

# Decatur Legacy Park Master Plan

Visioning + Master Plan  
#imagine77

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**TEAM:**

COOPER CARRY  
Civic Dinners  
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VHB  
Bleakley Advisors



City of Decatur®



# Acknowledgments



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- **Tony Powers**, Mayor Pro Tem
- **Scott Drake**, City Commissioner
- **Brian Smith**, City Commissioner
- **Kelly Walsh**, City Commissioner

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- Aha! Strategy
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# *01.* EXECUTIVE SUMMARY



# 01. Executive Summary

The visioning process for the United Methodist Children's Home site created a clear and unified path for an actionable master plan that connects its past to its future

The visioning process for the UMCH property spanned roughly eight months, launching with collective big picture dreaming, then fleshing out ideas in greater detail, and working with the community to create a Final Concept. The process included four phases: **Investigate**, **Illuminate**, **Ideate**, and **Innovate**.

During the **Investigate** phase, the team worked to understand the existing conditions. Throughout, the **Illuminate** phase, community engagement solicited ideas and input. The **Ideate** phase took the input to create concepts, to which the community responded. The **Innovate** phase analyzed all the community feedback and stakeholder interviews to create one Final Concept and implementation strategy and recommendations.

During the **Illuminate** phase, the workshop process was developed with the goals of being welcoming, providing a variety of platforms for people to feel heard, and create enthusiasm for the future of the park. We created a kick-off celebration workshop with activities that allowed us to all learn more about the park and imagine the possibilities for the future. In March, the consultant team hosted a series of interactive workshops with the public to listen,

translate ideas to paper, and prioritize the goals of the City and community to inform a series of initial Master Plan concept options for the property. The input from the community was carefully recorded and vetted. Favorite concepts and visions for the site emerged and were stitched together to create a Final Concept. The final public workshop presented a Final Concept for the park and prioritized development for site features and programming. Community members were given the opportunity to leave feedback on the plan, suggest potential partners, and brainstorm a name for the 77 acres.

Across the four workshops, major themes emerged which included but were not limited to: preserving buildings and the landscape, providing a space for recreation, a competition track and field, and affordable housing. These themes were used to create a set of Guiding Principles for the master plan.

During this process, it became clear a name for the site the connected past to its future: **Decatur Legacy Park**. Decatur Legacy Park seemed appropriate given the rich history of the site and the role it played in the community. It also symbolizes the legacy that is being left for future citizens with the City's purchase of land.

The workshops culminated in the **Ideate** phase, with the development of three concept plans which featured the major themes. The first concept was a low density plan, preserving most of the buildings as well as natural landscape. It incorporated the addition of a few residential units, but mostly focused on enhancing and improving the existing property. The second concept focused on increasing recreation and housing. It featured a competition track and field for the local high schools and universities to use as well as a twelve court tennis center and multi-use fields. Concept three featured a dense housing option on both the northern and southern boundary and enhanced recreation fields. All of the plans included a rehabilitated Dairy Barn, cross country trails, additional playgrounds, and bike paths. After the concepts were presented to the community, individuals were able to give feedback on their preferred plan. Over 300 individuals contributed through voting cards and more than 900 participated in an online survey. The results favored concept one, but by less than one percent over concept two. Concept three received far fewer votes, with many commenters disliking the focus on housing.

The next step was the **Innovate** phase, to sift through the comments and formulate a single Final Concept. Many of the comment cards wished to combine elements of all three concepts, expressing an interest to preserve greenspace, include a track, and provide a reasonable amount of affordable housing. Understanding this, the final plan reflects these major themes, including the features of concepts one, two, and three which received the most positive feedback. The final plan includes the givens from the initial concept: a rehabilitated Dairy Barn, bike paths, cross country and nature trails, preservation of existing community garden, retention of most of the existing buildings, and new inclusive playgrounds. In addition, the plan introduces a competition track and field with a multi-purpose field in the middle, stadium seating, and lighting. It also includes a strong

residential component with 80 units added in two housing villages located on the northern and southern property lines. It introduces suggested programming to certain parts of the property and created a designated space for artists and creatives, Active Living, and Children and Youth Services programming. The recommended elements of the Final Concept have been checked against the goals of the Strategic Plan, and in particular ones the community identified as important in the February 22 Kick-Off.

The City of Decatur cannot implement all the community's desired elements and programs alone. Partnerships will be key in the successful fulfillment of this visioning process. Refining the public comments to develop a list of recommended elements and phasing, the consultant team examined how these fit into the tasks and goals outlined in the 2010 Strategic Plan. The tasks from that strategic plan helped lay a foundation for potential partnerships at Decatur Legacy Park. The phasing identifies immediate enhancements which are inexpensive and would bring a new level of energy to the site. It also includes mid and long range plans for more costly investments, including housing and the track and field. High level costs of major elements such as infrastructure and the track and field are included and helped shape the phasing and partnership recommendations. Yet with the proper partnerships and funding, projects can be accelerated within the suggested time frame.

In conjunction with the Final Concept and the recommended elements, an implementation strategy highlights the next steps for creating a management entity and process for establishing appropriate partnerships. The management entity will be responsible for seeing that the Guiding Principles, manage partnerships, and fundraise for the site.



## investigate

# Immersing ourselves in the history and context of the United Methodist Children's Home

The original property for the United Methodist Children's Home included over 200 acres of farmland on Snapfinger Road (now Columbia Drive) near Decatur. The Trustees for the United Methodist Children's Home purchased the property in 1873. The new property included a large two-story house, which provided a group home for the children. The Superintendent of the Home ensured that the property could support the needs of the children who lived there. The children planted 300 fruit trees and numerous grape vines at the site. Dairy cows provided fresh milk, and the Home's residents worked in the gardens and grew vegetables for their meals. By 1920, the Home sold a portion of the property, retaining 165 acres. Farming continued, and children and their caretakers grew a variety of food crops including potatoes, melons, okra, squash, cabbage, and corn. Most of the meat and

vegetables produced at the farm were consumed by the Home's residents.

By the 1960s, the Home began to sell off portions of the property to support its financial needs. Farming at the UMCH continued, and in 1960, the farm included 100 head of purebred whiteface Hereford cattle, 25 hogs, and approximately 1,000 chickens. The Home constructed a dam, which established the pond within some of the agricultural fields. Farming continued at the Home until the 1970s. With the decreased need for land, the UMCH sold the easternmost portions of the property (primarily former livestock fields) to developers in the 1970s and 1980s, reducing the property to its current 77 acres. The current property includes the southernmost portion of the former UMCH site.

# 1860 Land Lots- DeKalb County



## 1951- Aerial with Approximate Property Boundary



## 2017 - Aerial



Image Courtesy of the Pitts Theology Library at Emory University, Atlanta, Georgia

The existing buildings are predominantly organized around a central spine and loop road. The buildings are a legacy that tell a story of how some of the most vulnerable children have been cared for. Key buildings on site include the Chapel which is still owned by the United

Methodist Church. The Main Building and Dining Hall, currently occupied by Children and Youth Services, is at the main vehicular entrance to the park. The Dairy barn is the only remaining building related to the site’s agricultural history. The park core includes housing for children and

existing buildings





operational support like the Infirmary and the Laundry building. Buildings at the north and south ends of park served as housing for staff. The most recently constructed buildings, Wood, Goodwin, Cochran, and Ruff Cottages, were built in the 1990's and served as emergency housing

for families. These four cottages represent how the operations of the United Methodist Children's Home were shifting.

- |                               |                    |
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| ⑤ Williams Cottage            | ②⑦ Goodwin         |
| ⑥ Atlanta Flea Market         | ②⑧ Cochran         |
| ⑦ Jane Cochran                | ②⑨ Ruff            |
| ⑧ Main Building & Dining Hall | ②⑩ Hyatt           |
| ⑨ Facilities                  | ②⑪ Smith Cottage   |
| ⑩ Hemphill                    | ②⑫ Kerr Cottage    |
| ⑪ Sheddon Cottage             | ②⑬ Gym             |
| ⑫ Education Center            | ②⑭ Laundry         |
| ⑬ Whitehead Hall              | ②⑮ Dairy Barn      |
| ⑭ Leigh Cottage               |                    |
| ⑮ Nickerson                   |                    |

## illuminate

# Active public engagement to understand the community's expectations, preferences, and desires

The aim of the public engagement was to create a final concept that represented the community's input and matched the ability of the city and the community to implement. To do this project, we had to align with the City's Strategic Goals established in the 2010 Comprehensive Plan. The consultant team, in gathering months of feedback, studied the Strategic Goals and community feedback in order to set guiding principles for the final concept. After setting these, we again looked at how the community feedback could

be quantified and help establish a program for the master plan of the Decatur Legacy Park. We reexamined categories from the Kick-Off Celebration and comments from the responses to the drawn concepts to add a layer of major community concern- infrastructure. This puzzle of community feedback was our guidepost for developing the final Final Concept Master Plan and Implementation Strategy outlined in chapter 5.

## guiding principles

- 1 **Establish this place as a community space for all**
- 2 **Preserve and Enhance the Park**
- 3 **Create a sustainable, well-connected master plan that builds community**
- 4 **Incorporate a wide-range of uses**





## ideate

Thousands of ideas contributed to three concept plans with varying degrees of density and program elements. From passive recreation to a vibrant sports complex and dense housing, each creates a different feel and utilization of the property.









After synthesizing over 2,000 comments, drawings, pictures, and emails, the consultant team got to work drawing three alternative concept plans for the future of the site. Each plan captured the public's desire to see greenspace and the property preserved while also incorporating various recreation facilities and housing. The three concepts spanned three levels of density, and went to further clarify the desired density the neighborhood is wanting. The concepts also incorporated some of the big asks, the items that large groups of community members and organizations rallied behind like the track and field, affordable housing, and a tennis center. The consultant team worked within the constraints of the site to develop three concepts that were feasible in their own right. There were a few givens across all three concepts including

several new playgrounds, the rehabilitation of the Dairy Barn, the continuation of the Global Grower's Community Garden, trails throughout the conservation area, and preservation of the gym and pool.

We developed more detailed plans of these elements after talking with stakeholders that would be partners in implementing the plan. We also spoke to housing stakeholders to help understand the form and location of housing that may work best.




The goal was to test how bringing together these elements impacted each other when laid out in more detail. The purpose was to let the community see these elements and give feedback on a deeper level of detail.

## Concept 1

- |   |   |
|---|---|
|  Cross Country Course  |  Open Green Space        |
|  28 Housing Units       |  Arboretum               |
|  300 New Parking Spaces |  New Playgrounds         |
|  Arboretum Seating      |  Sand Volley Ball Courts |






## Concept 2

- |  |  |
|--|--|
|  Track and Field     |  61 Housing Units         |
|  Multi-Use Field    |  Expanded Pool           |
|  12 Tennis Courts  |  650 New Parking Spaces |
|  Arboretum Seating |  Cross Country Course   |



## Concept 3

- |  |  |
|--|--|
|  128 Housing Units     |  Community Gardens    |
|  389 New Parking       |  Arboretum Seating    |
|  Nature Trails         |  Recreation Space     |
|  Cross Country Course |  Realigned Katie Kerr |



## A concept that melds community priorities

After workshop 6 and online survey, we gathered over 1,000 comments regarding the three concept plans presented on April 30th. We recognized that the track and field was a necessary component of the plan. We also heard that a medium density housing option was most preferred for the site in an order to preserve the existing character of the site yet provide enough units to create a small community. Providing multipurpose fields was also an important goal and could be accommodated inside the track and field. We incorporated a 3.1 mile cross country course that utilized existing and new trails. New structured grass parking spaces that can be built as needed yet minimize impact on the landscape. Overall, this plan will be used to guide partnerships the City to fulfill the community priorities heard in this process.





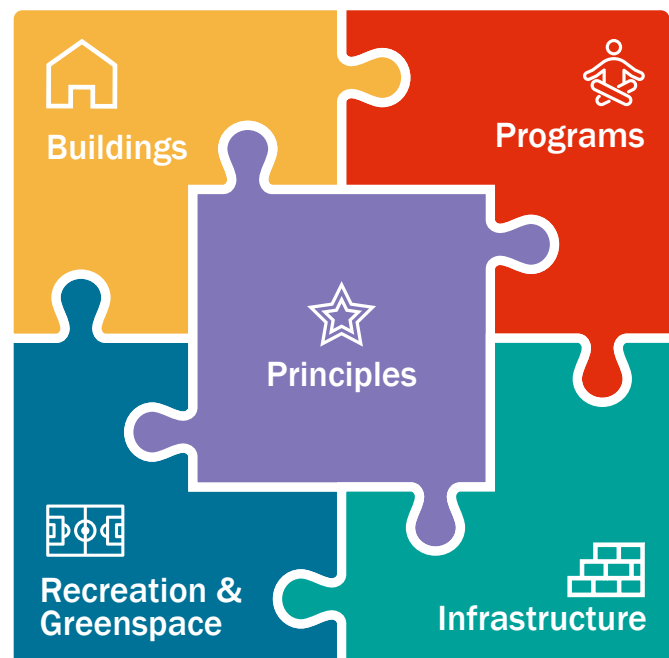
## Our blueprint for making the community's vision for the Decatur Legacy Park a reality.

How does the UMCH property that the City purchased in 2017 embody the vision for the future that has been revealed through this process? A strategy focuses on how inception, maintenance, and an implementation plan fit hand-in-hand with the City of Decatur strengths. Implementation and operation of the Decatur Legacy Park must also fulfill the tasks of the 2010 Strategic Plan, specifically the five that were a clear priority to the community (note on page 40-41).

The strategy for implementation is to hone in on partnerships for the City to form. In order to do that, the team has broken down the recommended elements shown in the Final Concept, both programmatic elements like community events and elements that require
















construction such as the Arboretum. With City Staff and the stakeholders, the consultant team paired these elements with potential partners who have a mission and the resources to help bring the community's desire for the site to fruition.

These partnerships will allow the City to implement programs and elements of the Final Concept that are part of its typical operations, like artist studios or the arboretum are better suited to be operated by another organization. Importantly, these partners will fund the programming and the burden will not be on taxpayers alone to support the vision.









## principles



-  Interpretive markers throughout the site to tell the story of the property
-  Install an overview of property's history and site map at Heart of Campus plaza
-  Preserve and rehabilitate character defining features of cultural landscape
-  Nominate the park for the National Register of Historic Place
-  Sensitive adaptive reuse of existing historic buildings
-  Utilize multipurpose fields will provide greenspace that can be used for a number of different sport events
-  Underplant existing specimen trees with new trees to preserve historic canopy
-  Preserve existing healthy trees on the park
-  Create the arboretum to enhance the natural landscape
-  Preserve the existing front lawn as passive greenspace
-  Add memorial trees along new interior roads
-  Enhance the landscape around the Dairy Barn and Pond
-  Preserve the pine forest along S. Columbia
-  Institutional zoning category is recommended upon annexation of the property into the City of Decatur
-  Consider the master plan as the comprehensive site development plan





## buildings



-  Establish partnerships with non-profits and community organizations that can repurpose the existing core buildings
-  Arboretum Seating that can be used for local arts organizations or small music performances
-  Renovate Edwards Cottage, Trustee Cottage, Hyatt Cottage, and Smith Cottage for artist and creative studios
-  Develop a North Housing Village with small scale cottages
-  Develop a South Housing Village with small scale cottages and a mix of multiplex buildings
-  Partner with housing organizations to ensure accessibility and affordability

## programs



-  Retain and enhance existing community garden spaces
-  Build relationships with community partners who can offer programming in keeping with guiding principles of the master plan
-  Establish a creative village which supports local artists with studio space and housing, including a central public plaza
-  Support active use of the pond with a covered dock and rent-able canoes

## infrastructure



Construct a multi-use path on the East side of South Columbia Drive in partnership with the PATH Foundation



Extend bike paths throughout the site to enhance circulation and connection



Provide bus shelters at each MARTA bus stop along South Columbia



Realign south drive entry to Inman Drive  
Signalization



Build new interior road that extends to the existing loop drive and connects the South Housing Village to Katie Kerr



Add an entrance along Katie Kerr to support event circulation and residents in the South Housing Village



Construct two grass structured permeable parking lots as needed



Add grass structured on-street parking on existing and new roads on the site as needed for parking demand, including the North and South Housing Villages

## recreation & greenspace



Build two Sand Volleyball Courts



Refurbish Pool and Gymnasium



Construct a competition level lighted eight lane track and field



Build two new playgrounds that feature inclusive play equipment



Create an orchard containing 15 Pecan Trees, 19 Peach Trees, and five Scuppernogs trellises



Build Nature Trail and Cross Country Trails throughout the site



## Potential Partners

In keeping with long-standing Decatur tradition, as well as the key element in this process, community stakeholders will play a key role in implementing this plan. The plan reflects the principle that no major changes can happen on the site without significant participation from community partners – in funding and programming. The stakeholder meetings that occurred throughout the master planning process allowed the City and the consulting team to identify a group of committed supporters who are potentially willing to work to ensure that the master plan vision becomes a reality. Further, numerous local individuals, non-profit organizations, and other community groups have been identified throughout the process that will likely play an integral part in the implementation and on-going operations of the site. It is assumed that these stakeholders and partnerships will help to lead parts of the implementation of this master plan, while numerous additional partners will be

essential and additional partnerships will continue to emerge and evolve over the years.

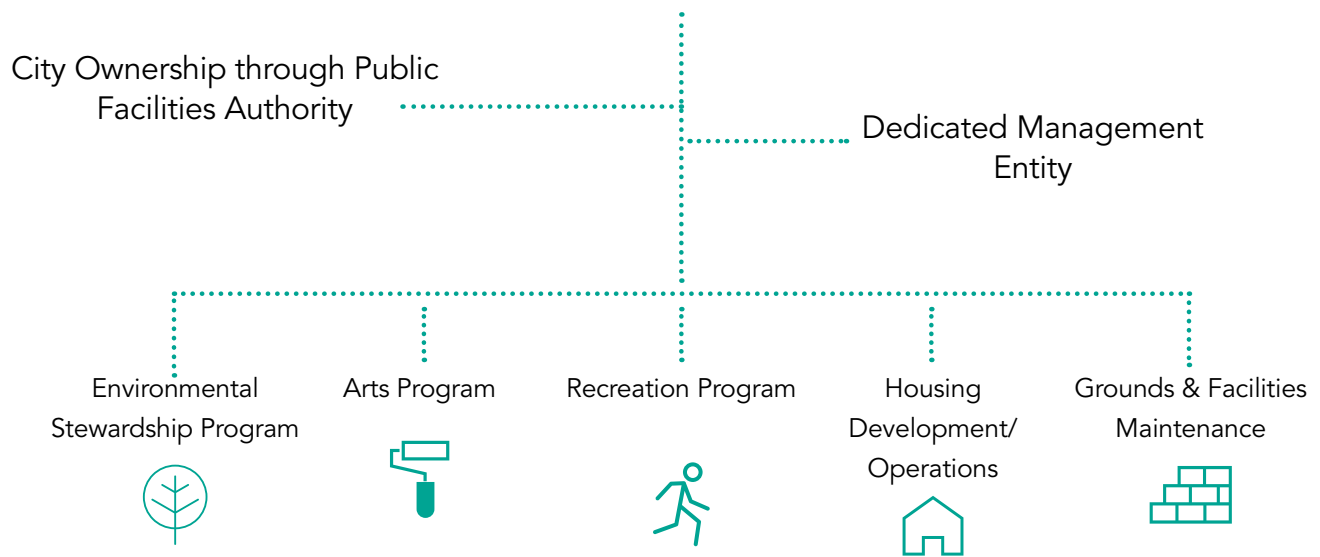
Community entities who participate in the implementation of the master plan will play a variety of roles. Some may participate through galvanizing wider community support, whereas others may create, build, and/or operate new programs and/or facilities that have been highlighted in the master plan.

Master plan implementation, and the community members who will help to make it a reality—including City of Decatur staff, departments, and boards—are clustered into five blocks:

1. Environmental Stewardship and Programming
2. Arts Programming
3. Recreation Programming
4. Housing Development and Management
5. Ground and Facilities Maintenance

## Organizational Structure

### Decatur Legacy Park On-going Management



The recommended arrangement for master plan implementation and permanent operations of the property is to call upon a new dedicated entity that will be assigned the task of implementation, financial management, and on-going operations of the entire 77-acre Decatur Legacy Park.

It is envisioned that while the City of Decatur, through the Decatur Public Facilities Authority, which was created to help in the purchase of the site, will retain ownership and will have the ultimate obligation for governance, a new dedicated entity can be most responsive and is in the best position to oversee and execute master plan implementation and on-going site operations.

The new dedicated entity would have the responsibilities of daily oversight and management of the community-driven implementation. We recommend that the City develop a process in which the dedicated overall management entity is empowered to select the partners who will execute master plan implementation and on-going operations. The selection of these partners should occur only when the dedicated entity has determined the timing is proper for such execution. That is, the master plan and the programming of the site will evolve over time, with some portions already in place and others that could take years before a course for implementation, including funding, of a master plan element has been fully developed.

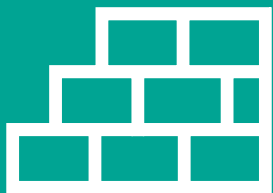
## Short Term Costs at a Glance

Inclusive  
Playgrounds  
\$100,000-  
\$300,000



Site Trees  
\$55,000

Arboretum & Meadow  
\$175,000



Infrastructure\*  
\$1.3 million

Interpretive  
Markers  
\$4,000 each

Orchard  
\$35,000

Cross Country  
Trail  
\$50,000-  
\$90,000



Nature Trail  
\$40,000- \$80,000

Dairy Barn  
Stabilization  
\$50,000-  
\$100,000

Removal  
of Invasive  
Species  
\$653,000



\* Includes sidewalks, permeable parallel parking, and new internal roads

## Long Term Costs at a Glance

The Long Term Costs, Track & Field and parking, include the following:

- Competition track surface
- Stadium lighting
- Fencing
- Field event equipment
- Site preparation and grading
- Bleachers
- Associated parking/ traffic infrastructure



Track & Field  
\$4-\$7 million\*



Parking for Track  
\$245,000

\* Includes capital costs only



## conclusion

“Nothing is decided and nothing will be decided until everyone’s had a chance to be heard. From there, we make a plan. Because that’s how Decatur gets things done.”- Mayor Patti Garrett

Six months, 1,200 comments, 290 Civic Dinner attendees, over 600 individuals meeting attendees, six stakeholder meetings, three potential concepts, one final plan. A new name: Decatur Legacy Park.

Decatur Residents can rest assured that their voices were heard. Each comment was carefully documented and factored into the decision making processes. Countless meetings with stakeholders and community members were held to learn about potential partners and community requests.

The Final Concept represents the priorities that emerged from shared dinners and community meetings. The successful implementation of the community vision is dependent on the City of Decatur sharing responsibility for funding and operation of different elements with appropriate partners, overseen by a management structure.

While this planning document outlines possible phasing scenarios, the timing of implementation of each element of the Final Concept is dependent on funding. For example, it is possible that the Track and Field can be built in the first five years if a successful partnership and funding can be achieved.

As this initial process concludes, it is important that stakeholders and the community remain engaged with the City of Decatur with the same enthusiasm and interest that have been shown since February. This historic campus is envisioned to remain a community asset and carry forward the rich legacy of enriching the lives of every community member.



Decatur's Legacy Park visioning process:

- The **Investigate** phase allowed us to immerse ourselves into all things UMCH.
- The **Illuminate** phase revolved around active community engagement. We worked to establish an informed understanding of the community's expectations, preferences, and desires.
- The **Ideate** phase brought the understanding and awareness gained from the community engagement to inform the bold ideas, guiding principles, and recommendations that will ultimately guide the future vision for Decatur Legacy Park.
- Once consensus was reached on the vision and ideas, our team focused on how to execute and move forward with the plan. The final phase, **Innovate**, charts a path for the ideas to move from paper to reality by establishing an actionable plan to prioritize, phase, fund, and build the vision.





Image Courtesy of the Pitts Theology Library at Emory University, Atlanta, Georgia

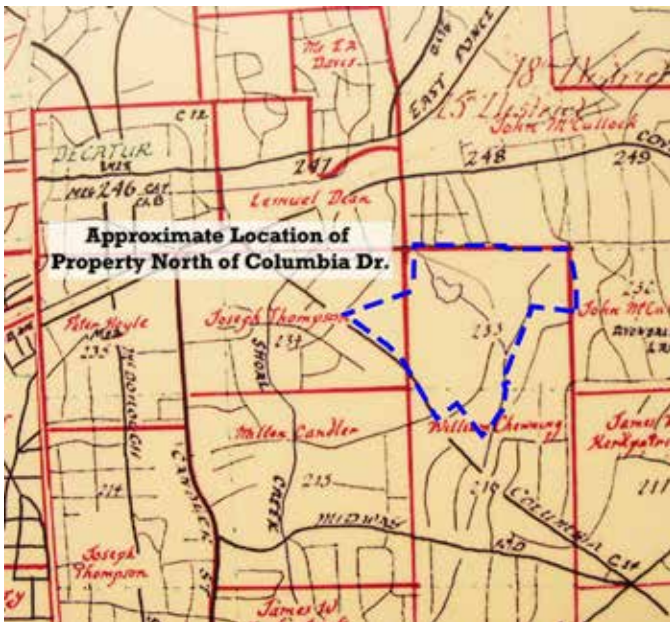




02.

**INVESTIGATE**





# 1860 Land Lots- DeKalb County



## 1951- Aerial with Approximate Property Boundary



## 2017 - Aerial

Source of Images: Pitts Theology Library at Emory University



# 01. Site Boundaries

The original property for the United Methodist Children's Home included over 200 acres of farmland on Snapfinger Road (now Columbia Drive) near Decatur. The Trustees for the United Methodist Children's Home purchased the property in 1873. The new property included a large two-story house, which provided a group home for the children. The Superintendent of the Home ensured that the property could support the needs of the children who lived there. The children planted 300 fruit trees and numerous grape vines at the site. Dairy cows provided fresh milk, and the Home's residents worked in the gardens and grew vegetables for their meals. By 1920, the Home sold a portion of the property, retaining 165 acres. Farming continued, and children and their caretakers grew a variety of food crops including potatoes, melons, okra, squash, cabbage, and corn. Most of the meat and vegetables produced at the farm were consumed by the Home's residents.

By the 1960s, the Home began to sell off portions of the property to support its financial needs. Farming at the UMCH continued, and in 1960, the farm included 100 head of purebred whiteface Hereford cattle, 25 hogs, and approximately 1,000 chickens. The Home constructed a dam, which established the pond within some of the agricultural fields. Farming continued at the Home until the 1970s. With the decreased need for land, the UMCH sold the easternmost portions of the property (primarily former livestock fields) to developers in the 1970s and 1980s, reducing the property to its current 77 acres.

## 02. Site Assessment

After 144 years, the United Methodist Children's Home sold their 77 acres of sprawling green park with historic buildings, recreational fields, pond, and dense forest to the Public Facilities Authority of the City of Decatur.

The site assessment was a crucial component to the investigate phase and understanding the rich story the 77 acres has to tell.

The surrounding neighborhoods are vibrant and active. Residents recognize the site as a vital asset to their community. It's an asset not only to those it neighbors but to the community at large. For a number of years the grounds have been open to the community and used by community organizations such as Global Growers, the YMCA, the Friends Schools of Atlanta, the Waldorf School, and others. Decaturians of all ages enjoy walks around the pond or taking part in recreation leagues that use the fields on the site.

Historic buildings, fields, and orchards dot the landscape, telling the story of the Children's Home

and it's previous residents. The site assessment focused on better understanding the site and how it has been and is currently being used. This process of discovery and understanding is the foundation for the Final Concept of Decatur Legacy Park.

During the Kick-Off meeting the consultant team learned of the significance that these buildings hold to the community as places of recreation and gathering for local children. Community members also expressed interest in the preservation and re-purpose of the buildings. Ideas were shared to transform the buildings into makers space, housing, shared office space, and meeting places for the community.





## neighborhood context

The Decatur Legacy Park site sits at the intersection of Columbia Drive and Kate Kerr Drive at the southwest edge of Decatur. Many surrounding neighborhoods currently enjoy the space as a natural amenity that is easily accessible including: Winnona Park, Midway Woods,

College Heights, Oakhurst, Avondale Estates, and Columbia Theological Seminary. Individuals from other neighborhoods enjoy the space as a natural amenity and play on the ballfields.



Neighborhoods surrounding the site for illustrative purposes only



The site itself is a natural and serene place with rolling topography, dense forest on the northeastern edge and specimen trees scattered throughout. The western “front” of the site feels like a campus while the eastern edge is

heavily forested. A large pond near the northern boundary is home to a variety of species and a frequent fishing hole for neighbors. A series of trails throughout the dense forest provide an opportunity to experience nature. With a large

## existing conditions

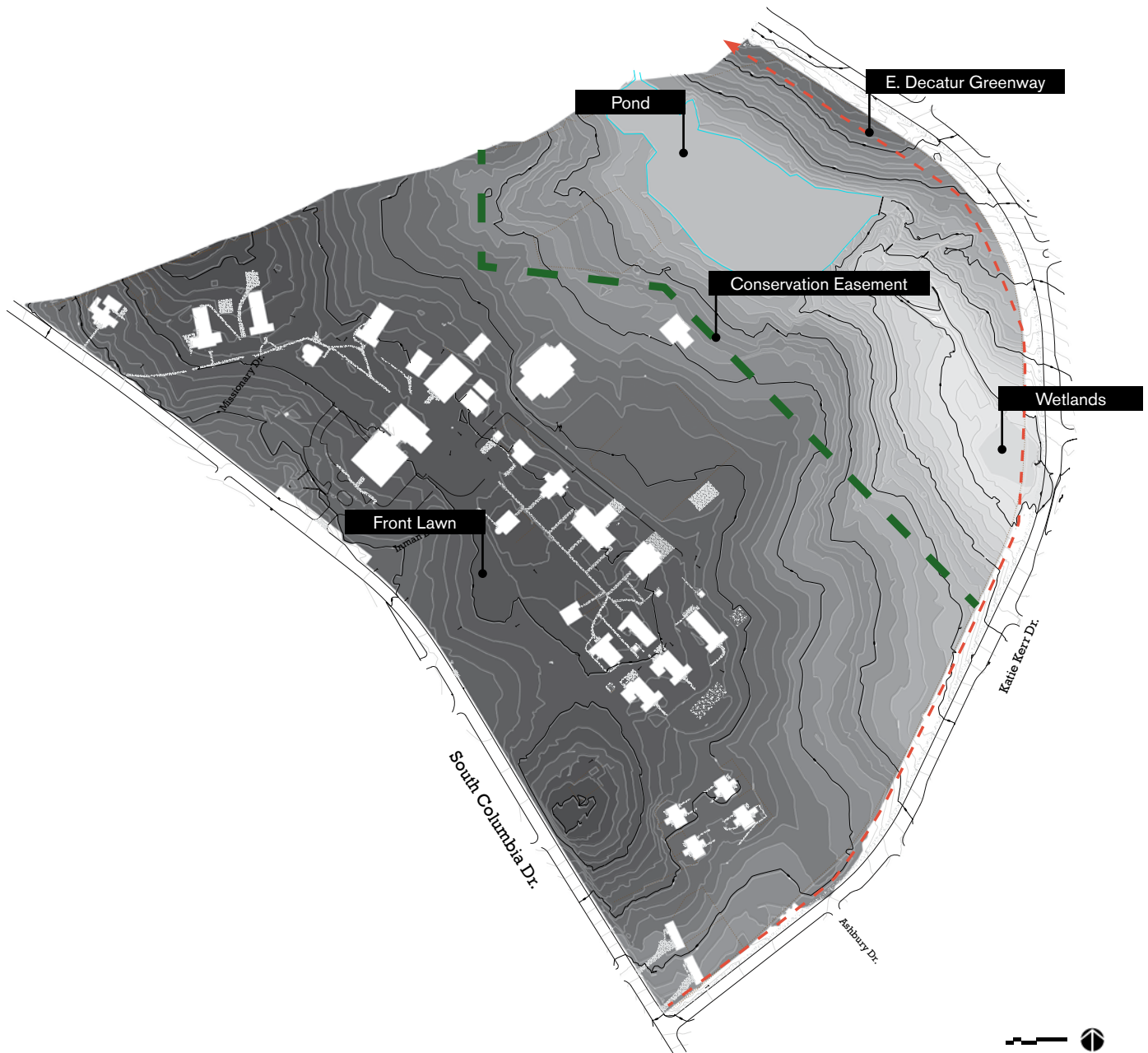




front lawn and the site location across from the Columbia Theological Seminary, it creates a visual of a strong “campus” for people approaching from the south. The loop road and central building spine further reinforce the campus feel.

The high point of the site is the central spine of buildings and walkways and the pine forest on South Columbia. The low point is along Katie Kerr where the creek forms wetlands below the pond dam.

## topography



The existing buildings are predominantly organized around a central spine and loop road. The buildings are a legacy that tell a story of how some of the most vulnerable children have been cared for. Key buildings on site include the Chapel which is still owned by the United

Methodist Church. The Main Building and Dining Hall, currently occupied by Children and Youth Services, is at the main vehicular entrance to the site. The Dairy barn is the only remaining building related to the site's agricultural history. The campus core includes housing for children

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| ⑨ Facilities                  | ②⑪ Smith Cottage   |
| ⑩ Hemphill                    | ②⑫ Kerr Cottage    |
| ⑪ Sheddon Cottage             | ②⑬ Gym             |
| ⑫ Education Center            | ②⑭ Laundry         |
| ⑬ Whitehead Hall              | ②⑮ Dairy Barn      |
| ⑭ Leigh Cottage               |                    |
| ⑮ Nickerson                   |                    |



# circulation





The primary site access is along Columbia Drive to the south and west of the property. This is a 2-lane road with a posted speed limit of 35 mph. It is classified as a Minor Arterial and carries approximately 7,870 vehicles per day. The road serves as a connector between the southern portions of DeKalb County/I-20 and Downtown Decatur. Despite the signalized intersection at Katie Kerr Drive, this road has reasonable unobstructed travel flow between Katie Kerr and the intersection north with E. College Avenue. This unobstructed flow can lead to observed high travel speeds along Columbia Drive in front of the site, and potentially unsafe conditions for bicyclists, pedestrians, and other vehicles accessing the property.

Katie Kerr Drive surrounds the north and east boundaries of the property, and currently has no access to the site. This facility is a 2-lane road with a posted speed limit of 35 mph. It is classified as a Major Collector and carries approximately 5,610 vehicles per day. Katie Kerr Drive serves access to a number of residential neighborhoods to the east of the property, as well as connection to the east side of Decatur. The intersection with Columbia Drive is currently signalized with no turn lanes in any direction. The lack of turn lanes on Columbia Drive at this intersection, particularly a southbound left turn lane can lead to minor congestion at this intersection due to left-turning vehicles waiting in the travel lane for a sufficient gap in oncoming traffic.

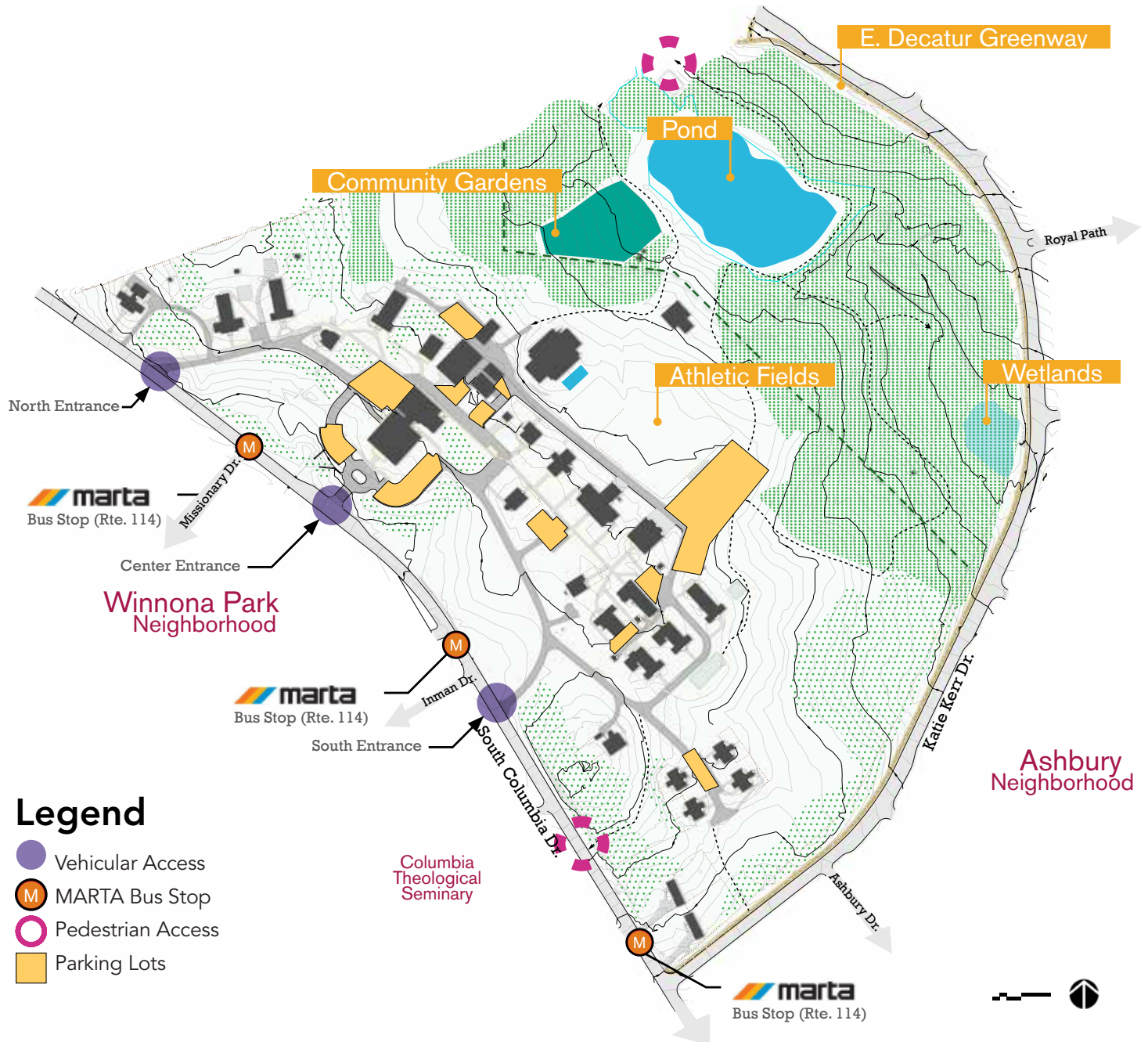


Approach from the South along South Columbia



East Decatur Greenway along Katie Kerr

## infrastructure







Small lots of parking currently exist on the site scattered throughout the property as shown in the Existing Conditions Map. There are approximately 146 total marked and paved parking spaces, with the most spaces concentrated at the front of the property surrounding the Administration Building. In addition to the paved parking lots, there is currently space for approximately 100 vehicles on the dirt/grass area to the southeast of the soccer fields. The separation and scattering of the existing parking lots leads to several issues if the site were to host larger gatherings. These issues include:

- Confusing wayfinding for entering vehicles
- Potential dangerous conflicts with pedestrians
- Uncertainty about where vehicles should go if a certain parking area is full
- Poor circulation and traffic control for entering vehicles

The East Decatur Greenway is a bicycle and walking trail that connects the Avondale MARTA station to a community greenspace on Columbia Drive to the south of the property. The route of the Greenway path follows Katie Kerr Drive to the north and east of the site.



Informal Parking Area Adjacent to Recreation Fields



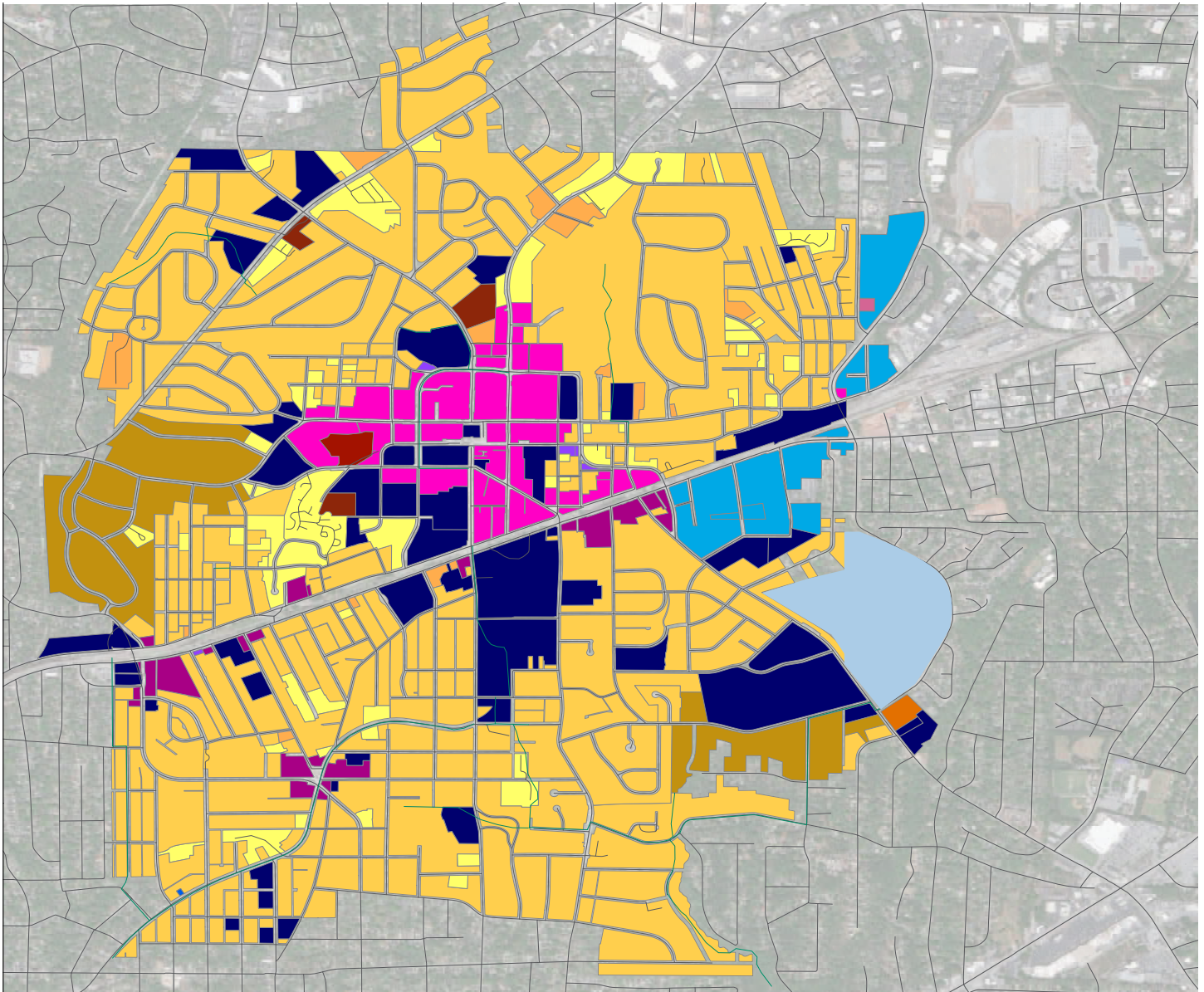
Parking Area Behind Administration Building



The site is nestled in the middle of a residential neighborhood but in close proximity to Downtown Decatur and Decatur High School. It is currently zoned Institutional. The surrounding parcels are zoned for various types of residential housing ranging from single family residential

to medium lot and small lot residential. The Columbia Theological Seminary is the only non-residential use adjacent to the site. The site has three MARTA bus stops along South Columbia, is on the East Decatur Greenway, and is a little over a 1/4 mile walk to Avondale MARTA station.

## zoning



## Legend

- |                            |                                       |  |
|----------------------------|---------------------------------------|--|
| ● C-1 (Local Commercial)   | ● NMU (Neighborhood Mixed Use)        | ● RM-22 (Multiple Family Residential)      |
| ● C-2 (General Commercial) | ● PO (Professional Office)            | ● RM-43 (Multiple Family Residential)      |
| ● C-3 (Heavy Commercial)   | ● R-60 (Single Family Residential)    | ● RM-60 (Mixed Use)                        |
| ● I (Institutional)        | ● R-85 (Single Family Residential)    | ● RS-17 (Single Family Residential)        |
| ● MU (Mixed Use)           | ● RM-18 (Multiple Family Residential) | ● O-I (Office Institutional/DeKalb County) |



## 03. Historic Preservation

### The cultural resources at this site reflect the changing trends in care for orphaned children

The Decatur United Methodist Children's Home occupied this site from 1873 to 2017. The oldest buildings on the site date to the early 1900s, including the iconic Moore Chapel, Dairy Barn, Atlanta Cottage, and Hemphill Cottage. There was a working farm at the site until the 1970s. The original property included over 200 acres dedicated to supporting the children who lived there.

For over 140 years, the caretakers at this property provided a home and services for thousands of children in Georgia. The United Methodist Children's Home was established to house orphaned children after the Civil War. Until the 1950s, most orphanages were institutional facilities that housed children in dormitory-type buildings. After the 1950s, the cottage model became more common, with children living in small homes overseen by house parents. The buildings at the site reflect this transitional period. Eventually, this model evolved into the foster care system, used throughout the country today. The cultural resources at this site reflect the changing trends in the social institution of care for orphaned or neglected children in Georgia. The site also

represents the humanitarian movement led by the United Methodist Church to provide care for disadvantaged children.

This site is significant on both the local and state levels in the areas of religion and social history with a period of significance of 1873 – 1970. This date range means that many of the buildings in the "core" historic area of the site are contributing features. Contributing landscape features include the pond, the open greenspace adjacent to Columbia Drive, the pool, and other open field areas. The site retains integrity of location, design, setting, materials, feeling, and association.

The population of children at the home peaked in the 1960s with a high of 151 children. In 1970, the Board of Trustees created a Long Range Plan that changed operational policies at the home including the cessation of all farming activities and decentralized dining activities for the residents. Most of the older residences were remodeled after 1970 to accommodate food preparation and serving areas.





Sources: DeKalb County Courthouse Records and DeKalb County GIS



## cultural landscape

### NPS Recognizes 13 Landscape Characteristics.

According to National Park Service guidelines for cultural landscapes, landscape characteristics are the tangible and intangible aspects of a place which have either influenced the history of the development of the landscape or are the products of its development. Landscape features fall into

landscape characteristic categories. At this site the following characteristics represent the period of significance of the site (example features are noted in parentheses):

- Buildings and structures
- Circulation (walks, paths, and drives)
- Cluster arrangement (patterns of buildings and associated spaces)
- Constructed water features (pond)
- Natural systems and features (native vegetation and hydrology)
- Small-scale features (markers, signs, benches, and monuments)
- Spatial organization (open areas, fields, arrangement of buildings along the road)
- Topography
- Vegetation
- Views and vistas



The cultural landscape at the site includes many landscape features that contribute to the site's significance and integrity. These tangible remains include not only the buildings but also other built and natural features of the site. The large pecan and oak trees along the arched front driveway

demarcate the vehicular entrance to the site. The grave site of the founder of the United Methodist Children's Home is on the property. The historical pattern of the aggregation of buildings and lawn spaces remains from the period of significance. Sidewalks, buildings, and structures that served

## cultural landscape areas





the children who lived at the home remain in their original locations. All of these features are contributing to the period of significance and together mean that the site retains historical integrity.

## cultural landscape characteristics



Spatial Organization



Land Use



Cluster Arrangement



Topography



Vegetation



Small-Scale Features

## Character Defining Feature: Historic Buildings

---

Several of the buildings originally constructed at the site no longer exist. For example barns, wood-sided structures, and a water tower were removed from the property over time. The remaining 22 buildings that pre-date 1970 are contributing features and continue to reflect the period of significance. The buildings feature a variety of construction materials. Granite buildings include the rustic Dairy Barn and the Late Victorian Moore Chapel building, which has Gothic revival stylistic elements. Later additions to the site include Classical Revival brick residential buildings.

## Character Defining Feature: Spatial Organization

---

Prior to the 1970s, much of the area that is now the wooded zone beyond the pond was open fields and farm area. The greensward between the historic building core and Columbia Drive also reflects the period of significance. Children who lived in residences walked along tree-lined sidewalks to the cafeteria, administrative buildings, school, and chapel located around the heart of campus. There was a dinner bell located in the open area outside the cafeteria, where the children gathered prior to meals. A spring on the site was dammed in the 1950s to create the existing pond. These surviving historic visual associations convey the history of the site.

## Character Defining Feature: Historic Vegetation

---

Surviving historic vegetation at the site includes specimen pecan trees that dot the front lawn area and willow oaks that reinforce the circulation patterns (sidewalks and driveways) throughout the site. A few remnant orchard plantings including pecan and fruit trees remain in northwest portion of the site.

## Character Defining Feature: Open Space

---

Surviving small scale features at the site include the rustic stone post that once held the UMCH dinner bell and a grave site belonging to the Home's founder, Reverend Jesse Boring. Historic circulation at the site includes sidewalks between buildings and the entrance drives. The central drive into the site once had brick piers on either side with a sign for the Home at Columbia Drive. These piers were removed when the walk was remodeled to accommodate vehicular traffic. The semi-circular drive also dates to the period of significance.

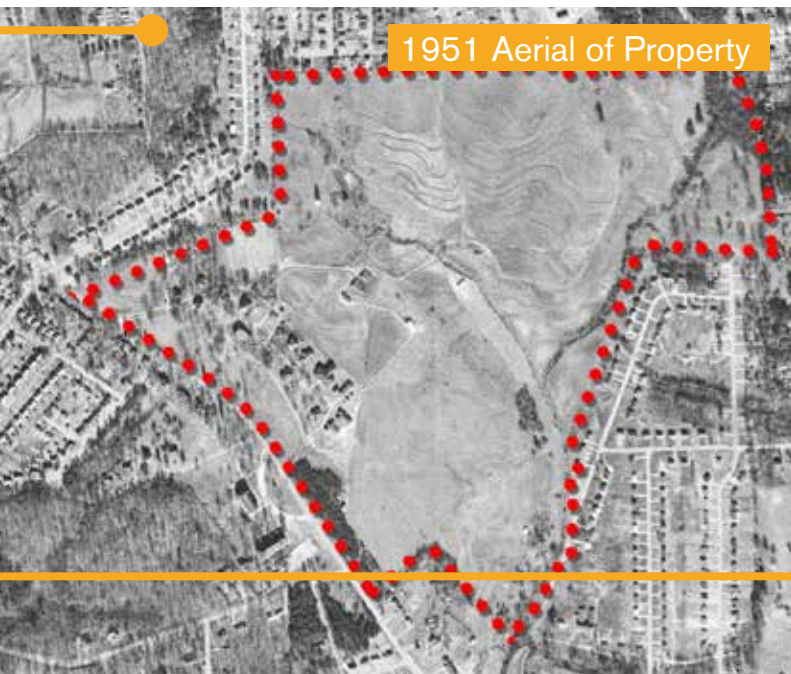




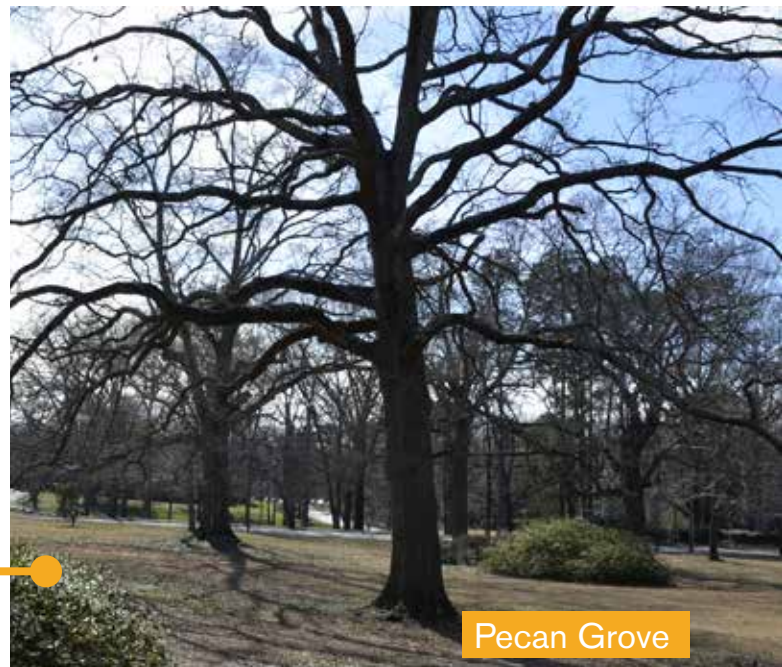
The Atlanta Cottage



Chapel



1951 Aerial of Property



Pecan Grove



Front Lawn along Columbia



Greenspace and Recreation Fields



## contributing buildings

### Period of Significance: 1873-1970

- Hemphill Cottage
- Atlanta Cottage
- Moore Chapel
- Dairy Barn
- Sheddon Cottage
- Nickerson Cottage
- Old Shop
- Hawkins Building
- Storage Building
- Whitehead Building
- Medical Center
- Smith Cottage
- Edwards Cottage
- Ison Cottage
- Glynn Cottage
- Gymnasium
- Green Cottage
- Sam Bell Cottage



- Kerr Cottage
- Williams Cottage
- Hyatt Cottage
- Trustee Cottage



## contributing lands

### Period of Significance: 1873-1970

- Front Lawn
- Historic Vegetation
- Pedestrian Spine
- Circular Drive
- Recreation Field
- Pool
- Lake
- Area Adjacent to Hawkins Building
- Open Fields Behind Atlanta Cottage
- Pines near Columbia Drive
- Jesse Boring Grave site





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# 03. ILLUMINATE



Protect & Restore  
Natural Resources



Strengthen Communication  
& Involvement



Retain & Enhance Character

# 01. Communication Strategy

“We’re an engaged and creative community so our ambitions can sometimes exceed our resources. The Children’s Home property opens up all new possibilities to correct that.” - Lyn Menne, Assistant City Manager

The goals for this process were to have an inclusive process and seek input from a variety of voices. To do so, a variety of communication methods were used. The methods included articles on Decatur Next and in local newspapers, various blog posts, post cards, and City social media posts.

Decatur Next is an informal platform that has served as the community newsletter for years. The platform allows for information to be shared and community members to engage with what’s taking place by leaving comments. A physical postcard was also sent to every Decatur resident to invite them to the initial Kick-Off Celebration with additional postcards being left in all of the City buildings and public places including the Decatur Library.

In addition, articles announcing each workshop and meeting were posted in the Decatur Focus, a direct mail piece sent to all households in the City of Decatur with a circulation of approximately

10,000 individuals. Blog posts on the Decatur Minute advertised meeting times and social media platforms like Facebook and Twitter blasted workshop and meeting information. The city e-mailed invitations to individuals who participated in the Decatur 101 class and Better Together as well as community partners, retail and restaurant contacts, and neighborhood associations. Local media channels were also notified including the Atlanta Journal Constitution, Decatur Metro, Decaturish, Crossroads News, DeKalb Neighbor, the Champion, and the Patch. Additionally, printed announcements were taken to the Decatur Housing Authority to be distributed to the residents.

Lastly, the Civic Dinners website enabled residents to sign up to host or participate in Civic Dinners. It displayed relevant information to the project schedule and created a relaxed atmosphere to share ideas.





## Decatur Next

Decatur Next is the informational platform for all of the city's planning efforts. It is intended to keep citizens up to date on the latest plans and ways to contribute to the process.




**JOIN US AT THE TABLE**



**Imagine 77**

February – April 2018, the City of Decatur is encouraging residents to host 100 Civic Dinners to bring diverse voices and perspectives to the table to imagine the future of the United Methodist Children's Home property. Ideas shared over dinner will be captured and reflected back to the City of Decatur and will influence the master planning process led by Cooper Carry.

### HOW IT WORKS



HOST



6-10  
GUESTS



3 BIG  
QUESTIONS



EQUAL TIME  
TO SHARE



ONE VOICE  
AT A TIME

TO HOST OR ATTEND: [www.cividdinners.com/imagine77](http://www.cividdinners.com/imagine77)

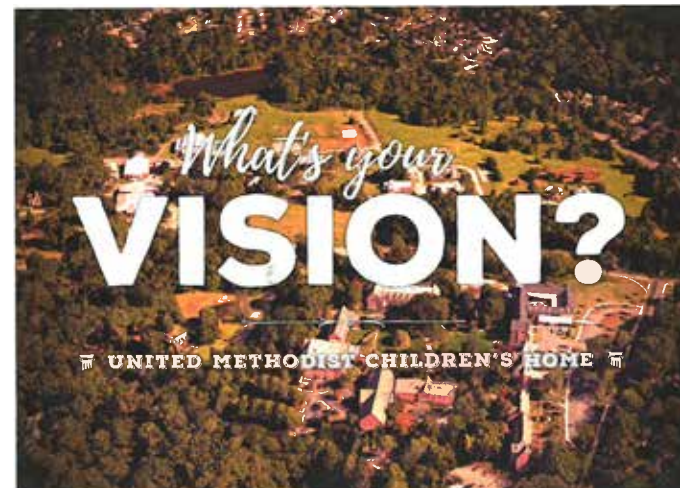
Learn more about what's involved with hosting at [www.cividdinners.com](http://www.cividdinners.com).

## Civic Dinners

The Civic Dinners website allows individuals to sign up to either host or attend a Civic Dinner. Information about the sign-up were distributed at the Kick-off Celebration and posted on Decatur Next

## Mailer

A post card mailer was sent out to every Decatur resident inviting them to the initial Kick-off Celebration.



## 02. Workshops & Public Feedback

A successful Kick-Off celebration attracted over 400 people to the United Methodist Children's Home site to begin the illuminate phase.

The Illuminate phase thrives on active stakeholder and public participation. Several members of our team reside in Decatur and we know the importance and depth of engagement and feedback expected by the community. Each workshop was crafted and designed by Cooper Carry and supported by the consultants Aha! Strategy, WLA, VHB, and Bleakly Advisory Group. Over the course of several weeks, a Kick-Off Celebration and four additional workshops were held to garner community input and ideas and a final workshop was held to present the unified concept. The Kick-Off Celebration welcomed everyone to share ideas big and small and also explore the site. While the workshops honed in on some of the big ideas and gave community members the opportunity to engage with their neighbors and build consensus around ideas. At the April 30th workshop, the consultant

team presented three concepts and asked for input from the attendees. An online survey was released for those not in attendance to participate. The final workshop and big reveal of the unified concept occurred on June 28th. Those in attendance were again given the opportunity to leave feedback and suggestions on potential partners and park names. Another survey was released to gather further input from a larger audience.

In addition to our outreach process, the City of Decatur's Civic Engagement team had programs for students from Renfro Middle School and Oakhurst Elementary. The students offered their thoughts on the master plan and learned about the visioning process.

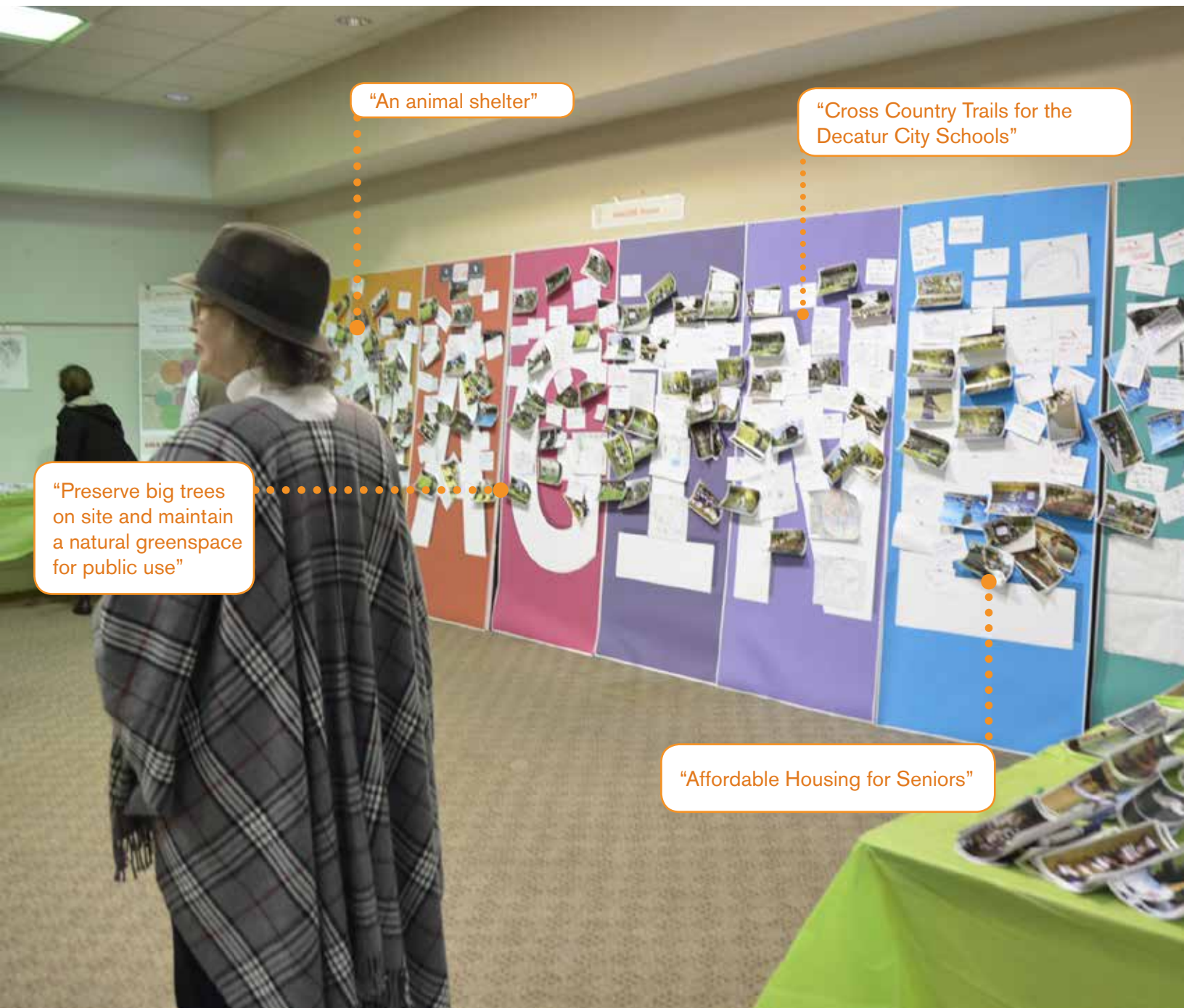


Mayor Garrett welcoming all  
to the Kick-Off Celebration



Mayor Garrett addressing the large crowd in the UMCH Dining Hall





"An animal shelter"

"Cross Country Trails for the Decatur City Schools"

"Preserve big trees on site and maintain a natural greenspace for public use"

"Affordable Housing for Seniors"

Imagine Room 77 Room beginning to fill with the ideas and dreams of Decatur Residents




## Kick-Off Meeting

**“I’ve never seen it that packed...”- Dorsey Nobles, Head of Maintenance and former resident**

Despite the rainy conditions, over 400 Decatur residents showed up on February 11, 2018 to participate and walk the grounds of the old United Methodist Children’s Home. The Imagine Room allowed visitors to either write down their vision for the site or choose from a number of images. By the end of the day the boards were full with ideas like: affordable housing, an amphitheater, soccer fields, an indoor pool, urban farming, walking paths, and a track and field to name a few. Other stations included an opportunity to reflect on the City’s Strategic Goals and how they should be applied to the site. Citizens spoke with Jenn Graham from Civic Dinners and learned how to be involved with a dinner to further the conversation. Landscape architecture and transportation consultants discussed key historic features of the site and important ways to access or arrive to the site through various modes of transportation.

**Attendance: Over 400** 



 Retain & Enhance Character




 Encourage Community Diversity



 Encourage Diversity of Businesses



 Strengthen Communication & Involvement




 Protect Neighborhoods & Promote Growth




 Support & Expand Community Programs



 Protect & Reuse Historic Assets



 Promote Creative Innovation



 Expand & Diversify Revenue Base



 Foster Sustainability




 Provide Quality Services in Fiscal Limits



 Protect & Restore Natural Resources





 Promote Healthy Lifestyles



 Enhance Mobility



 Enhanced Community Facilities



Protect & Restore Natural Resources

118



Promote Healthy Lifestyles

76



Encourage Community Diversity

61



Expand High Quality Housing Options

53



 Expand High Quality Housing Options

The Strategic Goals were developed in 2010 in conjunction with the Strategic Plan. The aim of this exercise was not to rewrite or suggest new goals, but to ask community members which of the 16 Strategic Goals were most applicable to this site and its future. The Strategic Goals were created as guidelines for policy, funding, and program decisions for the City. This property was not part of the City of Decatur at the time the Strategic Plan was developed, so understanding of these previously established goals and how the Decatur Legacy Park fit within them was paramount.

Among the 16, four clear winners emerged. Protect & Restore Natural Resources gained the most votes and was followed by Promote Healthy Lifestyles, Encourage Community Diversity, and Expand High Quality Housing Option which were all within 20 votes of each other. It was clear that these four should be particular guideposts for the process, shaping the guiding principles, the elements of Unified Concept, and the implementation strategy.

#Imagine77

1970's  
Cub Scout  
Jamboree's !!



"Summer 1972: Came here on a date with someone who was a counselor, rode horses. Moved back in late 1990's to Avondale Estates and remembered!"

"As a student of Columbia Seminary, we shared tutoring, worship, and recreation with the residents here."

"Walking the paths by the pond in the snow. So quiet. Beautiful nature."

"We live across the street and use UMCH weekly for the playground, swings, to visit the lake, and learn to ride bikes."

"Christmas toy drive for the kids."

"I remember having our wedding reception here at the Children's Home. My wife was one of the social workers on staff at the time. She was a house leader in Williams Cottage. We had a wonderful wedding reception in August of 1994."

"Exploring the open space"









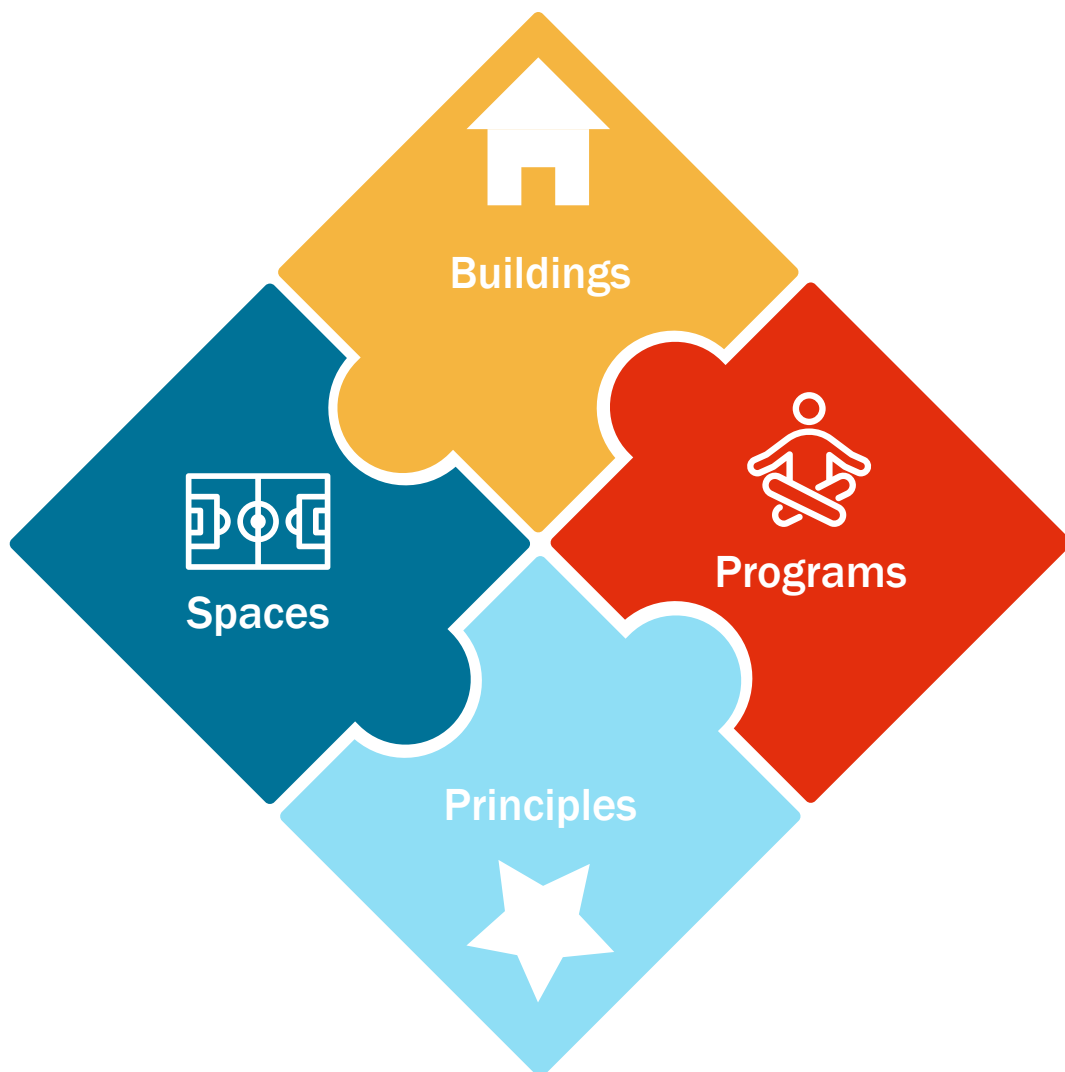
## Over 1,200 comments...

After over 400 guests had the opportunity to leave their input, the Imagine77 boards were completely filled. Over 1,200 comments, pictures, and drawings were left behind with valuable information, which led to the development of categories to better quantify and analyze the information. Buildings, Spaces, Programs, and Principles emerged as categories and encompass the wide-ranging community comments.

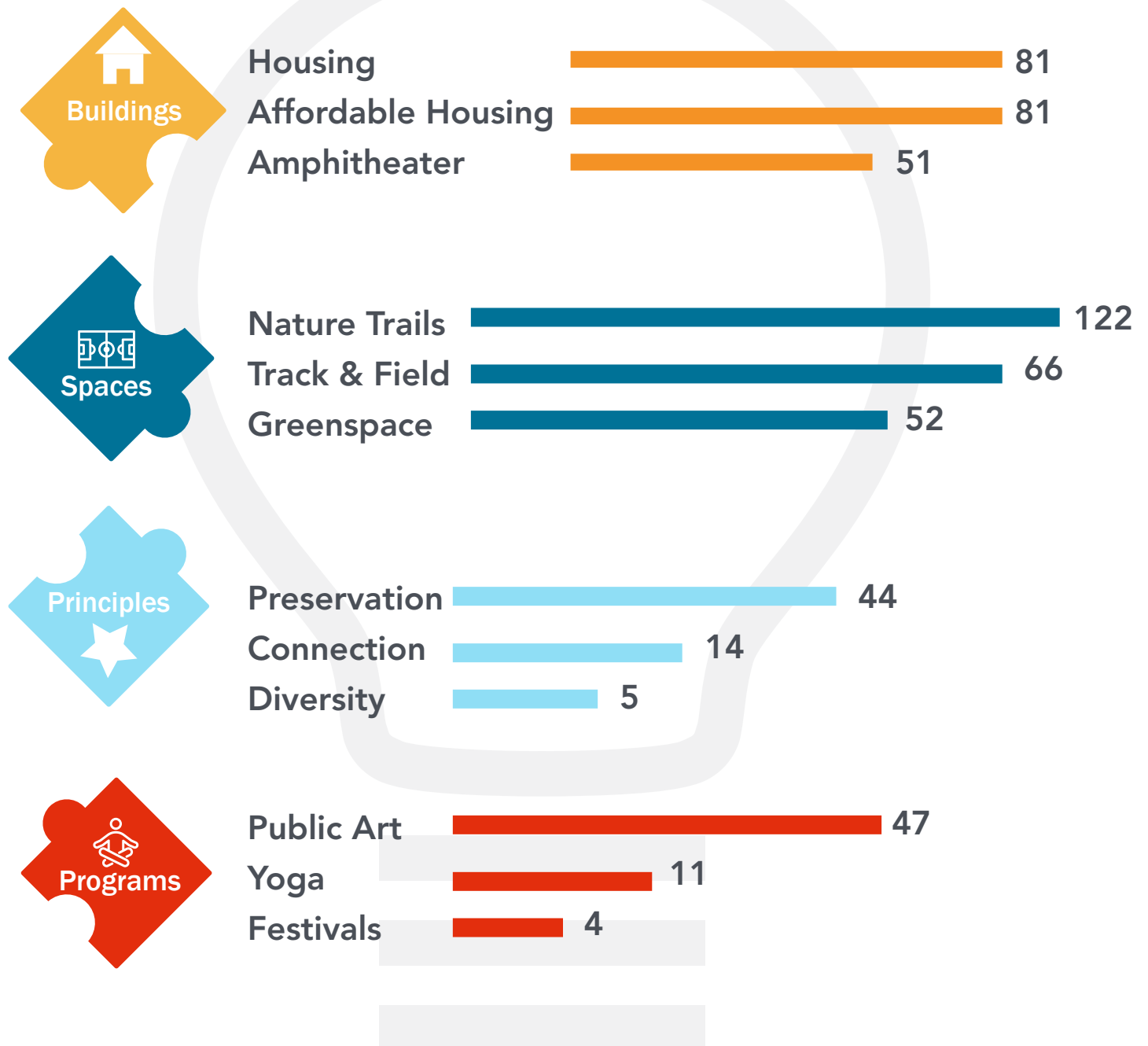
**Buildings** included ideas for new and old.

**Spaces** included outdoor and indoor spaces that are not attached to a particular building.

**Programs** encompassed programmable activities that are seasonal and can take place in a variety of places. **Principles** represented the values and big ideas that people shared.







\*More encompassing data summary located in the appendix



Decatur residents discuss the location for recreation facilities like tennis courts and a track



## workshops 2-4

### Putting pen to paper and honing in on the big ideas.

Three community engagement workshops were held during a week long period giving neighbors and community members the opportunity to provide further input on their ideas for the property. Community members were grouped at tables, given a site plan, example program elements based on feedback during the Kick-Off celebration, and a stack of markers to draw their vision on the site. Being able to visualize the size of a track and field, baseball fields, amphitheater, and parking fields gave community members new perspective on what this site could actually hold. Table conversations were passionate and productive. We heard neighbors discussing the need for more housing, and work out exactly what this housing should look like and where it should go. We heard participants work together to place ball fields and a track, but look puzzled when they tried to incorporate parking to accommodate the crowds for the events these amenities would host. Consensus plans were presented by participants to the larger group. Overall, the workshops were productive and insightful.

**Attendance: 200** 



## Big Idea #1: Housing

---

One of the common topics at each table was housing. Neighbors discussed not only the need for more housing but exactly what type and how much housing is needed. Most break out groups determined affordable housing was a necessity and fit better on the portions of the site closest to existing neighborhoods.

## Big Idea #2: Recreation

---

Recreation and sports complexes were another hot topic. To scale cut outs of a typical Track and Field, Youth Baseball Field, and Tennis Courts were provided to help groups really understand the size and impact of the amenities. Teams created unique layouts and configurations. Plans ranged from heavy recreation plans to one or two recreation opportunities intermixed with passive recreation.

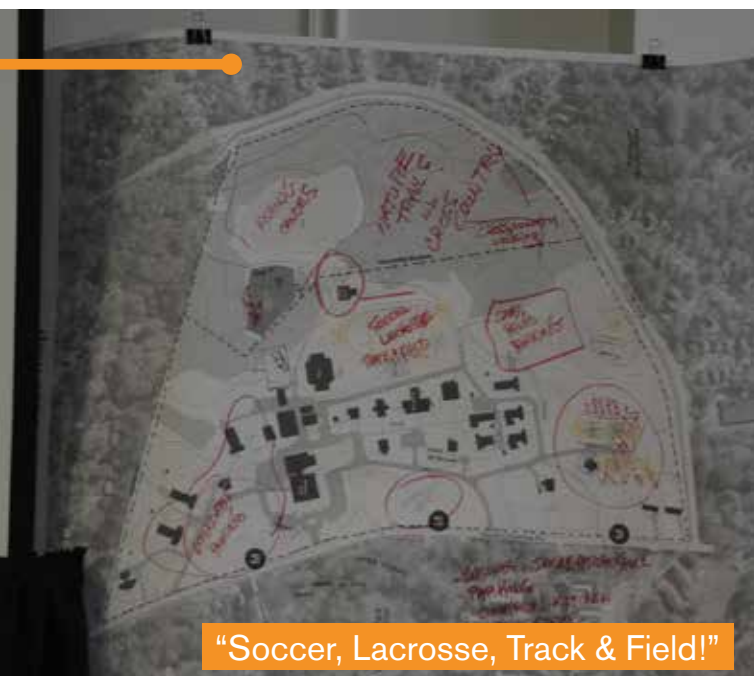
## Big Idea #3: Preservation

---

Preservation emerged as a big idea at most tables. Individuals were concerned with preserving the integrity of the landscape and many if not all of the existing buildings. They focused on adaptive reuse of buildings rather than building new structures, some wanted to limit the amount of construction on site so as not to impede the serene landscape.



"Re-purpose buildings for affordable housing"



"Soccer, Lacrosse, Track & Field!"



"Preservation and Sustainability"



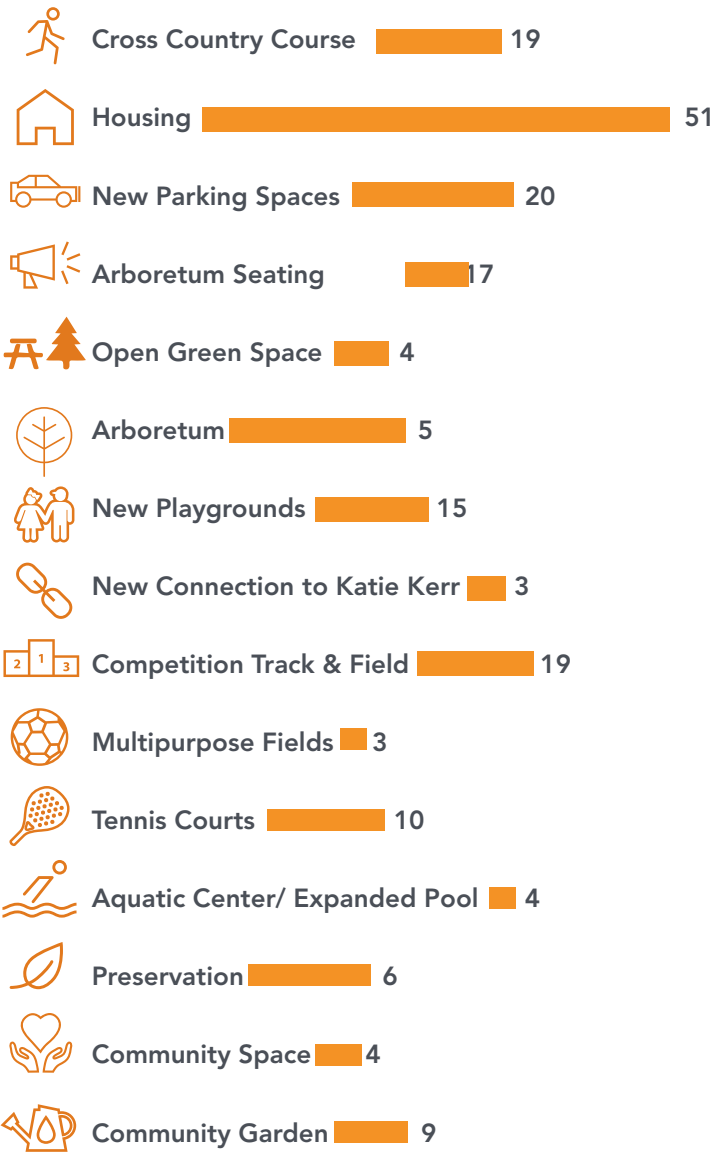
# Summary of what we heard at workshops

From the three workshops, the consultant team was able to further define the needs and desires of the community. We not only left with a better grasp of the key priorities and big ideas, but also gained a better sense of the density, type, and quality of development desired. For example, workshop groups helped us define the housing types and locations, narrow down the appropriate size amphitheater, and determine the active recreation priorities. It provided input on the location of the track and field and associated parking and provided good suggestions for uses for old buildings. Not to mention, we heard a few potential names for the park.

From here, the consultant team delved into more data and pulled out refined key elements that would need to be worked into the concept plans. We analyzed each drawn plan and tabulated elements and priorities. It was now our turn to put pen to paper and sketch out ideas.

## WORKSHOPS 2,3,4 BREAKDOWN

OVER 300 SUGGESTIONS FROM 27 GROUPS



\*This accounts for the top voted suggestions, for more extensive tabulation please refer to the appendix





Decatur Residents receive tips and explanation from Consultant Allison Bickers during the group activity at Workshop 1

## workshop 5

# Three Concepts Emerge and the Community Votes!

On April 30th, community members and stakeholders congregated for the unveiling of three vision plan concepts. The concepts ranged in density, housing options, landscape features, and recreation types that represented the variety of public comments up to this point in the planning process. Concept 1 was a low density plan that focused on providing some affordable housing and preserving much of the passive landscape. It was very unobtrusive but also limited the amount of organized recreation. Concept 2 was a denser plan with a focus on recreation including a track and field and tennis center. Concept 2 provided more housing than Concept 1 and left very little undeveloped greenspace. Concept 3 provided a denser housing section and fewer formal recreation areas than Concept 2. It preserved more of the greenspace while providing a handful of multi-purpose recreation fields. After the presentation of the concepts, attendees were given the opportunity to vote and make comments on their preferred plan. These plans can be seen on pages 98-109.

**Attendance: Over 250** 



Two community members engage at the big reveal of the master plan concepts



# Sample Feedback Card

Attendees to the April 30th meeting voted and left feedback on their favorite plans using the “Feedback Card”. This helped the consultant team record input and narrow down ideas even further to create a unified vision plan.

## #Imagine77

1. I prefer **Concept** \_\_\_\_\_

2. I like this Concept because...  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. If I could change something I would...  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. I live in the \_\_\_\_\_ neighborhood



## What Elements are Most Important to You?

- Givens
- Existing Historic Building Reuse for Community Uses
  - Cross Country Trail
  - Community Gardens
  - Preserving Pine Trees and Campus Entrance
  - Fishing

Small Amphitheater



Arboretum



## Voting Boards

Voting Boards were placed around the auditorium for attendees to study, review the concepts, and then cast their vote. Attendees were also able to specify preference on housing density and which program elements were most important to them.



## Civic Dinners

Civic Dinners were a key component to building consensus and opening lines of communication between neighbors. It provided a platform to share ideas and talk about big issues. With 40 dinners and 298 guests, we gathered a lot of input! See the appendix for the full report.



**JOIN US AT THE TABLE**



February – April 2018, the City of Decatur is encouraging residents to host 100 Civic Dinners to bring diverse voices and perspectives to the table to imagine the future of the United Methodist Children's Home property. Ideas shared over dinner will be captured and reflected back to the City of Decatur and will influence the master planning process led by Cooper Carry.

**HOW IT WORKS**

 HOST	 6-10 GUESTS	 3 BIG QUESTIONS	 EQUAL TIME TO SHARE	 ONE VOICE AT A TIME
---	---	---	---	---

TO HOST OR ATTEND: [www.cividdinners.com/imagine77](http://www.cividdinners.com/imagine77)

## Potential Partners:

Housing Organizations  
Non-Profits  
Arts Organizations  
Global Growers  
Decatur School System  
Local Private Schools  
Outdoor Education/Nature Organizations  
PATH/East Decatur Greenway

## Partnerships

Determining appropriate partnerships and financing was also very important. Each concept identified potential partners and associated costs for new infrastructure, attendees were also asked to prioritize development and suggest additional potential partners.

## Big Theme #1: Greenspace

At workshop 5, several big themes remained consistent. Greenspace was a constant theme across the board. Whether it was to preserve greenspace, add more greenspace, or provide greenspace for multiple uses like Frisbee or youth sports, it was a theme we saw continually.



## Big Theme #2: Recreation

Each concept also incorporated varying levels and types of recreation. From low-impact multi-purpose fields to a track and field and ten court tennis center, attendees had lots of options for recreation density. Attendees were also asked to mark their preference for certain types of recreation over others.

## Big Theme #3: Housing Density

Each concept addressed varying levels of housing density and type. Consultants believed the north and south edges of the property were best suited for housing and could be integrated with existing buildings without disrupting the historic "spine." Attendees were asked to vote on their preference for housing density.







## online survey #1

another way to be heard...



### Draft UMCH Options Presented, Community Survey Released

After the meeting on April 30th, an online survey was released to gather information and viewpoints. Decatur Next provided a summary of the event and recap of each of the proposed concept plans. Those that visited the site could also download the presentation for review.

Community members had two weeks to cast their vote on their favorite concept and were asked similar questions as those who attended the meeting.

**Participation: Over 900** 

### Survey Questions:

- Please indicate your level of support for Concept 1
- Please describe parts of Concept 1 that you like or dislike.
- Please indicate your level of support for Concept 2
- Please describe parts of Concept 2 that you like or dislike.
- Please indicate your level of support for Concept 3
- Please describe parts of Concept 3 that you like or dislike.
- Please indicate your most preferred option.
- Please share any comments, questions, or feedback you were not able to share in the previous questions.
- In what neighborhood do you live?

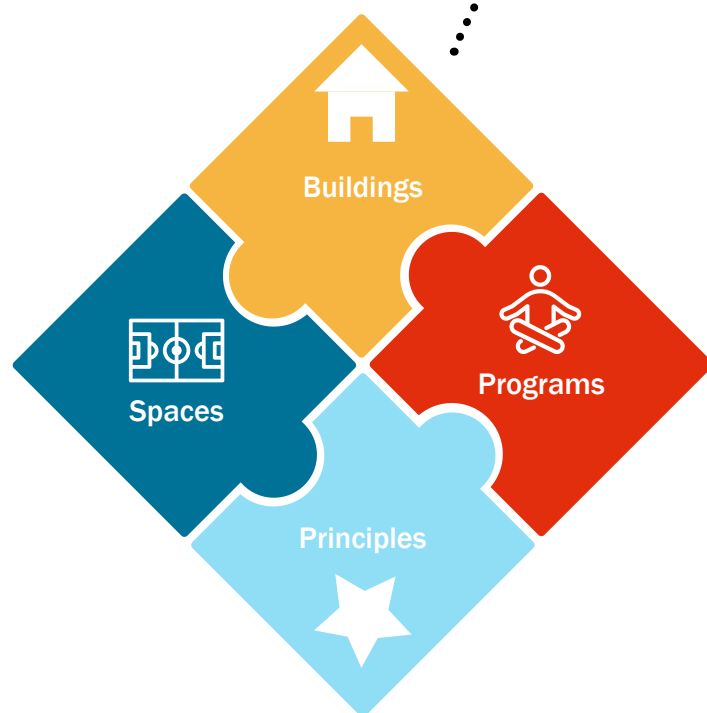
## workshop 5 & online survey summary

### A summary of what we've heard so far...

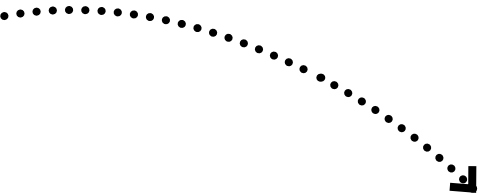
After workshop 5 and the associated online survey closed, we analyzed the data to identify how the big themes had changed and how best to move forward.

Several questions came to mind. Which components would remain a strong feature on the plan? Which would fall off? The community input and responses helped us determine what elements of the project were most important and which pieces of the three concepts needed to be incorporated into the final unified concept. In the responses, we saw greater interest in spaces and buildings. Detailed comments were more concerned about how the site would physically look and what recreation or housing elements would be present. Though the overarching principle to preserve greenspace and buildings was very much still a priority. The data also gave us a better understanding of the density desired on the site for housing and recreation facilities.

We heard the community, and moved forward with the leading big ideas which included housing, greenspace, and a track and field. The multi-court tennis center received a large



number of negative votes, so it was not included on the final plan. We also saw concerns about cost and parking which were addressed in the implementation plan. Concept 1 slightly edged out Concept 2 to receive the most votes. For a full breakdown of the comments, refer to the appendix pages 202-213



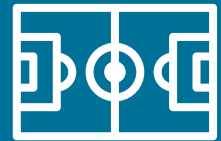
69 people said  
their was TOO  
MUCH Parking

Preferred Concept 1  
538



Trails

195   
32



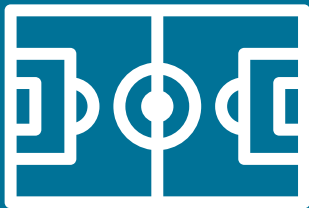
Preferred Concept 2  
526

Amphitheater 120   
22

Cost  
84   
107



Track and Field 337   
94



Greenspace  
495

Affordable  
Housing

165   
88



Cross Country  
Trail

147   
1

Preserve  
greenspace

139   
10



Preferred Concept 3  
107

Preserve Buildings

31   
35



Tennis Center

146   
189

Multipurpose  
Fields

229   
11



Summary of preferences towards the big ideas



## workshop 6: the unified concept

### A unified plan, an implementable plan

On June 28, the consultants presented the Unified Concept to an auditorium full of visitors at workshop 6. The plan harnesses 6 months of research and community input into one plan that we believe best represents the community's input and feasibly implementable. It focused on both short term initiatives that can be implemented in the next 5 years, mid-range initiatives that could be implemented between 10 and 15 years, and long range initiatives that could take upwards of 15 years. The plan also addressed funding sources and potential partners for the development of the site. For a closer look, see chapter 5.

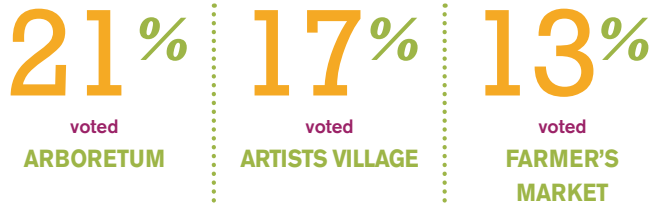
**Attendance: Over 160** 



The unified concept presented on June 28th

## Prioritize Initiatives

Attendees were asked to rank the short term initiatives they most wanted to see. Due to the expense and construction schedule, the track and field and associated parking were presented as long term initiatives and not presented as options for voting.



## #Imagine77

1. Rank your Top 3 short term initiatives that should be done in the next 5 years:

- |   |  |
|---|--|
| <input type="checkbox"/> Amphitheater     | <input type="checkbox"/> Farmers Market        |
| <input type="checkbox"/> Arboretum/Meadow | <input type="checkbox"/> Orchard               |
| <input type="checkbox"/> Artist Village   | <input type="checkbox"/> Inclusive Playgrounds |
| <input type="checkbox"/> Nature Center    | <input type="checkbox"/> Community Programming |

Track and Field, associated parking, housing, multi-use PATH through the site are considered long-term goals.



## Let's Name the Park

Throughout the 6 month process the UMCH site has been referred to as a number of names. Moving forward, the City of Decatur would love to rename the park Decatur Legacy Park, as something that is recognizable and honoring to the history and legacy of the property. Individuals were asked to share their ideas during the workshop voting process.

Decatur  
Legacy Park

Children's  
Home Park

United Park

\*These represent some of the top responses, complete list of responses is located in the appendix





## Community Partnerships.....

The consultants presented an number of potential community partners who would be good resources and teammates in the years following. Individuals were asked to list additional potential partners that should be considered as the City of Decatur moves forward with implementation.

What community partners does the City need to partner with to implement this plan?



- Trees Atlanta
- Atlanta Track Club
- City Schools of Decatur
- Winnona Park Neighborhood Association
- Agnes Scott
- Decatur Arts Alliance
- Georgia Native Plant Society
- MARTA
- PATH Foundation
- Concrete Jungle
- Decatur Housing Authority
- Decatur Makers
- Emory University
- Girl Scouts of Decatur
- Habitat for Humanity
- Local Banks
- Trust for Public Land
- University of Georgia
- Active Living
- Boys and Girls Club of Metro Atlanta
- Children's Healthcare of Atlanta
- Local Churches
- Decatur Co-Operative Ministries
- Decatur Education Foundation
- DeKalb County
- Eco-Addendum
- Fernbank Museum
- Georgia Council for the Arts
- Georgia Institute of Technology
- Home Depot
- Mercy Housing South East
- Museum School
- Neighborhood Associations
- Park Pride
- SCAD
- South Face
- Sustainable Food Organizations
- The Coca-Cola Foundation
- Woodlands Garden and Wylde Center
- Atlanta Regional Commission
- Wonder-root
- Alliance Theatre
- AARP
- American Chestnut Foundation
- Amplify Decatur
- Blank Foundation
- Atlanta Artist Center
- Atlanta Disc Golf Organization
- Atlanta Humane Society
- Atlanta Local Food Initiative
- Atlanta Printmakers Studio
- Atlanta Symphony
- Atlanta Trails
- Atlanta United
- Avondale Estates City Commission

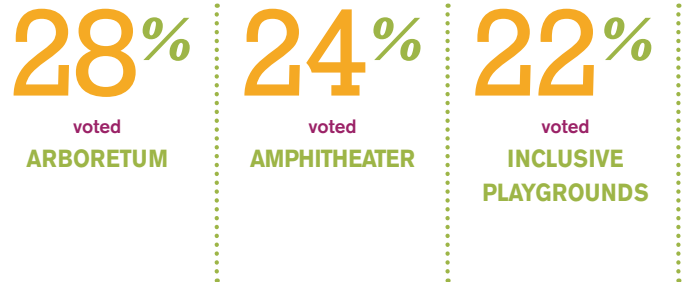
\*These represent some of the top responses, complete list of responses is located in the appendix

## online survey #2

The online survey was open for comments for the month of July and allowed individuals to leave similar feedback to what was collected at the meeting on June 28th.

**Participation: 167** 

**Rank the short term initiatives that should be done in the next 5 years at the United Methodist Children's Home.**



**What community partners does the City need to partner with?**

- Trees Atlanta
- Atlanta Track Club
- City Schools of Decatur
- Winnona Park Neighborhood Association
- Agnes Scott
- Decatur Arts Alliance
- Georgia Native Plant Society
- MARTA
- PATH Foundation
- Concrete Jungle
- Decatur Housing Authority
- Decatur Makers
- Emory University
- Girl Scouts of Decatur
- Habitat for Humanity

\*These represent some of the top responses from the online survey, complete list of responses is located in the appendix

**What should the park be name?**

**Columbia Park**

**Decatur Commons**

**Decatur Park**

\*These represent the top three responses, extended list of responses is located in the appendix



## 03. Stakeholder Meetings

Meetings with the key players who can help implement the unified concept.

Over the course of several weeks, we met with 49 stakeholders in three different groups who could lend their insight and expertise in the categories of housing; community arts, culture, diversity, and preservation; and the environment and sustainability.

Each group convened twice: once in the first half of the process, before the development of the three vision plan concepts; the second time at the conclusion of the process to help finalize the implementation strategy.

**Attendance: 49** 

### Housing Stakeholders included:

- Decatur Housing Authority
- Tapestry Development
- Better Together Advisory Board
- L'Arche Atlanta
- Better Living Together
- Coalition for a Diverse Decatur
- Lifelong Community Advisory Board.

These groups specialize in different elements of affordable and inclusive housing and were able to provide valuable insight on creating a mixed-income, mixed-age community for all abilities. Density of 20 units per acre seemed to offer the best opportunity for DHA and Tapestry to find this site manageable from a management perspective. They also identified Edwards and Smith Cottages and the Duplexes as not suitable for reuse as affordable or inclusive housing and likely better for another use. The inclusive housing stakeholders helped educate on how such housing should be included in an overall community master plan and potential partnerships for implementation of inclusive housing.



## Community Arts, Culture, and Diversity Stakeholders included:

- Decatur Arts Alliance
- Decatur Better Together Advisory Board
- Decatur Historic Preservation Commission
- Decatur Makers.

These groups are committed to help bring community arts, cultural, and diversity programs and services to the United Methodist Children's Home site whether it is through their own organization or helping convene community partners. They identified potential buildings and spaces that could be adapted for artists studios, makers space, or host other non-profit's programming. They also shared vision for how to program the open space. Finally, organizations discussed potential ways they might financially participate.

## Recreation and Greenspace stakeholders included:

- Decatur Active Living Advisory Board
- The Waldorf School of Atlanta
- The Friends School
- The YMCA
- Agnes Scott College
- City of Decatur Children and Youth Services Department
- City of Decatur Active Living Department
- City Schools of Decatur.

These stakeholders shared how each currently use the recreation fields and outdoor spaces on the park. We also identified how this park vision might fit within each organization's organizational goals, specifically how they might use recreational fields or arboretum seating spaces. In our discussions, the group came to the conclusion that the track should be a competitive track with lights, field events, a multipurpose field, and a locking gate so it can be revenue generating and maintained to competition standards. It would need to be managed in a way that allowed all organizations to share and maintain the facilities and also allow for community use. All of the organizations were open to working together to get the facilities that meet the needs of the organizations and eliminates/reduces the cost burden on the City of Decatur to build and maintain.



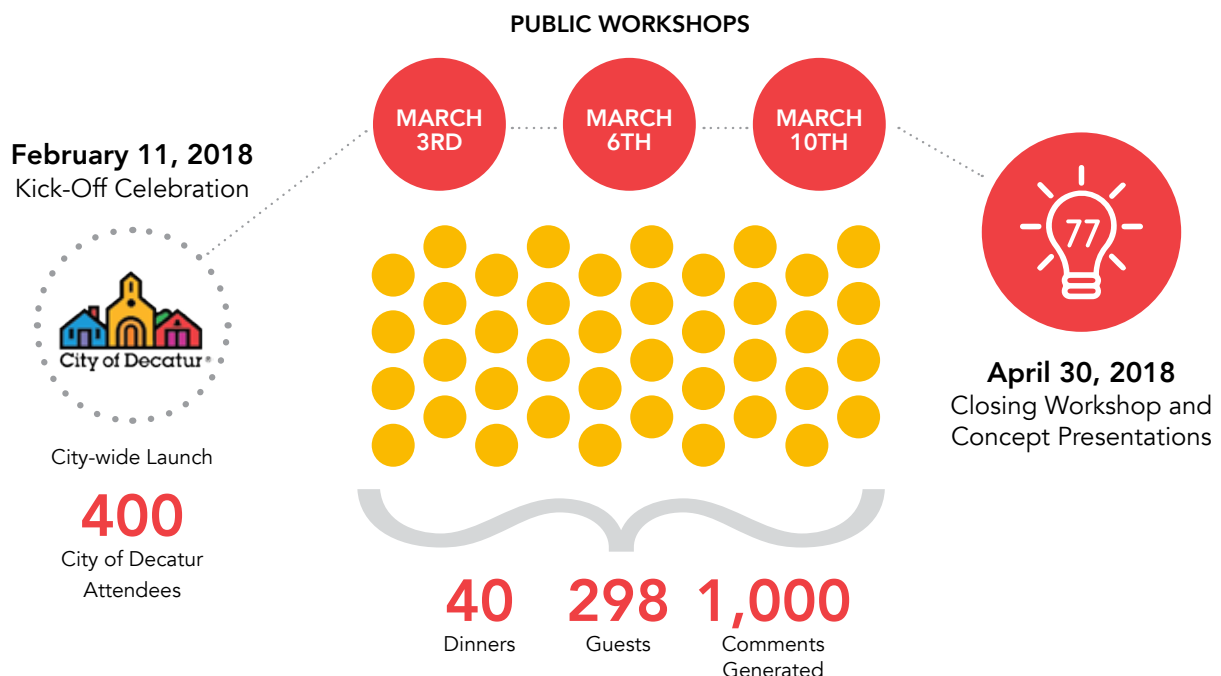
## 04. Civic Dinners

“When we break bread, we break down silos, and build new bridges. When our most basic needs for sustenance, safety, and community are met, we are in an ideal state to open our hearts and minds to others, and listen to different perspectives.” - Jenn Graham

The Imagine 77 conversation on Civic Dinners launched on February 11th during the first public input session with over 400 attendees. Nearly 68 people signed up to host a Civic Dinner with over 200 expressing interest in attending. Within just five days, we had over a dozen Imagine 77 Civic Dinners posted. By the next three Community Meetings in March, we had already had six Civic

Dinners and 25 future dinners available for guests to register and attend. By the final community meeting on April 30th, 40 Civic Dinners had occurred over the 10 weeks, with nearly 300 guests and over 1,000 comments generated via robust and qualitative surveys following the Civic Dinners.

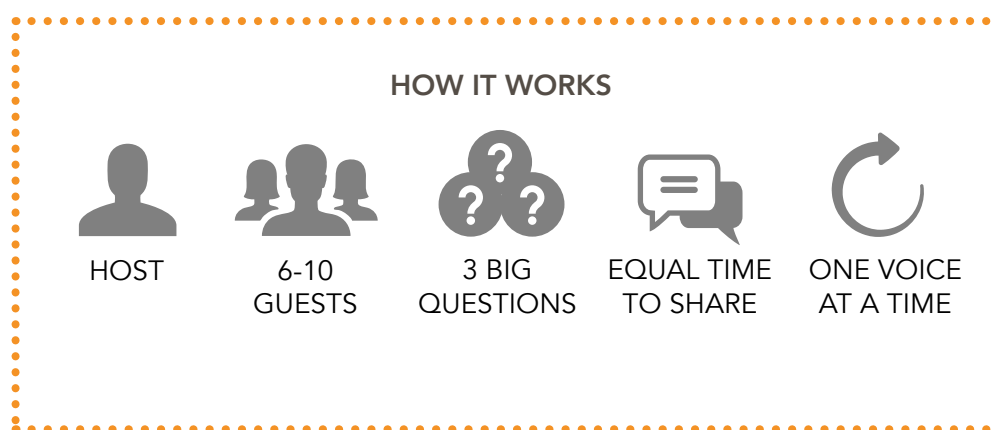
**Participants: 298**



Civic Dinner schedule as it fits into the broader Public Outreach plan

## What is a Civic Dinner?

Civic engagement isn't rocket science. But it does require thoughtful design and careful implementation. That's why a simple but significant recipe guides every single civic dinner. Our specific approach can turn any dinner table into a vibrant civic forum.



We partnered with the City of Decatur to design conversations that matter and engage hosts to lead these conversations about the United Methodist Children's Home site over dinner.

- Hosts organize the dinner, they pick whether to meet at a restaurant or someone's home and set the menu.
- Diverse voices at the table ensure a variety of fresh perspectives
- Host welcomes, sets the tone, and guides structured conversation
- Generous questions open minds to new ways of thinking and sharing
- Equal time is given for each participant to share, one at a time
- Inclusive and imaginative dialogue helps build positive relationships
- Afterwards, guests are invited to share key insights and take action
- Common values and new ideas are captured in the final report in the appendix





"Everyone participated and everyone's ideas were heard, respected, and set to record. Consensus was made on the three big ideas."- imagine 77 participant



## top themes

During the dinners, conversations and comments were carefully recorded and aggregated into categories based on theme. Six themes emerged which mirrored consistent themes from the other community meetings and workshops. A full report of the Civic Dinners can be found in the appendix.



#1 Greenspace/ Conservation/ Dedication of Nature Preservation



#2 Event Space/ Recreational Community Use



#3 Public Community Space for All



#4 Affordable Housing/ Disability Housing



#5 Preservation and Re-purposing of Buildings and Structures



#6 Space Dedicated to the Arts and Culture



## 05. Conclusion

The aim of the public engagement was to create a unified concept that represented the community's input and matched the ability of the city and the community to implement. To do this project, we had to align with the City's Strategic Goals established in the 2010 Comprehensive Plan. The consultant team, in gathering months of feedback, studied the Strategic Goals and community feedback in order to set guiding principles for the final concept. After setting these, we again looked at how the community feedback could be quantified and help establish a program for the master plan of Decatur Legacy Park. We reexamined categories from the Kick-Off Celebration and comments from the responses to the drawn concepts to add a layer of major community concern- infrastructure. This puzzle of community feedback was our guidepost for

developing the Final Concept Master Plan and Implementation Strategy outlined in chapter 5.



### guiding principles

- 1 Establish this place as a community space for all
- 2 Preserve and Enhance the Park
- 3 Create a sustainable, well-connected master plan that builds community
- 4 Incorporate a wide-range of uses



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*04.*

**IDEATE**



# 01. Master Plan Concept Alternatives

Over 2,000 ideas contributed to three concept plans each with varying degrees of density and program elements. From passive recreation to a vibrant sports complex and dense housing, each creates a different feel and utilization of the property.

After synthesizing over 2,000 comments, drawings, pictures, and emails, the consultant team got to work drawing three alternative concept plans for the future of the site. Each plan captured the public's desire to see greenspace and the property preserved while also incorporating various recreation facilities and housing. The three concepts spanned three levels of density, and went to further clarify the desired density the neighborhood is wanting. The concepts also incorporated some of the big asks, the items that large groups of community members and organizations rallied behind like the track and field, affordable housing, and a tennis center. The consultant team worked within the constraints of the site to develop three concepts that were feasible in their own right. There were a few givens across all three concepts including

several new playgrounds, the rehabilitation of the Dairy Barn, the continuation of the Global Grower's Community Garden, trails throughout the conservation area, and preservation of the gym and pool.

We developed more detailed plans of these elements after talking with stakeholders that would be partners in implementing the plan. We also spoke to housing stakeholders to help understand the form and location of housing that may work best.

The goal was to test how bringing together these elements impacted each other when laid out in more detail. The purpose was to let the community see these elements and give feedback on a deeper level of detail.





## Concept 1



## Concept 2



## Concept 3









## concept 1

# Passive Recreation and preservation of the existing landscape.

In previous workshops, the consultant team heard from a number of individuals expressing the need for a cross country course, housing, and open green space. Concept One incorporates all of these requests including new structures like an outdoor classroom which was the second most desired designated space. It serves as a low density housing option providing 28 housing units. In order to accommodate new uses and park visitors, 300 new surface and on street parking spaces were added. A trail system was a high priority among the community, so several miles of trails suitable for cross country practice, organized meets, and nature walks were incorporated. Preserving plenty of open spaces was also important as well as incorporating plenty of recreation options on the multipurpose recreation fields.



**Cross Country Course**



**Open Green Space**



**28 Housing Units**



**Arboretum**



**300 New Parking Spaces**



**New Playgrounds**

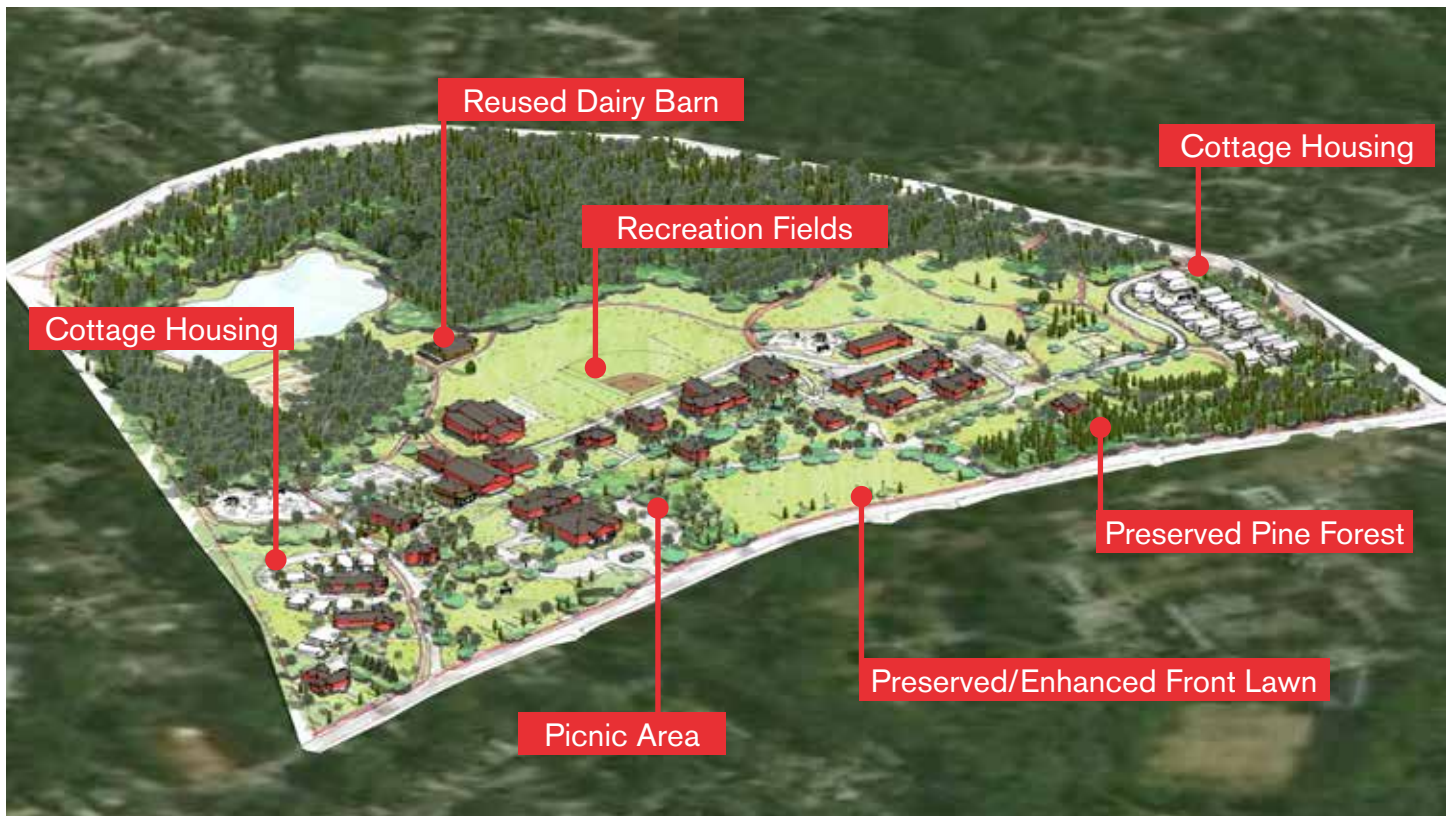


**Arboretum Seating**



**Sand Volley Ball Courts**





Aerial view from the northwest

Concept One captures the current passive state of the property. Instead of providing new ballfields it suggest refurbishing what's existing in an effort to preserve the rolling topography and greenspace. It provides housing opportunities through several small cottages and duplexes on the southern edge of the site. 28 units in total are provided. Cross country and nature trails were also added to the scheme and wind throughout the dense forest and main portion of the site. The low impact plan fits naturally into the existing environment. Residential development is focused at the edges of the site near the existing residential neighborhoods. This allows for the

central portion of the site to remain untouched and the greenspace area to be preserved as much as possible. The dense pine forest along Katie Kerr is also preserved.

Connective paths and trails wind through the property to connect residents and visitors the site amenities. Old ballfields are refurbished and the gym and aquatic center are preserved. Most of the existing buildings are adapted to house alternative uses including office space, meeting space, housing, and maker space. The historic core remains intact while only the duplexes are removed to allow for great greenspace.



## Concept 1 Costs and Partners

### Example High Level Construction

#### Cost Estimates:

- Cross Country Trail - \$50,000-\$90,000
- Playground - \$100,000 - \$300,000
- Nature Trail - \$40,000-\$80,000

### Potential Partners:

- Housing Organizations
- Non-Profits
- Arts Organizations
- Global Growers
- Decatur School System
- Local Private Schools
- Outdoor Education/Nature Organizations
- PATH/East Decatur Greenway

Concept One is the least intrusive on the existing property and thus expected to be less costly than Concepts Two and Three. Replacing existing playgrounds and adding a few additional playground would be the most costly enhancement to the site at \$100,000 to \$300,000.

Potential partners for the site enhancements include local housing and non-profit organizations that focus on education, outdoor activities, and children's programming.









## concept 2

### A plan focused on active recreation with additional housing components.

In previous workshops, the consultant team recorded numerous comments requesting a competition level track and field, we understand this is a big community concern. Tennis courts or a tennis center as well as ball fields for various sports were requested and accommodated in this plan. In keeping with the recreation focus, a cross country course and expanded pool/ aquatic center were also proposed as features of this concept. 650 new surface and on street parking spaces were added to accommodate sporting event attendees. Housing remained a priority and was integrated into this scheme as well providing a denser housing configuration yielding 61 units.



Track and Field



61 Housing Units



Multi-Use Field



Expanded Pool



12 Tennis Courts



650 New Parking Spaces



Arboretum Seating



Cross Country Course



Aerial view from the northwest

Concept Two focuses on being active. It responded to the requests for a track and field for the City Schools of Decatur and others to use as well as a tennis center. Because of the size of the track, little greenspace was preserved but was set aside as multipurpose fields. A tennis center is also a major component of the plan. Ten tennis courts and club house are shown and anchor an affordable housing development. This plan accommodates 61 units of affordable housing in the form of cottages, duplexes, and big houses.

Due to its size, the track and field were limited to a few locations. We believe we located it in the best and least obtrusive location to the landscape. It sits nestled into a slope of a hill which allows for

stadium seating to be integrated into the slope. The tennis center also requires some grading. It was located primarily on an existing parking lot and building pad which reduces the intrusiveness on the field recreation space.

The housing component hugs the corner of Katie Kerr and South Columbia creating a housing village that feeds off of the energy of the tennis center and new housing on Katie Kerr. Housing forms include cottage style housing, duplexes, and big houses, which are multi-tenant housing that resembles a larger home. The new neighborhood is dense but provides pockets of gathering space and community gardens throughout.



## Concept 2 Cost and Partners

### Example High Level Construction

#### Cost Estimates:

- Competition track - \$3-6 million
- Tennis Center - \$3-5 million
- Multipurpose Field- \$100,000- \$300,000
- Cross Country Trail - \$50,000- \$90,000
- Playground - \$100,000-\$300,000
- Nature Trail - \$40,000-\$80,000

### Potential Partners:

- Decatur School System
- Agnes Scott
- Local Sports/ Rec Organizations
- Active Living Community
- Affordable Housing Organizations
- Non-Profits
- Arts Organizations
- Global Growers
- Local Private Schools
- Housing Organizations
- PATH Foundation/ East Decatur
- Greenway

Concept Two is the most intrusive on the existing property and thus much more costly than Concepts One and Three. Implementing the track and tennis center would each cost \$5-\$6 million and would require a number of strategic potential

partners to fund and manage. Potential partners for the site enhancements include recreation organizations like Active Living Community, local schools and the Decatur School System, and local arts and housing organizations.







## concept 3

# Housing focused with ample greenspace and connecting paths

Concept Three offers a much denser housing option, providing nearly 128 units. Over the course of four workshops we recorded over 100 comments on affordable housing and hundreds more on subsets of affordable housing. To support the housing and park amenity, 389 new surface and on street parking spaces were added. Cross country and nature trails are again an added amenity and help to connect to the other features of the site and surrounding neighborhoods. In addition to the existing Global Grower's community garden on the northern edge of the property, smaller plots would be added near each of the housing clusters. A small outdoor classroom and flexible recreation fields support the park like feeling and preserve much of the existing landscape.



128 Housing Units



Community Gardens



389 New Parking



Arboretum Seating



Nature Trails



Recreation Space

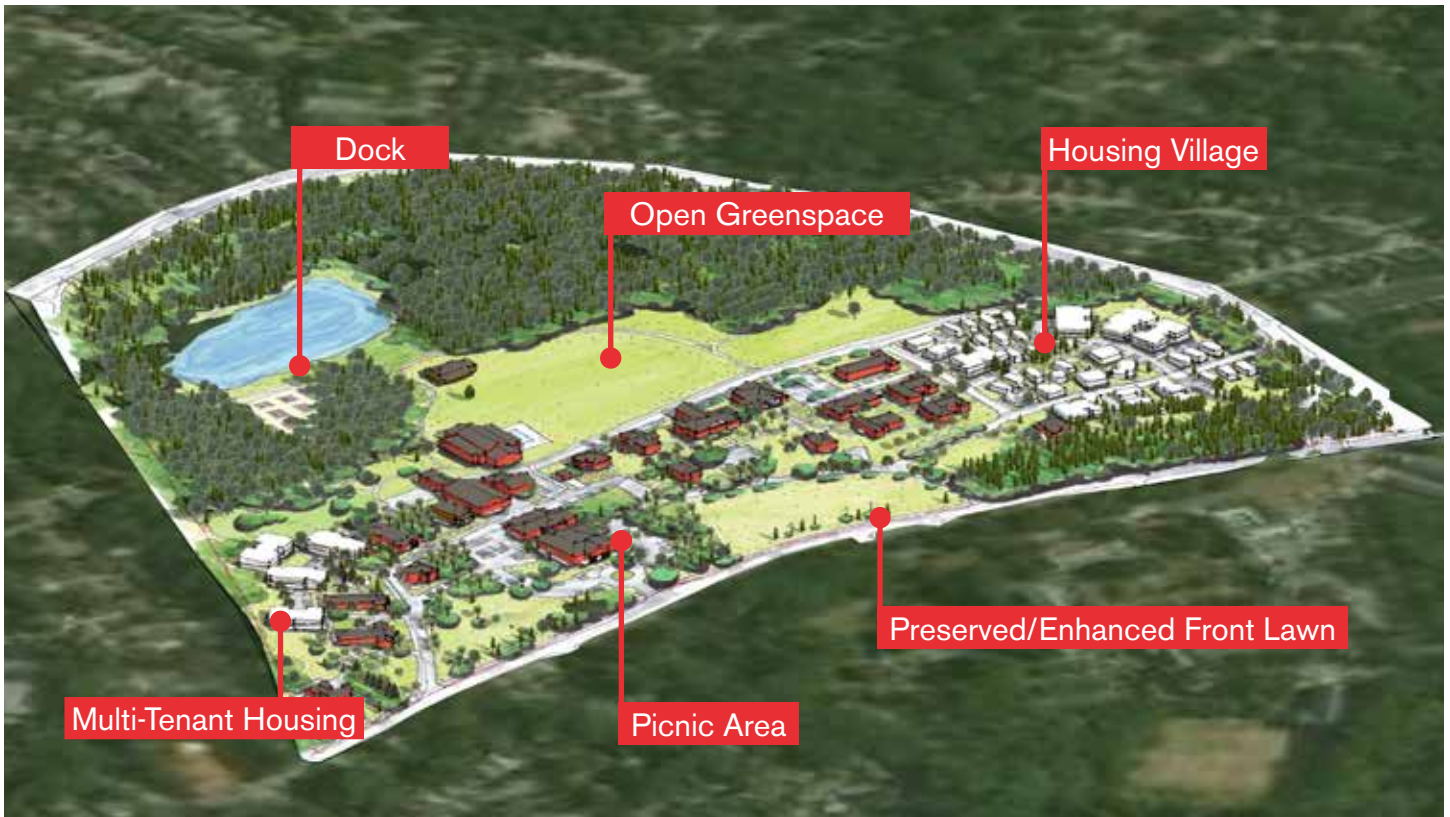


Cross Country Course



Realigned Katie Kerr





Aerial view from the northwest

The third concept focused on providing substantial options for housing while preserving greenspace. The plan provides 128 units in the form of small cottages, duplexes, and big houses and are mostly found on the corner of Katie Kerr and South Columbia. The dense housing configuration creates a village like atmosphere and is conducive to a variety of housing programs. The old recreation fields become less defined and result in a large open space that can be programmed for a number of activities.

The topographic challenges are addressed well in this concept. The key feature of the site, the housing village, works into the topography and

benefits from the leveled land where 4 duplex buildings will need to be demolished. This plan preserves the fields and open space on the backside of the property enabling a variety of sports and activities to take place.

The housing component of the property boasts 128 housing units, the largest of all the concepts. The dense village on the southern edge consists of cottage style housing, duplexes, and big houses or multi-tenant houses. The variety of building types is suitable for afford-ability at a variety of levels. Housing on the northern edge is predominantly multi-tenant housing.





## Concept 3 Cost and Partners

<b>Example High Level Construction</b>	<b>Potential Partners:</b>
<b>Cost Estimates:</b>	Outdoor Education/ Nature Organizations
Cross Country Trail - \$50,000- \$90,000	Affordable Housing Organizations
Playground - \$100,000-\$300,000	Non-Profits
Nature Trail - \$40,000-\$80,000	Arts Organizations
	Global Growers
	Housing Organizations
	PATH Foundation/ East Decatur
	Greenway

Concept Three is heavily housing focused with an emphasis on preserving open green space. Infrastructure costs are relatively lower for Concept Three. It includes replacing existing playgrounds and adding a few additional playgrounds and providing a designated cross country trail. Potential partners for the site

include local housing and non-profit organizations that focus on education, outdoor activities, and children’s programming. Housing partners will be important given the number of units and various unit types and to ensure affordability.

## 02. Final Concept

### "A community asset for generations to enjoy" - Decatur Next post

During the six month visioning process, we heard from community members, potential partner organizations, and each of the City of Decatur Boards and Departments. Workshops, Civic Dinners, and online voting gathered input and feedback on ideas and concepts. With over 8,500 comments received, trends emerged enabling us to synthesize the information into 5 categories: buildings, programs, recreation and greenspace, infrastructure, and principles. From there, public input priorities emerged and were incorporated into the Final Concept.

#### public input priorities



Greenspace/ Arboretum



Track & Field



Cross Country Course/ Trails



Affordable Housing



Multipurpose Fields



Arboretum Seating





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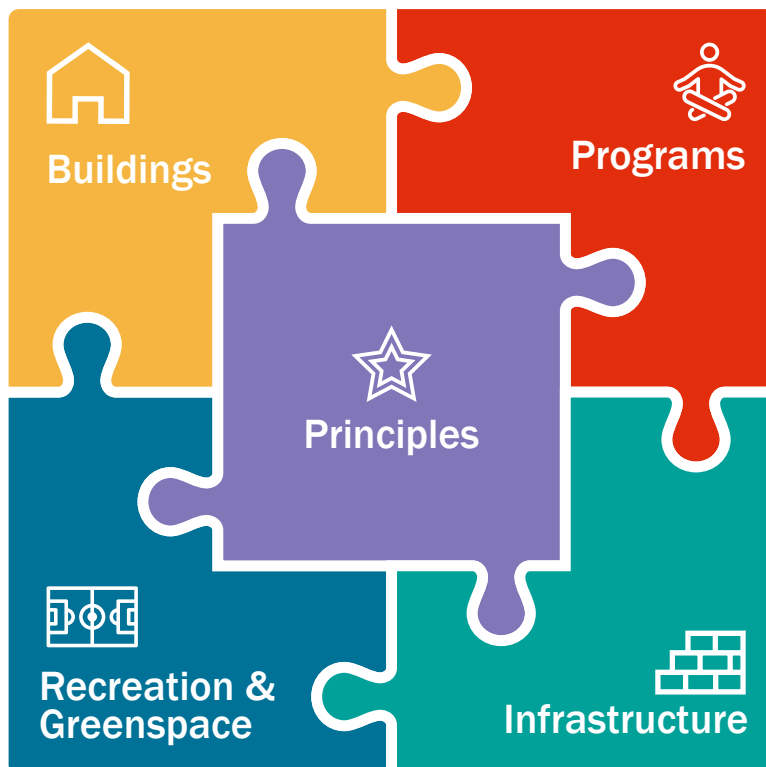
**INNOVATE**

# 01. Final Concept

## A Concept that Melds Community Priorities

After workshop 6 and online survey, we gathered over 1,000 comments regarding the three concept plans presented on April 30th. We recognized that the track and field was a necessary component of the plan. We also heard that a medium density housing option was most preferred for the site in an order to preserve the existing character of the site yet provide enough units to create a small community. Providing

multipurpose fields was also an important goal and could be accommodated inside the track and field. We incorporated a 3.1 mile cross country course that utilized existing and new trails. New structured grass parking spaces that can be built as needed yet minimize impact on the landscape. Overall, this plan will be used to guide partnerships the City to fulfill the community priorities heard in this process.



Five Categories that Informed Priorities





## decatur legacy park

### A name to honor the past and future

It is important that what this place is called moving forward reflects its rich history but also communicates its importance to the community going forward. This sentiment led to the name Decatur Legacy Park. Legacy can be defined as anything handed down from the past. The citizens of the City of Decatur and surrounding neighborhoods have inherited a unique community asset. The United Methodist Children's Home left a significant portion of the original site as forest or passive green space and maintained buildings dating back to the early 20th Century. The City's ownership of the site can now offer expanded community access to this place. With a plan in place to continue to preserve buildings and landscape while offering new uses, this is a legacy for future generations to use and learn about the site's rich history and enjoy its amenities.











## existing buildings

Historic buildings occupy the western portion of the landscape of the United Methodist Children Home site, situated along tree-lined drives and sidewalks. The first wood-construction buildings on this property no longer exist; however, the “spine” of site includes buildings dating from the early twentieth century. Some of the oldest buildings include Hemphill Cottage, Atlanta Cottage, Moore Chapel, the Dairy Barn, and the Old Shop. Many of these buildings are rustic stone construction, a character defining feature of the site.

The remaining buildings on the site include 132,967 square feet of usable building area. Non-profit partners as well as the City of Decatur have identified new uses for many of the existing facilities at the site. The historic buildings can be adaptively reused for creative housing solutions.

The Administration Building and Jane Cochran Building are programmed long term as Children and Youth Services. The Gymnasium is programmed by Active Living. The Chapel is owned by the United Methodist Church.



Historic Campus Spine

## **national register nomination**

A historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

To reinforce the importance of the history of the site, its buildings, and its cultural landscape, it is recommended that the city nominate the entire 77 acre property for inclusion in the National Register of Historic Places. Because a Preliminary Determination of Eligibility was completed for the property in 2015, the first step will be for the city to complete a Historic District Information Form and submit it to the Georgia Department of Natural Resources Historic Preservation Division (HPD). A period of significance and historic context for the district will be developed during this process.

Upon review and comment, the city would then submit a Packet for Nominating Historic Districts to HPD. HPD will review this application, and

if approved, they will forward it to the Georgia National Register Review Board. After a proposed nomination is approved by the Georgia National Register Review Board, HPD's Division Director officially lists the property or district in the Georgia Register of Historic Places.

The final step in the National Register process is preparing the official documentation to submit to the National Park Service (NPS) in Washington, DC. The completed registration form is reviewed and signed by the HPD's Division Director and sent to the Keeper of the National Register at the National Park Service, U.S. Department of the Interior, in Washington, DC. If accepted, the district will be listed in the National Register of Historic Places.





**Preliminary Determination of Eligibility  
(Completed 2015)**

**1**

**City Completes Historic District  
Information Form and Submit to HPD**

**2**

**City Submits a Packet for Nominating  
Historic Districts to HPD**

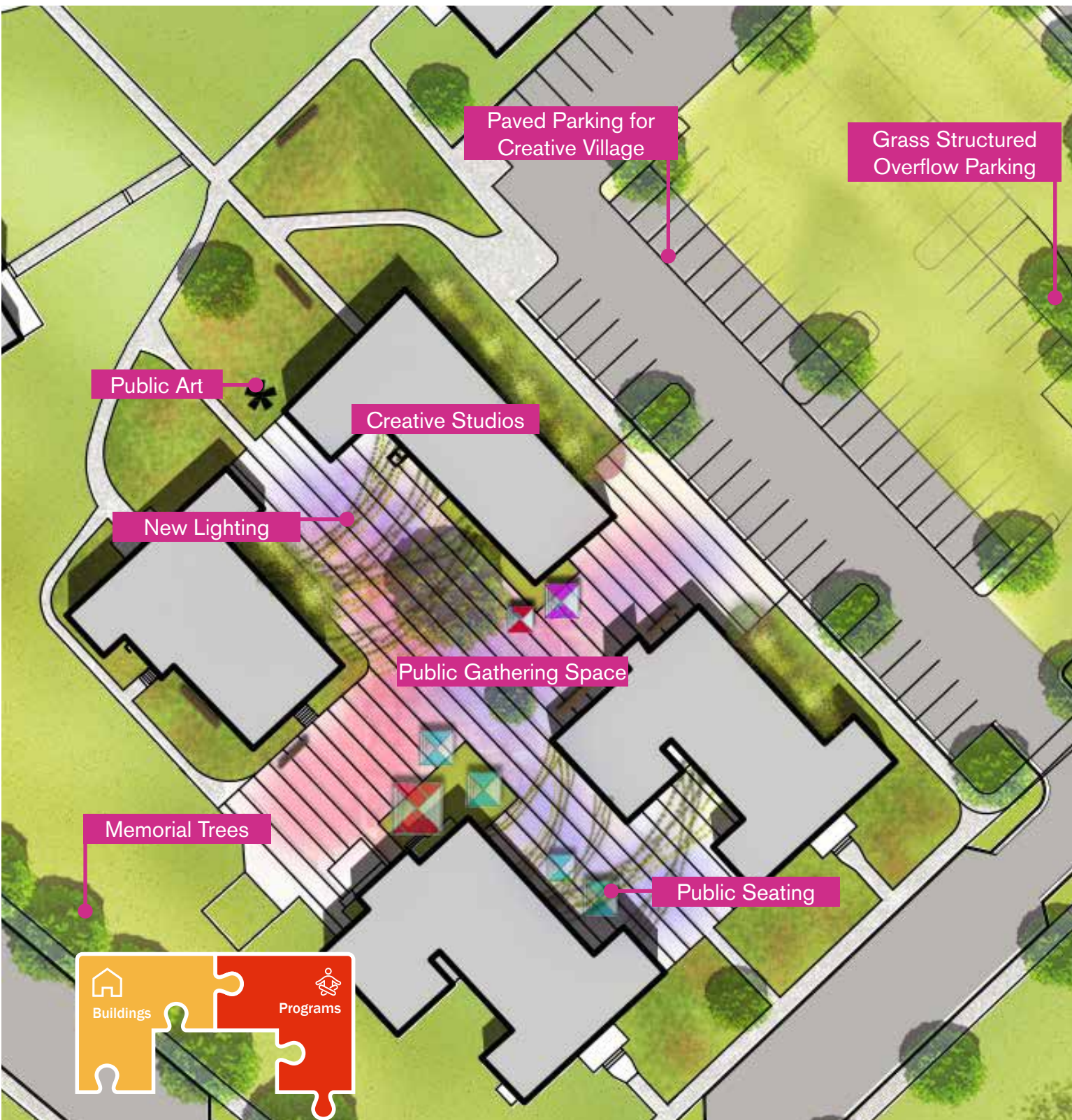
**3**

**HPD Submits Proposed National Register  
Nomination to Georgia National Review Board**

**4**

**HPD Submits National Register Registration  
Form to the Keeper of the National Register**

**5**



Paved Parking for Creative Village

Grass Structured Overflow Parking

Public Art

Creative Studios

New Lighting

Public Gathering Space

Memorial Trees

Public Seating



- Existing Buildings
- New Buildings



## creative village

### An arts centered development

A place for artists and creatives to live and work was a common request among participants in the engagement activities. Decatur has a large number of organizations that support the arts but few that actually provide residences and studios. The Creative Village utilizes previous housing for children as artist studio

space centered around a creative plaza. It's meant to create a place where creatives can work and at an affordable rate. The plaza is envisioned to be populated with art create at the village.







"Places for creative expression  
in arts and literature"- imagine  
77 participant

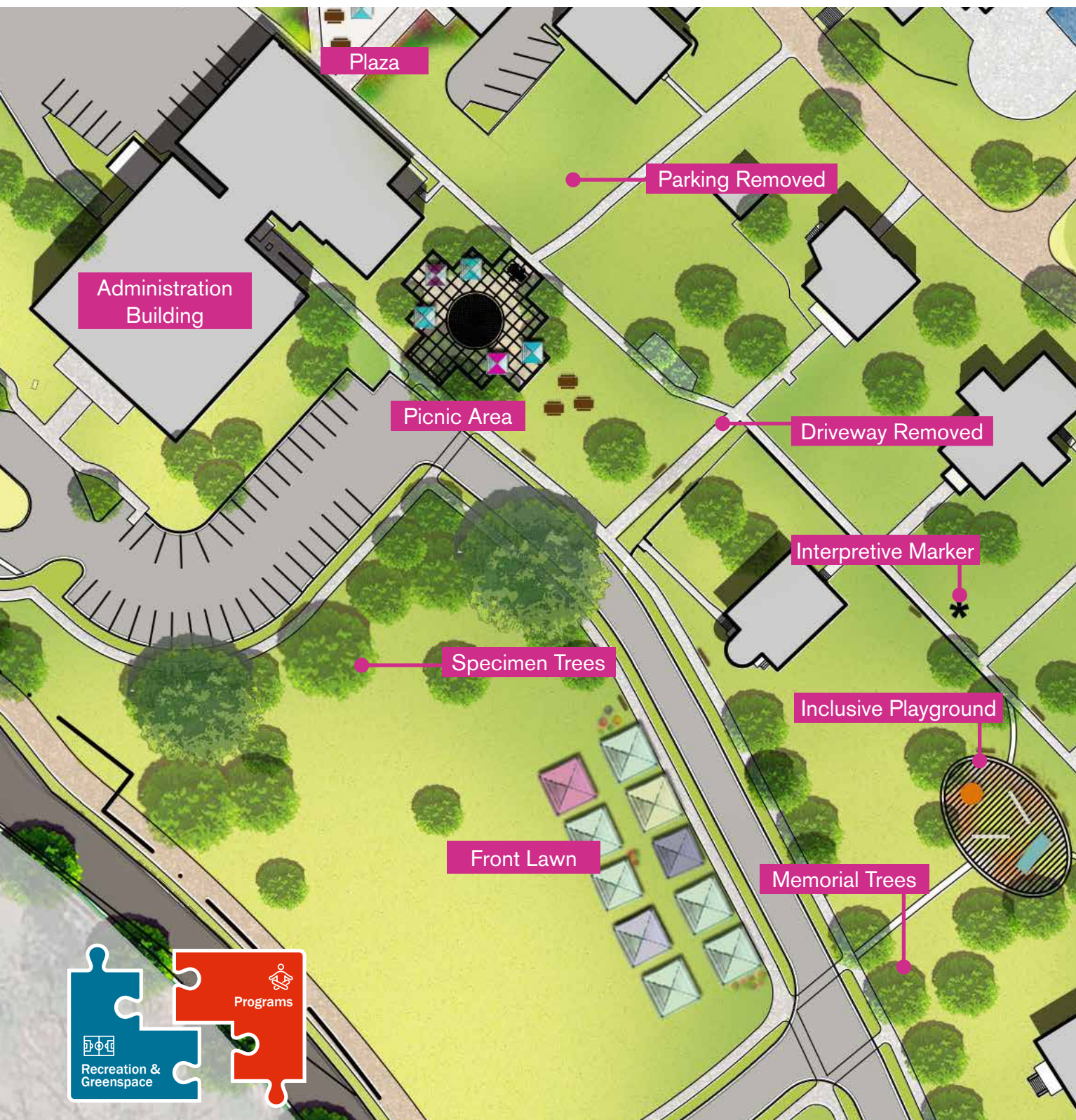




“A communal space for creative activities- a low tech makers space for painting, drawing, knitting, quilting. A place to promote community more than output”- imagine 77 participant

“Art of wellness- safe places to create”- imagine 77 participant









## picnic area & front lawn

### An area for outdoor eating and community events

A primary objective was to preserve the front lawn and sense of arrival. Neighbors commented that they loved the campus feel and the old trees that line South Columbia and would love for them to be preserved. In an effort to preserve more greenspace and eliminate car traffic along the central spine, a parking lot

and driveway were removed behind the administration building. A picnic area next to the administration building was added leaving the front lawn conducive to programming for special events like farmer's markets and festivals. Specimen trees are added to replace the older, larger trees as they die over time.





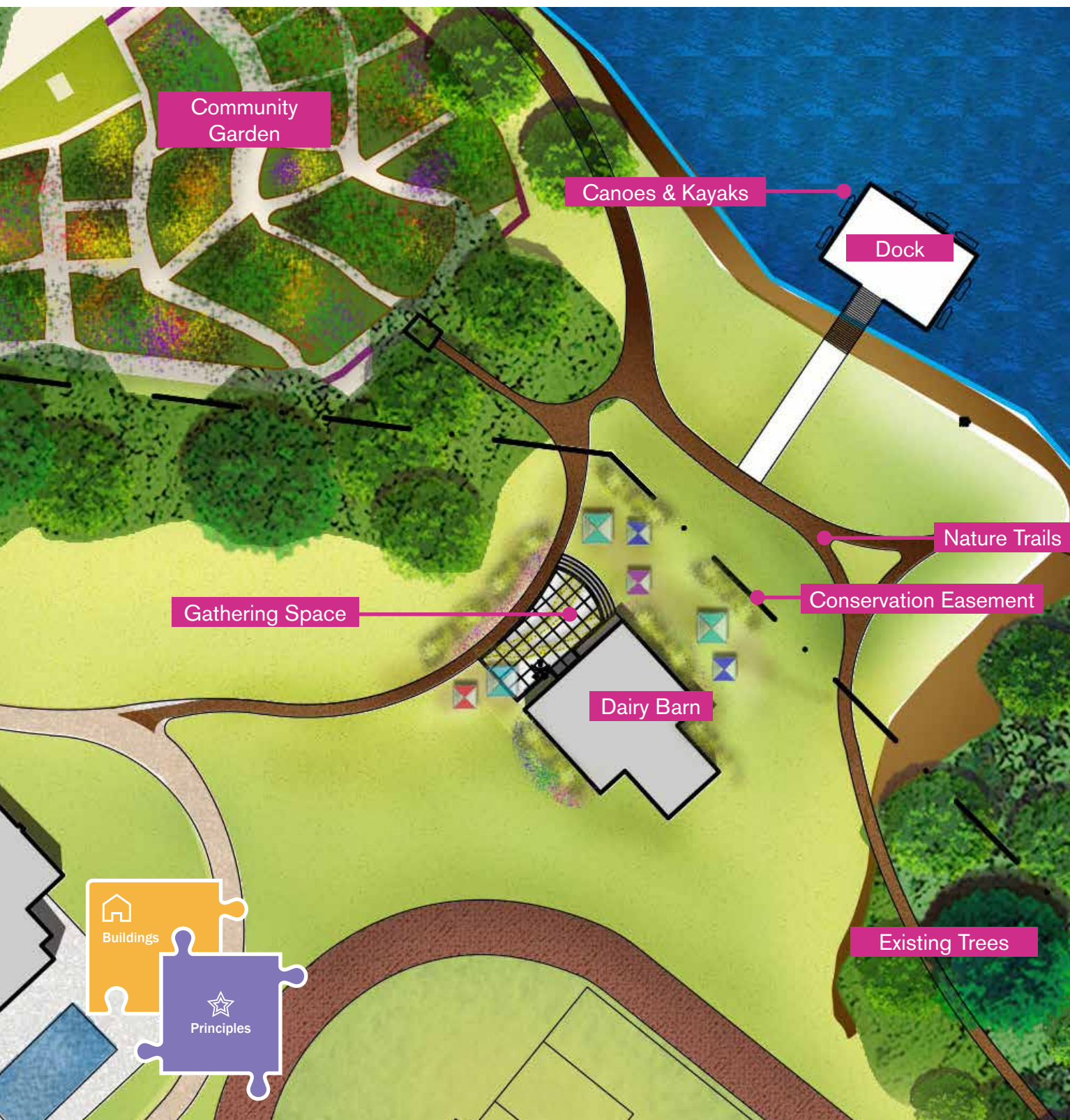
“The long green lawn abutting Columbia Drive is a wonderful amenity...”- imagine 77 participant





"Riding my bike on trails built by the community" - child imagine 77 participant





- Existing Buildings
- New Buildings



## dairy barn

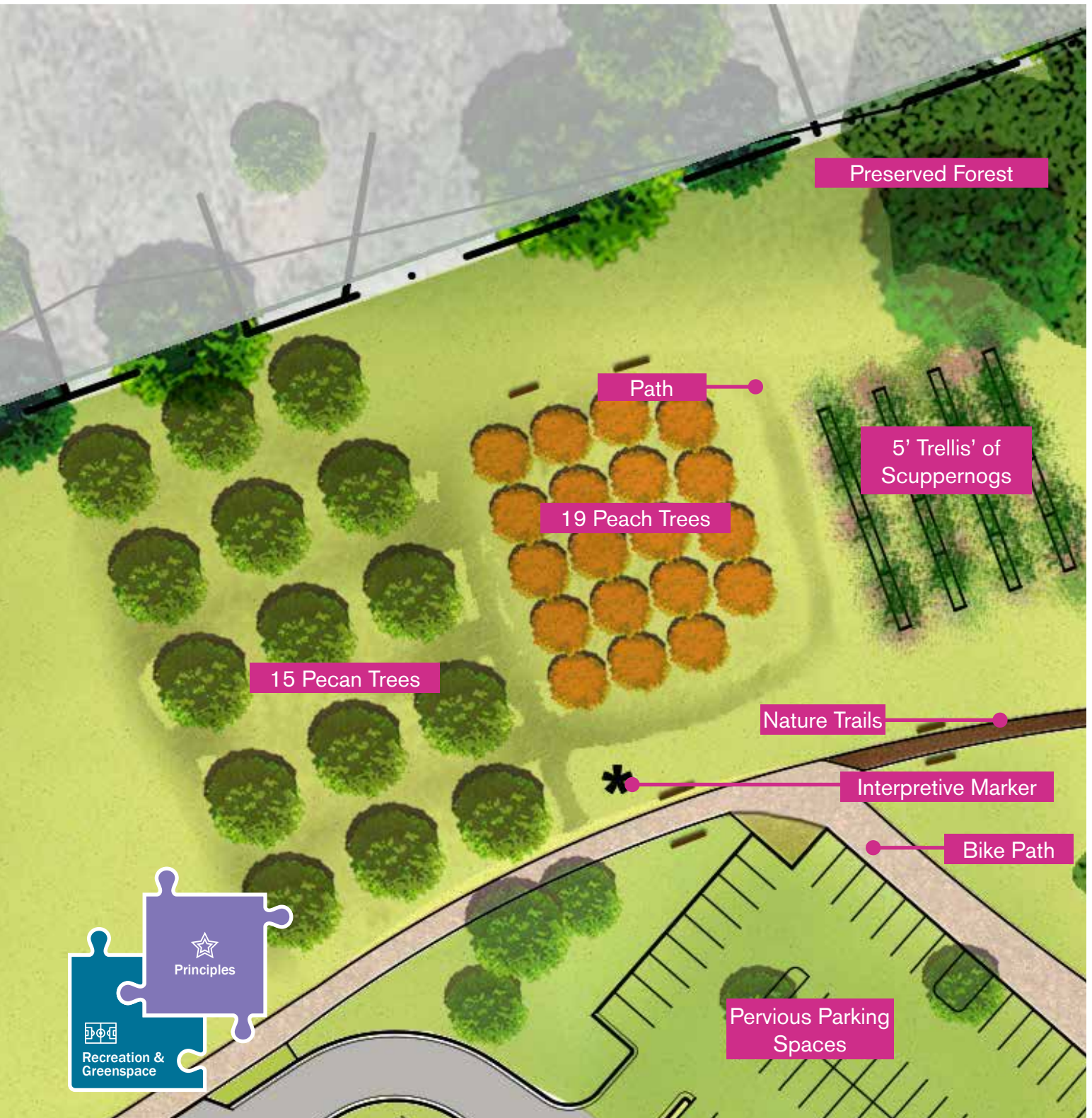
# Rehabilitating a farm building for community use



The Dairy Barn will have a new breath of life. Community input was clear - this building is an important part of preserving the legacy of UMCH. It once served as the Dairy Barn for the home when the campus was self-sustaining. With stabilization and rehabilitation, it can be programmed to host

special events, a market for the community garden, or concessions for track and field events. A new paved patio will connect the Dairy Barn to the path system and provide a great spot for outdoor eating or meeting up with friends. A new patio captures the scenic views of the pond and rolling topography.







-  Existing Buildings
-  New Buildings





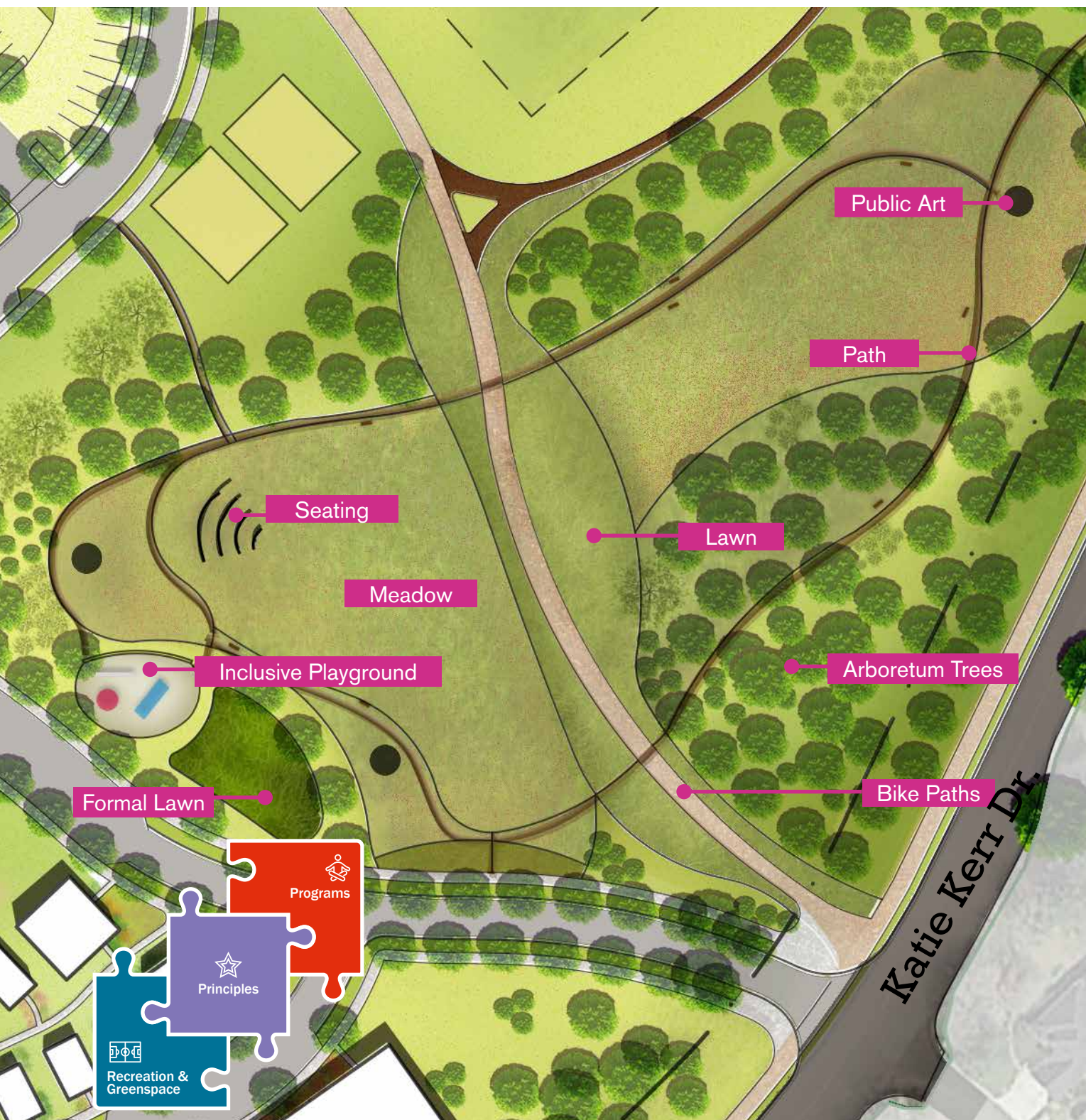
## orchard



### An asset that pays homage to the past

The orchard serves a dual purpose. It will become an asset to the community garden program already in place at the site. Also, it serves as an interpretation point for the history of the site. Children at the United Methodist Children's Home produced much of their own food until the 1970s. This working farm included an orchard with pecan and peach trees and scuppernongs vines. The orchard was located in this

northwestern area of the property. The 19 peach trees proposed in this location represent the number of children living at the Home when it received its charter. The 14 pecans represent the number of girl residents and the five scuppernongs trellises represent the number of boys. This area should include an interpretive panel with information about the history of the site.





-  Existing Buildings
-  New Buildings





## arboretum & arboretum seating

### An place for seating and learning space

The arboretum at the site includes both open fields for native grasses and wildflowers and forested areas. The vision includes the planting of 151 trees, representing the peak number of children who lived at the United Methodist Children's Home. Tree plantings will be more formal closer to the road, with more naturalized plantings closer to the existing wooded areas at the site. Existing vegetation can be

incorporated where possible. There is an inclusive playground in this area, a small open lawn, and paths meandering throughout the arboretum. The arboretum also includes a seating area, serving the community's need for an outdoor classroom and performance space. Locations for large scale public art and/or commemorative pieces have been identified within this area.









"Watching big cross country meets on a great course"- imagine 77 participant





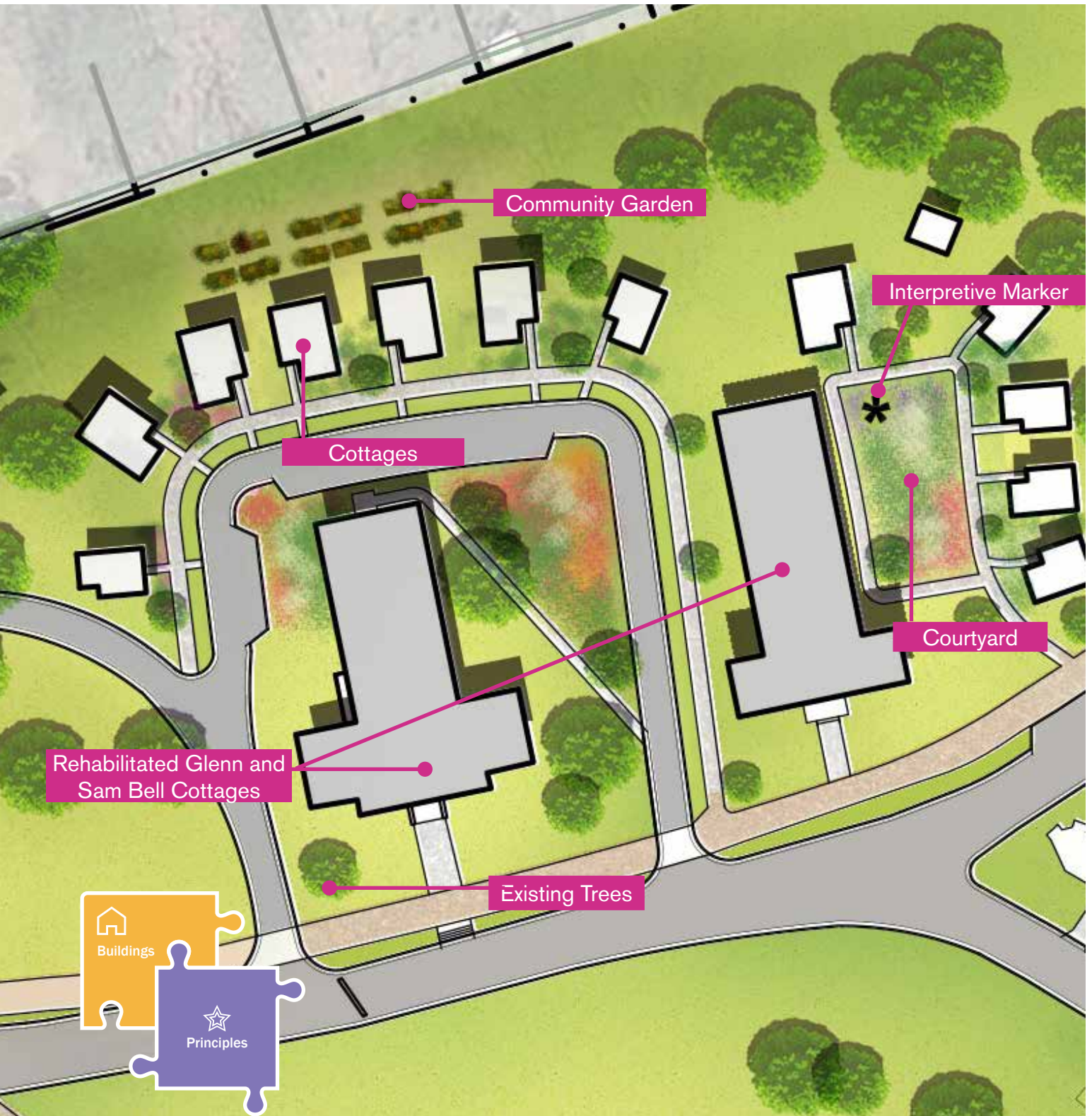
"Trails for running; make it a 5K course." - imagine 77 participant





“A place where the high school cross country team can run through the woods not on pavement.” - imagine 77 participant







## north housing village

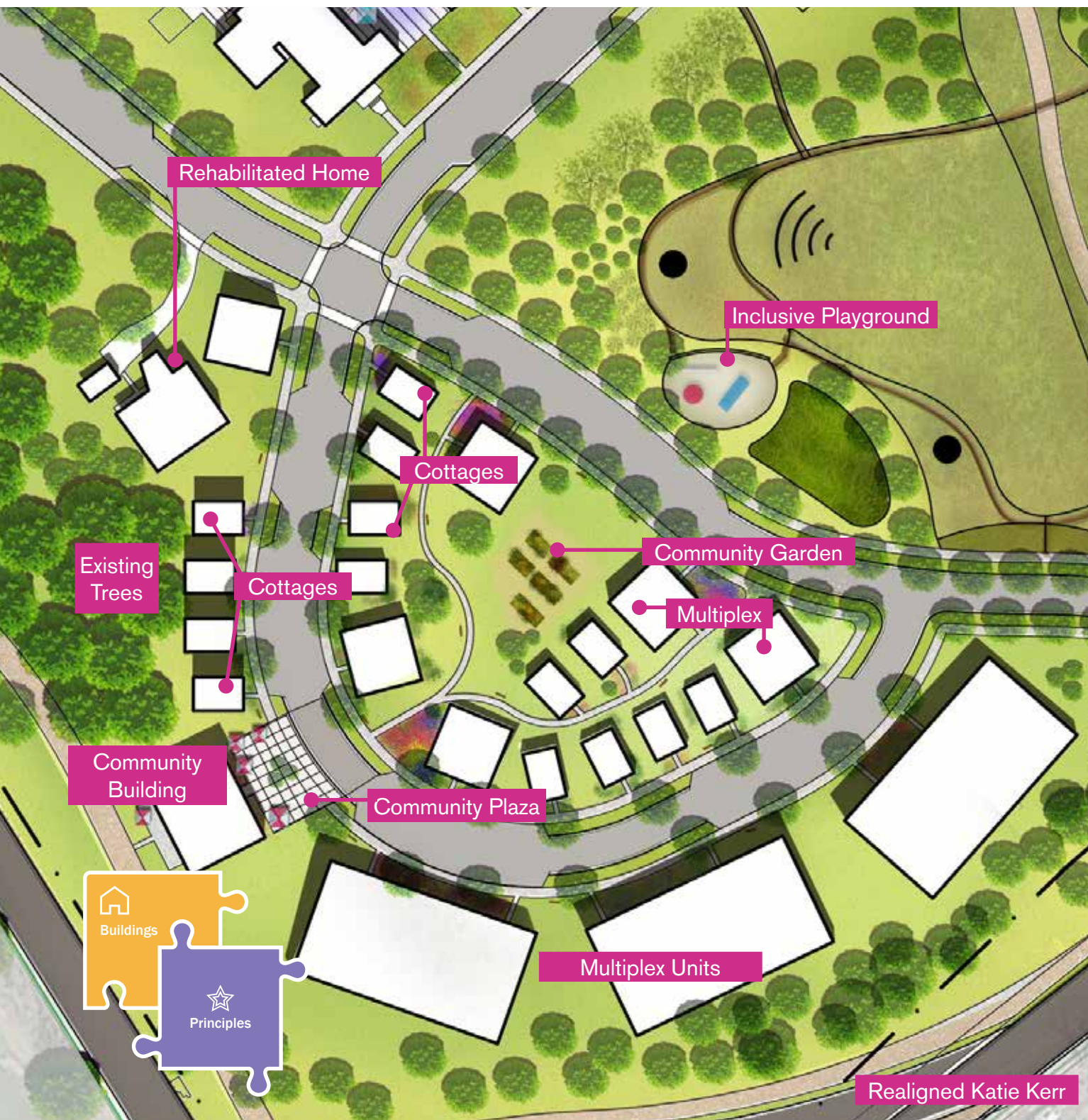
“Community space where people of all walks of life live and grow and play together”- imagine 77 participant

The northern portion of the property will see an infill of small cottages. The cottages create a unique little village with its own community garden, courtyard, on street parking. Glenn and Sam Bell Cottages can be rehabilitated for additional residential uses or similar support uses for a

housing village. New cottages are envisioned to be single family units. The new and existing cottages share public space to create a neighborhood village. This village benefits from being adjacent to the bike path, orchard, and community garden.









## south housing village

“Live in an inclusive community with people of all incomes, ages, and abilities” - imagine 77 participant

The South Housing Village is a larger community composed of single family cottages, duplexes, and multiplex buildings. This village can accommodate inclusive housing. It also contains its own community garden and greenspace, a community plaza, and community center. It sits nestled behind the existing pine

forest and engages the corner of Katie Kerr and South Columbia. It also has easy pedestrian access to the MARTA bus stop. The bike path runs along South Columbia and is easily accessible from the South Housing Village making it easy for residents to stay connected to Decatur amenities.







Example of 3.1 Mile Course with Start and Finish at Track Seating





## cross country trail

“Walking and running on natural trails.”- imagine 77 participant

Throughout the community engagement period, we received overwhelming feedback for nature trails and specifically a cross country course. Due to the ease of implementation, this was an obvious addition to the final plan. The diagram is an example course that would utilize nature trails and portions of the bike path with start and finish at

the track and field. When cross country practice or meets are not occurring, the trails and bike paths would be open to the community to run, walk, bike, and enjoy. The trails have connection points to the surrounding neighborhoods and ultimately link the site to the Avondale MARTA station. This asset can be used and maintained by multiple community partners.





## recreation

### “Running track for everyone” -imagine 77 participant

At all of the public engagement meetings, there was an overwhelming request for recreation facilities of all types. A competition level track and field was one of the most requested facilities and a clear need for the community. Due to topographic challenges of Decatur Legacy Park, the clear location for the track was to the east of the historic core and adjacent to the conservation easement. The topography will enable bleachers to be built into the grade and thus minimize further excavation. In addition to a track and field, multipurpose fields will be maintained for recreational soccer, lacrosse, or ultimate Frisbee. Two sand volleyball courts sit to the south and on the northern edge of the arboretum. Lastly, the pool would see a renovation

and expanded pool deck to bring the pool up to modern standards. Additional parking would also need to be added to accommodate the visitors attending the events associated with the track and field. Kerr Cottage would be demolished to accommodate the parking for the track and field. In order to reduce runoff and impervious surfaces, pervious parking will be used on the majority of the parking field and would not be added until the construction of the track and field. The loop road between the gym and this parking lot will be converted to pedestrian-only service road, only open for use by emergency vehicles.





"Water activities for families, paddle boards, maybe a summer camp"- imagine 77 participant





“I am proposing that the pond on the new park property be turned into a catch and release bass and bream pond. Minor improvement to the bank and access trail and possibly a small pier.” - citizen email





"Jogging trail throughout and around the lake" - imagine 77 participant







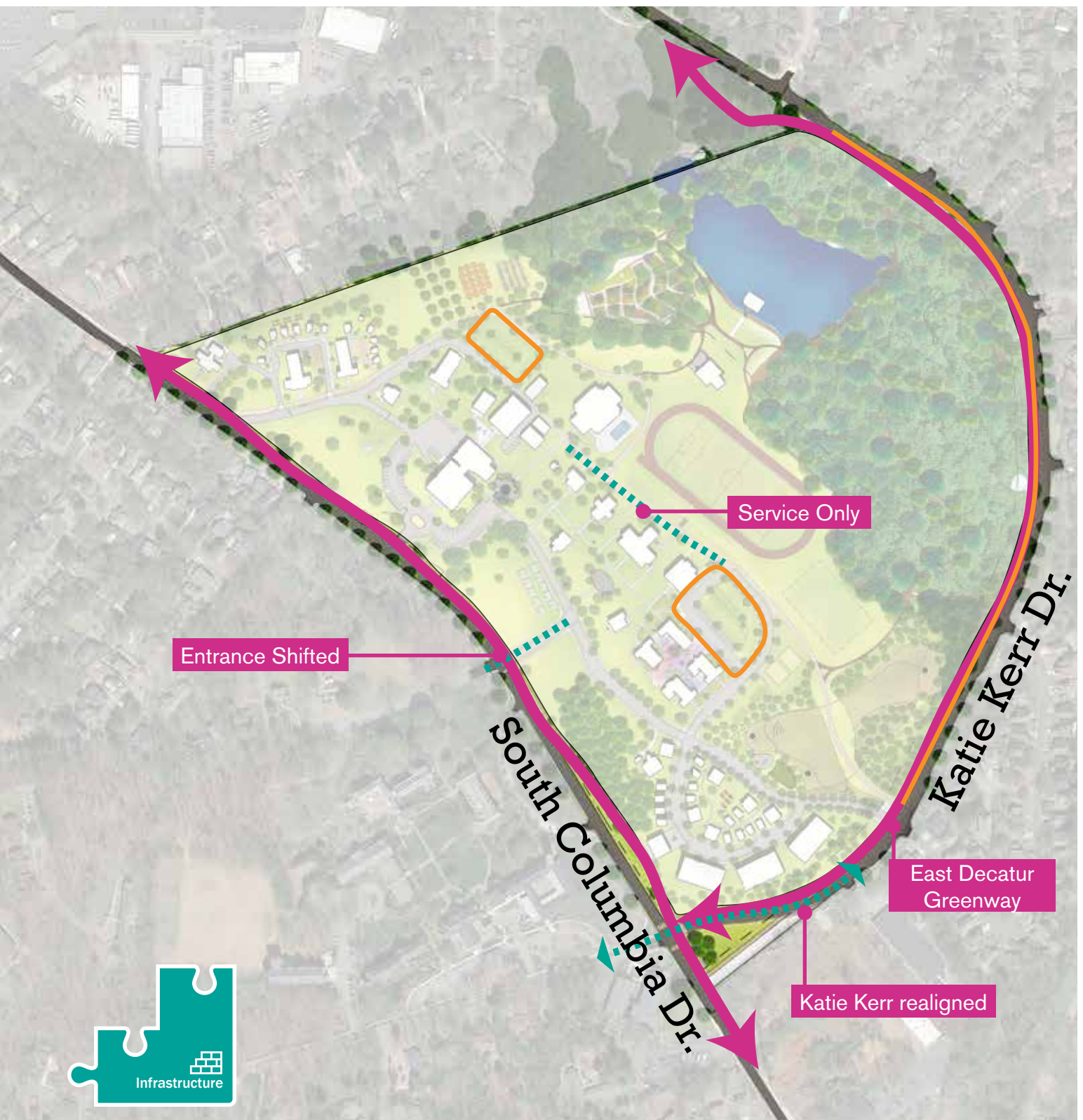


Diagram of new parking fields and street adjustments.



## infrastructure

### Parking and road realignment

While there is little clear guidance the necessary parking to serve the unique program of the Final Concept, the plan tried to accommodate the future uses with as little impact as possible on the cultural landscape. A parking area is proposed to be built in tandem with the competitive track facility. This area will consist of 146 total parking spots, 71 of which will be located on an area of structured grass parking surface. Previous studies and documentation, including the ITE Trip Generation Manual and ITE Parking Generation Manual, have little to no data on isolated competitive track facilities' parking requirements. In most cases, tracks are built around other land uses, such as health clubs, public parks or soccer fields which generally would produce higher vehicle and parking demand than the track itself. For the purposes of calculating trip generation and parking demand estimates, it can be assumed that a competitive track meet would produce a similar number of vehicles as a typical city park with soccer and/or recreational fields. Trip generation

chart and parking generation reference charts can be found in the appendix on page 173.

With the elimination of parking adjacent to the administration building, when needed, a structured grass parking surface of approximately 67 spaces can be added adjacent to the orchard. This parking provides parking for visitors to the community gardens, orchard, multi-use trail, Dairy Barn, and uses in the existing buildings.



If additional parking is required beyond these lots, it is strongly recommended that on-street parking be provided by adding parallel parking along the current drives in the Park. These parallel parking spaces should also be constructed with flush curb and structured grass surface. This decreases the impact of new infrastructure on storm water run off.



In coordination with the Final Concept, it has been recommended that Katie Kerr Drive could be realigned to the north to line up with Kirk Road on the other side of Columbia Drive. There are some advantages to this realignment listed below:

- Time Frame: Engineering and design is relatively simple for this location, and land is already owned by the city so little to no right-of-way acquisition would be required.
- Cost: Only the approach to Katie Kerr would need to be realigned. The realignment would be proposed to begin approximately 600 feet from Columbia Drive, making it a relatively low-cost construction project (<\$500k).
- Safety: May reduce crashes involving left turns from Columbia Drive in both directions. The realignment would reduce the spacing of intersection conflicts, improve operational performance, and reduce misjudgment of gaps in traffic for vehicles pulling out onto Columbia Drive. A simpler intersection could also be used in coordination with the traffic signal or other traffic calming measures to help slow down traffic approaching the site. Pedestrian crossings can also be simplified and made safer at a single-point intersection.
- Versatility: A single point intersection can more easily be converted in the future with elements for traffic calming measures.



-  Existing Buildings
-  New Buildings

Realignment of Katie Kerr

## program summary

# A Track & Field and Affordable Housing Options

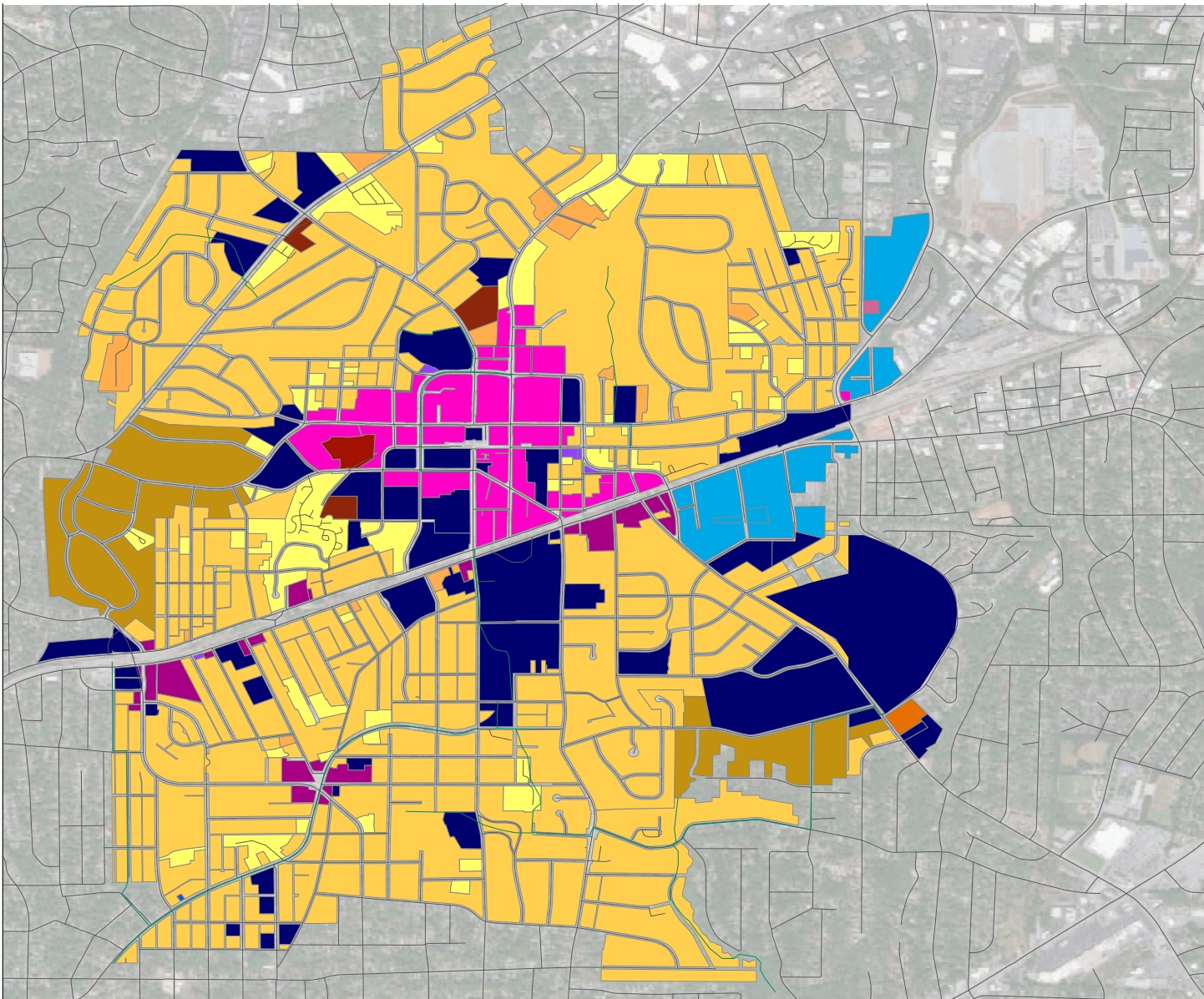
The program for the final concept included:

	Inclusive/Affordable housing		Restored buildings
	Creative Village		Multi-use fields
	2 Inclusive playgrounds		2 Sand volleyball courts
	Pecan grove		Picnic area
	Peach orchard		New structured grass parking spaces
	Arboretum Seating		Infrastructure improvements
	Arboretum and meadow		Bike PATH
	Nature and cross country trails		Community partners
	Competition level track & field		Preservation & sustainability
	Refurbished pool		Pond improvements









## Legend

- |   |  |  |
|---|--|--|
| <span style="color: #800080;">●</span> C-1 (Local Commercial)   | <span style="color: #0000FF;">●</span> NMU (Neighborhood Mixed Use)        | <span style="color: #FF8C00;">●</span> RM-22 (Multiple Family Residential) |
| <span style="color: #FF00FF;">●</span> C-2 (General Commercial) | <span style="color: #8000FF;">●</span> PO (Professional Office)            | <span style="color: #6A5ACD;">●</span> RM-43 (Multiple Family Residential) |
| <span style="color: #C71585;">●</span> C-3 (Heavy Commercial)   | <span style="color: #FFD700;">●</span> R-60 (Single Family Residential)    | <span style="color: #8B4513;">●</span> RM-60 (Mixed Use)                   |
| <span style="color: #00008B;">●</span> I (Institutional)        | <span style="color: #8B4513;">●</span> R-85 (Single Family Residential)    | <span style="color: #FFFF00;">●</span> RS-17 (Single Family Residential)   |
| <span style="color: #00BFFF;">●</span> MU (Mixed Use)           | <span style="color: #FFA500;">●</span> RM-18 (Multiple Family Residential) |  |



## proposed zoning

### An early step towards implementation

The first step in implementing lasting change on the site is for the City of Decatur to annex the property into the City limits. As previously stated, it currently sits just outside the City in unincorporated DeKalb County. Once the annexation has taken place, it is recommended the property be zoned Institutional.

Institutional zoning is the best tool for the unique programming envisioned for Decatur Legacy Park without spot zoning. It is also recommended that the master plan be considered as the comprehensive site development plan.



## 02. Phasing



### SHORT TERM PHASE

- Orchard
- Farmers Market
- Inclusive Playgrounds
- Arboretum/ Meadow
- Creative Village
- Arboretum Seating
- Building Reuse
- Dairy Barn Stabilization

This is a potential phasing scenario for Decatur Legacy Park based on community input, potential partnerships, and implementation costs. Phasing occurs across three phases a Short Term Phase, Mid Term Phase, and Long Term Phase. In the **short term phase**, programming that can be made with minimal infrastructure investments can be implemented. Stakeholders have expressed



### MID TERM PHASE

- North Housing Village
- South Housing Village
- Dairy Barn Rehabilitation

interest in helping implement these elements. The short term phase includes the orchard, programming for a farmer's market, new inclusive playgrounds, an arboretum/ meadow, the creative village, and a small arboretum seating. It also extended the internal roads to connect to Katie Kerr. **Mid term phasing** introduces the housing villages. The development of 80 units



## LONG TERM PHASE

- Competition Track
- Associated Parking

also requires infrastructure improvements like additional internal roads and on street parking. Also included is a more extensive rehabilitation of the barn. While the **long term phase** contains the track and associated parking. Due to the implementation costs of the track, obtaining the necessary funding is expected to take longer.

However, strategic partnerships and substantial donations can always impact financing and accelerate the implementation of elements. This phasing is dependent on successful partnerships with the city of Decatur.

## 03. Strategy and Recommendations

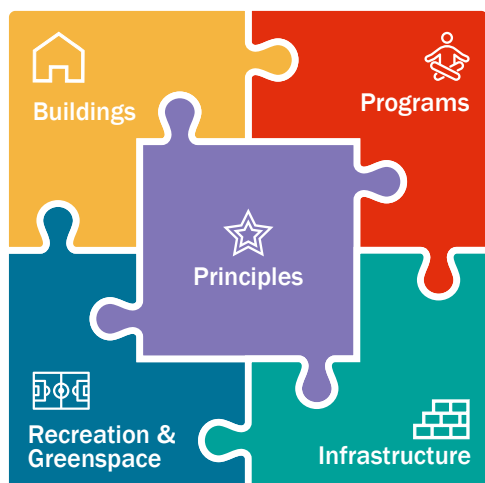
Our blueprint for making the community's vision for the United Methodist Children's Home a reality.

How does the site that the City purchased in 2017 embody the vision for the future that has been revealed through this process? A strategy focuses on how inception, maintenance, and an implementation plan fit hand-in-hand with the City of Decatur strengths. Implementation and operation of Decatur Legacy Park must also fulfill the tasks of the 2010 Strategic Plan, specifically the five that were a clear priority to the community (note on page 60-61).

The strategy for implementation is to hone in on partnerships for the City to form. In order to do that, the team has broken down the recommended elements shown in the Final

Concept, both programmatic elements like community events and elements that require construction such as the Arboretum. With City Staff and the stakeholders, the consultant team paired these elements with potential partners who have a mission and the resources to help bring the community's desire for the site to fruition.

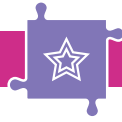
These partnerships will allow the City to implement programs and elements of the Final Concept that are part of its typical operations, like artist studios or the arboretum are better suited to be operated by another organization. Importantly, these partners will fund the programming and the burden will not be on taxpayers alone to support the vision.







## principles



Interpretive markers throughout the site to tell the story of the property



Install an overview of property's history and site map



Preserve and rehabilitate character defining features of cultural landscape



Nominate the site for the National Register of Historic Place



Sensitive adaptive reuse of existing historic buildings



Utilize multipurpose fields will provide greenspace that can be used for a number of different sport events



Under plant existing specimen trees with new trees to preserve historic canopy



Preserve existing healthy trees throughout the Park



Create the arboretum to enhance the natural landscape



Preserve the existing front lawn as passive greenspace



Add memorial trees along new interior roads



Enhance the landscape around the Dairy Barn and Pond



Preserve the pine forest along S. Columbia









Institutional zoning category is recommended upon annexation of the property into the City of Decatur



Consider the master plan as the comprehensive site development plan





## buildings



-  Establish partnerships with non-profits and community organizations that can re-purpose the existing core buildings
-  Arboretum Seating that can be used for local arts organizations or small music performances
-  Renovate Edwards Cottage, Trustee Cottage, Hyatt Cottage, and Smith Cottage for artist and creative studios
-  Develop a North Housing Village with small scale cottages
-  Develop a South Housing Village with small scale cottages and a mix of multi-family buildings
-  Partner with housing organizations to ensure accessibility and affordability

## programs



-  Retain and enhance existing community garden spaces
-  Build relationships with community partners who can offer programming in keeping with guiding principles of the master plan
-  Establish a creative village which supports local artists with studio space and housing, including a central public plaza
-  Support active use of the pond with a covered dock and rent-able canoes



## infrastructure



Construct a multi-use path on the East side of South Columbia Drive in partnership with the PATH Foundation



Extend bike paths throughout the site to enhance circulation and connection



Provide bus shelters at each MARTA bus stop along South Columbia



Realign south drive entry to Inman Drive Signalization



Build new interior road that extends to the existing loop drive and connects the South Housing Village to Katie Kerr



Add an entrance along Katie Kerr to support event circulation and residents in the South Housing Village



Construct two permeable parking lots as needed



Add grass structured on-street parking on existing and new roads on the site as needed for parking demand, including the North and South Housing Villages

## recreation & greenspace



Build two Sand Volleyball Courts



Refurbish Pool and Gymnasium



Construct a competition level lighted eight lane track and field



Build two new playgrounds that feature inclusive play equipment



Create an orchard containing 15 Pecan Trees, 19 Peach Trees, and five Scuppernongs trellises



Build Nature Trail and Cross Country Trails throughout the site



## 04. Implementation Plan

Moving forward with a final plan shaped by the community and grounded in reality.

The Implementation Plan aims to shine light on a path towards full implementation of the Final Concept. The follow section highlight the necessary next steps, strategic partnerships, and financing recommendations. A recommended organizational structure is also included to further guide the plan through implementation.

### action list

- ☐ Establish Management Structure
- ☐ Begin RFP Process for Partnerships



## partnerships

### Potential Partners

In keeping with long-standing Decatur tradition, as well as the key element in this process, community stakeholders will play a key role in implementing this plan. The plan reflects the principle that no major changes can happen on the site without significant participation from community partners – in funding and programming. The stakeholder meetings that occurred throughout the master planning process allowed the City and the consulting team to identify a group of committed supporters who are potentially willing to work to ensure that the master plan vision becomes a reality. Further, numerous local individuals, non-profit organizations, and other community groups have been identified throughout the process that will likely play an integral part in the implementation and on-going operations of the site. It is assumed that these stakeholders and partnerships will help to lead parts of the implementation of this master plan, while numerous additional partners will be essential and additional partnerships will continue to emerge and evolve over the years. Community entities who participate in the implementation of the master plan will play a

variety of roles. Some may participate through galvanizing wider community support, whereas others may create, build, and/or operate new programs and/or facilities that have been highlighted in the master plan. Most of the partners that participate will be focused on implementing and funding program needs.

Master plan implementation, and the community members who will help to make it a reality—including City of Decatur staff, departments, and boards—are clustered into five blocks:

1. Environmental Stewardship and Programming
2. Arts Programming
3. Recreation Programming
4. Housing Development and Management
5. Ground and Facilities Maintenance Management

This is a list of organizations that have participated in the process, but should only be considered a starting point for potential partnerships. The Better Together Advisory Board's Asset Map is also a good resource for potential partners.

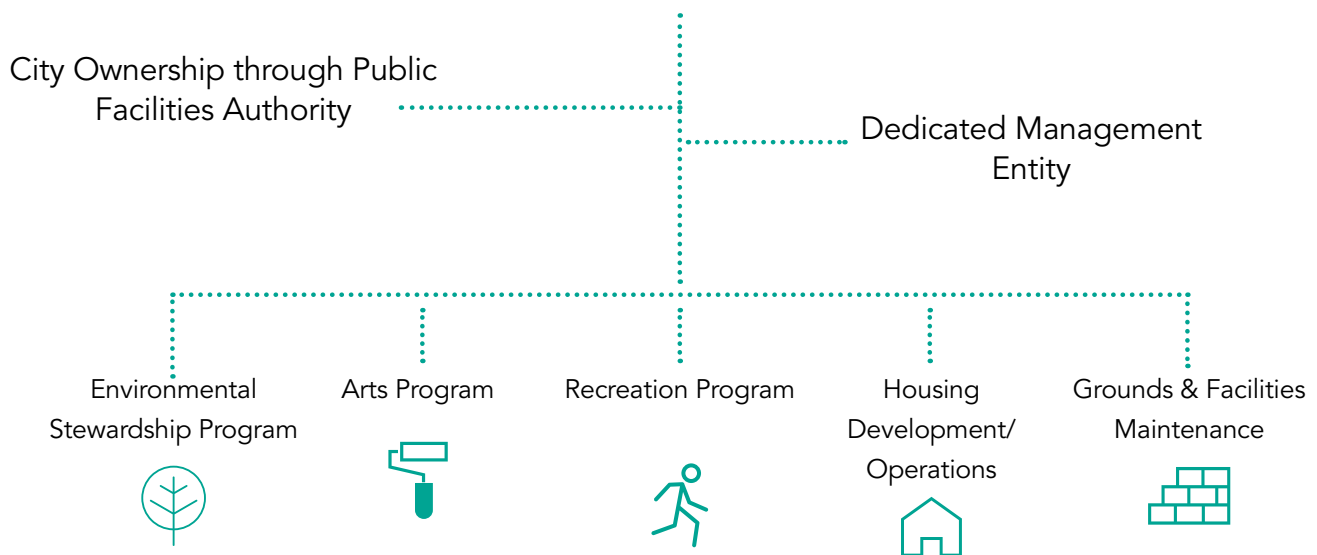




Decatur Arts Alliance	Decatur Better Living Together Advisory Board
Decatur Makers	Create Community 4 Decatur
Decatur Historic Preservation Commission	Columbia Theological Seminary
Decatur Business Association	Georgia Council on Developmental Disabilities
City of Decatur Active Living	City of Decatur Children and Youth Services Department
Decatur Active Living Advisory Board	Wylde Center
City Schools of Decatur	Woodlands Garden
Agnes Scott College	Environmental Sustainability Board
Friends School	Atlanta Urban Ecology
The Waldorf School of Atlanta	Global Growers
YMCA	Natural Resources Conservation Service
Atlanta Track Club	Georgia Department of Natural Resources
Path Foundation	Decatur Lifelong Community Advisory Board
East Decatur Greenway	
Decatur Housing Authority	
Tapestry	
L'Arche Atlanta	

## organization structure and strategy

### Decatur Legacy Park On-going Management



The recommended arrangement for master plan implementation and permanent operations of the property is to call upon a new dedicated entity that will be assigned the task of implementation, financial management, and on-going operations of Decatur Legacy Park.

It is envisioned that while the City of Decatur, through the Decatur Public Facilities Authority, which was created to help in the purchase of the site, will retain ownership and will have the ultimate obligation for governance, a new dedicated entity can be most responsive and is in the best position to oversee and execute master plan implementation and on-going site operations.

The new dedicated entity would have the responsibilities of daily oversight and management of the community-driven implementation. We recommend that the City develop a process in which the dedicated overall management entity is empowered to select the partners who will execute master plan implementation and on-going operations. The selection of these partners should occur only when the dedicated entity has determined the timing is proper for such execution. That is, the master plan and the programming of Decatur Legacy Park will evolve over time, with some portions already in place and others that could take years before a course for implementation, including funding, of a master plan element has been fully developed.



In most cases, the best procedure by which the dedicated management entity selects implementation/programming partners is likely a Request for Proposal (RFP) process. This will allow for:

- Public dissemination of the desire to find a partner for particular master plan elements, and
- Open and transparent partner selection process.

Parameters should be established through the management entity for the types of organizations eligible for participation/programming on Decatur Legacy Park. The process should be open to private partners, as well as non-profits, and other organizations, but the mission of the partner organization must fit within altruistic parameters, as guided by the master plan.

Further, the Better Together Advisory Board could play a role in the partnership selection process and provide input to the on-going management of Decatur Legacy Park. Their role could be to ensure transparency, to bring other often under-represented partners to the table, and to help to maintain equity in access and programming.

### **Environmental Stewardship**

Because the desire to retain and use much of current green space at the site was an overwhelming theme that emerged from the public input process, it will be essential for the dedicated management entity to identify and engage partners who can maintain current outdoor uses and develop new outdoor elements

guided by the master plan. The Decatur community is home to numerous environmental stewardship organizations, such as the Wylde Center and the Woodland Gardens, who are experienced green space managers with histories of collaboration with the City. These types of entities may be likely candidates to become lead partners to execute the implementation of the master plan elements that are focused on outdoor spaces, green space preservation and enhancement, and programming of those spaces.

### **Arts Program**

The Decatur community is known for its artistic proclivity, and the desire for this site to enhance the Decatur artist community was expressed in the master plan process. The master plan provides opportunities throughout the site for artistic expression, which will likely be best cultivated through the development of an Arts Program partnership. Based on stakeholder feedback collected during the master-planning process, there is likely sufficient interest to house an array for arts programming, from after-school and weekend programs for children to an artist-in-residence program utilizing existing on-site housing. The Decatur Arts Alliance is a likely partner who is already positioned at the heart of the local arts community and may have the capacity to become a lead partner. Further, the Decatur Makers, for example, could play a role in expanding the definition of “arts” at the site. Examples of artist and maker residency programs, such as the Goat Farm, exist in Atlanta.



## **Recreation Program**

In the case of recreational facilities, the dedicated management entity may decide to empower the Decatur Active Living department, for example, to operate existing facilities on the site to further the cause of that department, while simultaneously sanction an outside partner to build and operate the planned track facility. The timing and specifics of these arrangements could vary widely and likely far exceed the vision set forth in this master plan. This recommended arrangement will allow for responsiveness to community desires at the appropriate time when community partners have developed a reasonable and financially responsible plan for execution of particular master plan elements. Other likely partnerships that have participated in the master planning process and/or expressed interest in using current or new recreational facilities include City Schools of Decatur, Agnes Scott College, YMCA, and neighboring private schools including the Friends School and the Waldorf School. These types of partners are likely to have potential to help in shaping the vision of specific new recreational facilities and fundraise to bring them to fruition, in addition to using the facilities.

## **Housing Development/Operations**

Affordable/equitable housing, as shown in this master plan, may be implemented by a private or non-profit entity separate from the new dedicated management entity, but the entity would have ultimate oversight. Likely the entity would identify, approve, and empower but not develop a partner, or group of partners, to develop a detailed housing implementation plan to be carried out by the partner organization. Many local organizations expressed interest in providing and managing affordable/equitable housing as part of this

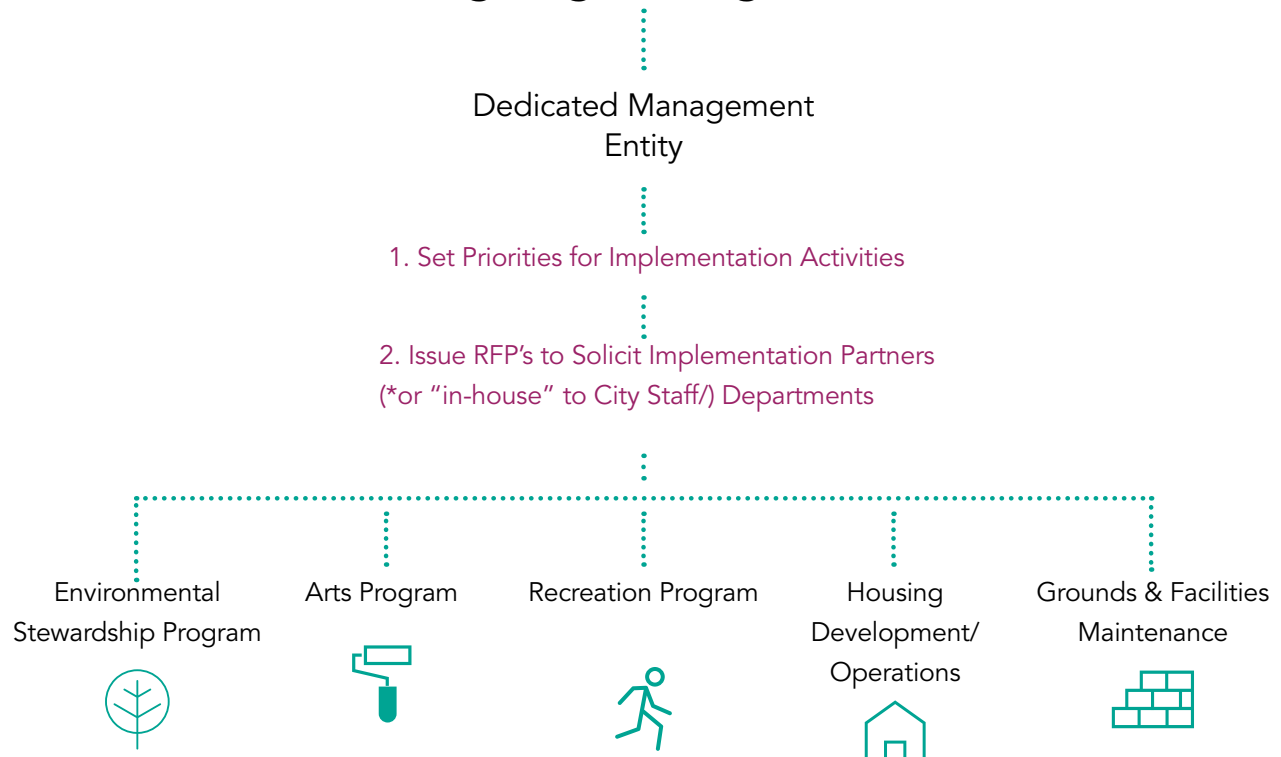
process. The master plan identifies the scale at which the housing is to be constructed in order to ensure that the housing partner adheres to the community desires expressed in the process. These are concepts defining the general location of housing and illustrative of the mixed types to fit a range of incomes and needs. The actual layout and density will be defined in future plans determined by the City Commission. Land that will be used for affordable housing on the site is recommended to be put into a Land Trust to guarantee long-term affordability.

## **Grounds and Facilities Maintenance**

It will be imperative for the overall management entity to provide appropriate maintenance for the grounds and on-site facilities. In some cases, the partners described above may become responsible for the upkeep of the portions of the site that they use. In other cases, those partners will not be in position to provide that responsibility. In any case, it will be a necessity for the management entity to ensure that all 77 acres are properly cared for. This will likely entail a Grounds and Facilities Maintenance Manager, which could be City staff and/or an outside contractor. It is likely that current City staffing levels will be insufficient to provide the care needed for this property. We recommend the City undertake a staffing assessment each time new elements come on-line at the property to determine responsible parties for appropriate upkeep.



# Decatur Legacy Park On-going Management













\*Insure appropriate resources are devoted to those functions taken on "in-house"

## costs

### High Level Costs

High level costs were considered to help frame management decisions and give potential partners direction on the amount of the money that needs to be raised in order to implement these elements of the community vision. These costs were determined by talking with general contractors and takes into account the current climate for labor and materials costs. These are subject to change, the amount of change being dependent on many variables.





		cost
	 Existing Buildings Stabilization	TBD
	 Existing Buildings for Creative Village	TBD
	 New Housing	TBD
	 Dairy Barn Stabilization	\$50,000- \$100,000
	 Seasonal Farmer's Market	TBD
	 Arboretum Seating	\$50,000
	 Public Art	TBD
	 Historical Interpretation	\$4,000 per marker





cost		
	 Track and Field	\$4 - \$7 million*
	 Cross Country Trail	\$50,000- \$90,000
	 Nature Trails	\$50,000
	 Multipurpose Fields	\$800,000
	 Inclusive Playgrounds	\$100,000- \$300,000
	 Rec Fields	\$300,000 - \$500,000
	 Sand Volleyball	\$40,000
	 Arboretum	\$175,000
	 Front Lawn/Side Trees	\$55,000
	 Orchard	\$35,000
	 Multi-use Trail	\$500,000
	 Removal of Invasive Plants	\$653,000

\*Capital only, does not include on-going maintenance

	 Infrastructure	\$1,300,000
	 Parking for Track and Field	\$245,000
	 Katie Kerr Realignment	<\$500,000

## cost estimate

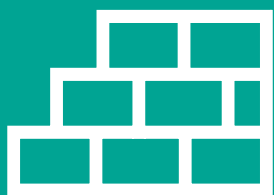
### Short Term Costs at a Glance

Inclusive  
Playgrounds  
\$100,000-  
\$300,000



Site Trees  
\$55,000

Arboretum & Meadow  
\$175,000



Infrastructure\*  
\$1.3 million

Interpretive  
Markers  
\$4,000 each

Orchard  
\$35,000

Cross Country  
Trail  
\$50,000-  
\$90,000



Nature Trail  
\$40,000- \$80,000

Dairy Barn  
Stabilization  
\$50,000-  
\$100,000

Removal  
of Invasive  
Species  
\$653,000



\* Includes sidewalks, permeable parallel parking, and new internal roads



## Long Term Costs at a Glance

The Long Term Costs, Track & Field and parking, include the following:

- Competition track surface
- Stadium lighting
- Fencing
- Field event equipment
- Site preparation and grading
- Bleachers
- Associated parking/ traffic infrastructure



Track & Field  
\$4-\$7 million\*



Parking for Track  
\$245,000

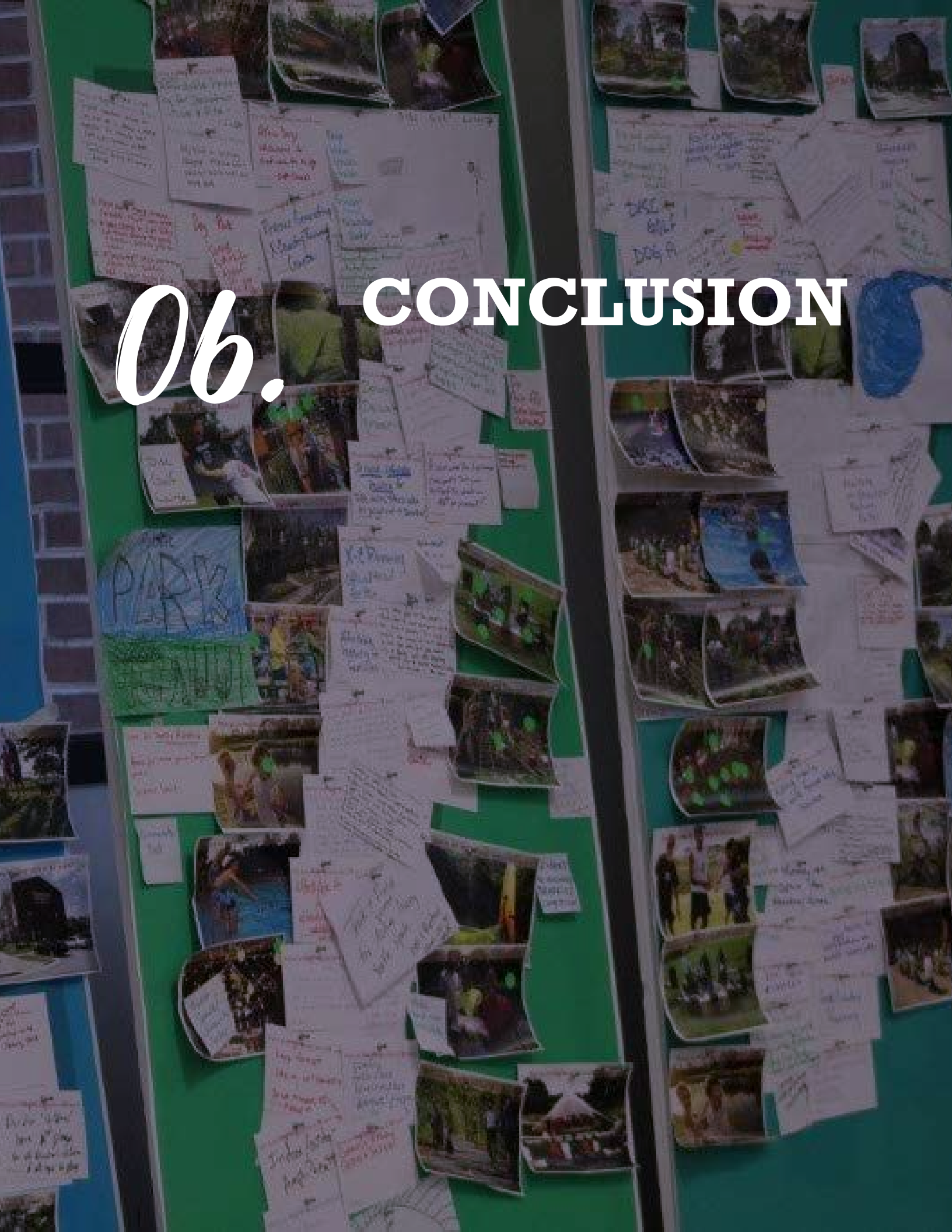
\*Capital only, does not include on-going maintenance



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06.

# CONCLUSION



# 01. Summary

..."a center for our community...providing a variety of activities that can appeal to all ages.." - Imagine77 participant

Six months, 1,200 comments, 290 Civic Dinner attendees, over 600 individuals meeting attendees, six stakeholder meetings, three potential concepts, one unified plan.

Decatur Residents can rest assured that their voices were heard. Each comment was carefully documented and factored into the decision making processes. Countless meetings with stakeholders and community members were held to learn about potential partners and community requests.

The Final Concept represents the priorities that emerged from shared dinners and community meetings. The successful implementation of the community vision is dependent on the City of Decatur sharing responsibility for funding and operation of different elements with appropriate partners.

While this planning document outlines possible phasing scenarios, the timing of implementation of each element of the Final Concept is dependent on funding. For example, it is possible that the Track and Field can be built in the first five years if a successful partnership and funding can be achieved.

As this initial process concludes, it is important that stakeholders and the community remain engaged with the City of Decatur with the same enthusiasm and interest that have been shown since February. This historic site is envisioned to remain a community asset and carry forward the rich legacy of enriching the lives of every community member.











# APPENDIX





# 01. Site Analysis

No.	EXISTING BUILDING NAME	SQ FEET	YEAR BUILT
1	GREEN COTTAGE	3,675	1961
2	GLENN COTTAGE	5,200	1955
3	SAM BELL COTTAGE	4,922	1968
4	CHAPEL	1,628	1906
5	WILLIAMS COTTAGE	8,904	1966
6	ATLANTA FLEA MARKET	5,264	1906
7	JANE COCHRAN	8,000	2005
8	MAIN BUILDING & DINING HALL	22,422	1987/1919
9	FACILITIES	3,600	1997
10	HEMPHILL	2,199	1903
11	SHEDDON COTTAGE	2,651	1911
12	EDUCATION CENTER	3,268	1942
13	WHITEHEAD HALL	8,486	1937
14	LEIGH COTTAGE	7,000	2010
15	NICKERSON	2,364	1912
16	EDWARDS COTTAGE	3,565	1948
17	TRUSTEES	5,000	1968/2012
18	ISON	1,550	1900
19	WOOD	2,450	1992
20	GOODWIN	2,450	1992
21	COCHRAN	2,250	1998
22	RUFF	2,450	1998
23	HYATT	4,922	1968
24	SMITH COTTAGE	4,336	1942
25	KERR COTTAGE	4,922	1968
26	GYM	14,924	1960
27	LAUNDRY	2,484	1918
28	DAIRY BARN	5,088	1914

The United Methodist Children's Home site was comprised of 28 buildings. Uses ranges from housing to classrooms to recreation space. The chart above illustrates the existing building name, size, and year built. It's important to note that some buildings received renovations or additions

at various points which explains why two years may be listed.



## 02. Civic Dinners

"It (our Civic Dinner) was a casual picnic on the property. We were able to experience the property in its best light. It was not on a piece of paper, it was the real thing...if we could come back in tens years and have the same great time, then the city would have hit a home run." -Imagine 77 participant

Civic Dinners kicked off on February 11th at the first public input session. Over 68 individuals volunteered to host and by April 30th over 40 Civic Dinners had occurred.

Prior to the dinner, the host was prepared with a prompt card and a few simple instructions, from there dinner conversation and comments were discussed and recorded. After the dinner, participants were sent a short follow up survey to gather last minute thoughts and overall impression of the experience.

The participants in Civic Dinners had an overwhelming response of enthusiasm and enjoyment of the process like the quote above. The post dinner survey revealed an appreciation for the process and organization and an overall feeling of connection to their neighbors. A number of great ideas were captured as well as property name ideas which follow in the detailed report.

 **Imagine 77** #Imagine77 @cividdinners 

**Introductions**  
Share your name and one thing you love about the City of Decatur.

---

**Question 1**  
The United Methodist Children's Home property recently purchased by the City of Decatur is 77-acres with historical buildings and natural park space.  
How have you experienced the site? And what currently stands out to you as valuable to your quality of life?

---

**Question 2**  
Imagine you are walking the site 10 years from now. Think for a moment...  
What do you see? Who do you see? What do you hear? What activities are happening on the property? What buildings do you explore?  
  
What has changed most about the site from what it is today? And what makes it a beloved community asset for the City of Decatur?

---

**Question 3**  
Take a moment to reflect on the values and visions you've heard from others around the table.  
  
What are the top three things that you wish to see on the property within 10 years? And what future experience to you wish to have on the property?

---

\*Remember to take a photo of the dinner and share on social media.  
#Imagine77 @cividdinners

Example of the question card and prompts for the Civic Dinners

# Civic Dinner Summary Report



 **Imagine 77**

40 CIVIC DINNERS   298 ATTENDEES   1 CONVERSATION



CIVIC DINNERS



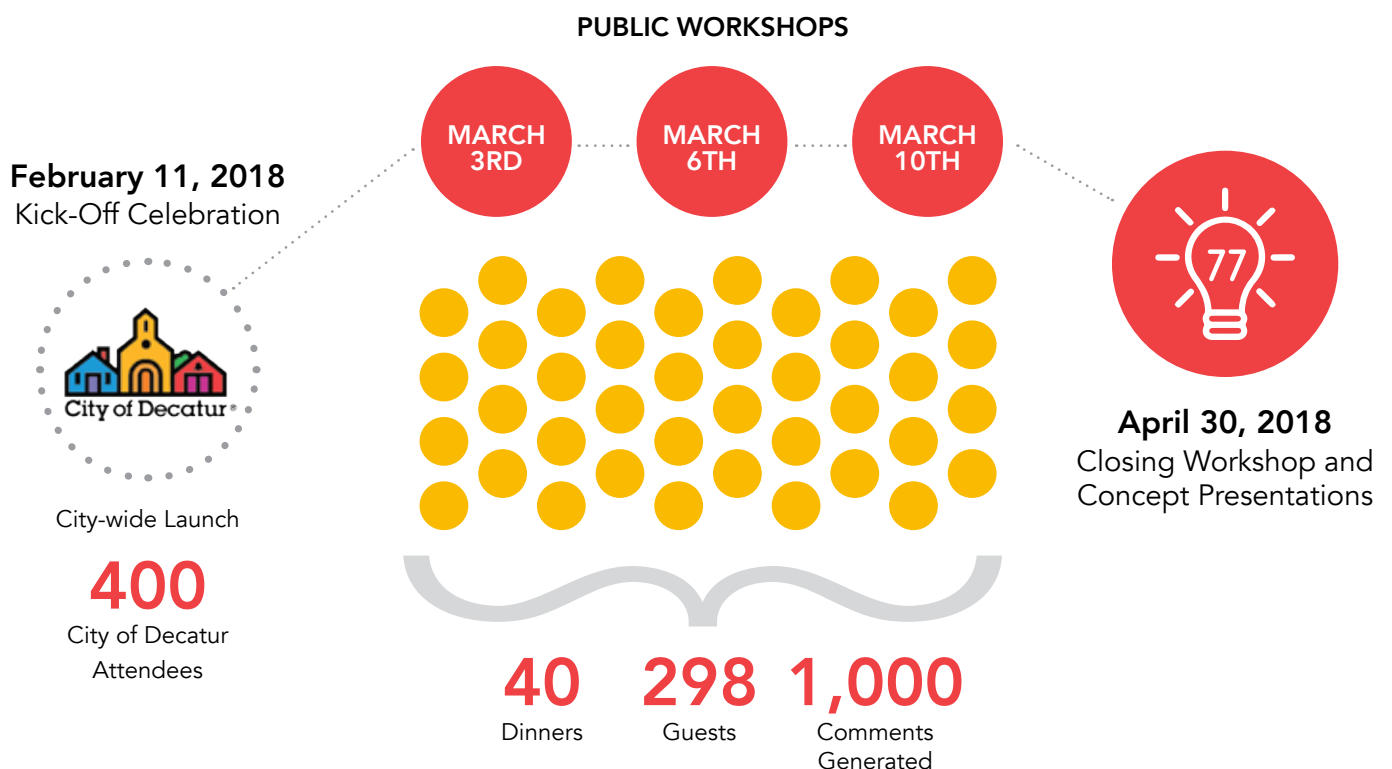
## PURPOSE & PROCESS

As part of the Cooper Carry Master Plan team for the United Methodist Children's Home, Aha! Strategy used Civic Dinners to engage a broad audience of City of Decatur residents and DeKalb county residents that live near the newly purchased 77 acres of property. The Imagine 77 was designed in partnership with the City of Decatur leadership to ensure a rich conversation and fruitful input that would guide the strategic goals and values of the 77 acre property.

The Imagine 77 conversation on Civic Dinners launched on February 11th during the first public input session with over 400 attendees. Nearly 68 people signed up to host a Civic Dinner with over 200 expressing interest in attending. Within just five days, we had over a dozen Imagine 77 Civic Dinners posted. By the next three Community Meetings in March, we had already had 6 Civic Dinners and 25 future dinners available for guests to register and attend. By the final community meeting on April 30th, 40 Civic Dinners had occurred over the 10 weeks, with nearly 300 guests and over 1,000 comments generated via robust and qualitative surveys following the Civic Dinners.

This report consolidates all feedback provided directly by hosts and guests via the follow-up surveys as well as in-person notes collected at larger or off-platform events. The Civic Dinners team has aggregated the key themes with the remaining of the report being an organized collection of all verbatim feedback, organized into groups and titled with common themes.

**FEBRUARY 11, 2018 — APRIL 30, 2018**



# TOP THEMES



#1 — Green Space / Conservation / Dedication to Nature Preservation



#2 — Event Space / Recreational and Community Use



#3 — Public Community Space for All



#4 — Affordable Housing / Disability Housing



#5 — Preservation and Repurposing of Buildings and Structures



#6 — Space Dedicated to the Arts and Culture



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #1: Personal Experience and Values

What do you want to preserve that is currently on the site?

### Greenspace: Access to Nature

- The natural habitat, trees especially those at the front of the property and the historic stone buildings.
- Just the nature preserve, already identified.
- The old growth greenspace, the pond and global grower gardens.
- Open space/green space-- a place where you can fly a kite without obstructions - a place where you can take a stroll in the woods in the city. The greenfield quality of this parcel has longtime value and should be preserved.
- Trails and lake.
- Open/green space.
- I want to preserve as much of the greenspace as is possible. I know some of the property is required to be conserved, but the lovely lawn expanses are a breath of fresh air when driving down Columbia Dr. I would very much like the City to save most of that view and NOT build housing or other buildings right up to the road. Also, retain as many trees as possible, the pond and open spaces.
- The openness of the site.
- habitat for animals and plants.
- Greenspace - the woods, pond, and open fields.
- Green space, trees, and athletic fields.
- Nature and historically valuable buildings.
- Green space and chapel and cottages.
- Specimen (really old, healthy) trees, the patch of pine trees by one of the entrances which supports a valuable mini ecosystem, and a large swath of the woods along the Katie Kerr Drive.
- Some of the green spaces.
- Lots of trees and green space.
- Green space and athletic spaces.
- Trees and open space.
- Greenspace, calmness of walking around the property.
- Want to preserve much more than the 22 acres slated to be preserved, perhaps up to 60 acres. The pine forest & the old (150-200 year old) oaks along the So. Columbia Drive frontage need to be preserved. Also, some of those buildings need to be preserved.
- The green space.
- Community garden, old growth trees/keep canopy.
- As much greenspace as possible.
- The natural habitat that surrounds the lake. The large old trees facing the front of the property. The beautiful, open greenspace that fronts Columbia Drive.
- The lake and green space around the lake.
- The feeling of open space and serenity in the middle of a large metropolitan area.
- Nature, green space, the trees (including the pine grove) and the meadow.
- The green space--the lake and trails; the front buffer.
- Large amounts of open green space (not part of the Conservation Easement) for general use. Similar to some of the spaces in Piedmont Park. Usable by sports activities but not designed for sports programs.
- The peaceful nature of it and the actual nature. Many animals, birds (including owls and hawks and possibly a wild turkey) and I think a beaver live there. We could lose the poison ivy, however. The trees and trails are so special!! In addition, the vegetable garden, the lake, and the wide open space which is sooooo rare.
- The green space.
- Green spaces.
- Gym; pool; quality, historic buildings in good condition, pond and areas for paths.





# Imagine 77

(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #1 (continued)

What do you want to preserve that is currently on the site?

### Buildings and Existing Structures

- As many of the original buildings as possible, with the idea that they would be renovated for new uses in keeping with the overall plan adopted for the property.
- The existing structures as long as sound. Create a museum to UMCH with their help, honoring former residents and all that was accomplished. Encourage UMCH reunions.
- Chapel and barn.
- Most of the historic structures, the farm/garden, all acres that are currently used as natural habitat including the pond, forest and walking trails.
- Athletic fields, gym, main bldg, stone buildings. All need some work though.
- The chapel, the dairy barn, the heavily wooded character of the easement area, a few of the cottages, open areas.
- Natural space, chapel, only the buildings with significant historical context.
- I would like to preserve the church.
- Significant/historical buildings
- Paths for walking, something to commemorate the history and origins of the UMCH, grass and trees.
- The pond, the Church.
- The natural aspect of it, the historical buildings.
- Greenspace, historic buildings, Chapel.
- Dairy House
- The chapel and the bucolic feel of the property.
- I think that the green space and historic buildings of the site should be preserved. In particular, the pool will be useful for DHS swimmers, and some of the historic buildings could be used as spaces for cultural events.
- As many buildings as possible; the village-like atmosphere. All buildings to be compatible. Lots of green space.
- Wild greenspaces, Wildlife, Native trees & plants, Paths that meander through the woods, Pond (currently an incredibly healthy specimen of local pond life), Playground, Chapel, Natural and built environments, Feeling of tranquility and peace, Ability to experience solitude and refuge in the city.
- Outdoor space/greenspace, maintain affordable housing.
- Nature, the natural state of the trails, the community garden, and historic buildings, especially the dairy barn and church.
- The green space and historic buildings.
- Repurpose some buildings with updates, The open greenspace, Pool, Pond.
- Nature, the natural state of the trails, the community garden, and historic buildings, especially the dairy barn and church.
- Green spaces, possibly early 1900 buildings.
- Trees and historic buildings.
- The pond and green space; some buildings plus the athletic fields.
- I would preserve many of the buildings, the gym, the chapel, the pond, the green space, the trails.
- As much green space as possible - including the trees up front and the pine forest on the corner of Katie Kerr and Columbia; historic buildings. I'd also like to preserve the UMCH sense of purpose and giving back to the community and those in need.
- Some of the historic buildings, green space.
- Green space and historic buildings.

### Greenspace and Building Structures

- The buildings as much as possible and the green space.
- Greenspace and the trees, the chapel and other old buildings... and the playground.
- Historic buildings and green space.



# Imagine 77

(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #1 (continued)

What do you want to preserve that is currently on the site?

### Greenspace and Building Structures (cont.)

- The open green space, the pond, and any usable buildings that can easily be repurposed.
- The first thing is the front lawn green space. This defines the property from the street. It is one of the entrances to Decatur. It is complemented by the green space across the street at Columbia Theological Seminary. Second, the quadrangle of buildings on the street that runs parallel to South Columbia should be used and re-purposed. This would be from the northwest at the Atlanta Cottage (a must save) heading southeast to the Leigh Cottage and the groupings of buildings around number 5...the Smith Cottage(s). The dairy barn is a must save. Other buildings should be used and preserved until a better use is determined for that area. Move slowly, many uses for the existing buildings may become apparent as the planning moves forward. The buildings were built with solid construction practices, so to remove them, because they are architecturally plain, is a waste. The 22 acre green space is a very fragile area. We need to be good stewards of this area. A very careful approach is imperative. It is not a cross country track.
- As much green space as possible, the existing buildings, the serenity.
- The greenspace and the historic buildings.
- As much greenspace and tree canopy as possible including the boundary of Columbia Drive and the historic buildings.
- I'd like to preserve the physical appearance of the site, the green areas, and the existing buildings.
- Conservation area, open green space and any historically significant structures.
- The green space and the dairy barn.
- GREEN SPACE and the environment.
- The historic buildings.
- The green space that fronts Columbia Drive, the line of older buildings in the northwest portion of the property, the wetlands and trails, and the barn at the rear of the property.

### Replace and/or Repurpose Old Structures

- Pool and gymnasium. Otherwise, all eligible buildings can go and be replaced by more modern and efficient structures where needed. Preferably, the footprint of buildings will decrease to be more useful and efficient while opening up more green space for playing fields, etc.
- The stone dairy; I would like to see it repurposed as a Girl Scout Hut for the ~800 Decatur Girl Scout volunteers that do so much for our city.
- There are buildings on the property that could house various community art initiatives. For example, the Frank Hamilton Music School located in Oakhurst, could work with the City of Decatur and expand the school along with the community. Also, the recreational facilities (pool, gymnasium, sports fields) can be updated and be incorporated with the other City of Decatur sports facilities. There is also plenty of green space that would allow arts festivals, book festivals, movies on the green, concerts on the green, etc.



# Imagine 77

(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #2: Shared Vision

Imagine the site 10 years from now — what do you hope changes the most from what it is today?

### Community Space for All

- That it will be a thriving community that includes people of all races, ethnicities, ages, genders and socioeconomic backgrounds.
- I hope it becomes an inclusive spot for the community to enjoy nature, interact with each other, experience the arts, engage in physical activities, and continue living and creating the best Decatur.
- Community use.
- That it is a place of refuge and retreat into nature but also a multigenerational community-building hub that maintains the “rural village” feel of the existing built and natural environment. We want the site, 10 years from now, to have low-impact development that preserves this treasured green space and historic buildings. We felt this could be Decatur’s “Central Park,” a passive park kept as wild as possible with low-intensity development that features community-driven programming for all ages. We strongly feel there needs to be a central community programming place that can be designed for multipurpose programming for the range of ages and cultures in the community. A modestly-scaled affordable co-housing area could drive the community-engagement and public programming elements on the site.
- We hope that it is a very active space that ALL of Decatur is able to interact with.
- I hope it brings all cultures together by contributing to different ethnic backgrounds.
- Many different people/age groups are using it for various activities.
- More access for more people.
- Hope it is inter-generational, a place for artisan craftsmanship and an open public park-like space.
- I have lived in the neighborhood across from the UMCH for 26 years and it has always seemed like a ghost town. I hope to see it being used by many people in a respectful way.
- I hope everyone in Decatur (and surrounding area) visits there once each season and feels welcomed by the green space and the connection to their neighbors.
- The grounds and trees preserved with green space all around used by all age groups for quiet times as well as a variety of activities from the performing, visual, literary arts to athletic opportunities not only for those engaged in school organized teams but also the many, many other young people who are busy with their own groups outside of school.
- I hope everyone in Decatur (and surrounding area) visits there once each season and feels welcomed by the green space and the connection to their neighbors.
- I would hope there to be a sustainable multi-use property which reflects the multi-cultural essence of the City of Decatur through the Arts, multi-generational access and interactivity, non commercial hardscape, focus on walking and nature trails which are accessible and soft sounds throughout which small outdoor speakers. All of this to provide job opportunities to help Decatur’s homeless find dignity to afford transitional housing on a Tiny House Lot which they build through sweat equity.



That it will be a thriving community that includes people of all races, ethnicities, ages, genders and socioeconomic backgrounds.”





# Imagine 77

(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #2: Shared Vision (continued)

Imagine the site 10 years from now — what do you hope changes the most from what it is today?

### Community Space for All (cont.)

- I hope it evolves to a mixed-use community space.
- Usable by all residents, city does not rent out space to nonresident, city does not build it out for tax dollars!
- The connectivity to the site. I hope multi-modal ways to access the site exist.
- I would like it to be a thriving place for citizens to go and relax and spend time together.
- Hope it is inter-generational, a place for artisan craftsmanship and an open public park-like space.
- Evidence of shared community activities
- Many people using the property - old, young - living actively with connections to surrounding areas.
- Much more of a community gathering spot for young, old and furry friends.
- I hope that community and high school athletic facilities (track with internal soccer and lacrosse fields, as well as a competition grade pool) can be fit in to the plan for the site. As much as I want to preserve greenspace, I fear we may never have the space to fit either facility into existing space in the City. I would also like to see low impact walking/running trails.
- Convert barn to event space, preserve integrity but add athletic fields, arts residencies, community oriented usage, bike accessible (no additional parking or permeable service for temporary parking), more walking/biking paths/pedestrian friendly, affordable housing, craft/art popups, NOT Serenbe, amphitheater, dog park near lake, nature classrooms.
- That is becomes a vibrant community park with lots of folks walking, riding bikes, or attending athletic events such as soccer, track, cross country, swimming, basketball. We hope it is heavily used by Decatur residents and even outsiders who want to enjoy the trails or paths or who are coming for sporting events or other outdoor activities.
- Vibrancy - with an active community onsite that utilized the rehabilitated historic structures. Festivals and events hosted at the sight around the lake utilizing the natural built in amphitheater of the grassy hill. Farm to table events for the community utilizing the global growers farm. Most importantly, the conversations from people around the world who know about the site in Decatur and understand it to be a progressive, living example and destination spot for how to rehabilitate a space in a sustainable way and using technology (wind, solar, etc) in a forward thinking way.
- I would like to see community building events, friendly spaces for people to meet at and retreat-like options. Possibly a co-housing spot. Keeping it as green as possible.

### Event / Recreational Space for Communities

- Bike/pedestrian paths connecting UMCH property, Marta, the square & Oakhurst. I envision it a place I want to go to, in addition to the square, for arts, exercise, and connecting with all arts of the city, young and old and increased diversity. I seriously want a free shuttle to connect these same areas do all citizens have access. I am willing to pay for it through taxes. Businesses will be benefiting as well so maybe they'd pay a fee as well.
- Edible urban forest/orchard; Farmers market; Little Free libraries/library expansion; amphitheater; vital senior center.
- I really hope we have a vibrant sports and community outdoor space.
- Natural/outdoor space preserved and used by the community.



# Imagine 77

(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #2: Shared Vision (continued)

Imagine the site 10 years from now — what do you hope changes the most from what it is today?

### Event / Recreational Space for Communities (cont.)

- I hope it becomes a positive community gathering space for sports, recreation, appreciation of nature, inspiration, and personal growth. I hope it does not cause traffic and parking problems or problems with vagrants/crime.
- Kitchen space for cooking/nutrition classes, Coffee shop/cafe.
- Some sports facilities for the neighborhood.
- I would like it to be a thriving place for citizens to go and relax and spend time together.
- Being a large outdoor space for the community - walkable with paths connecting it in all 4 directions.
- That it will be a focal point for recreation meeting the needs of the community, especially the Decatur City Schools need for fields.
- Swimming, recreation, artist colony, low-income and/or affordable housing. Possible overnight retreats. Parking available and all handicap accessible. Shuttles?
- I hope it continues to be used as a nature preserve. It's critical. That said, if any buildings are constructed or renovated, please make them with green/living roofs. This would make Decatur truly renowned for its forward thinking. The access via car must be safe for pedestrians. It's on a very busy road. Sidewalks must be large and encourage people to walk safely to the park/site. Should any housing be constructed, which I'm not sure I support with enthusiasm, it needs to hide a parking lot that would crowd the space. Did we buy it for cars to park on it? If it were to House an outdoor amphitheater, it should be a grass-type seating and not be for really large concerts. I could see sculptures being in the mix in the nature trails.
- A temp-housing for artists, writers, the elderly, for teaching courses, I would all support.
- I hope that the facility can be utilized by the school system and the community. I have lived in Decatur for almost 32 years and there is no public track available for off road (or something not located right next to the road (i.e., the PATH) walking or jogging or for the middle and high schools' track and field teams to use for practices. Additional lacrosse or soccer fields could be incorporated into the interior of the track. I'd like to see walking/running trails incorporated into the conservation area and the other green spaces. I would also like to see most of the existing structures used for nonprofits or incubator projects, small businesses that can provide income for the use of the spaces.

### Dedication to Nature Preservation

- I hope I hope there is a dedicated arborist staff hired to improve tree conditions addressing erosion, exposed roots, invasive vines etc.
- In 10 years I hope the erosion of the land is stopped. The soil especially along the So. Columbia Drive front part of the property needs to be better saved and developed so the oaks don't die. I hope the pond is cleaned up and made more natural & attractive. Better for bird-watching, nature exploring, etc. The garden needs to be improved, again less run-off, better soil preservation. All the current buildings need to be assessed and either re-purposed (most of them) or perhaps removed if not worth effort.
- Make wetlands a bird sanctuary with boardwalk and cross country trails for competition.
- The complex includes accessible walking paths that connect to the conservation area, belt line and other trails.



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #2: Shared Vision (continued)

Imagine the site 10 years from now — what do you hope changes the most from what it is today?

### Affordable Housing

- Affordable housing using the existing buildings to the extent possible.
- Affordable housing placing land in land trust.
- Mixed income but affordable housing over a mixed use complex of makers market and shops featuring local Artisans and possibly some services such as pharmacy, convenience store, laundry and such.
- Affordable house and recreation area.
- Consider cost-effective (non-market) housing on limited and delimited segment of the property.
- Affordable housing would be an added bonus to serve special needs.
- Areas for permanent affordable housing and housing for people with disabilities
- Hope areas on south end (#5&6 I believe) have been developed into an intentional community with affordable housing for seniors, folks with IDD, and workforce units.
- Beautiful landscaping in front of the property to welcome people to the area.
- Proper stewardship of the woods.
- More green space. I want it to be like Central Park where you can go to get away from all of the noise, constant construction etc. We need a place of peace and solitude in Decatur. Make it a nature preserve, park, working farm--anything outdoors. Consider opening and expanding the pool. Turn one of the buildings into a nature conservation building and host summer camps. Other buildings can be used for senior day care or for adults with disabilities. NO COMMERCIALIZATION! No stores or houses.
- Accessible paths through natural areas.
- Better trails around the lake for use by the cross country team and residents.

### Public Use of Space

- Used by public.
- That all the growth is truly authentic. Meaning that it has come from comments of the community and not only curated by committees. That all of the ten years of growth have evolved from an open system of feedback and the longer-term incubation of ideas that may not be immediately understood, but with time have truly come from Decatur's citizens.
- People using the site. Habitat homes.
- I hope to see the area is well maintained and properly preserved for the citizens of the city and surrounding area.

### Greenspace and Nature

- Need good track, paths for walking in woods, rehab the athletic fields. Keep a few but not all existing structures.
- More green space and trees.
- Developed to have more city resident accessible green space.
- It is a clean OPEN safe park where residents can enjoy a car free space.
- I would like to see landscaping that unifies the site.
- I hope there is beautiful landscaping, a central meeting place like an amphitheater for community activities or farmer's markets, nature trails and playgrounds.





# Imagine 77

(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #2: Shared Vision (continued)

Imagine the site 10 years from now — what do you hope changes the most from what it is today?

### Public Use of Space (cont.)

- The entire site is being used productively in MORE THAN ONE WAY, with higher-impact activities on some areas and lower-impact on others.
- Level of use by Decatur residents.
- I hope that it become a space where people of all ethnicities will feel welcome.
- Usable by all residents, city does not rent out space to nonresident, city does not build it out for tax dollars!
- I'd like to see a place that is considered an asset to the neighborhood and city. There was a strong consensus that the site would function like NYC's Central Park, and that comparison was used by several people at the dinner. Its residential qualities would be played down in favor of a built environment that encourages its use by the entire community.
- The Children's Home Park needs to be a destination for the people in the City of Decatur, DeKalb County, Georgia, the USA, and the world. This may well define Decatur. The grounds will be much like they are today, but the use of the land and buildings will be totally different. The City of Decatur, the City Schools of Decatur and appropriate other groups, perhaps non profits, will use the sturdy buildings that the former UMCH built for their use. The spirit of the UMCH should live on. The UMCH was created and built out of a desperate need for homes for children. We should continue that spirit in the, not so desperate, needs of our people today.
- We need to plan and vision what will make the Children's Home Park a destination.
- Having the space used by the community.
- It has some 24/7 vibrancy, with limited amounts of residential and commercial. Active living and recreation focus.

- That people actually use it.
- Vibrant use.
- People utilizing and enjoying the property.
- More residence using and enjoying the property.

### Repurpose of Buildings/Structures

- Less conventional infrastructure.
- I'd like to see an environmental education center with the Dairy Barn as its headquarters. Programming could be provided about nature, community gardening, etc. The buildings have been creatively reused for populations who need affordable housing, such as artists, seniors, service workers, etc. These residents could provide or tie into the programming of the community. I also see a small amphitheater for performances.
- Remove some of the buildings that cannot be easily/sensibly repurposed.
- Some of the buildings on the property will need renovations or be replaced/removed. Green space will need to be updated along with recreational facilities.
- Coffee shop, brewery, large multi-age playground (e.g. the Chicago waterfront playgrounds), farmer's market, food carts (not trucks - small carts).



**I would like it to be a thriving place for citizens to go and relax and spend time together."**



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #3: Priorities

What are the top 3 things you wish to see on the property within 10 years?

### Affordable Housing

- Affordable housing (which includes people with developmental disabilities, seniors, and those living at below median income)
- affordable inclusive housing (artist in residence; co-housing for the elderly, disabled)
- Affordable housing.
- Low income housing.
- Affordable housing.
- A land trust that provides and protects. affordable housing.
- Affordable housing.
- Affordable housing.
- Cross-generational rental housing for seniors, college students, single parents that is safe and affordable.
- Affordable housing.
- Inclusive housing.
- Affordable housing that includes subsidized units, recreational uses and all being used by a diverse community.
- Affordable housing.
- Affordable housing/cottage court.
- Affordable housing.
- Affordable housing for teachers, first responders, etc., and utilization of structures by non-profit or for-profit as a revenue source.
- Multi-purpose sports facilities.
- Community center.
- Community use soccer field, track, pool, and trails
- Track w/internal field, income-generating uses of the current buildings
- RECREATION AREAS: While the green space areas of the southwestern (along Katie Kerr and South Columbia, are wonderful...kind of a deer park...with real deer, this might be an area of development that the folks in Decatur are looking to create...a running track (for real runners) and tennis courts...a lifelong sport.
- RE-PURPOSED BUILDINGS: It is hard to say what really should go in these buildings. Imagine visiting artists, poets, scholars, etc. Visiting students from around the country or the world...let's make Decatur a destination for these folks, but give them a safe and comfortable place to stay.
- Recreational Facilities: Multi-purpose (ie/Frisbee and adult use), general community use ie/ makerspace
- A small train for children and adults to ride around the property, destinations (e.g. coffee shop), multi-age playground.
- A new pool (like the Glenlake Pool on Church); paths around the pond and elsewhere that you can actually use; a beautiful play structure (like the one at Mason Mills).
- An event space such as an outdoor amphitheater or rental event space. Since the chapel will remain it could be a wedding destination site if a reception hall was also available.

### Community and Recreational Event Space

- Space for extracurricular events (sports including a track, artists' studios/gallery, education center).
- development of sports facility for high school students (indoor pool, softball fields, lacrosse fields, etc.), removal of invasive plants, accessibility around the lake.
- Community recreational assets we don't currently have elsewhere and wouldn't be able to build elsewhere (e.g., track, competitive swimming pool).
- Gathering areas for sports/teaching/special events (running track; meeting/classroom space; special event space - weddings, dinners, parties, concerts).
- Well-lit athletic fields for the schools to use as well as for the rec center activities such as soccer, swimming, baseball, track, cross country. There would also need to be parking space to accommodate sporting events.
- Artist and performing arts spaces.
- A gathering space.
- Athletic facilities for CSD students.



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

### Question #3: Priorities (continued)

What are the top 3 things you wish to see on the property within 10 years?

#### Community and Recreational Event Space (cont.)

- Track and baseball and soccer fields.
- A Track & Field venue built around a soccer/lacrosse/football/ultimate frisbee field.
- Tennis courts, a track, open space.
- Disc golf course, Tennis courts, Hiking trails
- Community-building activities and events at a central hub
- Community gathering space.
- First class sports facilities for our students but also for hosting journeys and for residents to use as well.
- Athletic fields; performance space to rent at reasonable rates.
- A walking trail that can double as part of a DHS/RMS Cross Country course.
- Athletic fields.
- Sports areas and fields that can be used by both residents and City of DeKalb Schools: soccer/lacrosse, a track, a cross-country course through the easement land, tennis courts in adequate number that even if school teams are using one set of courts there's at least one other court for the public. USOC, Nike or Coke dollars could be leveraged to build to Olympic standards in at least one sport so Decatur could be a source of Olympic training and future Olympians.
- The dairy barn is used as a revenue producer and increase property use as the site for wedding receptions, music and theatrical performances and similar events (like Serenbe); one of the driveway areas is used as a revenue-producer by hosting a weekly farmer's market and a semi-annual arts fair; and the grassy areas are used for outdoor "concerts on the lawn" similar to Candler Park or the Atlanta Botanical gardens, again to produce revenue and increase site usage. There is also an area that is used for a revenue-producing farm-to-table garden from which Localvresidents can buy fresh organic produce.
- Playing fields for sports.
- Trails for accessibility, sports facilities.
- Space for community to gather, sustainable building/development (walk the talk when it comes to Decatur being environmentally friendly).
- If sports has to be housed there, baseball since I don't know of one locally. We have tennis courts and a gym. We don't have wide open spaces.
- Family friendly activities and a tennis court for Decatur High school to practice and host games.
- Decatur schools having athletic fields for all sports.
- A variety sports venues and activities for all ages.
- Educational facility - on how to rehabilitate a community site as a multi-generational, multi functioning, sustainable, creative and growing community.
- City of Decatur - Recreation Department 2nd facility.
- Sports fields for CoD schools.
- A climbing wall or pyramid, outside hangout and homework space, and other features that appeal to older kids, and not just those who participate in Decatur HS sports.
- All-ages community center w/programming
- A place for Decatur non-profit organizations to meet and hold events for the community. Recreational facilities that are lacking elsewhere in the city such as a track with a soccer field in the middle and additional tennis courts.
- Buildings being used for community activities.
- I would also like to see a soccer field with a running track around it.
- Community usage of current space for artists, students, seniors and everyone including use of the barn for events, yoga, or even boat rental.
- Fields for the City Schools, recreation (with emphasis on the arts - including using some of the buildings for artists' work space/shops) for the community .
- Quiet areas for preteens and teens as well as appropriate activities for these young people who are engaged in a variety of activities not necessarily organized school activities....how about a climbing wall?





# Imagine 77

(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Question #3: Priorities (continued)

What are the top 3 things you wish to see on the property within 10 years?

### Community and Recreational Event Space (cont.)

- Golf driving range/fields.
- Recreation and sports events, retreat center for overnight experiences.
- Specialty residences (seniors? below market? Live work?) event facility for weddings, etc.
- Lastly, I would like to see a central amphitheater for community festivals.
- High quality music venue (lawn seating)
- A trampoline park.
- High quality music venue (lawn seating), large, active oval similar to Piedmont Park, multi-use unpaved trail system .
- Athletic fields, specialty residences (seniors? below market? Live work?) event facility for weddings, etc.
- Expanded tree canopy.
- Protected green spaces.
- open natural areas be in touch with nature passively and actively (spots to sit, see, smell, listen; trails to hike or run; gardens to view, harvest, teach).
- This property should be Decatur's "Central Park" or "Piedmont Park." As much of the land as possible should be preserved and replenished.
- As Decatur's Central Park, strolling and conversing within the Park should be the norm. A quiet tree-filled space for relaxed communing with nature, and our neighbors, is encouraged.
- Green space with natural trails - community center.
- A small park-like square near the chapel with park benches, a cleaned up lake with space for performances and bathroom facilities inside the refurbished stone barn.

### Nature Preserve / Green Space

- A thriving nature preserve.
- Multi-use trails.
- Access to natural areas, Natural areas cleared of invasive species.
- People in a park-like environment.
- Picnic areas.
- Open space viewed from the street.
- Preservation of enhanced green spaces and an entertainment amphitheater.
- Green space expanded/Park (i.e./Piedmont Park but more "Decatur").
- GREEN SPACE: We don't have enough, dip your toes in the grass, green space. The central core of the property, perhaps from the gym ( a great building...) south through the pool and ball fields....should be a recreational park where people of all ages can enjoy each other, no special sport or recreation in mind. Come here to see, be seen, and enjoy the greater world that we embrace in Decatur.
- Well-lit and safe walking and biking paths throughout the 77 acres.
- Green space with walking and biking trails.
- A beautiful natural landscape for all people (fully functioning and disabled) to explore, grow, share and play in with examples of sustainability and multi-cultural achievements.
- Park/Trails (see the Prater in Vienna, Austria), athletic fields, working farm (<http://www.lakemetroparks.com/parks-trails/farmpark>)
- Greenspace Preservation & Wildness.
- Unpaved walking trails/cross-country running (but no meets).
- Pond preserved in its natural state.
- Open spaces. More trails and more nature, not more buildings.
- Tree and plant identification markers, a food forest.
- Nature and trees.
- green space, a walkway around the pond.
- Protected Wildlife and related habitats.
- Additional green space for community engagement.
- Preserve the greenspace.



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

### Question #3: Priorities (continued)

What are the top 3 things you wish to see on the property within 10 years?

#### Nature Preserve / Green Space (cont.)

- Walking/biking paths around the entire perimeter of the property - connecting to the PATH.
- Maintenance and enrichment of the green space.
- Active greenspace, an active space that is accessible to everyone
- Paths.
- Green facilities.
- Experiences of wandering and play
- Green spaces for people to enjoy.
- The long spacious lawn along Columbia Drive is still there providing a pastoral gateway into the City of Decatur.
- Athletic fields, lake and trails and outdoor amphitheater.
- Possibly an amphitheater near the pond with gardens and nature walks .
- A public green space that feels safe and welcoming in all seasons to school children and adults.
- Nature trails and a well preserved natural area.
- Improved but not significantly changed Conservation Easement Space.
- A developed lakefront area, where people can walk along the shore of the pond.
- Walking Paths, Picnic areas
- Old growth trees maintained and cared for to assure their viability.
- Park, art, and trees with hammocks.
- Multiuse greenspace.
- Large, active oval similar to Piedmont Park, multi-use unpaved trail system.
- I would also like to see playgrounds and trails - lots of space to enjoy nature.
- Public park.

#### Museum / Art Space

- The heritage of the land should be shared as a museum-like, educational exhibit/story in one of the original buildings, e.g. the original native people's living and using the land, to the UMCH living & usage.
- Arts facilities: Amphitheater and residencies.
- Art spaces for theatre performances as well as visual arts and literary arts.
- Artistic Space for the development of and incubation of local, homegrown talent for global distribution.
- Public education and creativity opportunities for multi-generational gatherings with flexibility.
- Arts, diversity, global reputation.
- Outdoor market/artist space with interactive classes, etc.
- Artists' studios in the Atlanta cottage.
- Arts Center (Visual/Performing/Writing) with studios and community classroom space.
- Artist gallery and coffee shop.
- Public usage spaces/artistic activities /spaces & and community "bandstand" like venue.
- The Frank Hamilton School of Music and the City of Decatur Community Arts Center.
- Arts center (amphitheater, facilities for art, music, culinary arts classes and studios; festival space)
- some arts facilities.
- Amphitheater for community events, pop up art stalls.
- Artists, musicians and the like utilizing the buildings for studios.
- Art center (which would include an auditorium space that would seat around 250 people).
- I hope to see artistic galleries and workshops, a performance theatre or amphitheater.
- Outdoor amphitheater for events but wired for cell phone charging etc so it can be used as a study area for youth.



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

### Question #3: Priorities (continued)

What are the top 3 things you wish to see on the property within 10 years?

#### Museum / Art Space (cont.)

- An art walk that winds through the whole space.
- An artist enclave.

#### Food-related Activities

- A stocked pond as a food source. An urban forest well maintained. A grove and orchard a large garden that is a teaching garden. Use of the most sustainable.
- Ideas applied to growing food in a city.
- Edible Forests (fruit and nut trees along front of property).
- Food gardens. Old growth trees.
- Community gardens, and walking/running trails.
- Community gardens.
- A permanent farmers market space.
- Small local farmer's market.
- Farmer's markets and activities.
- Teaching garden/edible forest.

#### Building Additions and Repurposing

- Some of the cottages are used for one-year settlement housing for immigrant families, with other cottages being used as teaching centers for resettle the skills and trades like the restaurant industry, construction, etc. open to both the immigrants and DeKalb residents. The renovations would be energy-efficient or green, using solar power.
- Girl Scout Hut: Decatur's largest youth civic organization has no where to meet and host events, troop meetings, celebrations. We are 672 girl scouts, 44 troops and 200 adult members. K-12 And those #s will keep increasing. We are looking to repurpose the dairy barn. We need a free use secure building with an open area attached.

- Commercial Venues of interest to the larger community.
- A coffee spot for gatherings big and small. Scout Hut.
- Cohousing/Urban Retreat.
- The most important thing I would like to see is an acute shelter for homeless families and single women. I realize that a shelter for homeless men would probably not fit with this site but the city and the county need a bigger place than Hagar House to house families and their children. I volunteer at two ministries including Hagar House. I often take the voicemails off the phone at the latter. Many times there are over 25 calls from homeless families. The children are on the street with their mothers. What will happen to these children? They are living chaotic lives which will make their lives as adults very fragile and disturbed. There is no place else to put a shelter in Decatur with the high property values. The property could be a haven for the children while the families are guided to independence.
- Very limited housing for either transitional people or homeless families.

#### Parking and Transportation

- Accessible transportation (bike, walk, shuttle bus) for all.
- A parking deck (helps so much with accessibility)
- multimodal accessibility for all people with and without a car.
- Low impact parking (using perforated pavers and grass) that is hidden with natural landscaping.
- Theater better parking.





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## Additional Survey Questions & Responses

**Do you have a suggestion for the name of the property? If so, please share.**

- Scout Hut
- "Briarpatch fields"
- Decatur Living Community Center
- The Decatur Green
- Decatur Community Park (DCP)
- Alston Park
- Decatur Park
- Two ideas; 1) Columbia Park is intuitive, 2) Haven Park reflects the history of the property as well as the future vision (definition: a place of safety or refuge. "a haven for wildlife". retreat, sanctuary.)
- Arcadia Commons (According to Dictionary.com Arcadia is defined as: 1- a mountainous region of ancient Greece, traditionally known for the contented pastoral innocence of its people. 2 - any real or imaginary place offering peace and simplicity.) Arcadia Ave. turns into Katie Kerr and sits very close to the tip of the UMCH site, so it would not be a stretch to reference it. "Commons" references the fact that this site belongs to everyone in the community and is a public gathering space.
- Decatur Green Space - (3 people suggested this)
- Indie (catur) Park
- The Green Space
- Children's Park
- Decatur 77 park
- Decatur Children's Park
- Park Decatur
- Spirit of Decatur
- Children's Home Park - 3
- Childrens Memorial Park
- Great Park of Decatur - 2
- Columbia Park
- Decatur's Home Park - 2
- Decatur theater and rec - 2
- Trust Hill
- Decatur Lake Park
- Columbia Park
- The Meadows of City of Decatur
- Children's Home Park, or just the Children's Home
- Decatur United Community (DUC)
- Decatur Commons -3
- Decatur Green
- Decatur City Park or Decatur Cooperative Farm and Environmental Education Center
- Decatur Great Park
- Decatur Central Park

### Thanks to Decatur and Civic Dinners

- Crystal was a great host.
- Thanks to the leaders in Decatur for the beautiful way in which we plan and for engaging citizens in a positive planning dynamic
- I deeply appreciated the opportunity to share and dream with fellow Decaturites about this property and how best to use it, and the chance to get to know some other neighbors from around the city
- Thanks for this great process.
- Thank you for seeking community input.
- It's fantastic that you are seeking community input in many different ways!
- Thanks for gathering us!
- Civic dinners were a great idea!
- Civic dinners were a great idea!
- Thank you Decatur for acquiring this property and including the community in shaping its future.
- I really think these civic dinners are so cool and special. I love that our city is doing it. If the property could be used for things like this, and then switched to the next night a class, and the next night for music, and so on and so forth, it'd be awesome. Again, big kudos to this effort. I love this town!
- Thanks for this great process.



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Additional Survey Questions & Responses (continued)

### Thanks to Decatur and Civic Dinners (cont.)

- Thanks to the leaders in Decatur for the beautiful way in which we plan and for engaging citizens in a positive planning dynamic.
- Kudos to our organizer, Shelly Fine, for going over and beyond in hosting and facilitating this event.
- This is such an amazing opportunity for Decatur. Thank you for opening up this process to such expansive public input - this is truly what democracy looks like.
- This was a wonderful opportunity for us all. We feel very hopeful that we can contribute to making the former UMCH a special place for generations to come.
- At the 4/30 presentation of concepts meeting it would be good if there were conceptual budgets presented if possible. Meaning, if taxes are increased to fund certain concepts, folks may prefer to do less. The concept of affordable housing keeps coming up, but I am unclear on how that works in conjunction with a space that is open to the community for outdoor use. Showing models of what we are looking to do with affordable housing would be helpful. Greenspace is paramount because the most people will benefit, not housing.
- I hope Decatur will consider all of the ideas they are receiving in their deliberations. I hope the city is not planning on selling off part of the property to developers. Decatur needs to be a beacon to other communities by taking care of its own and providing its community members with all kinds of uplifting cultural experiences.

### Notes to the City of Decatur

- We all hope that our feedback is not simply taken to satisfy a pretense of transparency. We truly hope that a continued conversation, open, and long-term will shape this wonderful opportunity. The older school of thought fears that too much input will create chaos. A more modern thinking knows that a healthy, ongoing discourse can be more efficient and produce results that truly reflect a real community over the personal interests of a few.
- Move slowly. The UMCH have (has) been great stewards of the property for a 100+ years. We need to match that. The City of Decatur has been given an exceptional opportunity... we have to accept that responsibility and act accordingly. This is Decatur's legacy.
- I'm not sure how or when it might be financed, but I hope the long-range plan will include a well-designed parking structure that blends into the environment (e.g., the Agnes Scott or Piedmont Park decks.) If the property becomes the vibrant active community park I envision, parking must be a consideration. Otherwise there will be many times when the neighborhoods will be overrun with cars.
- My biggest hope is that all of this community input will be valued in the final report. Too many times it seems we citizens are asked for our thoughts, wishes, dreams, but never see those put into action. This is a great opportunity to let us see that our ideas have been heard and implemented.
- I'd really love to see Decatur reach out to teens and preteens to get their ideas -- again not only those who participate in organized sports and maybe not even those who go to city schools. It would be great if the project brought together teens in the county who live near the park, kids that don't go to Decatur schools, and those who do to design and plan recreational spaces and activities for their age group.
- As a reference.... I would encourage anyone in the site planning to consider Lenora Park in Gwinnett as a perfect example of what would make our park amazing.
- I hope the city does listen to their residents.



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Additional Survey Questions & Responses (continued)

### Important Final Notes about Project

- Our group wanted to note that we do not envision any housing or businesses on this property.
- Decatur has so little green space, that if nothing else, this site needs to remain a place where residents of the City can come and enjoy. The site has a history of serving the community which is important to maintain. The existing buildings should be utilized to the extent possible.
- I would like to ask that we REALLY focus on the overall Decatur space. If we add tennis courts on this new property - how do we re-purpose some of the existing tennis courts? Or if we want a seniors center - it might not be locationally perfect at the new space, but maybe moving something else there from an existing park would free up more central space for it. Look at everything requested and really work on the overall space in Decatur - not focus on just the new property!
- I think adding additional buildings would not be the best idea. I understand that some people want government housings, but I think the construction of additional buildings would harm the "vibe" and nature of the property. If we decide to do affordable housing, I think it would be a better idea to use the existing buildings and renovate those. I hate the idea of developing the land so much so that it loses its greenspace and historic value. Also, we have many apartment buildings in constriction around the city, an increase of traffic, and a crowded feeling, and I don't believe that having more people move in would be in the cities best interest. I am very excited for the possibilities of this project and all of the great things that will come of this land!
- I hope the city is able to develop this property with minimal new building; focusing on keeping the community spirit that is the heart of the UMCH.
- Please, no new construction, no new buildings, just preservation and conservation.
- 1. It is important to me that all income levels gather and play together in this space. 2. It is also my hope that getting there from all parts of Decatur is possible using bikes, trolleys or buses, MARTA and a few cars.
- Our group was split on whether to include affordable housing.
- An underground parking deck will be needed if athletic fields are going to be used for school competitions. The northernmost end close to Talley seems best site to me.
- Building on our only opportunity for this much greenspace in our city.
- I think that we should consider transitional housing for the homeless.
- A lot of people are talking about having permanent residents in some of the existing buildings. I don't see how the space can be both a community/family-centered outdoor space while also prioritizing housing for communities in need. I think the city needs to decide one or the other in order to fully accomplish either goal.
- I think that we should consider transitional housing for the homeless.
- I don't want a huge parking lot. With a shuttle & excellent connecting bike/pedestrian paths we can limit cars and not waste greenspace on a huge parking lot.
- While we recognize the question design is meant to elicit positive feedback, there were some elements we strongly oppose for this site namely: Parking deck, Athletic facilities (other than cross-country trails), Large outdoor theater/amphitheater, Use of fertilizers or pesticides on the grounds (runoff will harm pond life)





(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Additional Survey Questions & Responses (continued)

### