

02

The Vision for Greenspace in
Buckhead

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.

The following Guiding Principles were developed in conjunction with the Buckhead Greenspace Action Plan Steering Committee. These principles were informed by the desires and needs of the Buckhead Community as well as parks and open space system planning and design best practices.

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 and workers with access to meaningful greenspace within a convenient distance from their home and business as well as for visitors in hotels
- 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

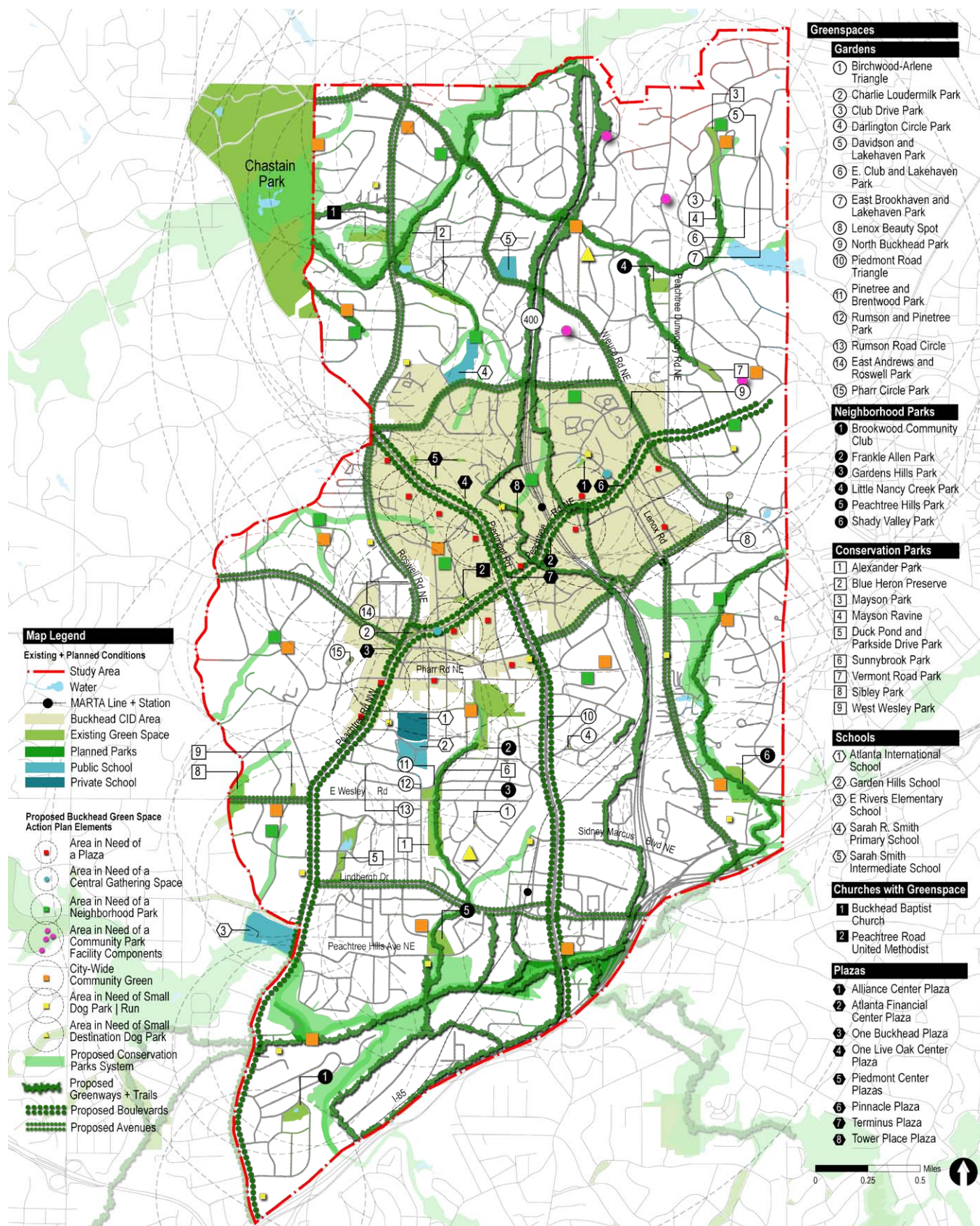


Figure 2.1 - The Buckhead Collection

Civic Spaces Vision

Plaza



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.
- Plazas should be a minimum of 900 - 2,500 sq.ft. and include:
 - Shade trees (deciduous)
 - Sitting areas (movable)
 - Fountains
 - Public art

Central Gathering Space



- 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 Gathering spaces 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.

