

03

Greenspace Implementation Action Plan

The Buckhead Collection Implementation Action Plan

Introduction

The Buckhead Collection is a long-range, incrementally implementable greenspace vision. While some of the proposed sub-systems will be implemented “one bite at a time” as certain locations within the study area gradually mature and transition into more urban environments, many contain elements that can be implemented immediately. The following implementation action plan establishes a framework for the implementation of both short term and long term elements. The Buckhead Collection Greenspace Implementation Action Plan is divided into two primary sections:

- Potential greenspace opportunities available in Buckhead
- Organizational framework and action plan for the implementation of these opportunities

Greenspace Opportunities

A multitude of greenspace opportunities emerged during stakeholder interviews and the visioning process. Opportunities ranged from acquiring homes and lots for sale to using the top deck of parking garages as greenspace. Figure 3.1 illustrates the range of greenspace opportunities available. It is important to note that at the time of the publication of this report, these opportunities were current; however, these might change over time. Specifically, these opportunities include the following:

- Floodplain + Stream Buffers + Wetlands
- Lands in Public Ownership
- Institutions with Greenspace
- Underutilized Greenspace
- Setback Greenspaces
- Parking Decks
- Vacant Lands
- Atlanta BeltLine Parks
- Areas of Potential Transition

Following is a description of each of these opportunities.

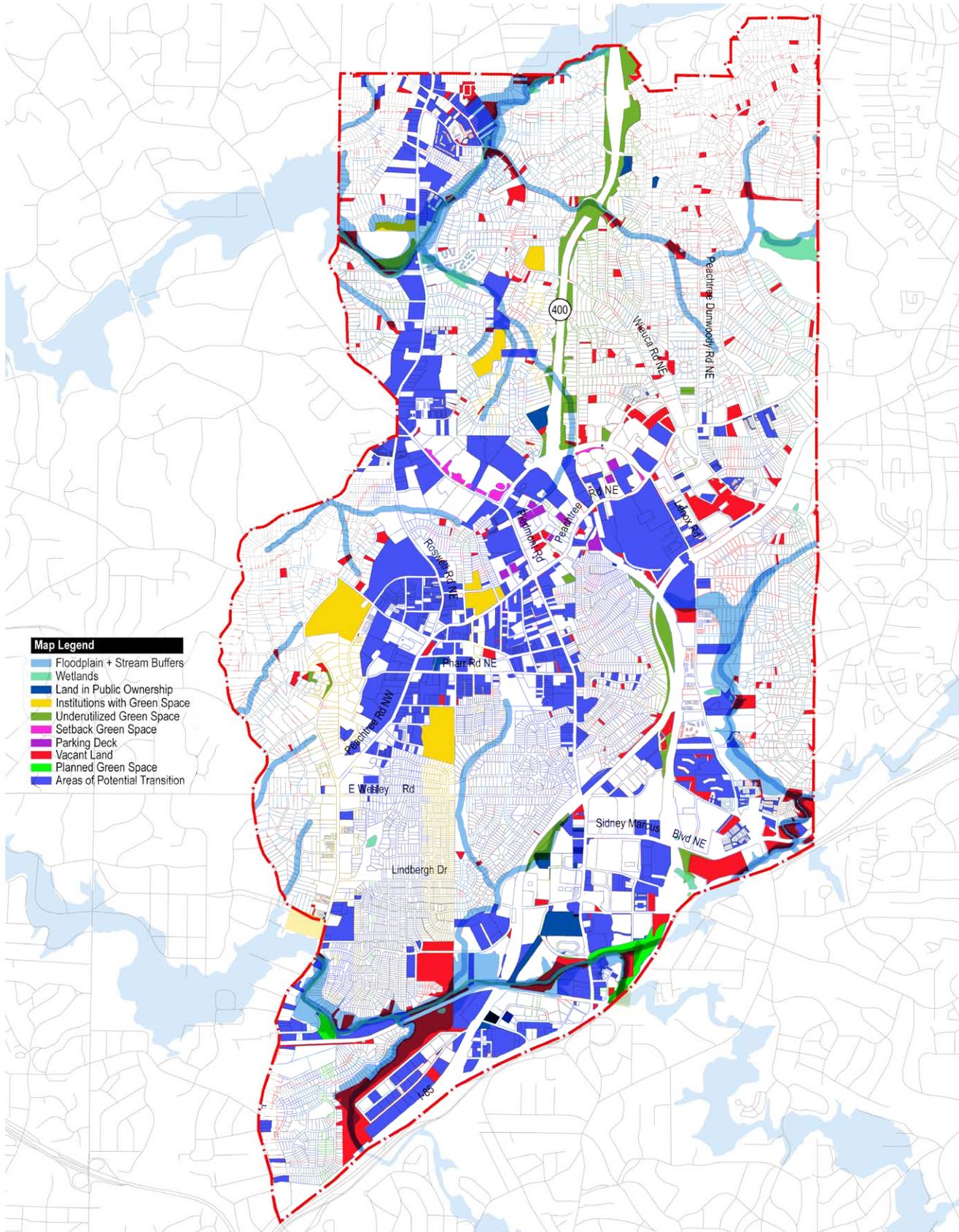
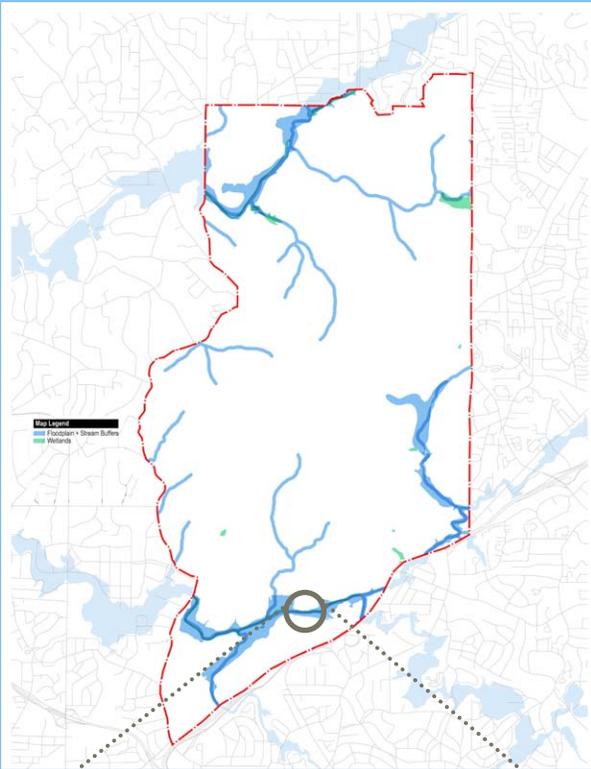


Figure 3.1 - Greenspace Opportunities

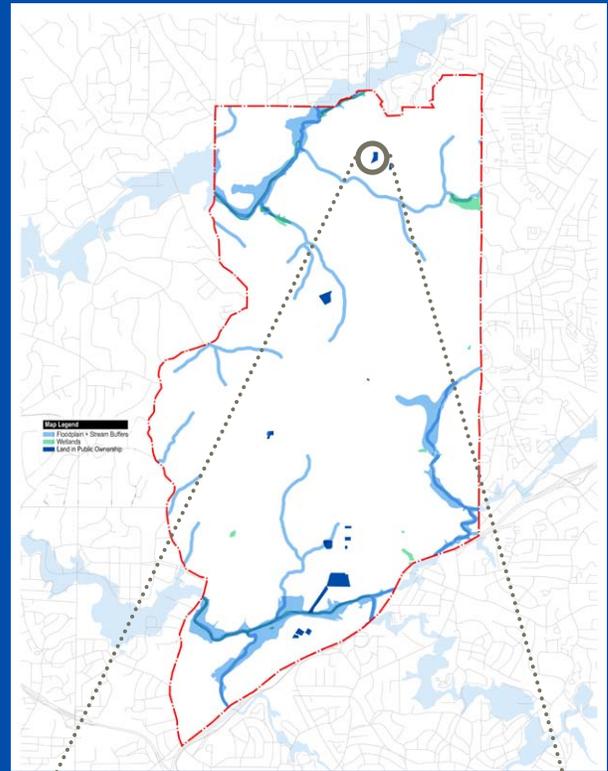
FLOODPLAIN + STREAM BUFFERS + WETLANDS



Example of Floodplain + Stream Buffers + Wetlands

Encompassing over 9,300 acres of the study area, floodplain, stream buffers, and wetlands are critical for flood management strategies, improving water quality; sustaining, enhancing, and restoring wildlife habitat; protecting and restoring riparian biomes; and linking natural lands in a greenway system. Additionally, these areas can provide resource based passive-recreation opportunities. Much of these lands remain in private ownership and/or are built upon. Working with the City of Atlanta Department of Watershed Management and the Department of Parks, Recreation, and Cultural Affairs, key parcels within the study area that provide multiple benefits should be identified and targeted for acquisition or for the establishment of public access and conservation easements.

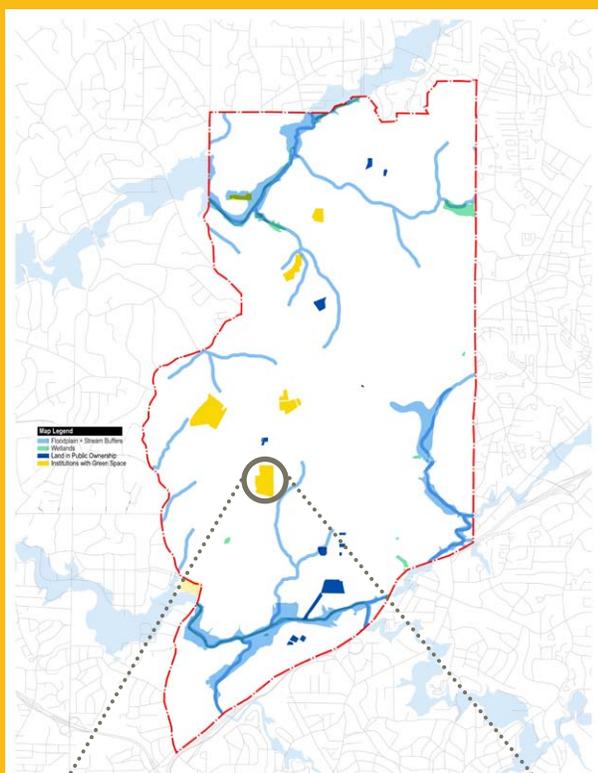
LANDS IN PUBLIC OWNERSHIP



Example of Land in Public Ownership

Multiple parcels within the study area are owned by various public entities including Fulton County, the City of Atlanta, Atlanta Public Schools, and MARTA. While some of these sites are already developed, others remain vacant. Already in public ownership, these vacant properties are logical greenspace opportunities. The development or redevelopment of any of these properties should consider the Buckhead Collection Greenspace Vision and should include proposed sub-systems spaces wherever possible and appropriate.

INSTITUTIONS WITH GREENSPACE

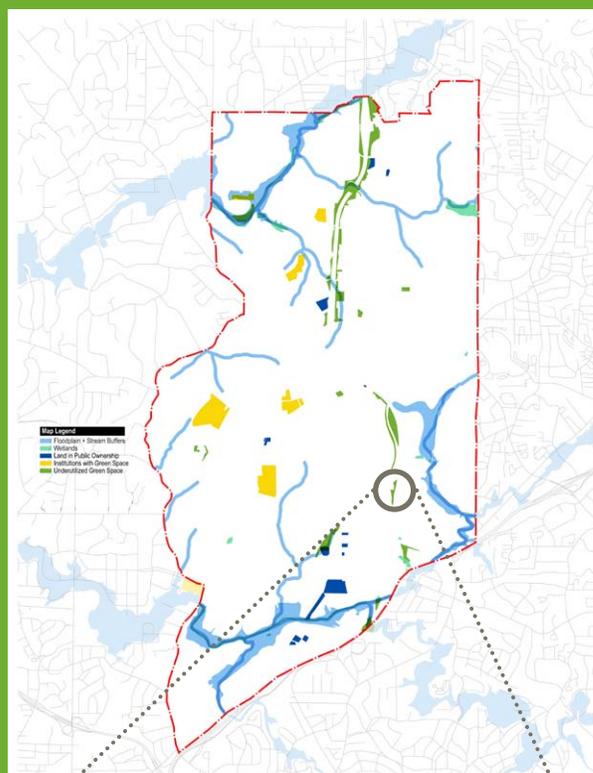


Example of Institution with Greenspace

Various public, quasi-public, and private institutions with greenspace exist within the study area. These include private and public schools, churches, and cultural centers. While some of these are open to the public for a nominal fee, others are not and some are only available through permits.

Efforts should be made to allow the public to access these spaces as part of the Buckhead Collection. This can be achieved through Inter-local Agreements, MOUs, or through payment subsidies provided by the appropriate entity.

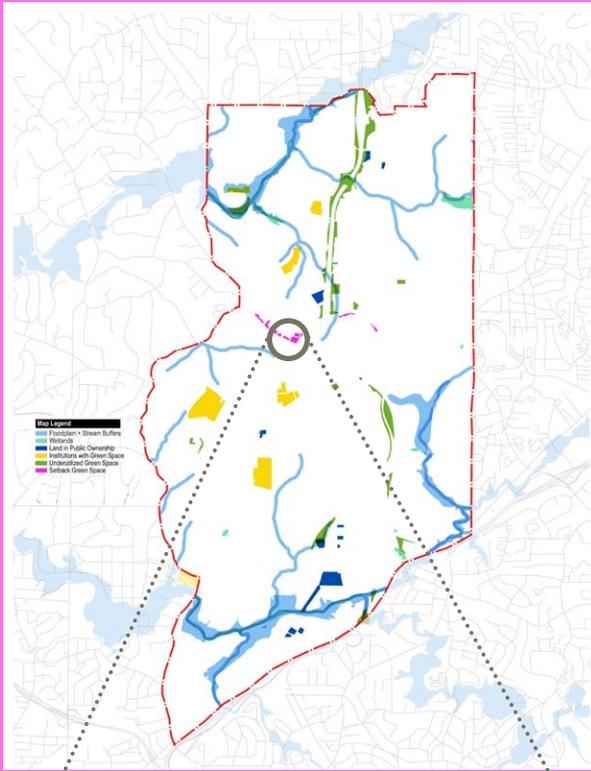
UNDERUTILIZED GREENSPACE



Example of Underutilized Greenspace

Underutilized Greenspace refers to interstitial greenspaces that are excess right-of-way lands, retention and detention ponds, or spaces under transit and highway overpasses that have historically been underutilized and inaccessible. Most of these spaces are already in public ownership and controlled by such entities as GDOT, MARTA, and the State Road and Tollway Authority (SRTA). Efforts should be made to include these as part of the Buckhead Collection as greenspaces or trails.

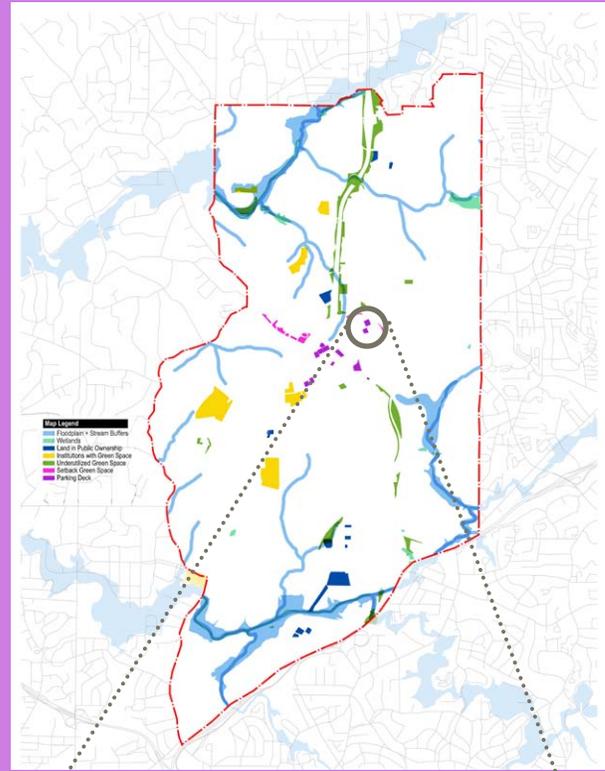
SETBACK GREENSPACES



Example of Setback Greenspaces

Many of the commercial developments along Buckhead's major roads including Peachtree Road, Piedmont Road, and Lenox Road have front yard setbacks of 10' to 20'. These spaces provide great opportunities for plazas or linear parks. Efforts should be made to, through redevelopment, redesign the spaces consistent with the Buckhead Collection Greenspace Vision sub-systems, including the Plaza Vision or generous pedestrian zones as part of the Streets Vision.

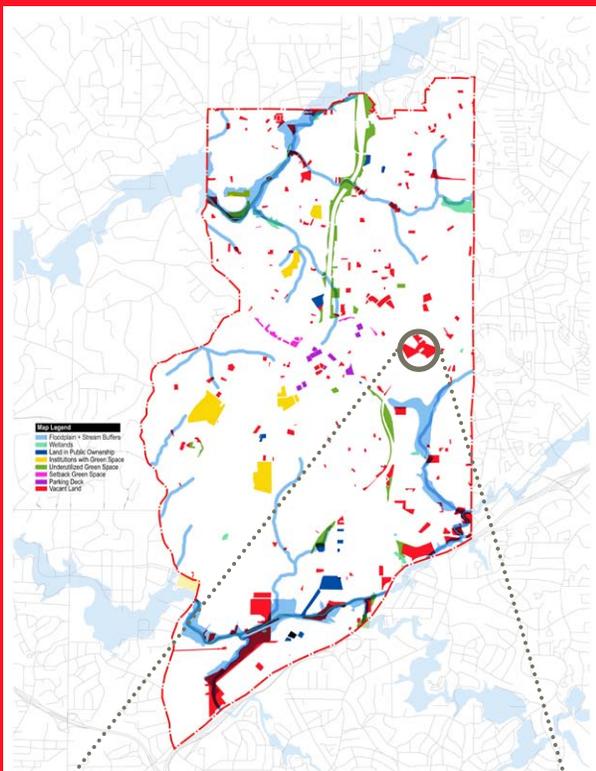
PARKING DECKS



Example of Parking Decks

Many of the top decks of the parking garages in Buckhead provide opportunities for greenspaces that can generate multiple benefits such as increased property value of apartments that look onto the parking garage, reduced glare on adjacent buildings, energy conservation through reduced building cooling costs, reduced Urban Heat Island effects, reduced dust and smog levels through the filtration of dust and smog particles, creation of natural habitats for urban wildlife such as birds, butterflies, and insects, and reduce stormwater runoff volumes and peak flow rates. Efforts should be made with parking garage and building owners to redesign these spaces as parks consistent with the Buckhead Collection.

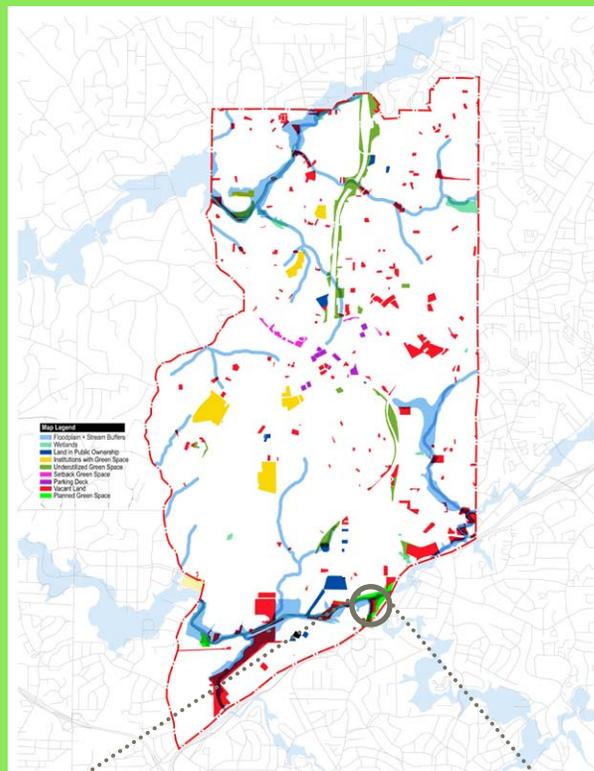
VACANT LANDS



Example of Vacant Land

Buckhead’s Council District 7 has a multitude of vacant parcels many of which are located within the neighborhoods, the commercial core, and along floodplains. Some of these vacant parcels are adjacent to greenspaces or other greenspace opportunities such as floodplains, stream buffers, wetlands, lands in public ownership, institutions with greenspace, and underutilized lands. These spaces should be considered for acquisition based on the Buckhead Collection Greenspace Vision Sub-systems.

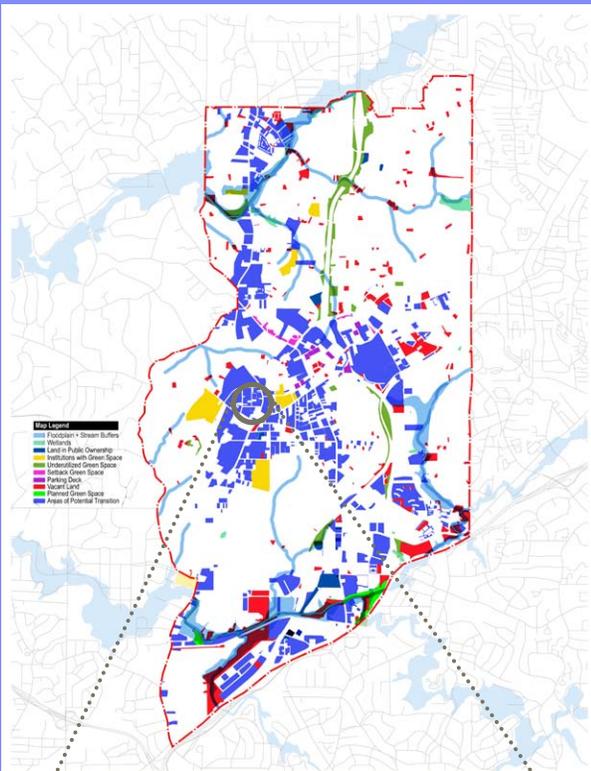
ATLANTA BELTLINE PARKS



Example of Proposed Atlanta BeltLine Park

As part of the Atlanta BeltLine Master Plan for Sub-Area 7, a system of Atlanta BeltLine Parks is proposed along the Peachtree Creek Corridor. These parks will add approximately 24 acres of parkland to Buckhead’s Council District 7. As noted in Atlanta’s Project Greenspace, these parks provide opportunities for the development and programming of athletic complex facilities for youth baseball and softball; adult softball; and combined facilities for football, soccer, and track.

AREAS OF POTENTIAL TRANSITION



Example of Area of Potential Transition

Areas of Potential Transition refer to those areas within Buckhead's Council District 7 that might redevelop in the future. These areas are typically located along major corridors and are characterized by aging industrial, commercial, or multi-family land uses with relatively low improved appraised values versus total appraised values. If and when these areas redevelop, opportunities should be sought to include greenspace based on the Buckhead Collection Greenspace Vision.

Organization Framework

Implementation of the Buckhead Collection Greenspace Vision will involve a collaborative effort between numerous public and private agencies, potentially including:

- Livable Buckhead, Inc. (LBI)
- Buckhead Community Improvement District (BCID)
- The Buckhead Coalition
- Buckhead Area Transportation Management Association (BATMA)
- City of Atlanta Department of Parks, Recreation, and Cultural Affairs
- City of Atlanta Department of Planning and Community Development
- City of Atlanta Department of Public Works
- City of Atlanta Department of Watershed Management
- Atlanta Public Schools
- Park Pride, Inc
- Buckhead Business Association (BBA) Foundation
- Atlanta Development Authority
- Atlanta BeltLine, Inc. (ABI)
- Buckhead Heritage Society
- Trust for Public Land (TPL)
- Conservation Fund
- Fulton County
- Lindbergh LaVista Corridor Association
- Atlanta Regional Commission (ARC)
- Clifton Community Partnership
- Chastain Park Conservancy
- North Buckhead Civic Association
- Metro Atlanta Regional Transit Association (MARTA)
- Georgia Department of Transportation (GDOT)
- Individual Neighborhood Associations
- Others

It is anticipated that LBI will lead the implementation efforts, providing leadership and part-time staff to facilitate and coordinate partnerships for greenspace acquisition and/or development. LBI will serve as the catalyst and vision-

keeper for implementation of the Greenspace Vision, working with partner organizations on capital campaigns and other greenspace initiatives. LBI's immediate tasks include:

- Establish a permanent funding source
- Assemble a Board of Directors
- Obtain seed funding and grants
- Create an advisory group such as a "Buckhead Parks Council," perhaps evolving from the current project Steering Committee

2011 | 2012: POLICIES AND RELATIONSHIPS

Implementation efforts in FY 2011/ 2012 will focus on:

1. Policies and regulations to encourage and incentivize greenspace in Buckhead
2. Establishing and/or strengthening relationships with partners. Anticipated initiatives may include:
 - Initiate a capital campaign
 - Secure approval for SPI-12 zoning
 - Establish a Transfer of Development Rights (TDR) program
 - Create development incentives to provide public open space
 - Create regulatory requirements for plazas, dog parks, streets, and sidewalks
 - Negotiate with developers to build civic gathering spaces
 - Establish roles and relationships with the City, GDOT, neighborhoods, and other potential partners related to, amongst other initiatives:
 - Enhancing access to parks by improving pedestrian crossability along barrier streets and increasing pedestrian access points into parks
 - Improving visibility into parks by selective clearing of overgrown understory and tree trimming and pruning

2012 | 2013: ESTABLISH PRIORITIES AND SECURE FUNDING

During the second year of implementation, it is anticipated that the focus will shift from "organizational framework and policies" to "project acquisition and development." Anticipated initiatives may include:

- Secure dedicated greenspace funding from the Buckhead CID and/or other partners

- Apply for grants, City of Atlanta Capital Improvements Plan (CIP) funds and Transportation Improvement Program (TIP) funds
- Work with developers to acquire land for a civic gathering space in the Village
- Develop agreements with GDOT, MARTA, ARC and/or others for GA 400 trail development, ownership, maintenance and liability
- Identify partner(s) to fund project design
- Identify and interview potential construction managers for major capital projects

2013 | 2014: PROJECT DELIVERY + STRATEGIC PLAN

While LBI will continue to develop relationships and pursue funding in its third year of operation, it is anticipated that its major focus will be on project delivery. Top priority projects may include:

- Development of "Complete Streets" and sidewalks through SPI-9, SPI-12, and SPI-15 regulations
- Development of the GA 400 Trail
- Creation of a Historical/ Cultural Master Plan, including an inventory of historic sites and development of a master interpretive plan
- Creation of an Arts Master Plan
- Securing funding and hiring a Buckhead Collection Curator
- Creation of design guidelines for neighborhood and community parks
- Create Friends of Parks organizations for proposed parks wherever possible to support park development, operations, and maintenance

ANNUAL VISION | IMPLEMENTATION UPDATE

LBI, its board and the advisory committee will re-visit and revise the Buckhead Collection and Implementation Strategy annually to determine:

- Accomplishments in the previous year
- Changes in the vision
- Changes in estimated costs
- Changes in priorities
- Changes in funding/ partnerships
- Changes in the implementation strategy for the following 1 – 3 years

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