboring creeks.

¹ Cavity-Nesting Birds of North America, U.S. Forest Service, Department of Agriculture Handbook # 511, Nov. 1997.



Barred Owls



Leucothoe (leucothoe axillaris) in bloom.



Southern Leopard Frog (Rana sphenoccephalus)

The City's maintenance crews will not clean, maintain or fill bird feeders or nesting boxes; however, they support the volunteers' efforts to install and maintain these in good condition.

Native Species – The floodplain area will be planted with Sycamores and Musclemore trees as recommended by the Beltline Arboretum Plan. Native shrubs and perennials will be planted along the floodplain as part of the landscaping for the Beltline Trail. Non-native species planted by the former residents may remain but the non-natives in the proposed open lawn on the hill may be relocated behind the proposed granite wall to blend with neighborhood plantings.

An initial desire for edible and native plants was refined and modified. Orchard trees would generate fruit fall that would be an ongoing maintenance problem. Two existing pear trees planted by the Howards are dropping fruit on the asphalt drive. Berry-bearing trees and shrubs for wildlife are preferred. These can be tucked in among the other plantings.

Lighting - Lighting is not planned for the park at this time. All City parks are closed between 11:00 p.m. to 6:00 a.m., per City Ordinance. PATH does not typically light their trails, either.

Invasive Plants – The City will remove a portion of the invasive species as remaining site cleanup funds are available, but ongoing monitoring of invasive plants will be needed. Labor-intensive, on-going efforts like eradication of invasive plants are often best accomplished through volunteer community involvement. Possibly volunteers from Hands on Atlanta and Park Pride could be asked to hold work days to keep the



Nest in Bird House



Winterberry (Ilex verticillata)



Volunteers clearing and planting

invasive plants in check. The Parks Department can assist with advice and curbside removal of debris after work days.

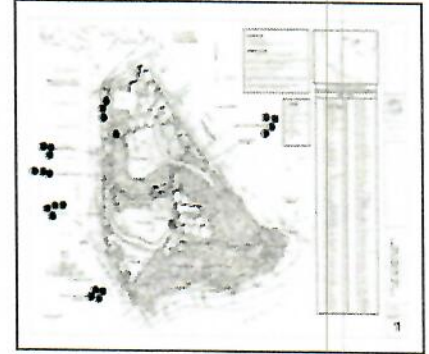
Set Priorities --Each member indicated by placing dots on the preliminary

Item	Number of Dots
Granite Staircase	4
Re-use Existing Shrubs	4
Keep Existing asphalt drive as Entrance for Maintenance Crews and pedestrians	4
Low Granite Wall along Street	3
Mulch Trail	3
2nd Pedestrian Entrance	3
Stairs or Switchback Trail from Overbrook Drive Entrance	0

plan, which items were a priority for future implementation.

Renaming the Park – The Steering Committee enthusiastically supports renaming the park after the previous owner’s mother, Louise G. Howard. Her son, Jim Howard, says this would be an honor.

Visual Impact of Concrete Trail – The BeltLine Trail standard designates concrete surface in order to ensure safe access by all potential users on a maintainable, long-lived surface. Community members expressed a desire to soften the trail’s impact. PATH is ready to add appealing visual amenities like benches, plantings, and trees. Native non-woody plants could be planted along the trail instead of a grass strip. These were incorporated into the final landscaping plans for the trail.



Rating with Dots



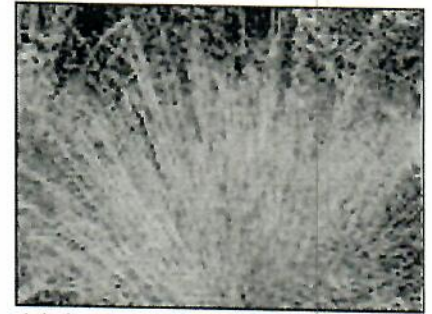
Louise G. & James Howard, Sr.



Christmas Fern (Polystichum acrostichoides) remains green throughout the winter.

Top 8 – Committee members wrote their own favorite eight from the list.
 The results which are tabulated below are not a ranking.

	Wants – from TOP 8
7	BIG TREES – PRESERVED& NEW
7	NATIVE PLANTS
6	BENCHES
6	WILDLIFE HABITAT
5	TRASH CANS
4	EDUCATIONAL SIGNS
4	KEEP PATIO
4	LIMITED ACCESS
4	OPEN LAWN
4	REMOVE INVASIVES
3	GAZEBO
3	NON-PAVED WALKING TRAIL
3	STONE WALL BARRIER ALONG COLLIER
2	HONOR HISTORY
2	LABYRINTH
2	SAFE PEDESTRIAN ACCESS (CLEAR SIGNAGE)
2	VEGETATIVE BARRIER ALONG COLLIER
1	EDIBLE PLANTS
1	SOFTEN CONCRETE EDGE
1	WATER FOUNTAIN
1	WATERFALL FEATURES
0	DECORATIVE COLUMNS
0	LARGE BIKE RACK
0	PUBLIC ART
0	SMALL BIKE RACK



Mule grass (Muhlenbergia capillaris)



Dog Hobble (Cornus amomum)

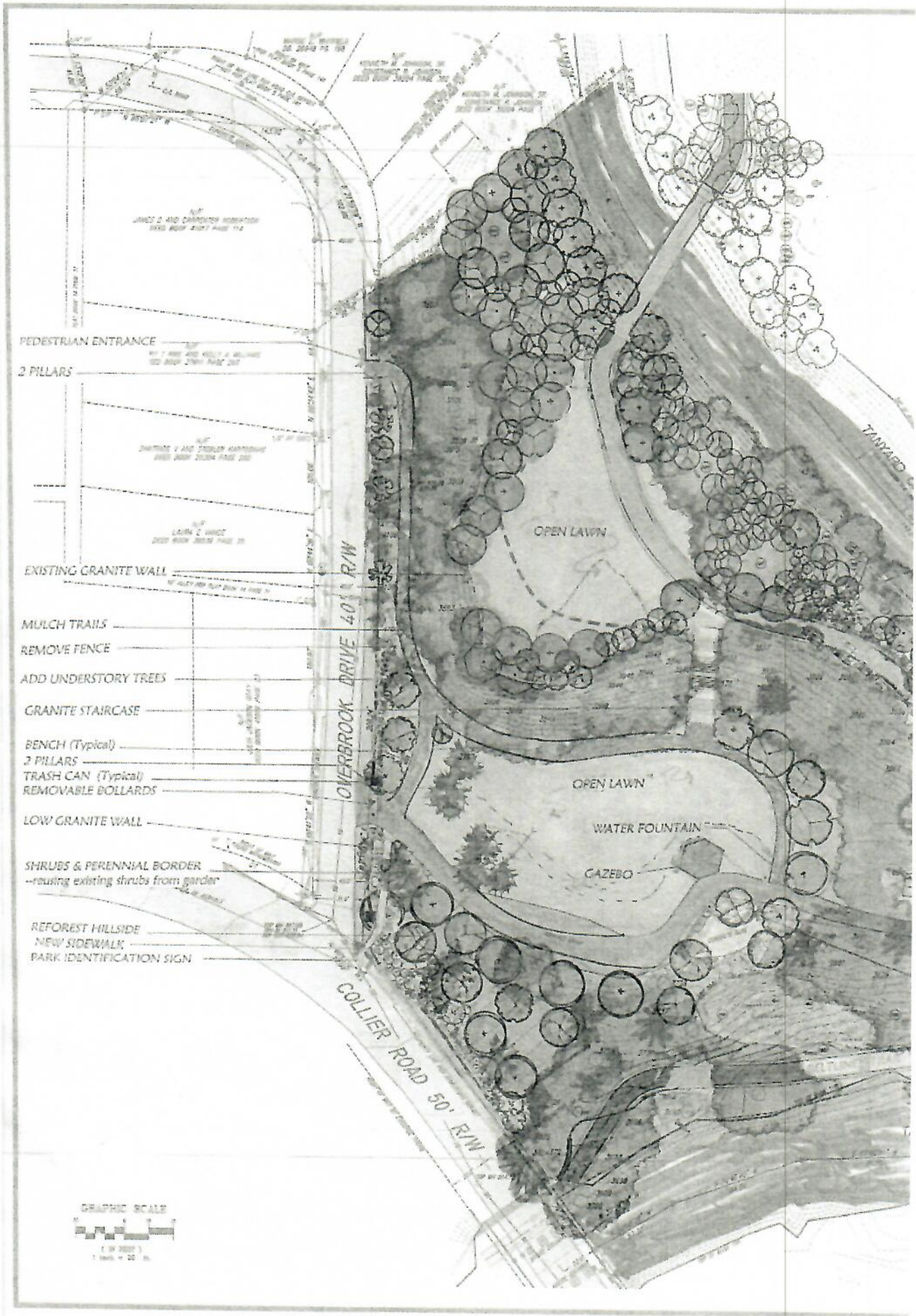


Sensitive Fern (Onoclea sensibilis) s sensitive to frost.

- Edible plants means food for wildlife and fruit trees for educating children.
- A labyrinth was viewed as a mowable feature on the open lawn.
- Votes for a vegetative or stone wall barrier along Collier were viewed as almost identical and could be combined.
- Limited access and safe pedestrian access addressed similar issues.
- Signage overlapped with safety issues, too.
- Water fountain = drinking fountain



Grassy Labyrinth



PEDESTRIAN ENTRANCE

2 PILLARS

EXISTING GRANITE WALL

MULCH TRAILS

REMOVE FENCE

ADD UNDERSTORY TREES

GRANITE STAIRCASE

BENCH (Typical)

2 PILLARS

TRASH CAN (Typical)

REMOVABLE BOLLARDS

LOW GRANITE WALL

SHRUBS & PERENNIAL BORDER

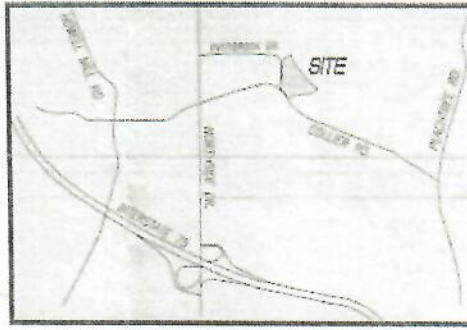
--reusing existing shrubs from garden

REFOREST HILLSIDE

NEW SIDEWALK

PARK IDENTIFICATION SIGN

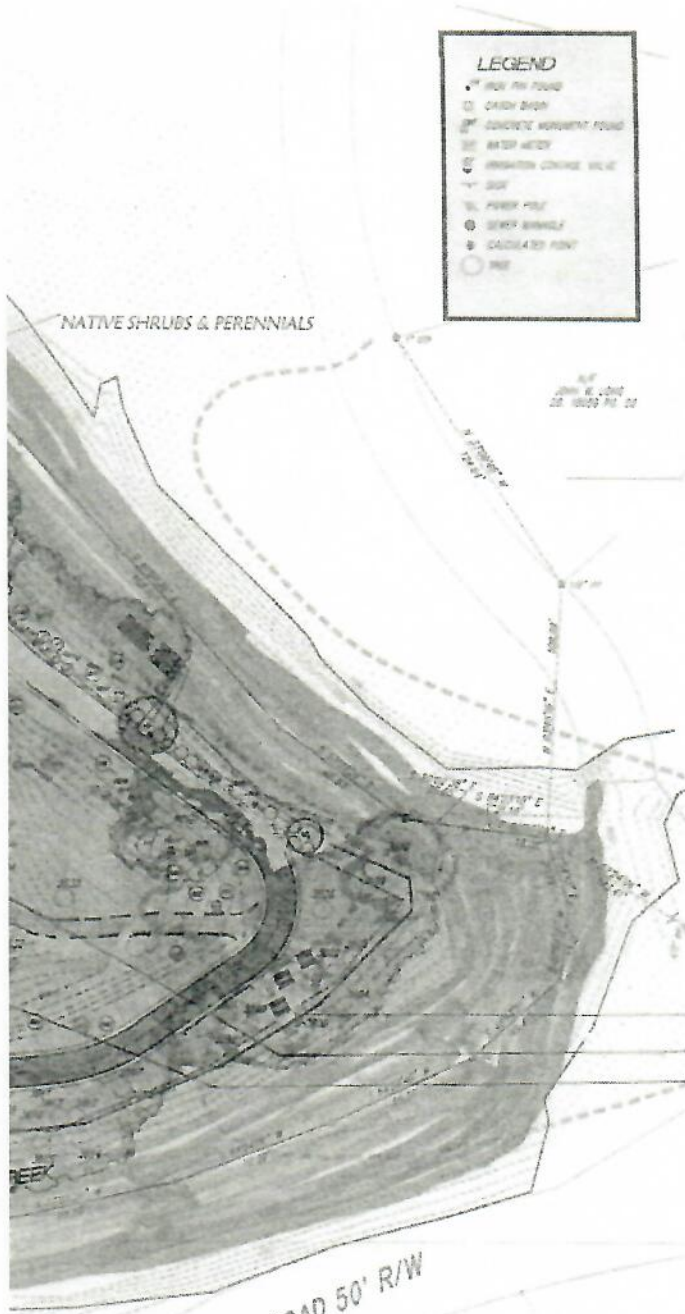




LOCATION MAP NOT TO SCALE

Symbol	Description
Star	1" 1/8" DIA. SIGN
Circle	CATCH BASIN
Line with dots	CONCRETE VERTICAL ROAD
Line	ASPH. DRIVE
Line with dots	IMPERVIOUS CONCRETE WALK
Line	3" DIA.
Line	1/4" POWER POLE
Circle	SEWER MANHOLE
Circle	CATCH BASIN
Circle	1" DIA.

Symbol	Common and Scientific names
Circle with dots	Sycamore - <i>Petaluma microcarpa</i>
Circle with dots	Flower Birch - <i>Betula nigra</i> 'Heritage'
Circle with dots	Red Maple - <i>Acer rubrum</i> 'October Glory'
Circle with dots	Redgum - <i>Nyssa sylvatica</i> 'Red Page'
Circle with dots	Shagbark Hickory - <i>Carya ovata</i>
Circle with dots	Tulip Poplar - <i>Liriodendron tulipifera</i> 'Mars'
Circle with dots	Overcup Oak - <i>Quercus lyrata</i> 'High Point'
Circle with dots	Beech - <i>Fagus grandifolia</i>
Circle with dots	Linden - <i>Tilia americana</i> 'Tidestrom'
Circle with dots	Serviceberry - <i>Amelanchier alnifolia</i>
Circle with dots	'Autumn Brilliance'
Circle with dots	Dogwood - <i>Cornus florida</i>
Circle with dots	Shenandoah Pinnaac
Circle with dots	Muscadine - <i>Coccoloba cordifolia</i>
Circle with dots	Thuja



NATIVE SHRUBS & PERENNIALS

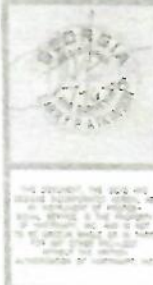
PICNIC AREA

PICNIC TABLE & SHELTER

NATIVE SHRUB & PERENNIAL GARDEN

REDLAND ROAD 50' R/W

No.	DESCRIPTION



HOWARD PROPERTY MASTER PLAN

City of Atlanta
Department of Parks, Recreation, & Cultural Affairs

RECORDING AND TO-GROWING SURVEY
CITY OF ATLANTA PARKS
AND RECREATION
LOCATED IN LAND LOT 148
17TH DISTRICT
FULTON COUNTY, GEORGIA

Drawn by
Patricia K. Kats
2009

Implementation

The Master Plan is a long-term vision for transforming the Howard Property into a public park that will serve the needs of existing and future users. To achieve this vision, a list of improvements has been identified and prioritized.

Projects and Phasing

Following is a summary of these projects and proposed phasing. Cost estimates follow the summaries.

1. Demolition Although the majority of the demolition of the existing home, guest house, pool, tennis courts and assorted structures was completed in 2007 as part of the acquisition cost, there is some additional work that needs to be completed that requires guidance from the master plan. Some crumbling brick retaining walls, asphalt driveway, and concrete patio remain on the hill top while a granite wall in the floodplain are the only man made remnants. The Steering Committee agreed to trim the asphalt drive and remove and regrade the brick walls, but leave the patio and granite wall.
2. Multi-use Trail Construction will include planting along Tanyard Creek bank (2008-2009).



Gazebo, 20' Wide



Original Patio Along Driveway



Low Granite Wall

3. Return upper level to natural contours and plantings. This includes removing the brick retaining walls, reducing the asphalt drive to twelve foot width, a berm along Collier Road to reduce vehicles entering park, and relocating existing shrubs. A water meter will be installed with a hose bib for watering and a water line run for a future drinking fountain. The grass area will be reduced. Bollards and a low granite wall will restrict entrance to the park along Overbrook Drive with removable bollards for maintenance and emergency vehicles only. Trees on the slopes to be limbed up for security and visibility. Removal of invasive plants like English ivy and privet will begin.



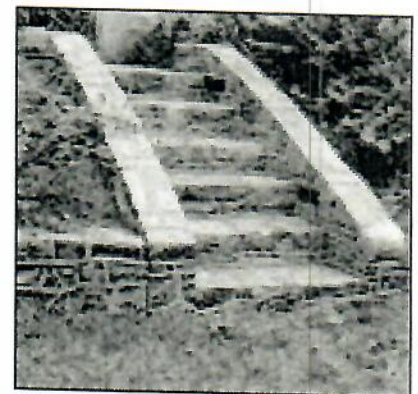
Typical Park Identification Sign

4. Signage Installation of a Park Identification sign made of recycled plastic, sign with park rules.



Plant Marker

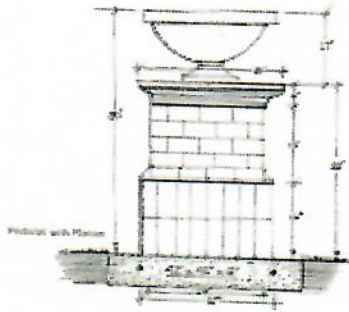
5. Educational Signs These would identify plants. The Cherokee Garden Club members would like to enrich the public's experience of the beautiful mixture of native and introduced plant species by marking a selection of the largest, signature trees with labels denoting Latin and common names starting with a registered specimen Green Ash (*Fraxinus americana*) of forty-eight inches in diameter at chest height that stands. A label will draw attention to this quiet giant. In addition, they would like to obtain official designation as an Audubon Wildlife Habitat.



Granite Steps

6. Granite staircase to connect upper level with flood plain.
7. Create secondary trails using only mulch as needed for surfacing.

8. Second pedestrian entrance from Overbrook Drive.



9. Native Plants This will be initiated by Cherokee Garden Club. They would like to plant around the existing patio a collection of labeled native plants, many which can be espied scattered throughout the site and neighboring woods. In addition, DPRCA will request plantings of large hardwood trees (2.5" diameter) on the hilltop as part of the Tree Replacement obligations from tree impacts of the BeltLine Trail implementation.



American Beauty Bush (Callicarpa americana)

10. Gazebo
11. Picnic Table and Area along Tanyard Creek
12. Drinking Fountain.



Beltline Bench



Drinking Fountain

Preliminary Cost Estimates

The following provides a detailed breakdown of the twelve projects identified in this master plan. Please note that this opinion of probable costs is intended only for use as a preliminary evaluation of the general magnitude of the costs associated with the project. The material quantities shown herein are estimates and are subject to change when detailed construction designs are completed. Unit prices are compiled from job costs of similar projects when such information is available. In the absence of this source of information, other published references may be used to determine approximate unit prices. Variation in items such as raw material costs, labor efficiency, wage rates, transportation costs will affect final project costs.

Site Engineering:		QTY	UNIT	UNIT COST	COST
1	Site Clearing and Demolition	1	SQ	\$ 5,000.00	\$ 5,000.00
2	Site Grading and Drainage	1	SQ	\$ 15,000.00	\$ 15,000.00
4	Water line	1	LS	\$ 5,500.00	\$ 5,500.00
5	Water Meter	1	LS	\$ 5,000.00	\$ 5,000.00
					\$ -
Site Development					\$ -
1	Bollards	4		\$ 250.00	\$ 1,000.00
2	Bollard-Removable	1		\$ 400.00	\$ 400.00
3	Granite Wall	120	LF	\$ 225.00	\$ 27,000.00
4	Park Sign	1	LS	\$ 2,300.00	\$ 2,300.00
5	Rule Sign	1	LS	\$ 130.00	\$ 130.00
6	Benches	5	EA	\$ 1,000.00	\$ 5,000.00
7	Planting	1	LS	\$ 10,000.00	\$ 10,000.00
8	Removal of Invasive Plants	1	LS	\$ 30,000.00	\$ 30,000.00
9	Trash Receptacles	3	EA	\$ 900.00	\$ 2,700.00

Phase 1 Total	\$114,030.00
Contingency - 20%	\$22,806.00
Phase 1 Total with Contingency	\$136,836.00

Site Development		QTY	UNIT	UNIT COST	COST
1	8' Soft Surface Trail	640	LF	\$ 5.00	\$ 3,200.00
2	Passive Open Space Turf Zones	16,800	SF	\$ 0.25	\$ 4,200.00
3	Granite Stair Case	1	LS	\$ 50,000.00	\$ 50,000.00
4	2nd Pedestrian Entrance Columns	2	EA	\$ 5,000.00	\$ 10,000.00
5	Native Plants	1	LS	\$ 10,000.00	\$ 10,000.00
6	Gazebo	1	EA	\$ 25,000.00	\$ 25,000.00
7	Picnic Tables	3	EA	\$ 750.00	\$ 2,250.00
8	Water Fountain	1	EA	\$ 1,500.00	\$ 1,500.00

Phase 2 Total	\$106,150.00
Contingency - 20%	\$ 21,230.00
Phase 2 Total with Contingency	\$127,380.00

APPENDIX

'Howard Property' - Master Plan Committee Meeting Notes - May 29, 2008

Attending:

Roger Moister
Frank Summers
Zach Rike
Lindsay Marshall
Tony Casadonte
Mark Corrigan
Bob Gartley

Connie Johnson
Victoria Talley
Becky Winkler
Esther Stokes
Caye Oglesby
Paul Taylor (C of A, Park Design)
Pat Katz (C of A, Park Design)

Agenda:

Introductions

House Keeping –

- Reviewed Meeting Schedule –same as one in emailed May 23
- Time – 7 pm agreed
- Location – at a member's house. Next venue to be confirmed - Tony will check on the possibility of hosting.
- Rules – only one conversation at a time
- Commitment – when polled, the majority of the attendees will be able to make three if not four of the currently scheduled meetings

Goal Statement Exercise - In five words or less, describe goal or vision for this site. Everyone threw out descriptive words that were recorded on sticky notes and stuck on a board:

- flowers
- wildlife
- trees
- honor the flood plain
- smells good
- nature
- bird watching
- woodlands
- indigenous (do not need to keep formal plantings)
- sell old plants (to raise funds)
- natural
- passive (no programmed sports)
- clean
- contemplative
- quiet
- neighborhood
- no parking
- informal
- paths (mulch, circulation)
- safety
- connectivity
- house foot print is not sacred
- wild like central park
- retreat
- serene

- historical (don't need to repeat civil war, but other area history)
- mill park
- pet friendly (not a dog park)
- no playground
- weddings
- picnicking

General Discussion:

- can we name it Louise Howard Park?
- can we name it after both Howards?
- Garden Club interested in educational aspects – labels and interpretive signs for plants and trees
- we don't need to duplicate facilities like playgrounds – there are existing ones already in area parks – Tanyard Creek and Ardmor Parks
- “we have the dog park over the way in Tanyard Creek, so we don't need a dog park here”
- will there be parking? – we don't want to give up the park for parking – community requests: “parking will not be a part of this park”
- it was noted “you all have to realize that other people will want to come to the park and will park on street in front of your homes” - response “we realize that”
- - neighborhood aspect of this is important
- - people are already coming here to sleep during the day, take wedding photographs etc
- - keep word ‘passive’ in the description – ‘passive’ has a typological meaning in the parks system – active vs passive parks
- - really emphasize the passive, natural – no organized athletics
- - can still have areas though for kids to play kick ball etc
- - needs to be future looking for kids, not just historical – connect the past to the future
- - history doesn't have to be just about the Civil War – what about historical focus on the mill – the spar for the mill is still located in the creek
- - environmental awareness can connect kids to the future
- - the site is diverse in terms of landscape types even though its only a 5 acre parcel
 - needs to work with Cathedral Woods
 - Tony has just obtained a report from a local birding enthusiast (Audubon connected) who he asked to do bird count at Cathedral Woods- had asked a CPTED expert to come to evaluate trail and Cathedral Woods
 - Pat noted that we're not dealing with Cathedral Woods now, but what kind of things are proposed for the Howard property could be a template
- concern for safety of park users given flash flooding of creek – how will this need to be reflected in any design work or remediation work on stream banks and stream bank access?
- would this qualify as an Audubon park?
- what does everyone mean when by ‘natural’ – can we come to a consensus as to what degree of adherence to the goal of keeping it natural means? – does it mean removing all non-native plants?
- return site to native Georgia plant and animal species
- existing non-native garden type plants (daylily, hosta, roses etc) planted by the Howards could be salvaged and sold by a “friends of...” group to raise money for the park
- “... ‘woodland’ and ‘wetland’ are two good words...”

- returning it to a more woodland feel does not mean we have to take away open areas that could allow people, kids, areas for casual, unorganized play – group agree
- what about the homeless?
- need to keep up some of the fencing along Overbrook to keep people from making their own way down the slope and causing damage, erosion...

Goal Statement

“PASSIVE, NATURAL, EDUCATIONAL, NEIGHBORHOOD RETREAT”

Meeting Adjourned to Walk the Park

Next Meeting:

2nd Steering Committee Meeting

Thursday, June 19, 2008

7pm – location to be confirmed

Conceptual Development

Review Steering Committee purpose, responsibilities, and schedule

Review Goal Statement

Brainstorm wants and concerns – write separate thoughts on single pieces of paper.

After all thoughts have been presented, group similar thoughts together as an issue statement.

Draw ideas on site maps

Contact Information

**Pat Katz,
Office of Park Design,
Department of Parks, Recreation & Cultural Affairs,
675 Ponce de Leon, 8th Floor**

404-817-6859

pkatz@atlantaga.gov

**'Howard Property' - Master Plan
2nd Steering Committee Meeting NOTES
June 19, 2008**



Attending:

Roger Moister
Frank Summers
Lindsay Marshall
Tony Casadonte
Mark Corrigan
Bob Gartley

Connie Johnson
Andrew Montgomery
Jerome Bayol
Paul Taylor (C of A, Park Design)
Pat Katz (C of A, Park Design)

Agenda:

1. Review Steering Committee purpose, responsibilities, and schedule.

Pat followed up on several questions from the first meeting.

- Renaming the Park – Pat received approval from Council Member Clair Muller and Commissioner of DPRCA to proceed with legislation process. Katherine Montgomery reports in her comments that her neighborhood (CHCA) has already “dealt with” it, too.
- Ordinance 07-O-0276 – Pat explained the ordinance approved purchase for “the purpose of connecting Atlanta Memorial Park to Tanyard Creek Park and Ardmore Park the proposed Beltline”. Both the civic associations for “Collier Hills and Collier Hills North voted in favor of the acquisition with the understanding that the property will be preserved for passive use only, but including trail connectivity to the Beltline”.
- Greenspace Funds Explanation - If part of the funding is for greenspace acquisition, hard surfaces are limited. Greenway money dictates that up to ten percent of land can have impervious surfaces. Twelve foot wide trail that is 1,800 linear feet is 13,000SF or 7% of 4.32 Acres. Upon further investigation, acquisition was funded from Quality of Life Bond and Park Impact Fee (North), neither of which have restrictions on amount hard surface components on site.
- PATH Alignment – Pat has drawn the approximate alignment on the survey plans that are addressed in Agenda Item 5.
- Visual Impact of Concrete Trail - Pat spoke with the landscape architect firm retained by PATH to design the trail and the Director of PATH, Ed McBreyer, about softening the trail’s impact. Ed is ready to add appealing visual amenities like benches, plantings, and trees. One suggestion is to plant native non-woody plants along the trail instead of a grass strip. Another suggestion was to stain the concrete. One member noted that colored concrete is almost twice as expensive. Pat said falling leaves will naturally stain the concrete.

2. Review Goal Statement:

PASSIVE, NATURAL, EDUCATIONAL, NEIGHBORHOOD RETREAT

3. **Brainstorm wants & concerns – 2 per person-** Everyone listed two things that they want to have in the park. These wants were written on a large sheet of paper in front.

4. **Top 8** – Next everyone wrote their own favorite eight from the list. This is not a ranking. The results are tabulated below.

# Votes	Wants – from TOP 8
7	BIG TREES – PRESERVED& NEW
7	NATIVE PLANTS
6	BENCHES
6	WILDLIFE HABITAT
5	TRASH CANS
4	EDUCATIONAL SIGNS
4	KEEP PATIO
4	LIMITED ACCESS
4	OPEN LAWN
4	REMOVE INVASIVES
3	GAZEBO
3	NON-PAVED WALKING TRAIL
3	STONE WALL BARRIER ALONG COLLIER
2	HONOR HISTORY
2	LABYRINTH
2	SAFE PEDESTRIAN ACCESS (CLEAR SIGNAGE)
2	VEGETATIVE BARRIER ALONG COLLIER
1	EDIBLE PLANTS
1	SOFTEN CONCRETE EDGE
1	WATER FOUNTAIN
1	WATERFALL FEATURES
0	DECORATIVE COLUMNS
0	LARGE BIKE RACK
0	PUBLIC ART
0	SMALL BIKE RACK

- Edible plants means food for wildlife and fruit trees for educating children.
- A labyrinth was viewed as a mowable feature on the open lawn.
- Votes for a vegetative or stone wall barrier along Collier were viewed as almost identical and could be combined.
- Limited access and safe pedestrian access addressed similar issues.
- Signage overlapped with safety issues, too.
- Water fountain = drinking fountain

5. Draw ideas on site maps – Everyone broke up into groups to fit their ideas on to a topographic map of the property.

6. Next Meeting: Thursday, July 17, 2008. Host?

Adjourn – 9 p.m.

Additional comments:

Q: Why is it on a tight time line?

A: 1) We want to coordinate with Beltline and the PATH initiative

2) We need to finish clean-up. Although the majority of the demolition was completed in 2007, there is some additional work that needs to be done and requires guidance from a master plan.

Q: Could we do a survey?

A: Feel free to distribute information like meeting minute in neighborhood newspaper, Keep your neighborhood appraised.

Q: Logs blocking front drive were moved and not replaced.

A: Pat will call landscape contractor to see if he did the moving. (He reset the logs on the following Monday.) The logs are only a temporary measure until the street frontage design can be agreed upon and implemented.

Traffic calming: Although this is not part of the master plan, it was discussed as part of pedestrian access to the park. There's a Neighborhood "Peachtree Hills' Traffic Calming Committee. What about entrance to park on Overbrook: Could COA provide traffic calming-raised humps? Katherine Montgomery does not agree. She thinks it is a safety issue if we introduce a pedestrian crossing. Paul Taylor noted that traffic issues on Collier and Overbrook were beyond the scope of the park master plan beyond directional signage for park users.

Audubon habitat – There was desire expressed by some members to have the site identified as an Audubon site. Several members have experience preparing the necessary paper work. Bird feeders and nest boxes could be placed in the park.

Pat suggested the nature trails at Morningside Nature Preserve would be a good example of natural trails that are built to drain without erosion because the trails follow the contours.

Next Meeting:

3rd Steering Committee Meeting

Thursday, July 17, 2008

Conceptual Development

Preliminary plan presented to committee

Committee consensus on plan

Set priorities (recommend using dots, each member gets 5 to 10 they can put as many as they want on 1 or several issue statements).

Rank issues.

Discuss and agree on rankings

Contact Information

**Pat Katz,
Office of Park Design,
Department of Parks, Recreation & Cultural Affairs,
675 Ponce de Leon, 8th Floor**

**404-817-6859
pkatz@atlantaga.gov**

**'Howard Property' - Master Plan
Committee Meeting Notes – July 17, 2008**

Attending:

Roger Moister

Zach Rike

Lindsay Marshall

Tony Casadonte

Bob Gartley

Becky Winkler

Caye Oglesby

Katharine Montgomery

Paul Taylor (C of A, Park Design)

Pat Katz (C of A, Park Design)

Meeting held at Becky Winkler's Home, 326 Golfview Road.

1. Goal Statement:

PASSIVE, NATURAL, EDUCATIONAL, NEIGHBORHOOD RETREAT

2. Reviewed Preliminary Plan –see attachment. Items in red are changes made by the committee as a result of the following discussion.

Entrances/Access – The group proposed keeping the existing asphalt driveway entrance and adding some device to keep out unauthorized vehicles. This entrance needs to accommodate vehicles for maintenance crews. This needs to be reviewed with Parks Maintenance, too.

The proposed pedestrian entrance further north along Overbrook was deemed inadequate for enlarging for vehicles. The plan will not show access down to Tanyard Creek because of the steep grades and water pollution. Warning signs about water quality are set along the creek within Tanyard Creek Park to the southeast.

Cherokee Garden Club – They are offering to assist with planting native plants and marking them with educational signs. They would like to relocate any movable shrubs like the quince and some azaleas. Pat agreed to make a detailed planting plan as part of the final master plan for the volunteers to implement. The plan will include list of suggested native plants, too. This will include Latin and Common Plant Names for use in educational signs.

Native Species – The group refined its desire for edible and native plants. Orchard trees will generate fruit fall that will be an ongoing maintenance problem. Berry-bearing trees and shrubs for wildlife are preferred. These can be tucked in among the other plantings. The floodplain area will be planted with Sycamores and Musclewood trees as recommended by the Beltline Arboretum Plan. Non-native species will be relocated to the upper area to blend with neighborhood plantings.

Lighting - Lighting is not planned for the park at this time. Park hours are 11:00 p.m. to 6:00 a.m. as per City Ordinance. PATH does not typically light their trails, either.

Invasive Plants – The City will remove a portion of the invasive species with the remaining site cleanup funds, but the majority of removal and ongoing monitoring of invasive plants will have to be a community effort. The Parks Department can assist with advice and curbside removal.

3. Set Priorities. Each member indicated by placing dots on the preliminary plan, which items were a priority for future implementation.

Item	Number of Dots
Granite Staircase	4
Re-use Existing Shrubs	4
Keep Existing asphalt drive as Entrance for Maintenance Crews and pedestrians	4
Low Granite Wall along Street	3
Mulch Trail	3
2 nd Pedestrian Entrance	3
Stairs or Switchback Trail from Overbrook Drive Entrance *	1

* Committee Member Zach Riley sent an email reversing his support of a second set of stairs or switchback trail.

4. Discussed and agreed on rankings. Pat will develop cost estimates for all of the items on the plan. Then she will estimate how many of the highest ranked elements can be accomplished with the existing budget. The master plan report document will capture the “laundry list” of desired elements with their estimated costs, to guide future fund raising efforts.

Next Steps

Pat will revise plan and present to Parks staff for review and comment. Following revisions based on Parks’ input, will reconvene with the Committee (see below). Preparation of accompanying master plan document, report out to BeltLine Study Group meeting and presentation to NPU will follow.

Next Meeting:

4th Steering Committee Meeting

**Thursday, August 28, 2008
7pm – location to be confirmed**

Final Plan

Present Plan, cost estimates and recommended phasing
Review table of contents for report document
Committee appoints member to assist in presentation at BeltLine Study Group and NPU

Contact Information

**Pat Katz,
Office of Park Design,
Department of Parks, Recreation & Cultural Affairs,
675 Ponce de Leon, 8th Floor
Atlanta, GA 30308**

404-817-6859

pkatz@atlantaga.gov

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUNDCOVERS					
SN	23	SORGHASTRUM NUTANS	INDIAN GRASS	3 GAL.	24" O.C.
MC	21	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	24" O.C.
OS	75	ONOCLEA SENSIBILIS	SENSITIVE FERN	3 GAL.	24" O.C.
PA	52	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	3 GAL.	24" O.C.
AT	29	AESCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL.	18" O.C.
VS	68	VIOLA SP.	WOOD VIOLET	1 GAL.	18" O.C.
PD	57	PHLOX DIVARICATA	WOODLAND PHLOX	1 GAL.	18" O.C.
SHRUBS					
CA	3	CORNUS AMOMUM	SILKY DOGWOOD	7 GAL.	5' O.C.
PL	47	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	CHERRY LAUREL	7 GAL.	3' O.C.
SC	2	SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY	7 GAL.	5' O.C.
VN	2	VIBURNUM NUDUM	POSSUMHAW VIBURNUM	7 GAL.	5' O.C.
IV	28	ILEX VERTICILLATA	WINTERBERRY	7 GAL.	3' O.C.
AA	3	ARONIA ARBUTIFOLIA	RED CHOKECHERRY	7 GAL.	5' O.C.
CV	3	CHIONANTHUS VIRGINICUS	FRINGE TREE	7 GAL.	5' O.C.
CAL	40	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	7 GAL.	3' O.C.
LA	56	LEUCOTHOE AXILLARIS	DOG HOBBLE	7 GAL.	3' O.C.
TREES					
AR	1	ACER RUBRUM	RED MAPLE	3" CAL.	
PO	4	PLATANUS OCCIDENTALIS	SYCAMORE	3" CAL.	
AM	4	AMELANCHIER ARBOREA	SERVICEBERRY	3" CAL.	
NS	2	NYSSA SYLVATICA	BLACK GUM	3" CAL.	
QL	2	QUERCUS LYRATA	OVERCUP OAK	3" CAL.	