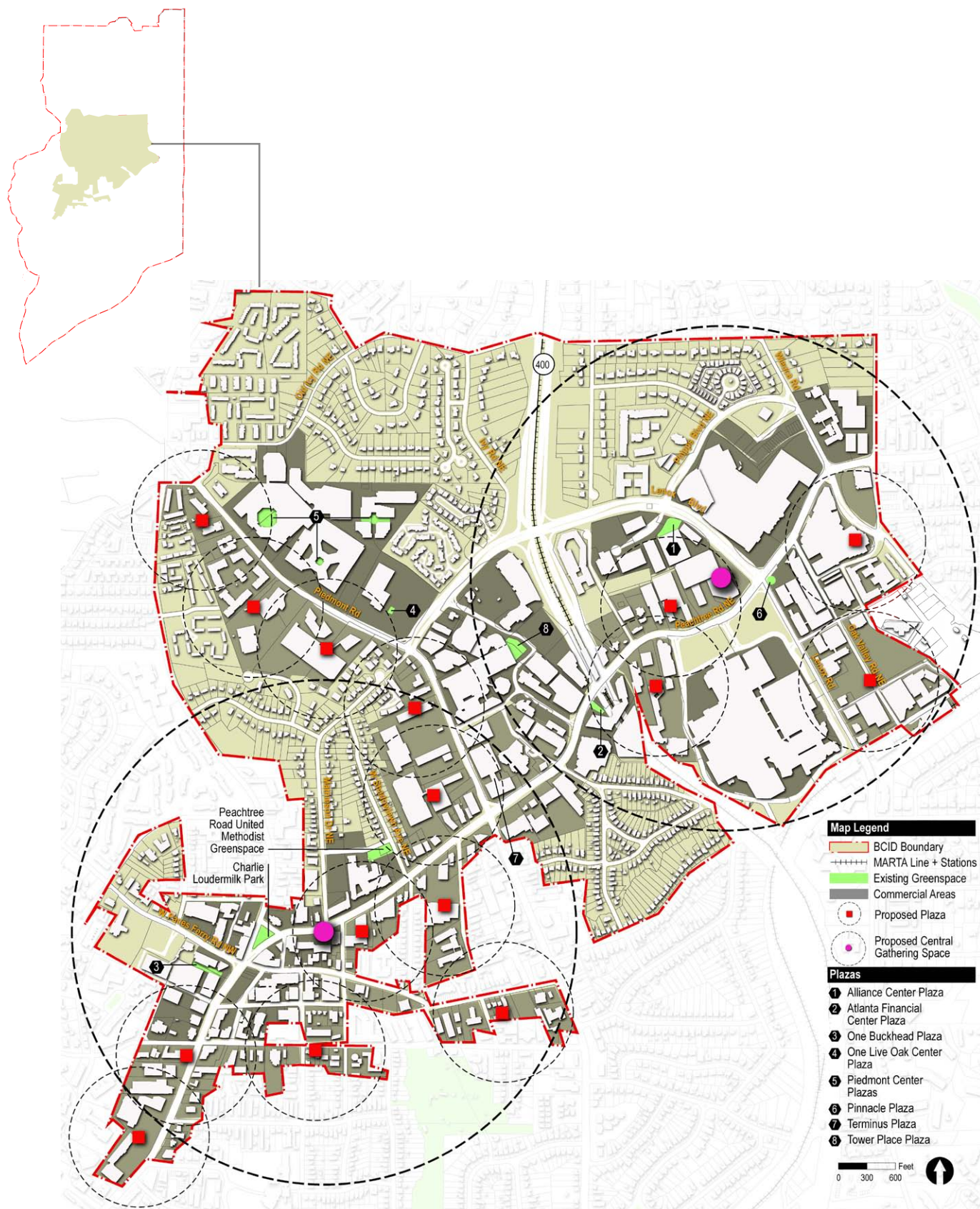


Figure 2.2 - Buckhead CID Civic Space Vision

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

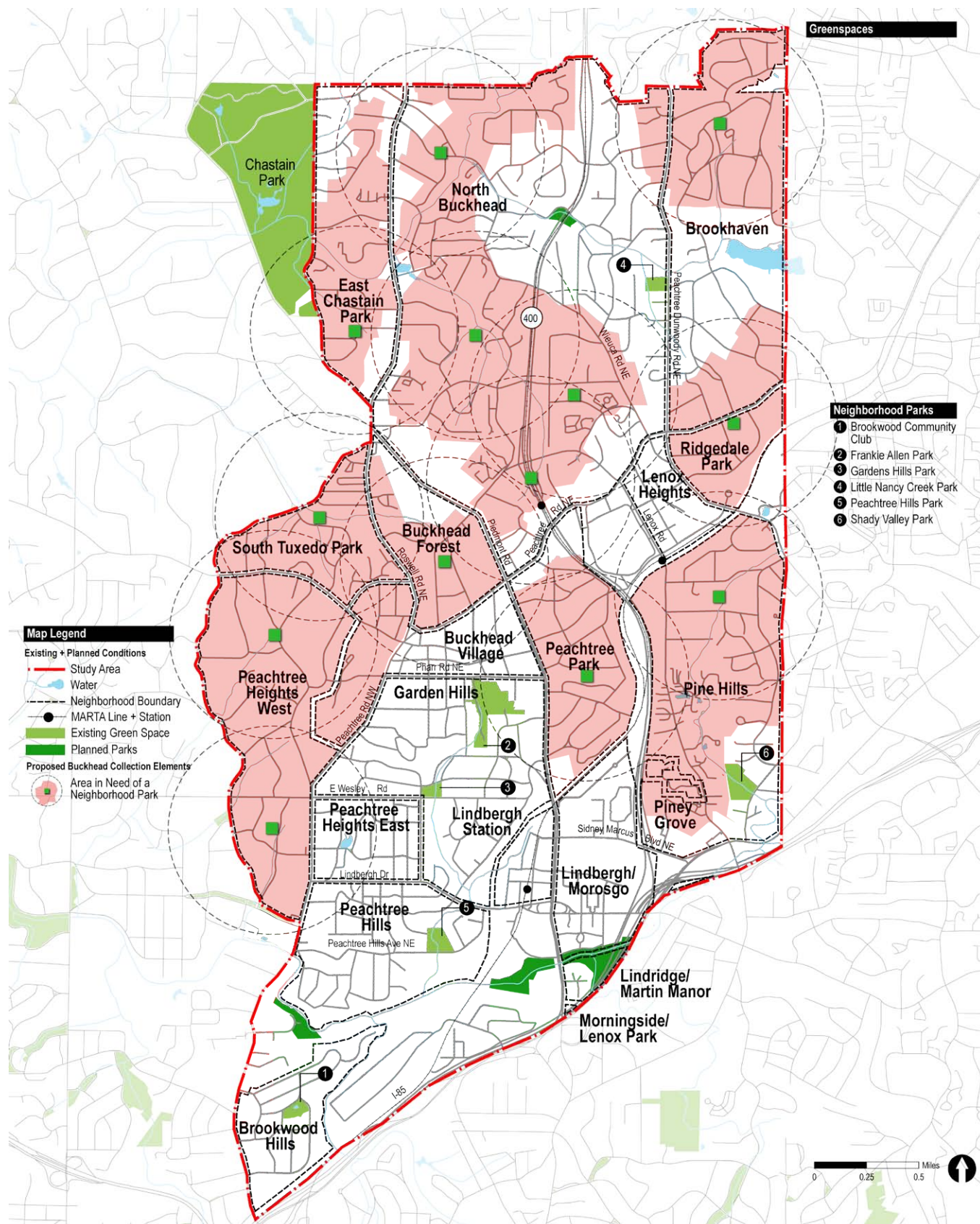


Figure 2.3 - Proposed Neighborhood Parks Vision

Community Parks Vision

Community Park Facility Components



Guiding Principles

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

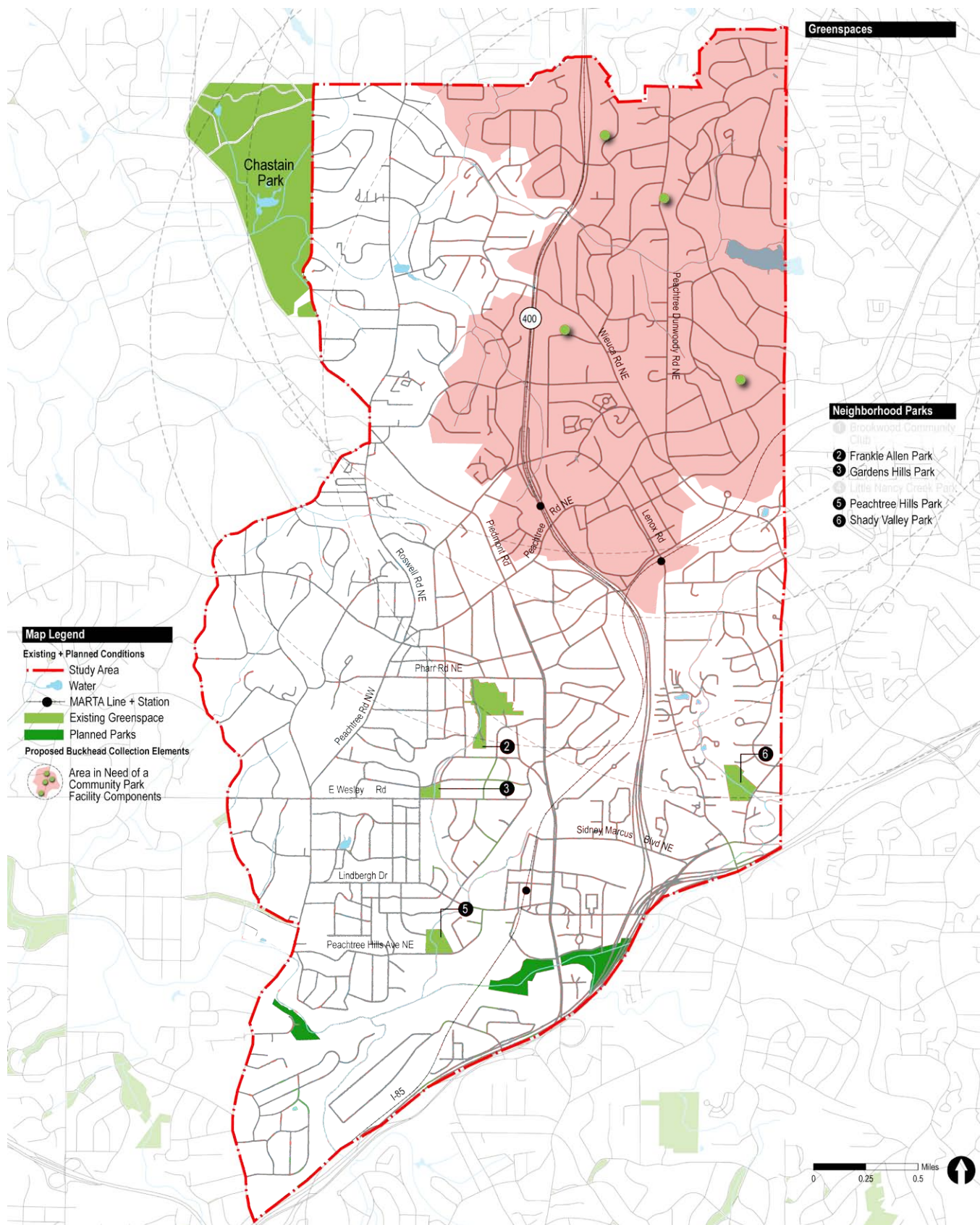


Figure 2.4 - Proposed Community Park Facility Components Parks Vision

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 space
- Community Greens should be a minimum size of one acre and include:
 - Multi-purpose greenspace
 - Pavilion
- 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 Atlanta Public Schools, private schools, and churches to install artificial turf in existing fields to increase capacity.
 - Consider integrating sports facilities into the planned Atlanta BeltLine Parks located within Buckhead's Council District 7.

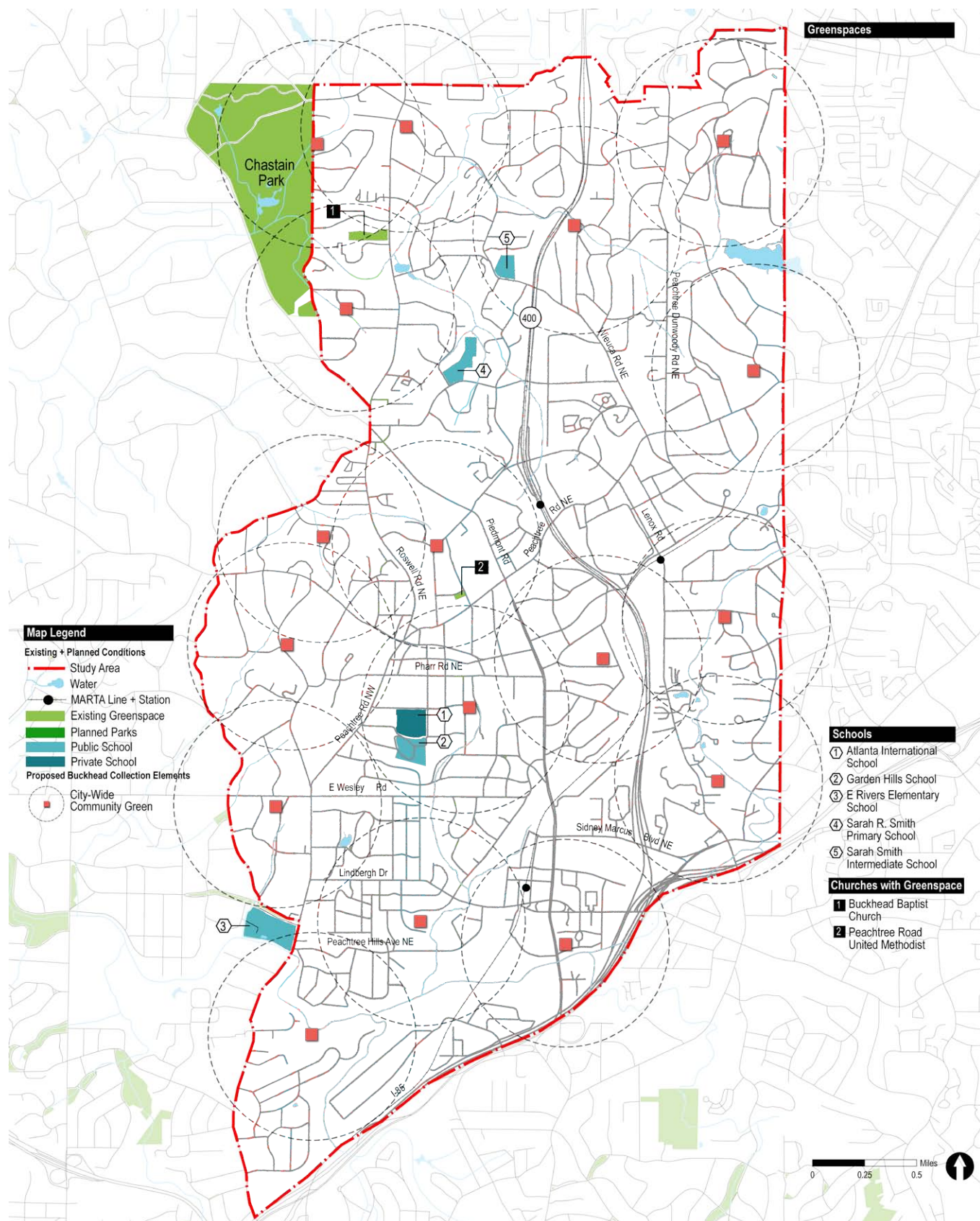


Figure 2.5 - Proposed Sports Facilities + Community Greens Vision

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

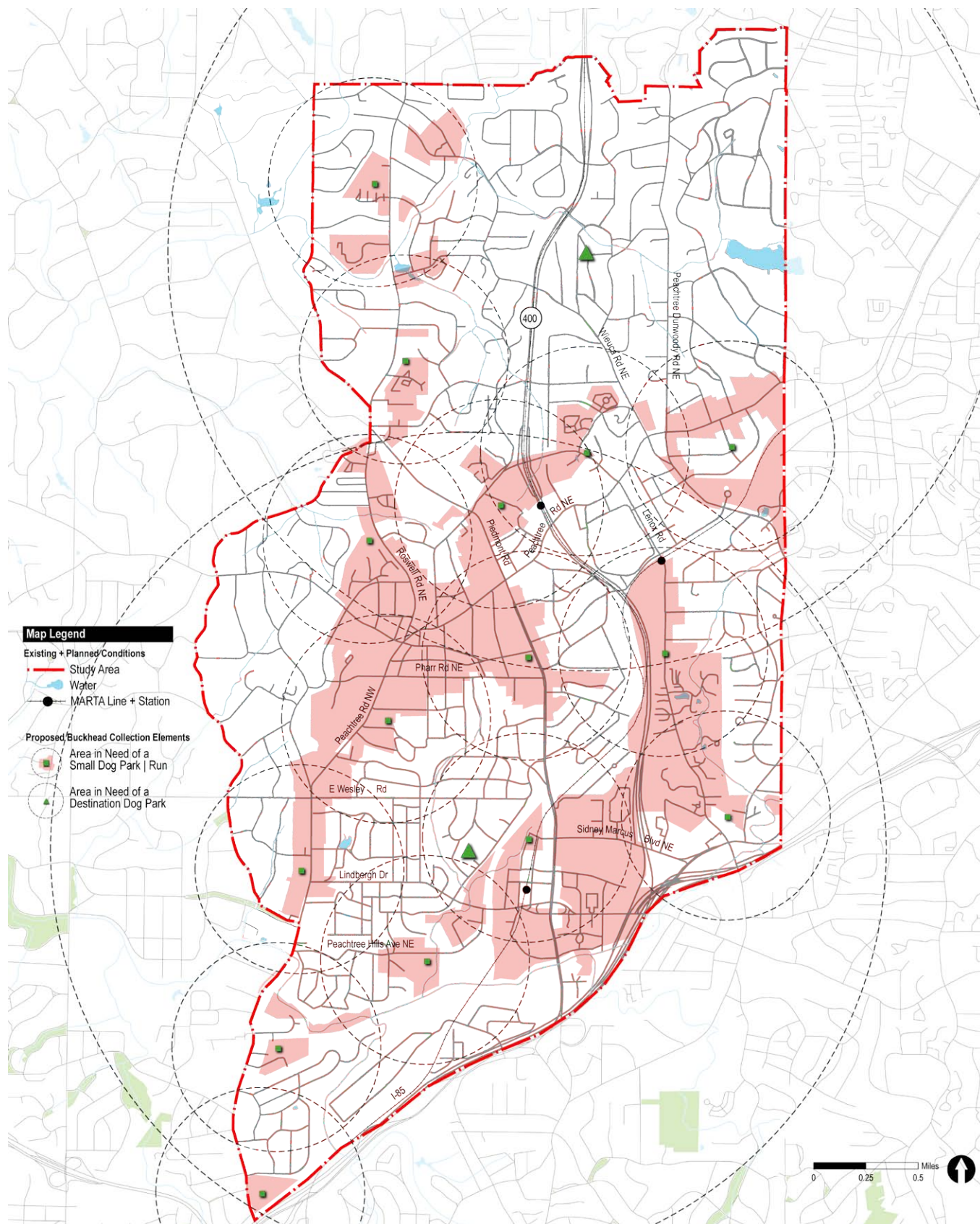


Figure 2.6 - Proposed Dog Parks Vision

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 floodplains, 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

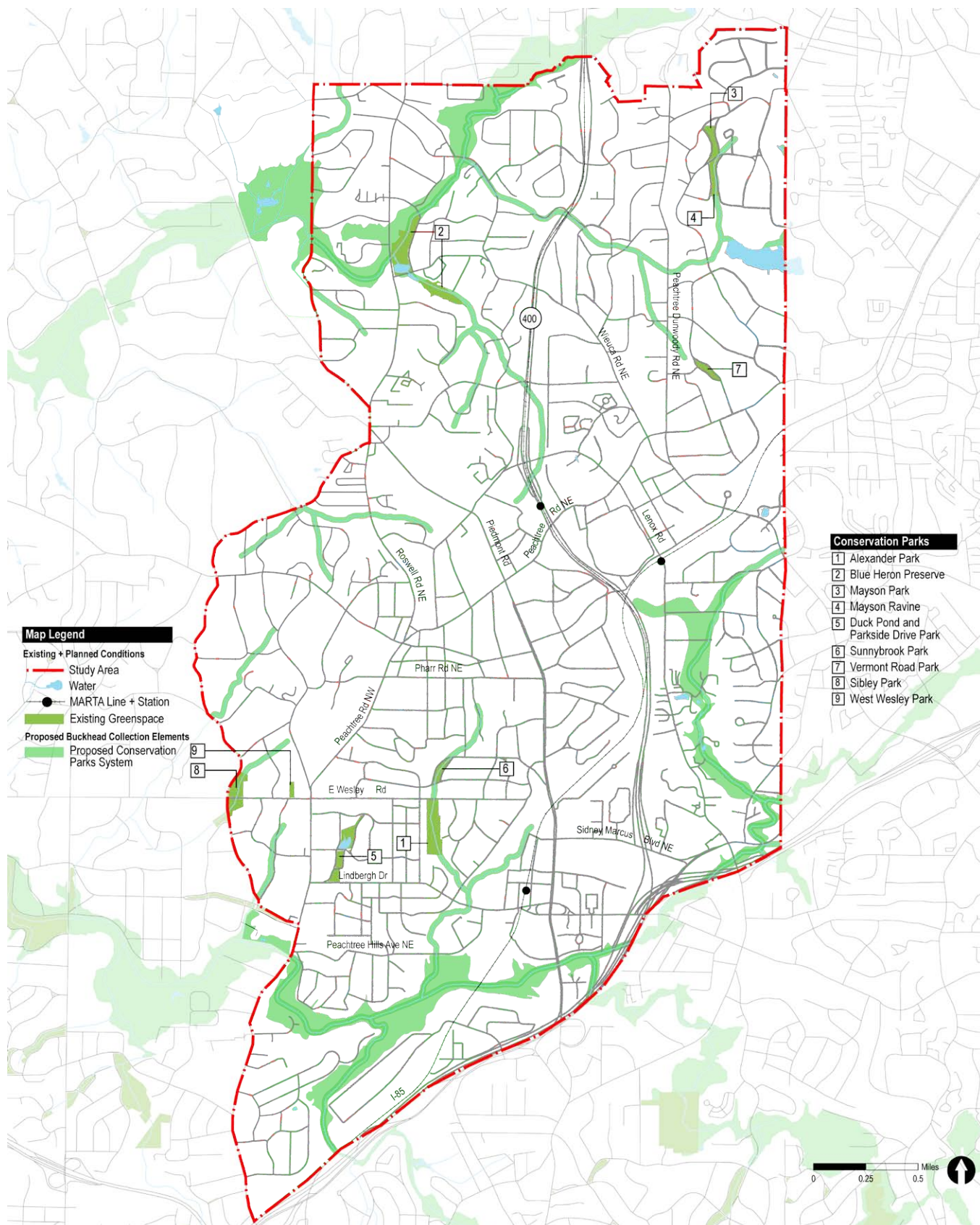


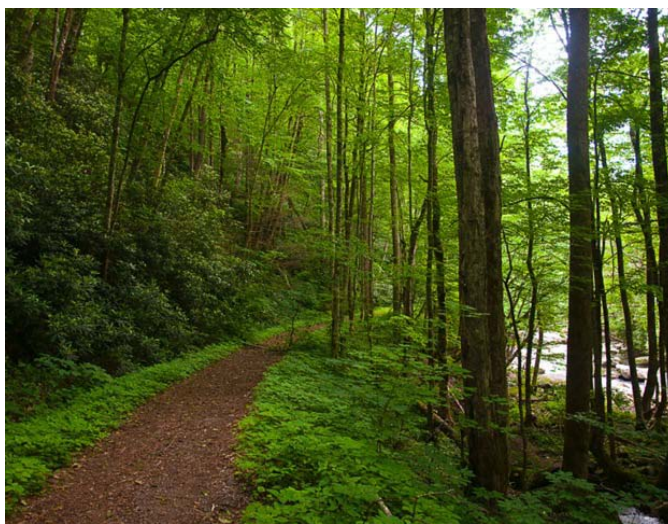
Figure 2.7 - Proposed Conservation Parks Vision

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



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



- Where ever possible, 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.

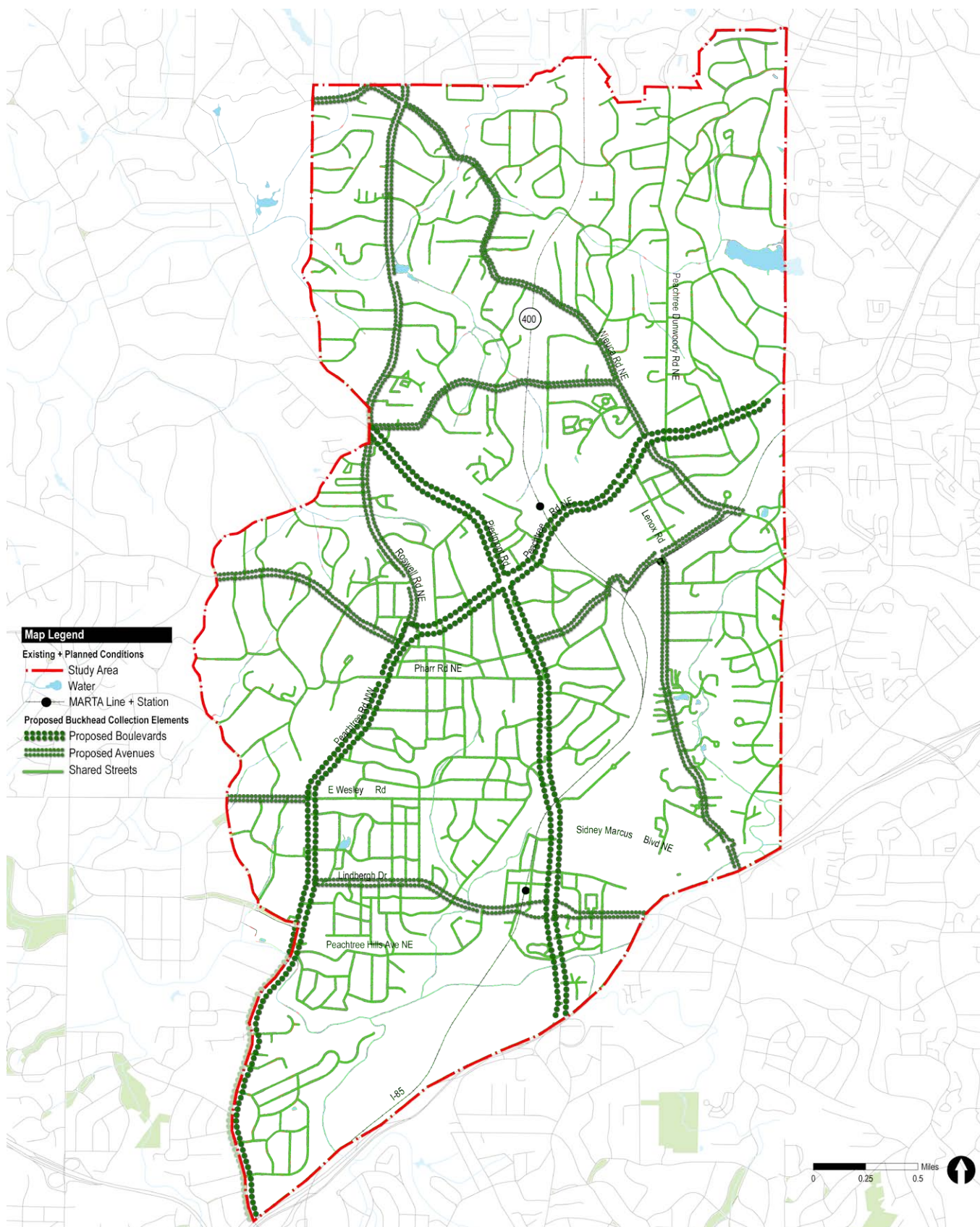


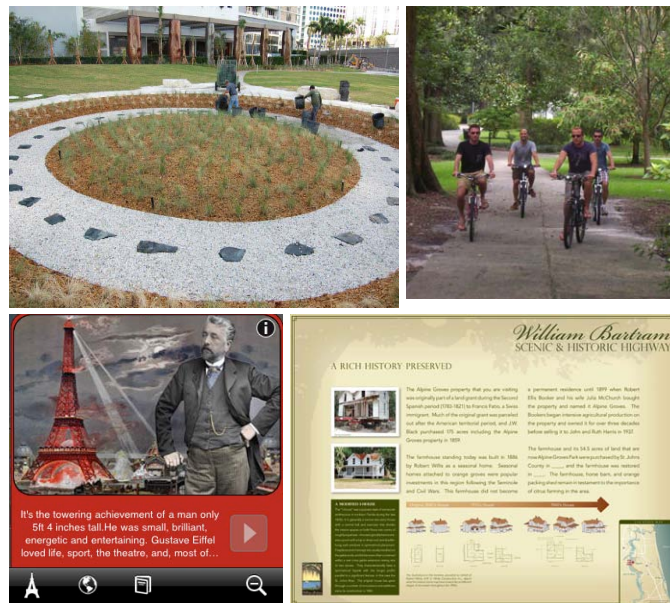
Figure 2.9- Proposed Streets Vision

Cultural + 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.

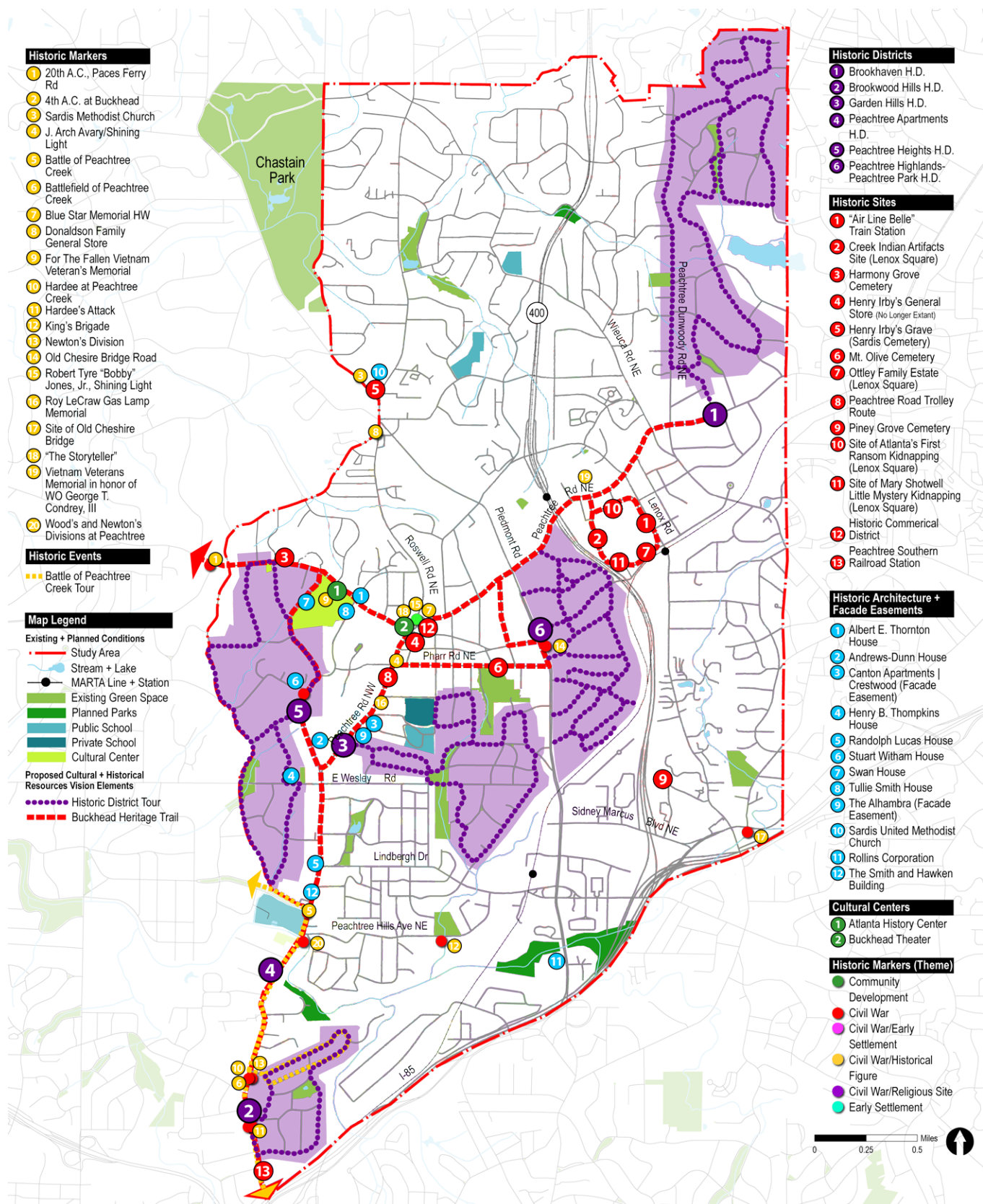


Figure 2.10 - Proposed Cultural + Historical Resources Vision

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.

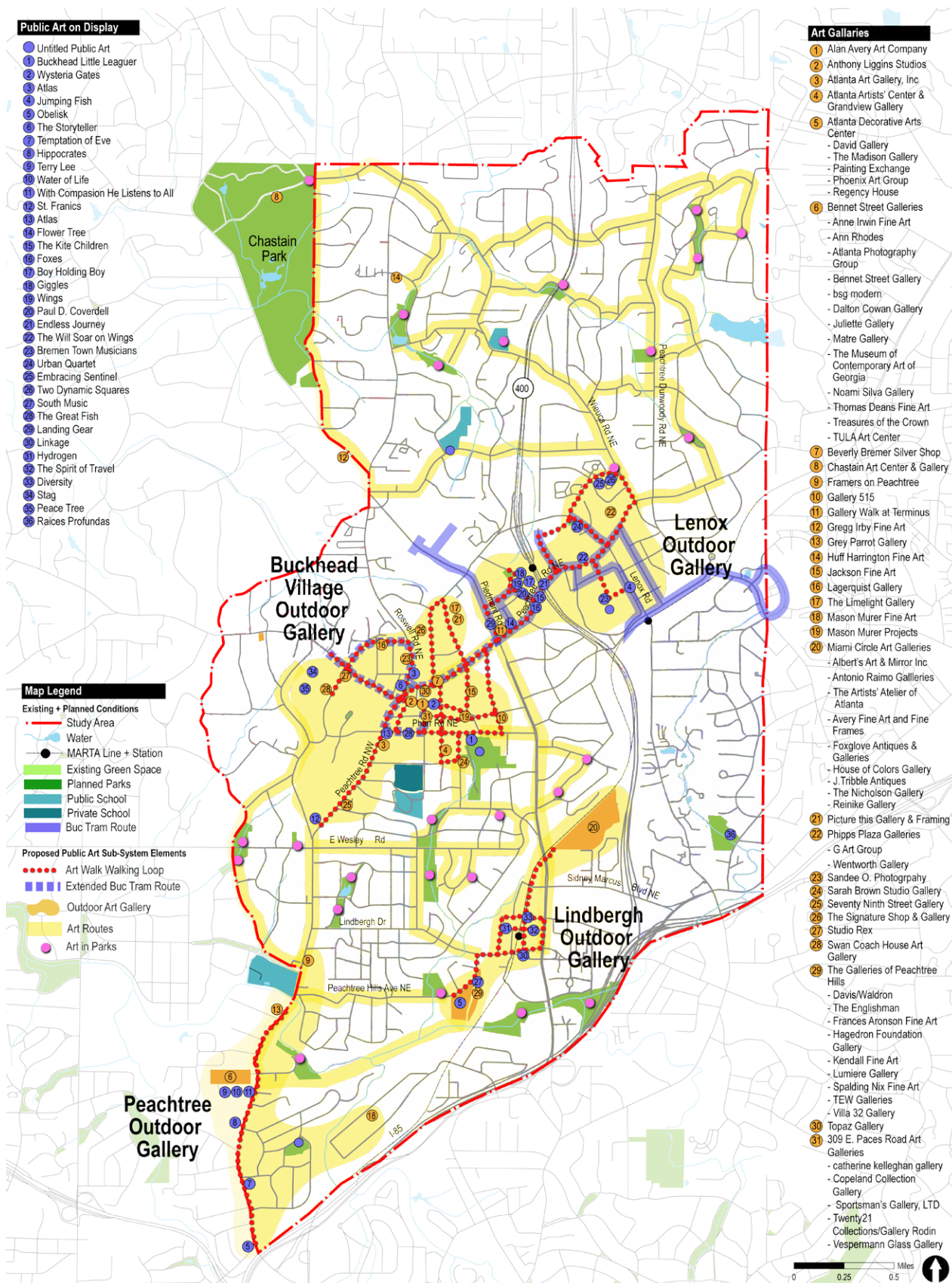


Figure 2.11 - Proposed Public Art Vision

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 acquired or made accessible to the public through 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

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