

The Buckhead Collection

Executive Summary

A Greenspace Vision for Council District 7 + Buckhead CID



Why Does Buckhead Need More Greenspace?

Buckhead has been called “The Beverly Hills of the East” and “the Jewel of the City of Atlanta,” yet it has less greenspace than any other area in the City of Atlanta and less than most premier cities in the United States.

Buckhead has long been considered the premier community in the City of Atlanta. While it proudly boasts many world class assets, it is woefully lacking in greenspace. This issue was most recently noted in the City of Atlanta’s Project Greenspace, the City’s open space system master plan completed in 2009. In this study, Buckhead’s Council District 7 was identified as having less greenspace than any other Council District in the City (Figure 1.1). A comparison to the amount of parkland per 1,000 population from other world class cities in the United States (Figure 1.2) further emphasizes Buckhead’s position related to greenspace.

The purpose of Buckhead’s Council District 7 Greenspace Action Plan is to provide:

- From the beginning, realistic management, funding, and operations and maintenance opportunities
- A clear definition of the needs and desires of Buckhead residents, workers, business owners, and key stakeholders
- A detailed, realistic greenspace vision that befits “the jewel of the City,” based on community needs, existing conditions, appropriate standards and sound greenspace system planning principles from the best greenspace systems around the world
- An action-oriented implementation strategy that identifies estimated costs as well as priorities, potential partnerships, alternative funding sources, phasing strategies and the specific actions – and responsibilities – to implement the vision

Atlanta Council District	Population (2000)	Total Park Acres	Total Acres per 1,000 Population
1	36,165	320.8	8.87
2	36,313	179.3	4.94
3	36,200	194.8	5.38
4	34,573	117.3	3.39
5	32,839	130.1	3.96
6	36,145	367.8	10.18
7	34,419	73.6	2.14
8	35,272	349.0	9.89
9	34,132	253.7	7.43
10	32,967	236.7	7.18
11	34,714	581.1	16.74
12	34,114	616.2	18.06
City-Wide	417,853	3,420.4	8.19

Source: City of Atlanta 2009

Figure 1.1 - City of Atlanta Park Acreage per Council District

How does Buckhead’s Council District 7 Compare in parkland to other premier cities in the United States?

City	Population (2000)	Total Park Acres	Total Acres per 1,000 Population
San Diego	1,305,754	47,136	36.1
Kansas City, MO	480,129	17,272	36.0
Portland, OR	557,706	13,512	24.2
Minneapolis	382,605	5,864	15.3
Washington D.C.	591,833	7,617	12.9
Seattle	598,541	5,476	9.1
Boston	620,535	4,897	7.9
Philadelphia	1,540,351	10,886	7.1
San Francisco	808,976	5,384	6.7
New York	8,363,710	38,019	4.5
Chicago	2,853,114	11,907	4.2
Buckhead	34,419	73.6	2.1

Source: Trust for Public Land, 2010

Figure 1.2 - Parkland per 1,000 Population, by Select Cities

How will the Greenspace Plan be Implemented?

“Don’t let the plane take off until you have built the runway”

The Buckhead Greenspace Action Plan planning process began with a Pre-Implementation Analysis Workshop intended to identify potential opportunities and constraints involving funding and implementation strategies prior to developing concepts for the greenspace plan. This enabled from the beginning, the development of an action-oriented, implementable greenspace plan based on realistic management, funding, acquisition, and operations and maintenance opportunities. What emerged was a truly collaborative public, private, and non-profit agency strategy for the implementation of the greenspace plan.

Management:

Livable Buckhead, Inc. (LBI) was identified as the organization to lead the implementation of the greenspace plan. LBI will work collaboratively with the City of Atlanta and over twenty organizations in Buckhead and greater Atlanta to establish public, private, non-profit partnerships for the acquisition, development, and management of greenspace.

Funding:

As a 501(c)3 organization, LBI will raise funds from public, private, and philanthropic sources to support the greenspace plan.

Acquisition:

LBI will work closely with willing landowners to acquire and receive greenspace or use an independent agent such as the Trust for Public Land, the Conservation Fund, or similar organizations to buy greenspace and transfer it to LBI or the City of Atlanta.

Operations and Maintenance:

LBI will work closely with the City of Atlanta and public, private, and non-profit organizations to ensure that the high quality operations and maintenance practices that Buckhead is known for are implemented in the greenspaces.



Figure 1.3 - Tower Place Plaza

What are the Greenspace Needs and Priorities?

Ten different needs assessment techniques were used to assess the recreational and social needs and priorities of Buckhead's Council District 7 residents and workers. These techniques included:

Anecdotal Techniques:

- Analysis of Existing Greenspace
- Existing Development Patterns Analysis

Qualitative Techniques:

- Steering Committee Meetings/Interviews
- Stakeholder Interviews
- Public Workshop
- Community On-Line Survey

Quantitative Techniques:

- Recreational and Social Needs and Priorities identified in Atlanta's Project Greenspace
- Acreage Level of Service (LOS) Analysis
- Facilities Level of Service (LOS) Analysis
- Access Level of Service (LOS) Analysis

Based on these techniques, the following top priority needs were identified:

Recreational and Social Top Priority Needs	
•	Paved Multi-Purpose Trails
•	Walkability Connectivity Sidewalks
•	Multi-Purpose Open Space
•	Public Gathering Special Events Spaces

Though not as prevalent, other priority parks and recreation needs discovered in multiple techniques include outdoor tennis courts, off-leash dog parks, sports fields, and playgrounds.

The Greenspace Needs Assessment process also led to the identification of various opportunities and considerations that would serve to enrich the experience of the greenspace system, leverage a variety of funding sources, foster economic development, and ensure the success of Council District's 7 Greenspace System. These opportunities include:

- Historical and Cultural Resources
- Art
- Water Resource Management
- Economic Benefits



Figure 1.4 - Greenspace Steering Committee Meeting

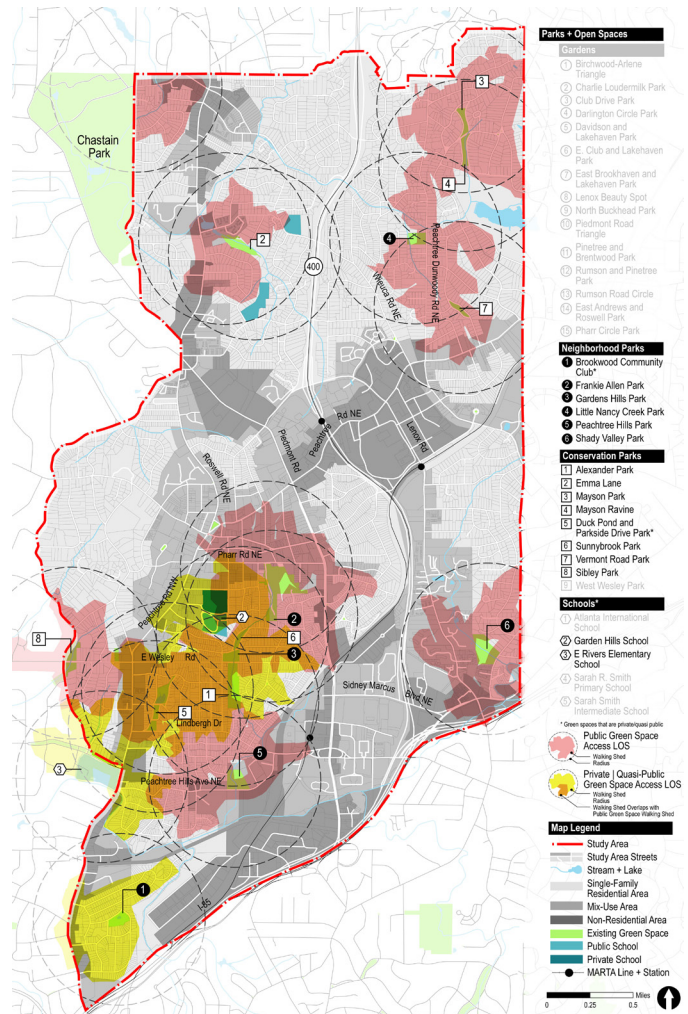


Figure 1.5 - Access Level of Service (LOS) for Greenspace

Cultural and Historical Resources:

Buckhead's Council District 7 has over 50 historically and culturally significant sites including historic districts, historic architecture, cultural centers, historic cemeteries, historic Civil War sites, and historic pre-settlement sites. Integrating these unique Buckhead assets into the greenspace system will enrich the experience of the greenspace system, further the community's awareness of Buckhead's history and culture, and position Buckhead to take advantage of the State of Georgia's fastest growing tourism industry segment, Heritage Tourism.

Art:

Buckhead's Council District 7 currently has over 50 galleries and over 30 pieces of public art on display. Integrating art into the greenspace system and coordinating future greenspace locations with the Buckhead arts community will enrich the greenspace experience, further awareness of the arts community, help activate under utilized spaces, foster a sense of place, define the District's gateways, provide emerging artist with spaces to display their work, and tell culturally and historically significant stories.

Water Resource Management:

Residential areas within Buckhead's Nancy Creek and Peachtree Creek watersheds have experienced severe flooding in recent years which has led to millions of dollars in property damages. Additionally, many of the creeks and streams in Buckhead are considered to be impaired waters by the Environmental Protection Agency (EPA) due to poor water quality conditions. Greenspace in Buckhead can help address many of these water resource management issues, provide opportunities for socialization and recreation, and leverage a variety of funding sources through an integrated approach to greenspace and water resource management.

Economic Benefits

By strategically developing greenspaces within the study area, Buckhead's Council District 7 can provide residents, workers, and visitors with access to needed and desired social and recreation opportunities while also increasing area property values and bolstering the local economy by attracting tourism and commerce and incentivizing development and redevelopment.



Figure 1.6 - Atlanta History Center



Figure 1.7 - 'Foxes' by Michael Stipe

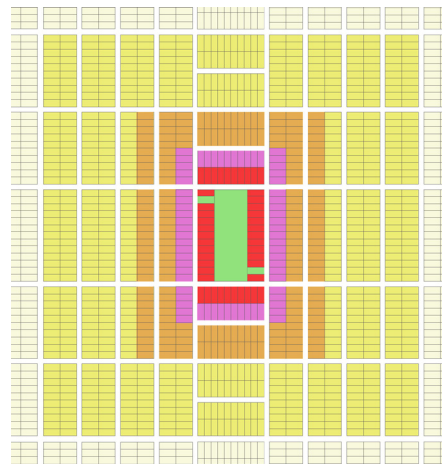


Figure 1.8 - Impact of Greenspace on Adjacent Property Values

Legend

Distance from Greenspace	Greenspace	Increase in Property Values
100'	Red	+ 22% Increase in Property Values
300'	Purple	15% Increase in Property Values
600'	Orange	5% Increase in Property Values
1,300'	Yellow	+ 1-5% Increase in Property Values
+ 1,300'	Light Yellow	No Increase in Property Values

The Buckhead Collection

The Buckhead Collection is an interconnected network of parks, trails and greenspaces serving the social, economic, mobility, and environmental needs of Buckhead residents, workers and visitors.

Each element of the Buckhead Collection will be planned and designed to meet the following objectives:

- Continue to make Buckhead one of the most desirable places in the world to live, work, and play
- Provide opportunities for alternative modes of transportation through a network of trails, bikeways, and sidewalks
- Provide residents, workers, and visitors with access to meaningful greenspace within a convenient distance from their home and business
- Provide adequate athletic fields and recreation facilities to meet the needs of Buckhead
- Maximize real estate values through proximity to greenspace
- Provide opportunities for the community to gather for festivals, performances, special events, and other cultural activities
- Provide opportunities for public art, historic preservation and interpretation, stormwater treatment, and environmental protection throughout the system

The vision is comprised of a series of sub-systems and spaces established to meet the varied existing and future social, recreational, and economic needs and desires of Buckhead residents, workers, and visitors. These sub-systems are based on Atlanta’s Project Greenspace park system typology and informed by findings from the needs assessment. While the needs assessment findings informed the development of these sub-systems, they will be particularly useful in the implementation and prioritization of the action strategy. The following greenspace sub-systems illustrate a greenspace vision that can meet the needs of both existing and future residents. The following pages provide an overview of each of the sub-systems and spaces proposed in the Buckhead Collection.

Buckhead Collection Sub-systems + Spaces:

Civic Spaces

- Plaza
- Central Gathering Space

Neighborhood Parks

- Urban Neighborhood Park
- Suburban Neighborhood Park

Community Parks

- Community Park Facility Components

Sports Facilities

- Community Green
- Shared Facility

Dog Parks

- Urban Dog Run
- Destination Dog Park

Conservation Parks

Greenways + Trails

- Multi-Purpose Trail
- Creek Nature Trail

Streets

- Boulevards
- Avenues
- Shared Street

Cultural + Historical Resources

- Historic District Tours
- Buckhead Heritage Trail

Public Art

- Outdoor Gallery Areas
- Art Walk
- Art in the Park Route

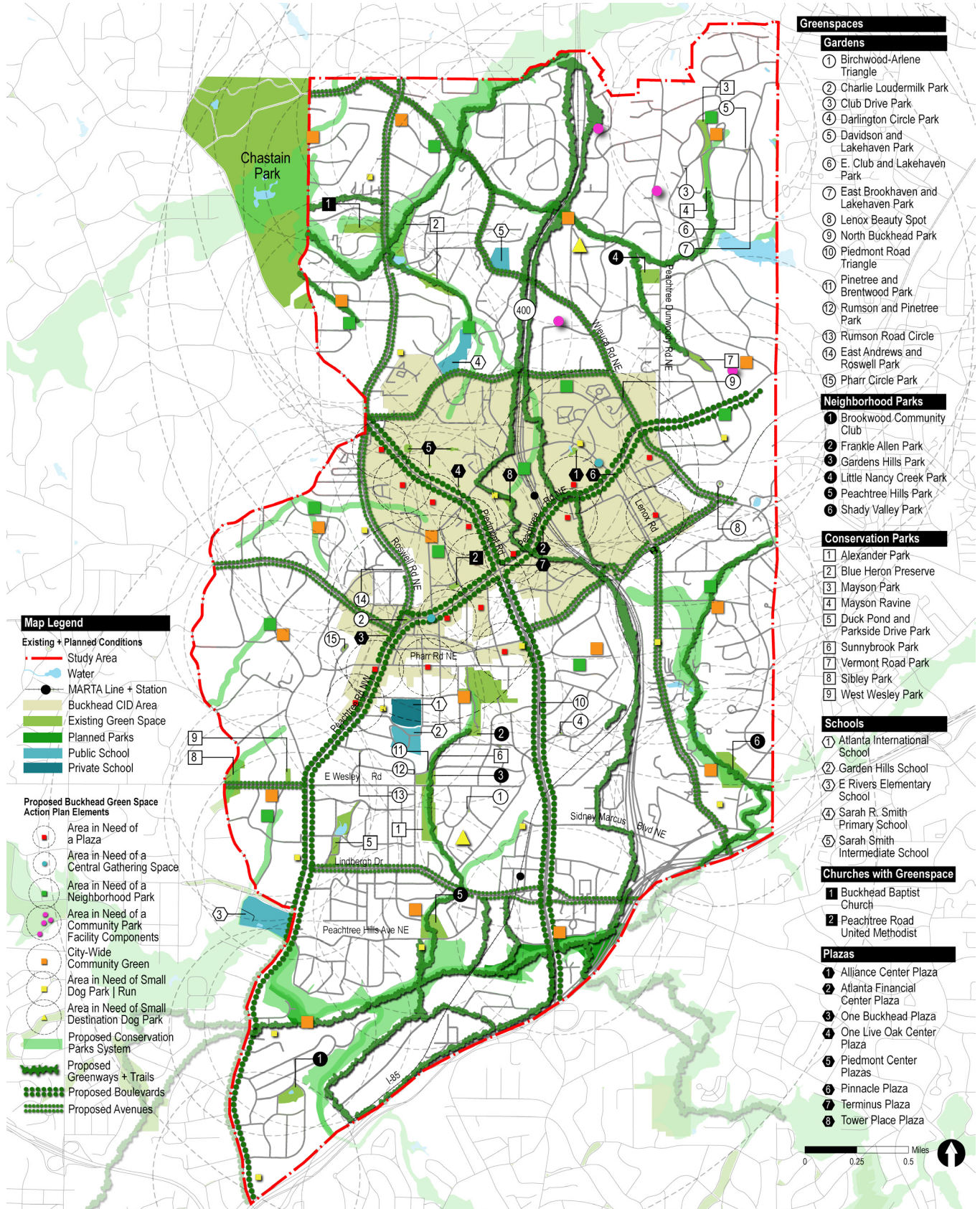


Figure 1.9 - The Buckhead Collection

Civic Spaces Vision

Plaza



Central Gathering Space



Guiding Principles

- Employees and visitors of commercial and retail establishments within the Buckhead CID should have access to a Plaza within 800 feet of their work place or retail destination.
- Plazas should be located for southern exposure and be located on the exterior edges of properties adjacent to the right-of-way.
- Plaza should be a minimum of 900 - 2,500 sq.ft. and include:
 - Shade trees (deciduous)
 - Sitting areas (movable)
 - Fountains
 - Public art
- Residents, employees, and visitors in Buckhead should have access to two Central Gathering Spaces located within the urban core of Buckhead that function as the focus of community activity and civic identity:
 - One in the Buckhead Village to be a minimum size of one acre
 - One in the Lenox Area to be three to five acres in size
- The Central Gatherings space should be strategically located and designed to facilitate programmed festivals and events:
 - Proximity to a population of sufficient density and diversity to use the park throughout the day and into the evening; office workers, children, laborers, students, retirees. etc.
 - Access to the park within 800 feet of adjoining multi-story/multi-family residences or businesses, or from mass transit or public parking .
 - Pedestrian access and visibility into the park must be provided from at least two public streets adjoining the park, and ideally from adjoining active uses facing the parks such as shops, restaurants, or civic uses.

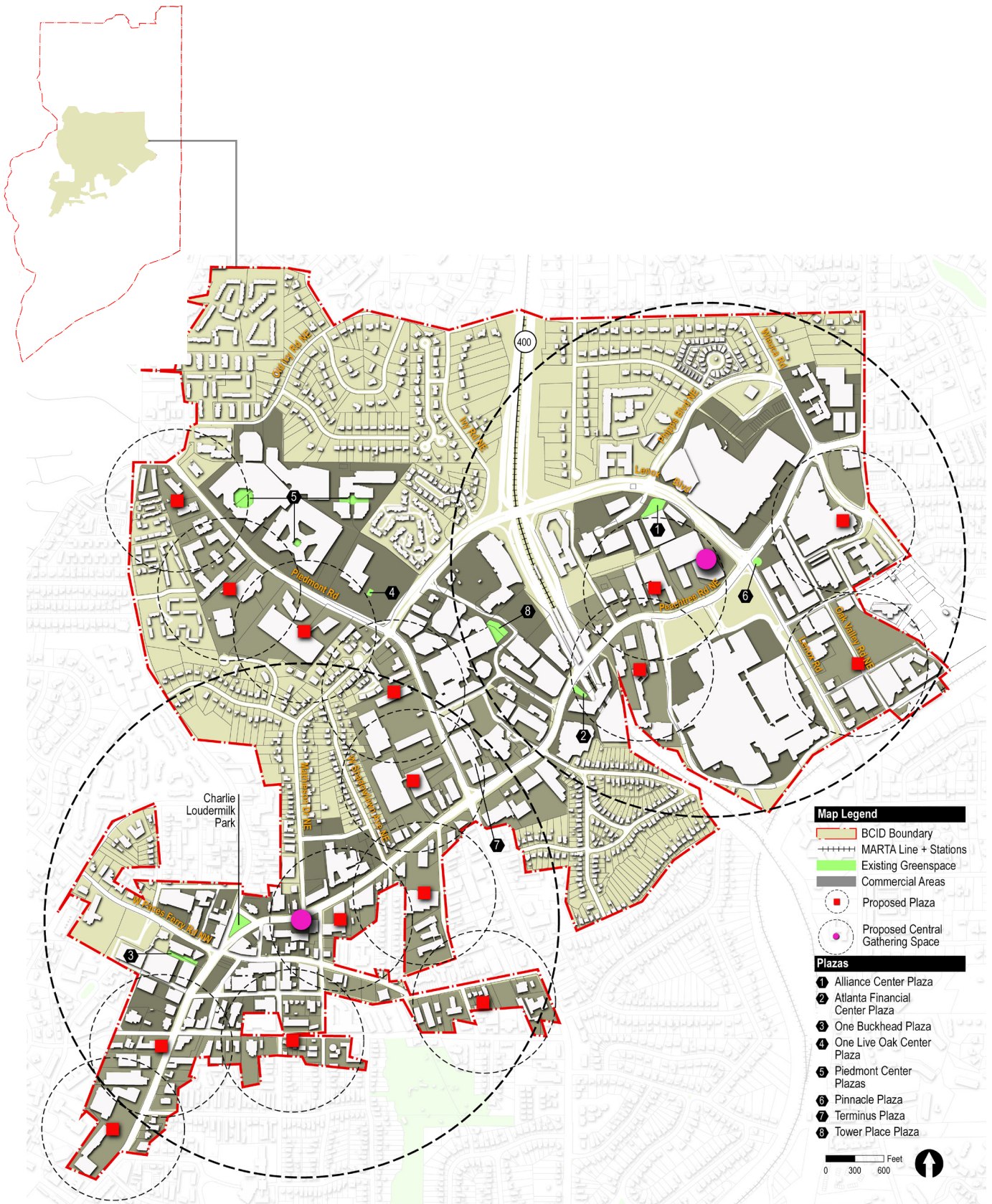


Figure 1.10 - Buckhead CID Civic Space Vision

Neighborhood Parks Vision

Suburban Neighborhood Park



Urban Neighborhood Park



Guiding Principles

- Every resident in Buckhead should have access within ½ mile of their home to a:
 - Minimum two acre neighborhood park in suburban areas
 - Minimum one acre neighborhood park in urban areas
- Neighborhood parks should include, at a minimum:
 - Playground
 - Multi-purpose grass lawn
 - Picnic pavilion
 - Moveable site furnishings
 - On-street parking

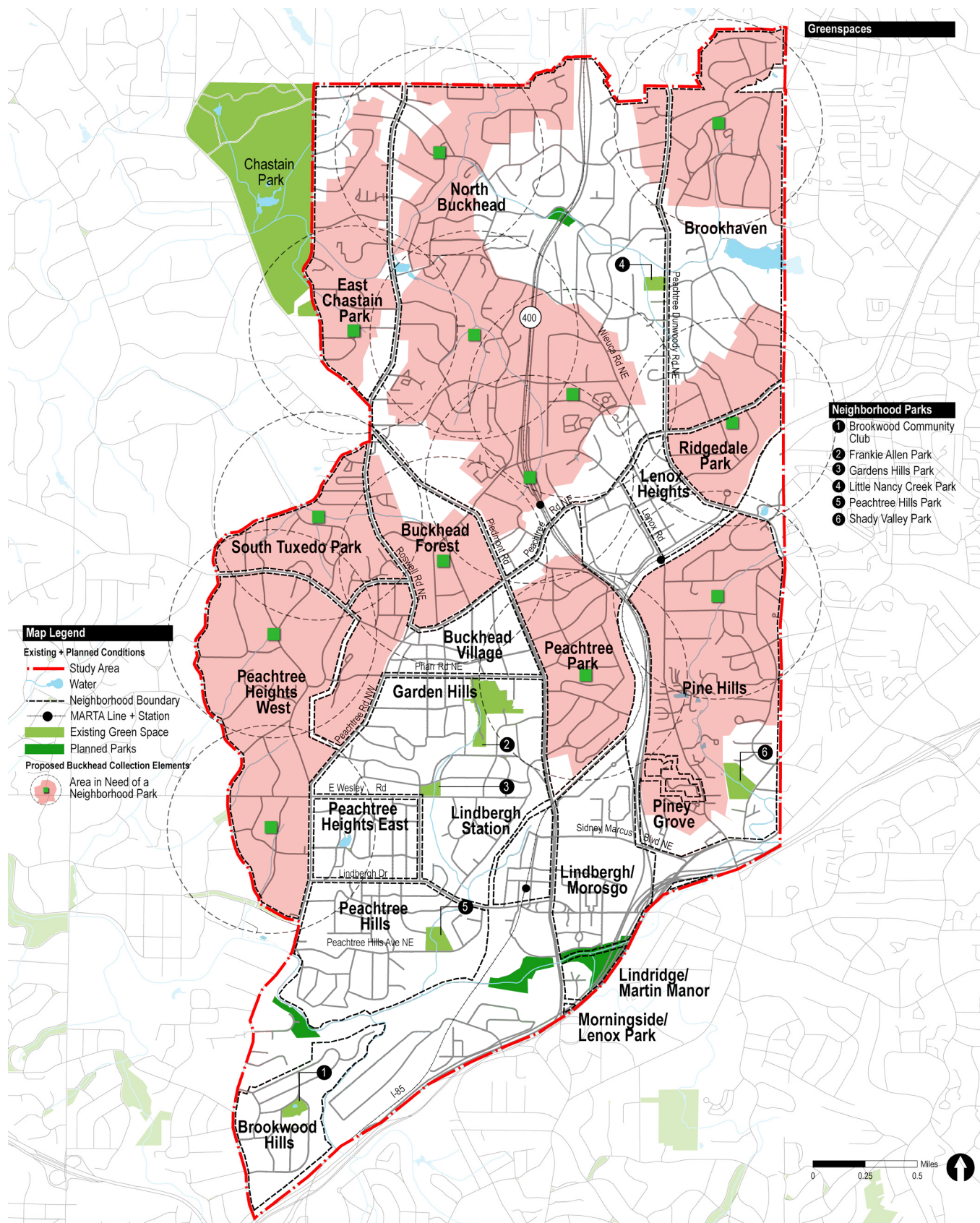


Figure 1.11 - Proposed Neighborhood Parks Vision

Community Parks Vision

Community Park Facility Components



Guiding Principles

- Every resident should have access to a Community Park or Community Park Facility Components within 2 miles of their home.
- Depending on the needs and desires of residents living in areas in need of a Community Park Facility Components, Community Park Facility Components may include:
 - Community center
 - Splash play area
 - Pool
 - Skate park
 - Basketball courts
 - Soccer fields
 - Multi-purpose open space

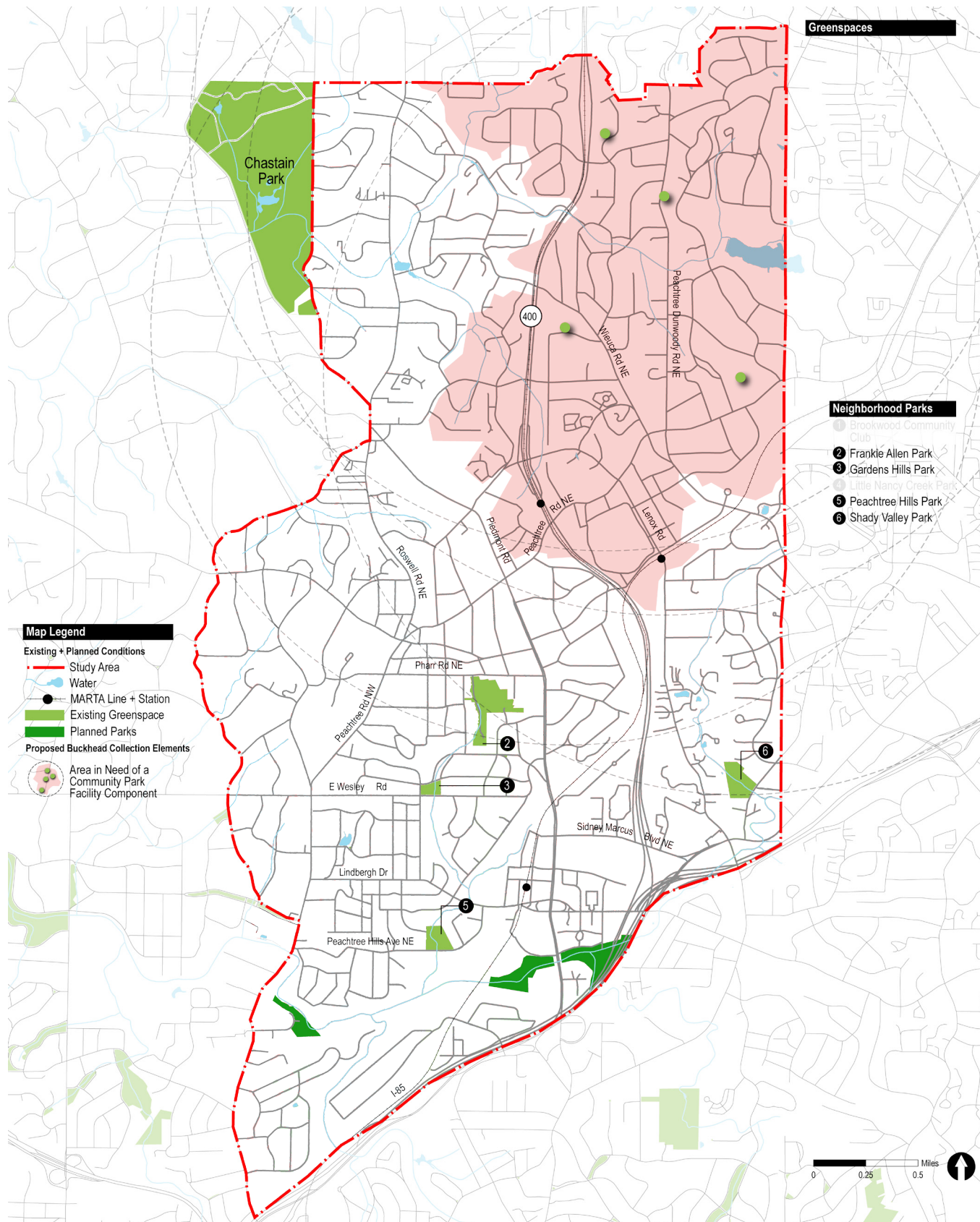


Figure 1.12 - Proposed Community Park Facility Components Parks Vision

Sports Facilities Vision

Community Green



Shared Facility



Guiding Principles

- Provide residents with access to 17 Community Greens throughout the community that:
 - Meet the non-tournament recreational and sports related demands of the community
 - Provide multi-purpose community gathering spaces
- Community Greens should be a minimum size of one acre and include at minimum:
 - Multi-purpose greenspace
 - Pavilion(s)
- Maximize access to existing sports facilities to meet the tournament and non-tournament recreational demands of residents:
 - Strengthen existing relationships with schools and churches within the study area to allow public access to their recreation and sports facilities.
 - Establish partnerships with the City of Atlanta School District, private schools, and churches to install artificial turf in existing fields wherever appropriate to increase capacity.
 - Consider integrating sports facilities into the planned Atlanta BeltLine Parks located within Buckhead's Council District 7.

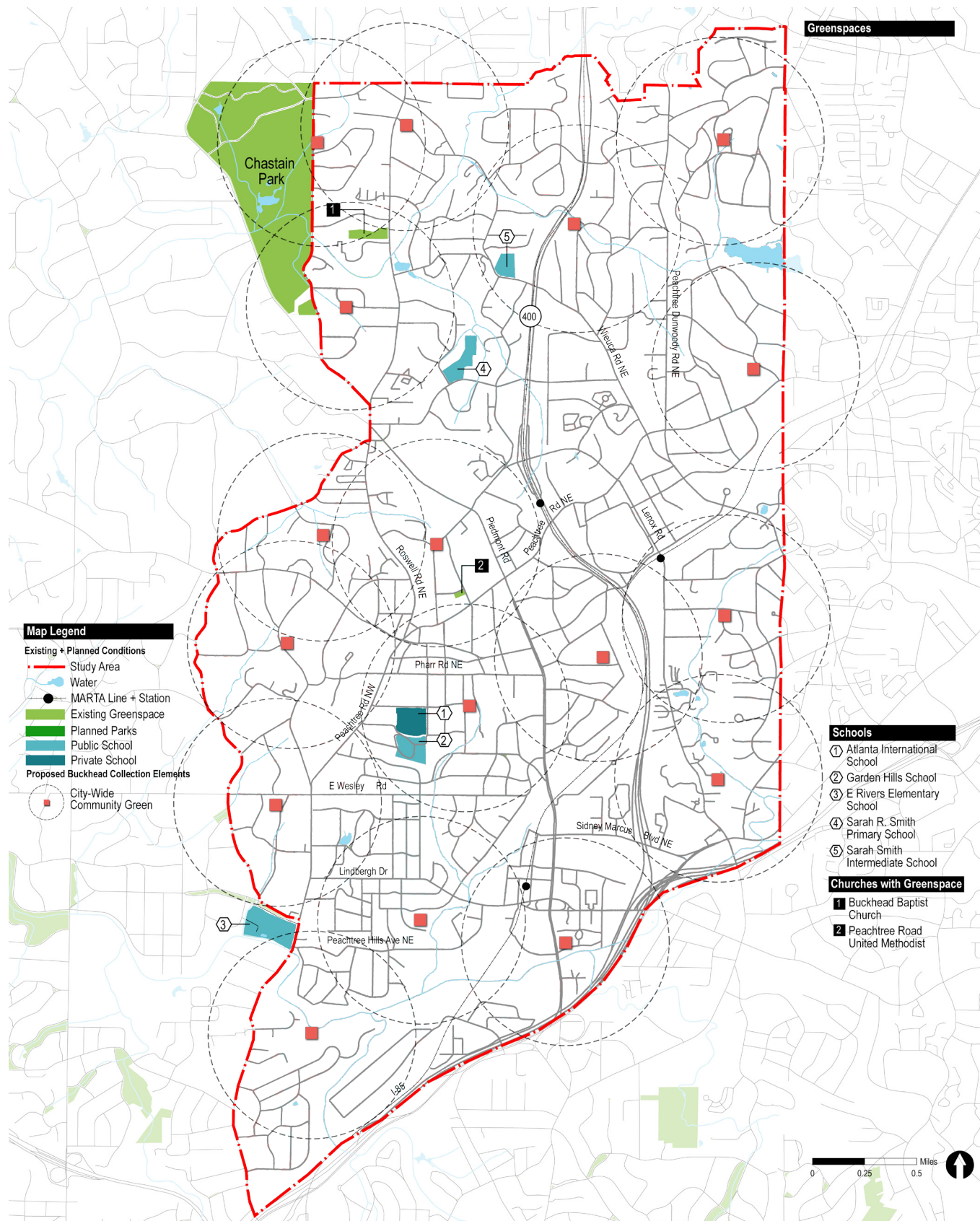
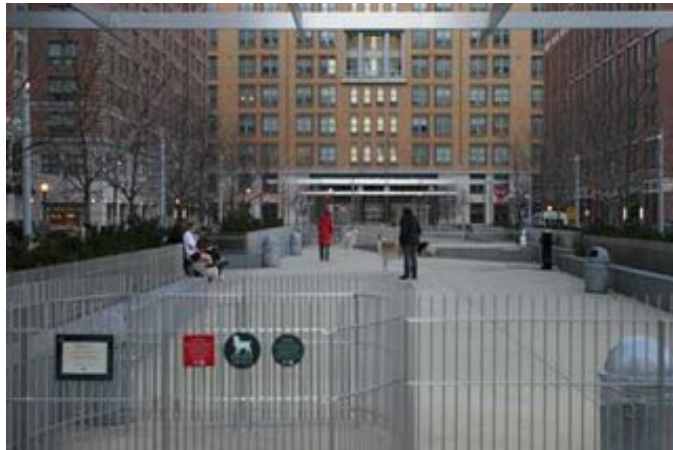


Figure 1.13 - Proposed Sports Facilities + Community Greens Vision

Dog Parks Vision

Urban Dog Run



Destination Dog Park



Guiding Principles

- Dog waste disposal/clean-up facilities should be located in all parks and public spaces.
- Urban Dog Runs should be located within 1/2 mile of every urban resident, either within neighborhood and community parks and civic spaces or at other locations (e.g. building setbacks, street medians, condominium rooftops, etc.).
- Urban Dog Runs should fulfill basic canine needs including:
 - Canine to canine interaction and socialization
 - Canine exercise/fitness
 - Waste elimination/disposal
- Urban Dog Runs should be a minimum size of 10,000 sq.ft. with a carrying capacity of 450 sq.ft. per dog and have the following basic amenities:
 - Water fountains
 - Waste stations
 - Seating areas
 - Fencing
 - Shade structures
 - Durable surface (typically not organic turf)
- Destination Dog Parks should be provided within 2 miles of every suburban resident, either within larger community parks or at other locations.
- Destination Dog Parks should be a minimum of 2 acres and at minimum have the following basic amenities:
 - Water fountains
 - Waste stations
 - Seating areas
 - Segregated recreation areas
 - Shade structures
 - Dog washing stations
 - Waste recycling
 - Dedicated parking
- Additional amenities may include:
 - Access to a water body
 - Agility courses/structures
 - Trails/paths
 - Large exercise areas
 - Restroom facilities

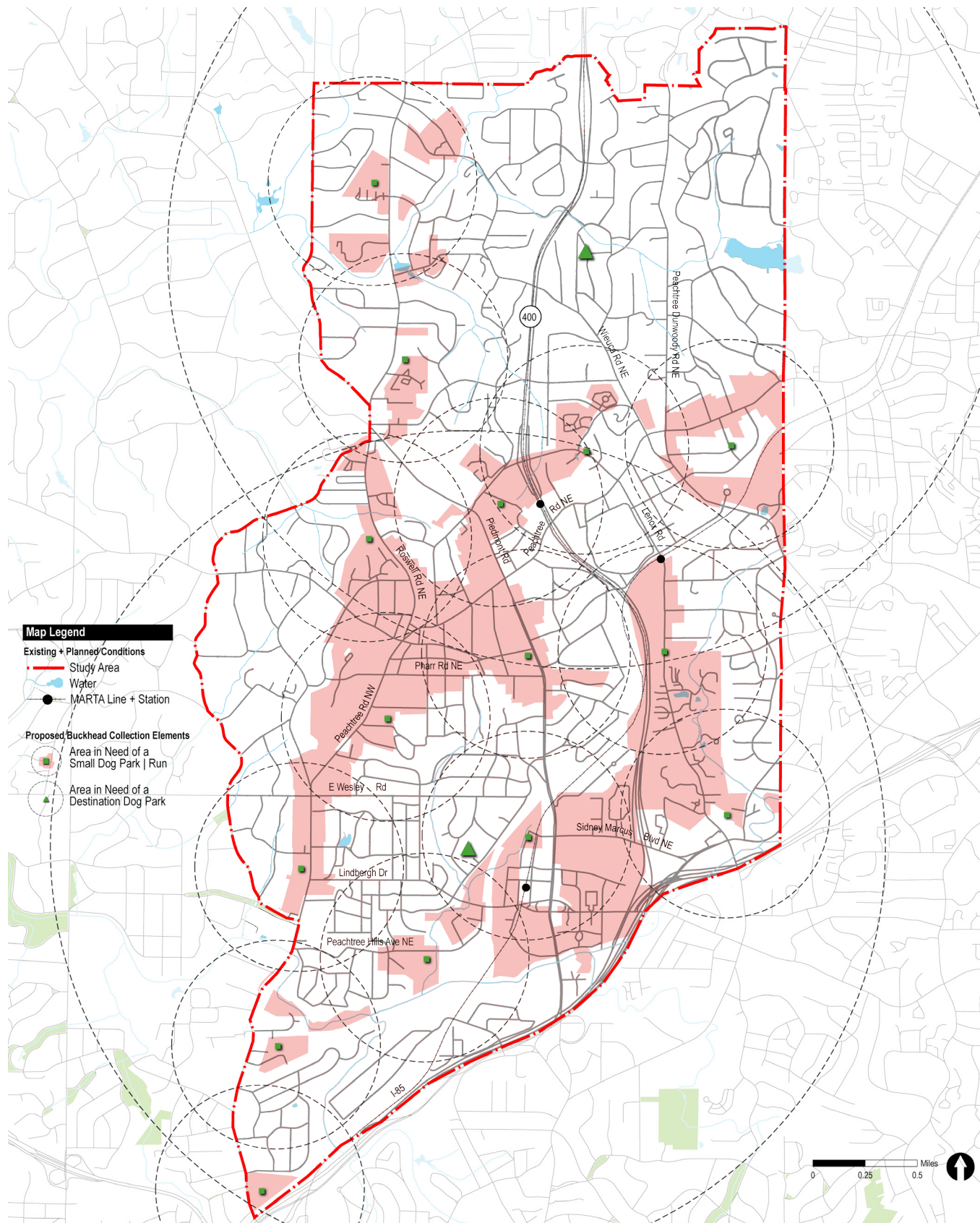


Figure 1.14 - Proposed Dog Parks Vision

Conservation Parks Vision



Guiding Principles

- Conservation Parks in Buckhead should be planned, designed, and managed to generate multiple objectives including:
 - Protect natural resources
 - Improve water quality
 - Encourage passive recreation
 - Promote environmental education
 - Sustain or enhance wildlife habitat (in patches or in corridors)
 - Protect and restore floodplain
 - Link natural lands in a greenway system
- Environmentally sensitive areas such as floodplain, wetlands, stream buffers, and areas with steep slopes that provide multiple environmental and social benefits should be acquired or protected through conservation easements or other mechanisms to create an interconnected system of Conservation Parks.
- Wherever possible and appropriate, natural areas should provide opportunities for passive recreation and education including:
 - Multi-purpose trails, nature trails, boardwalks
 - Picnic areas
 - Environmental education and interpretation

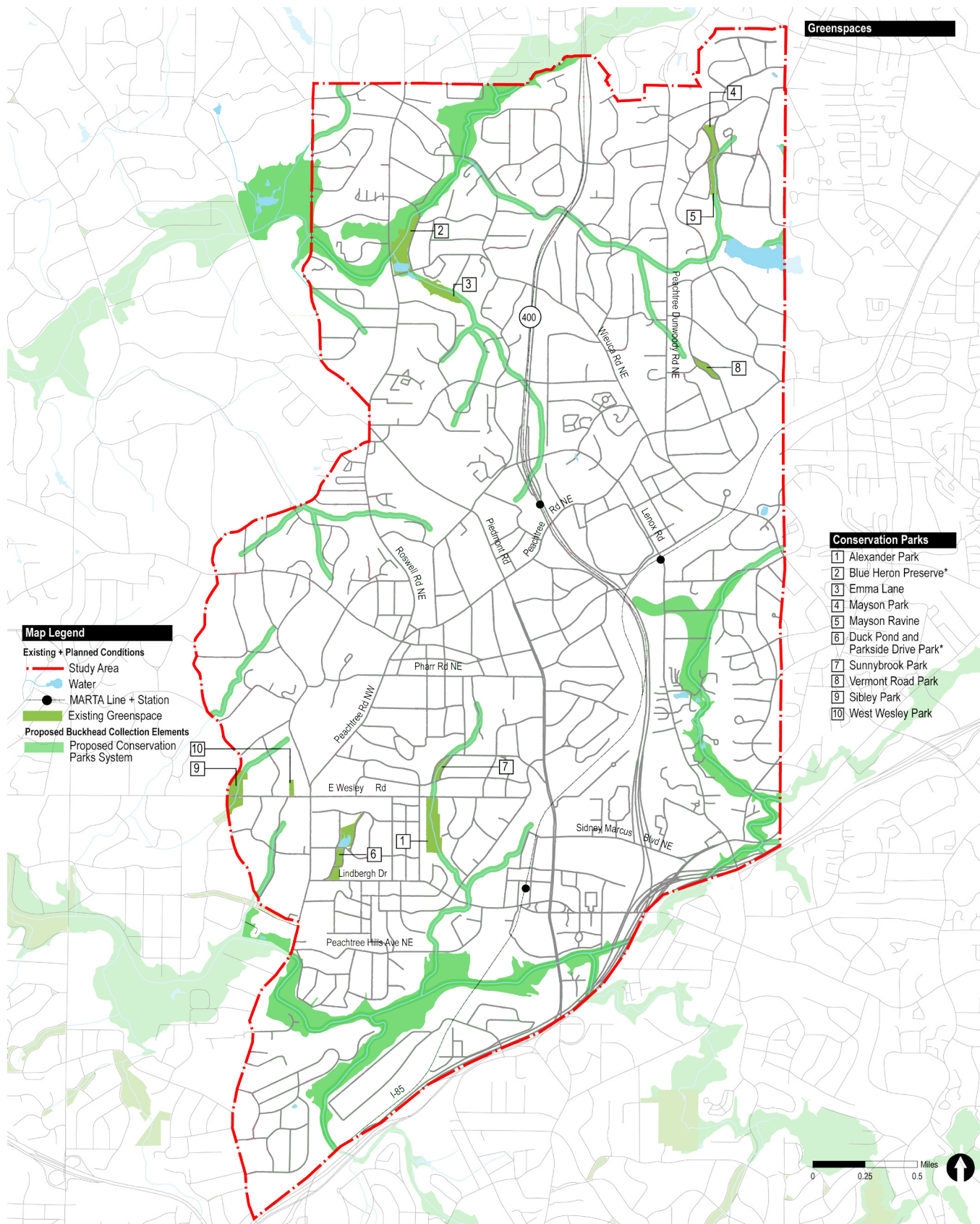


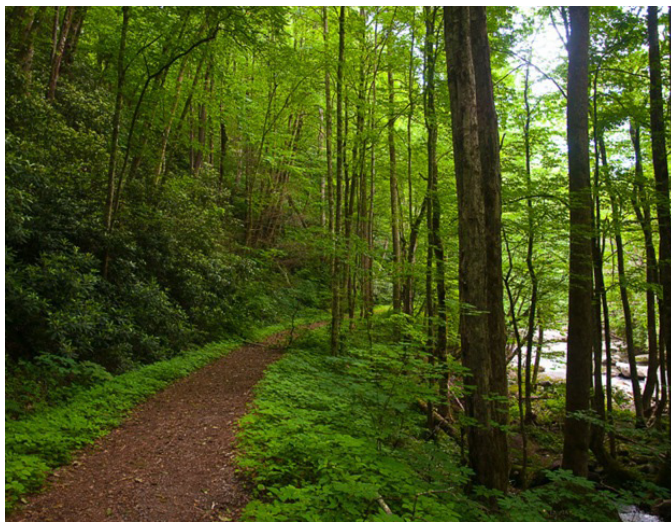
Figure 1.15 - Proposed Conservation Parks Vision

Greenways + Trails Vision

Multi-Purpose Trail



Creek Nature Trail



Guiding Principles

- Creek corridors should be planned and enhanced as multiple-purpose greenways, providing for flood protection, stormwater treatment, wildlife habitat protection and pedestrian/ bicycle circulation wherever possible
- Roadway corridors with wide rights-of-ways (such as GA 400) should also be planned and enhanced as multiple-purpose greenways, providing for stormwater treatment, wildlife habitat protection and pedestrian/ bicycle circulation wherever possible

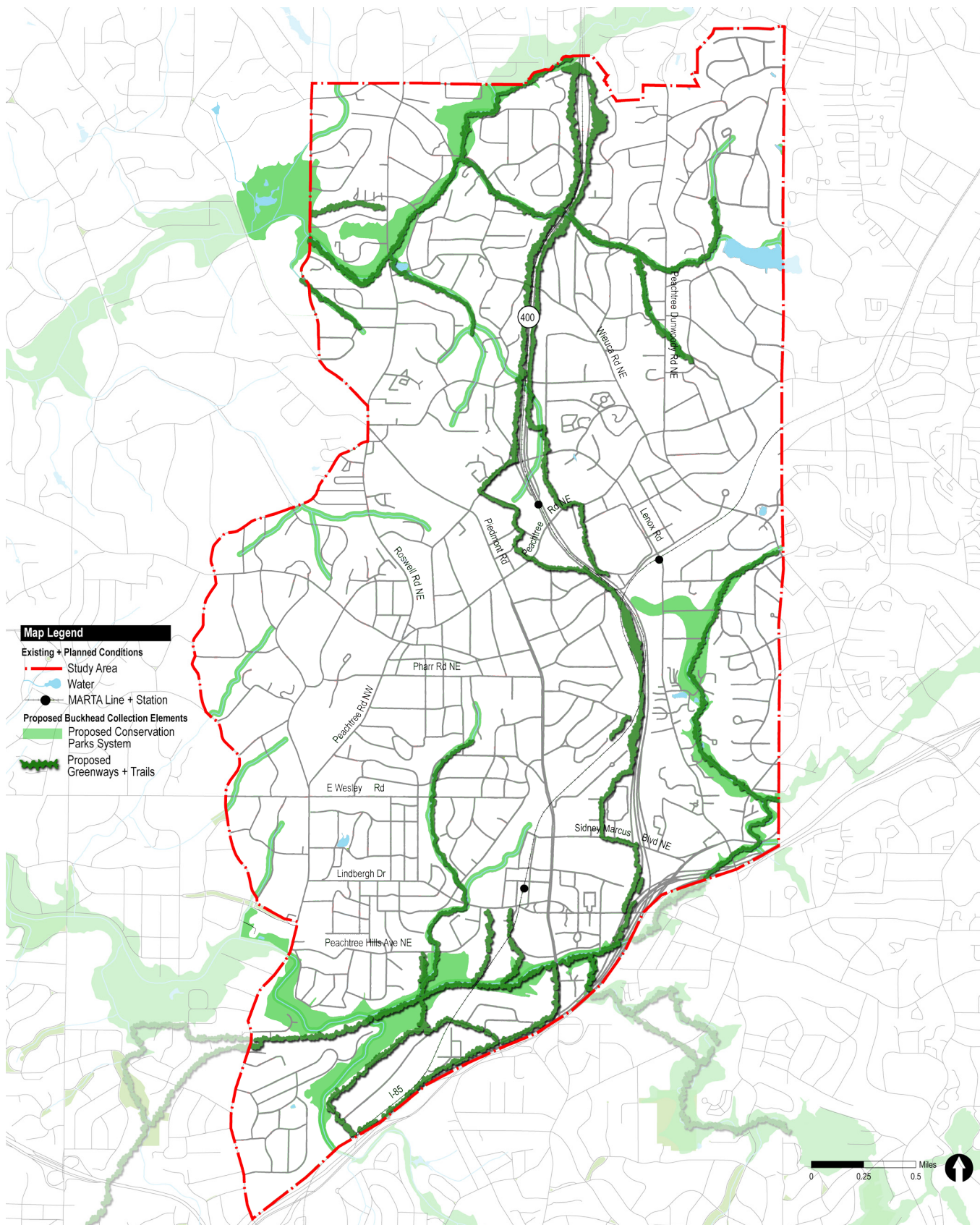
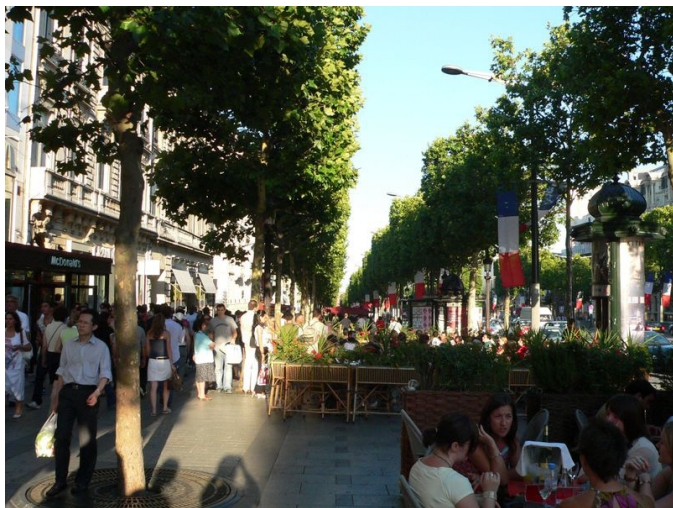


Figure 1.16 - Proposed Greenways + Trails Vision

Streets Vision

Boulevards and Avenues



Guiding Principles

- Every street in Buckhead should safely accommodate pedestrians and bicyclists through wide sidewalks, bike boulevards, or on-street bike lanes wherever appropriate and possible.
- Arterial and collector streets should be redeveloped – over time – as Boulevards and Avenues respectively and should become “complete streets” including bike lanes, sidewalks, street trees, and lighting.
- Complete Streets should include a pedestrian realm that responds to the adjacent land use and is of a sufficient width to balance efficient pedestrian mobility with socially and environmentally functional spaces (e.g. outdoor cafe establishments, informal seating and resting areas, and green areas that function as tree lawns, bio-swales, rain gardens, urban agriculture plots, or places to walk and curb dogs).

Shared Street



- Wherever appropriate, neighborhood streets within the study area should function as shared streets where special consideration is given to pedestrians and bicyclist. Shared streets may be formally designated through the use of signage and sharrows or informally through the strategic placement and use of landscaping, hardscapes, and where appropriate, furnishings such as mailboxes, bollards, street lights, bike racks, seating areas, etc.

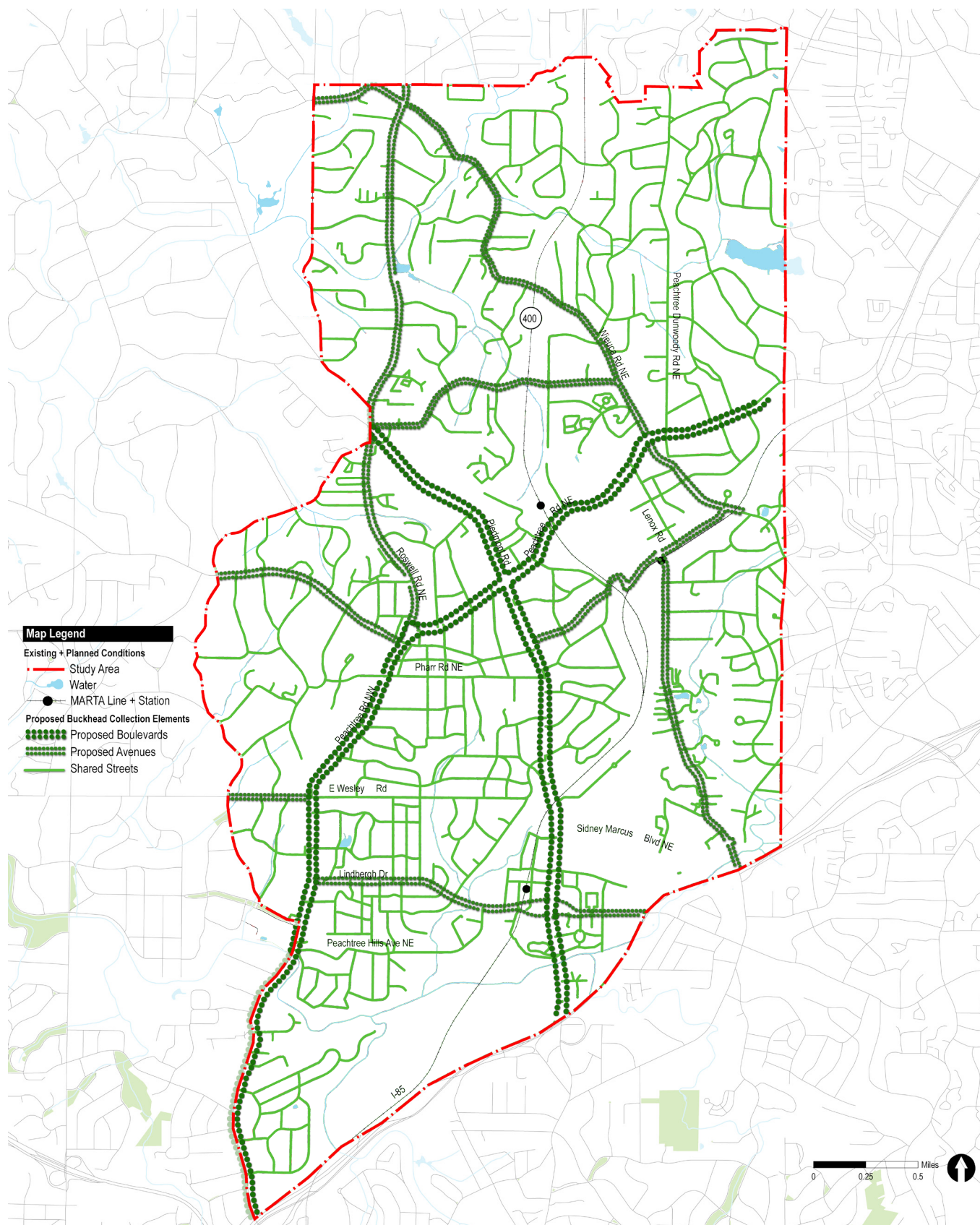


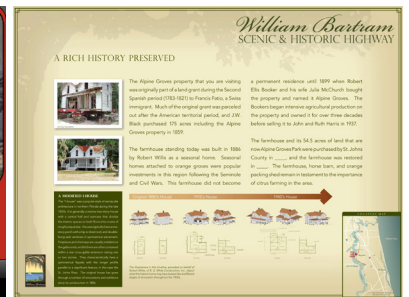
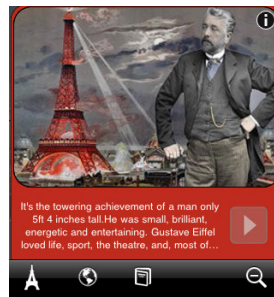
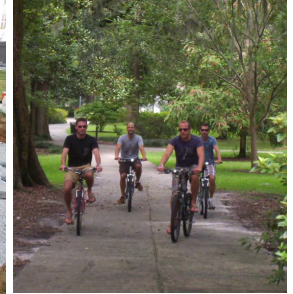
Figure 1.17- Proposed Streets Vision

Cultural and Historical Resources Vision

Cultural and Historical Site



Interpretation Strategies



Guiding Principles

- Cultural and historic sites should be physically connected and integrated into the Greenspace system wherever possible through land acquisition, public access easements, bikeways, and trails.
- Cultural and historic resources and events should be interpreted and communicated throughout the Greenspace System to “tell significant Buckhead stories” such as civil war battles, rural agriculture, natural systems and/or other stories through physical/interpretive design, interpretive signage, exhibits, public art, and digital media.

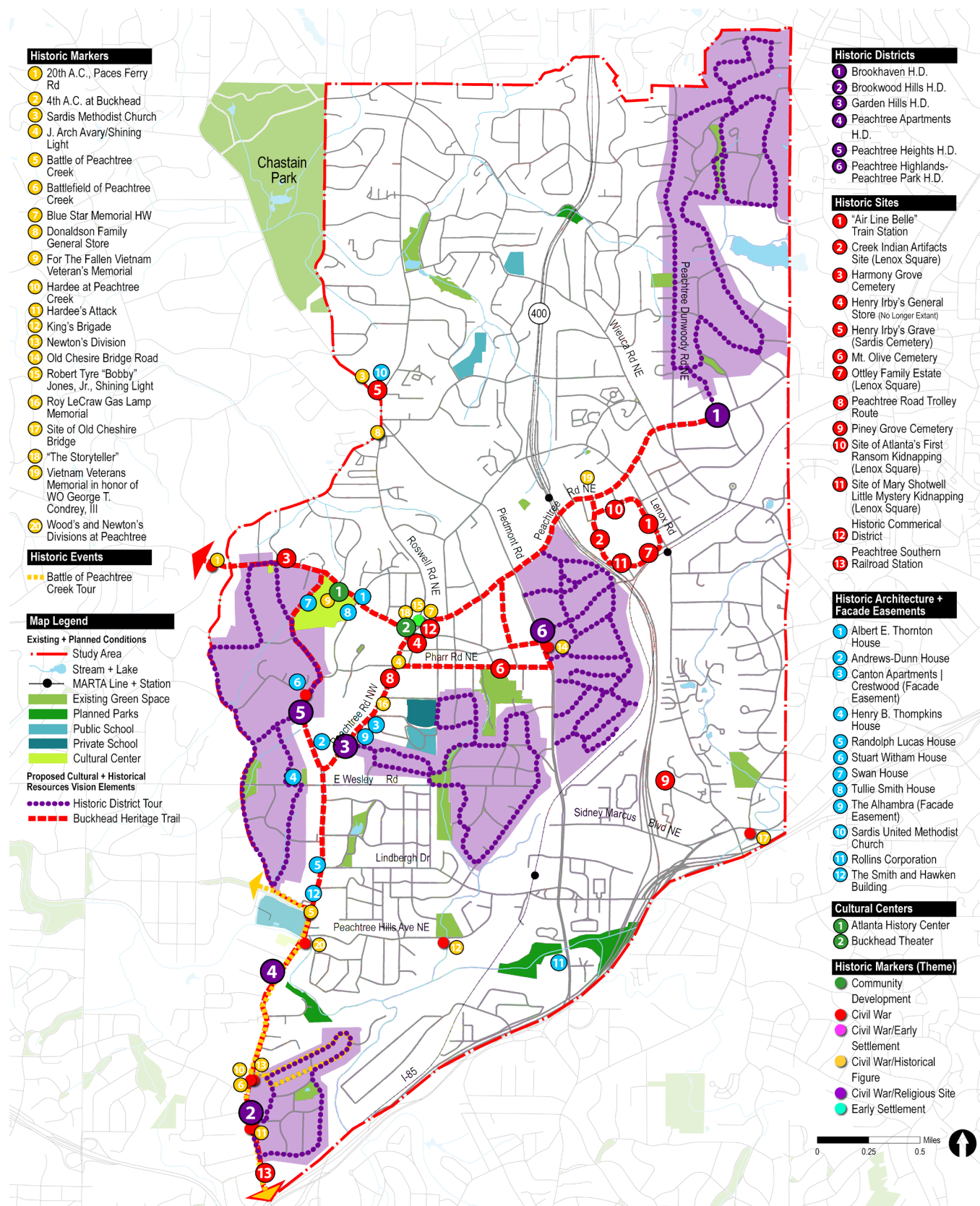


Figure 1.18 - Proposed Cultural + Historical Resources Vision

Public Art Vision

Public Art on Display



Art Walks



Guiding Principles

- Public art should be integrated throughout the greenspace system to attract visitors; enhance the parks experience; and/or help interpret cultural and historic sites.
- Public Art District or “Outdoor Galleries” each with their own unique style, focus, and concentration should be created throughout Buckhead. Informed by existing art galleries and public art on display, Outdoor Galleries would in turn inform the new types of public art pieces that could be installed within the greenspace system.
- Public art should be curated as an interrelated Collection to maximize benefits to the community.
- Public art should be physically connected through signage/wayfinding, art routes/trails, transit, and regularly scheduled social events such as Art Walks or Art Crawls.
- The public art system should be tied together and anchored by the commercial core.

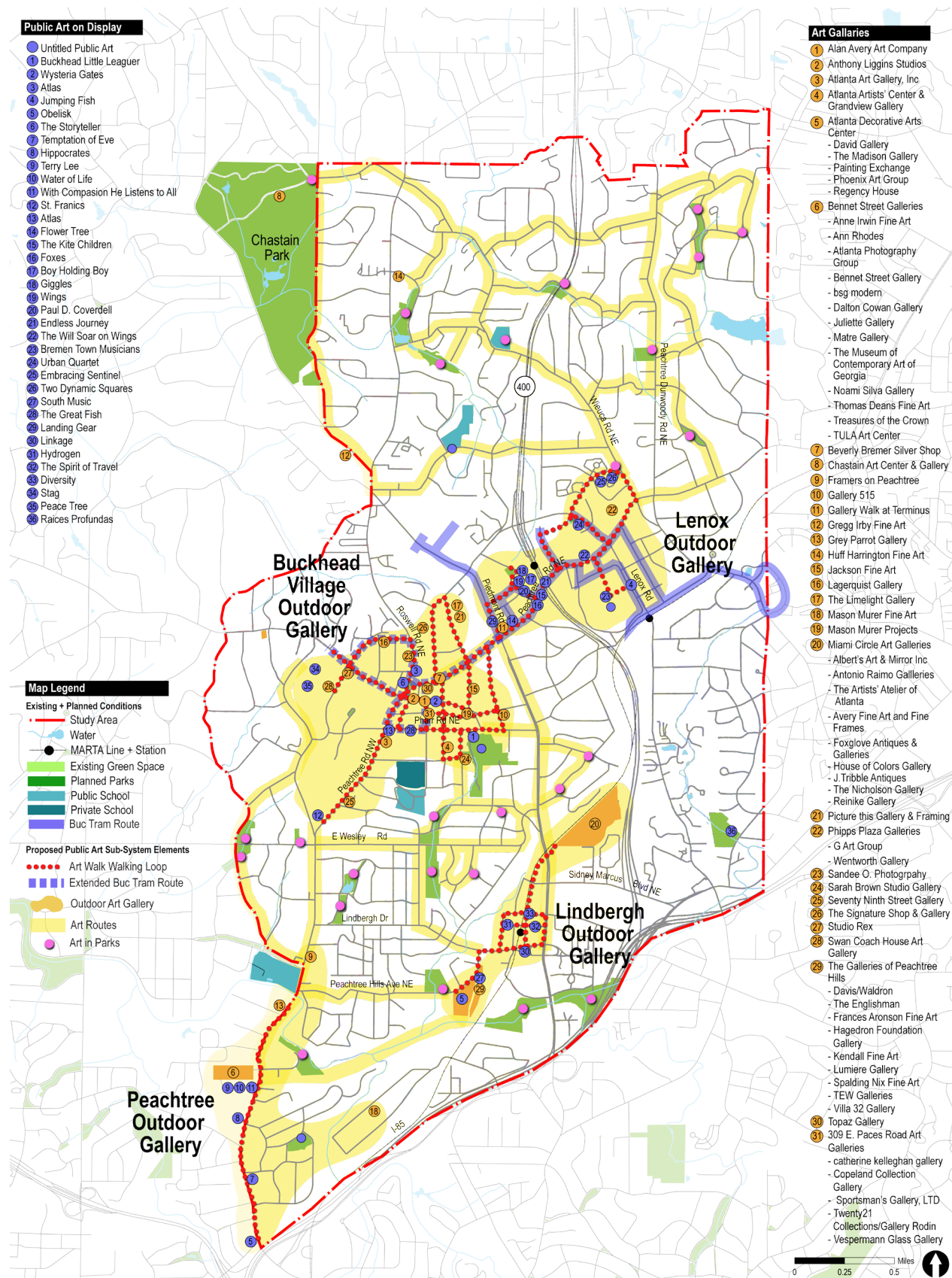


Figure 1.19 - Proposed Public Art Vision

New Greenspace

The Buckhead Collection will add approximately 106 acres of new greenspace to Buckhead’s Council District 7. This does not include the over 9,300 acres of environmentally sensitive areas such as floodplains, wetlands, stream buffers, and areas with steep slopes that could be made accessible to the public through acquisition, public conservation easements, or similar mechanisms. These natural lands represent the largest opportunity for greenspace within the District. Obtaining even 10% of these would make a substantial impact on the Buckhead Collection.

Buckhead Collection Greenspace		
16	Plazas	+ 0.3 Acres
2	Central Gathering Spaces	+ 4.0 Acres
13	Neighborhood Parks	+ 19.5 Acres
3	BeltLine Parks	+ 24.0 Acres
4	Community Park Facility Components	+ 3.5 Acres
17	Community Greens	+ 17.0 Acres
15	Dog Runs	+ 0.3 Acres
2	Destination Dog Parks	+ 2.0 Acres
-	Conservation Parks	+ 9,300 Acres
-	Greenways + Trails	+ 36.0 Acres
-	Streets	+ 20 Miles
Total		106.6 Acres
Total with 10% of Natural Areas Protected		1,036.6 Acres

Order of Magnitude Costs

The following table provides an Order of Magnitude Opinion of Probable Cost for the implementation of the Buckhead Collection Greenspace Vision. It is important to note that cost are planning level opinions of probable cost based on comparable planning studies and 2010 Buckhead land costs established in order of magnitudes for budgetary considerations.

	Cost Category	Quantities	Unit	Unit Cost	Subtotal	TOTAL
Plazas	Site Acquisition	0.3	Acres	\$1,000,000	\$300,000	\$6,700,000
	Site Development	16	Each	\$400,000	\$6,400,000	
Central Gathering Spaces	Site Acquisition	4	Acres	\$4,000,000	\$16,000,000	\$20,000,000
	Site Development	4	Acres	\$1,000,000	\$4,000,000	
Neighborhood Parks	Site Acquisition	43.5	Acres	\$1,000,000	\$43,500,000	\$51,500,000
	Site Development	16	Acres	\$500,000	\$8,000,000	
Community Facilities	Site Acquisition	3.5	Acres	\$1,000,000	\$3,500,000	\$7,500,000
	Site Development	4	Acres	\$1,000,000	\$4,000,000	
Community Greens	Site Acquisition	17	Acres	\$1,000,000	\$17,000,000	\$25,500,000
	Site Development	17	Acres	\$500,000	\$8,500,000	
Dog Runs	Site Acquisition	0.8	Acres	\$1,000,000	\$800,000	\$6,350,000
	Site Development	37	Acres	\$150,000	\$5,550,000	
Dog Parks	Site Acquisition	2	Acres	\$1,000,000	\$2,000,000	\$3,000,000
	Site Development	2	Acres	\$500,000	\$1,000,000	
Conservation Parks	Site Acquisition	10	Acres	\$300,000	\$3,000,000	\$4,000,000
	Site Development	10	Acres	\$100,000	\$1,000,000	
Trails and Greenways	Site Acquisition	10	Miles	\$1,000,000	\$10,000,000	\$20,000,000
	Site Development	10	Miles	\$1,000,000	\$10,000,000	
Streets and Sidewalks	Site Development	20	Miles	\$1,000,000	\$20,000,000	\$20,000,000
Cultural and Historic Sites	Site Acquisition		Sites		\$0	\$5,000,000
	Site Development		Lump Sum		\$5,000,000	
Public Art	Site Acquisition				\$0	\$5,000,000
	Site Development		Lump Sum		\$6,000,000	
GRAND TOTAL						\$174,550,000

The Buckhead Collection Implementation Action Plan

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 1.20 illustrates the range of greenspace opportunities available. Its 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

Organization Framework

Implementation of the Buckhead Collection Greenspace Vision will involve a collaborative effort led by Livable Buckhead, Inc. (LBI) and potentially including the following organizations:

- 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

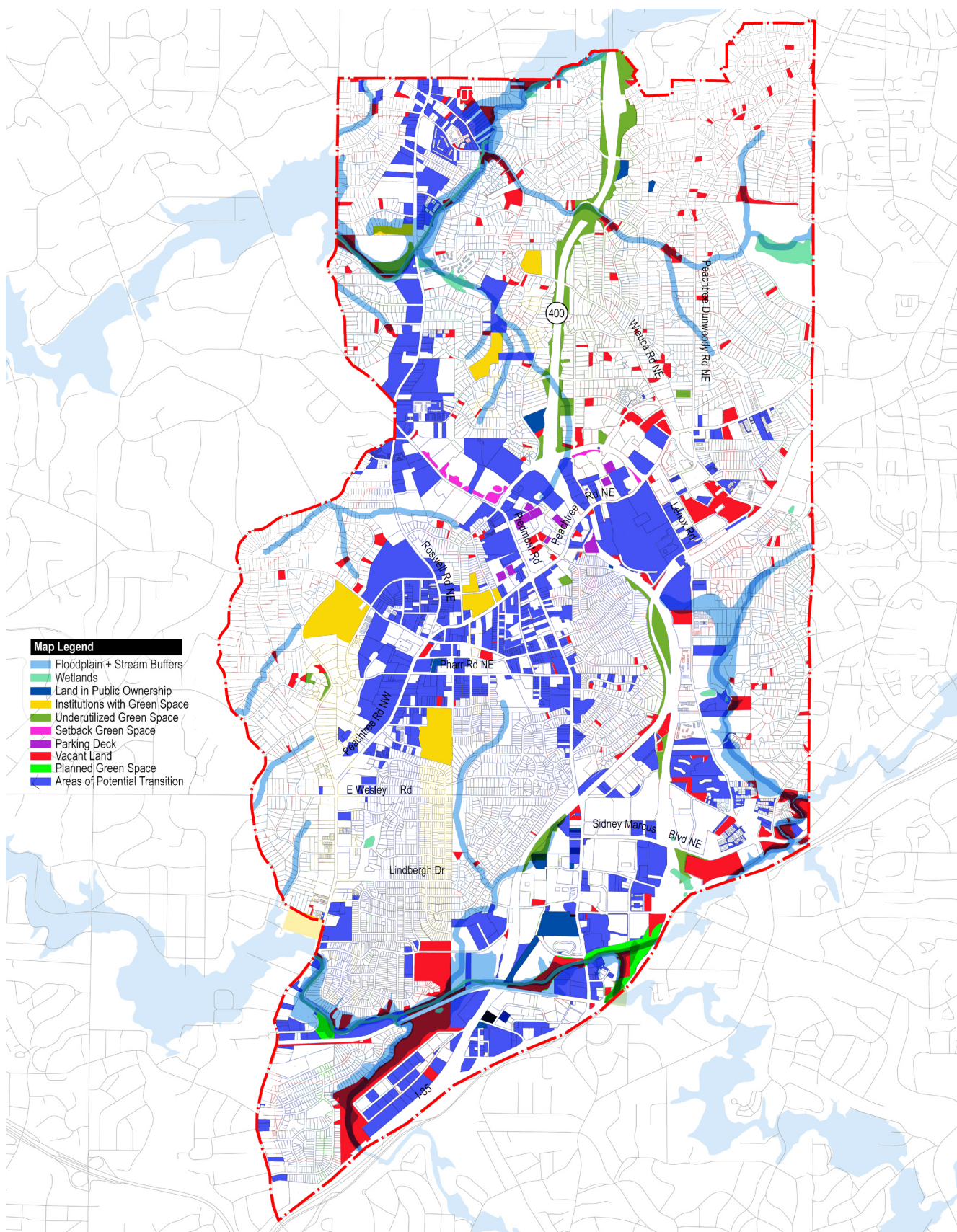


Figure 1.20 - Greenspace Opportunities

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, and
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, and other potential partners

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

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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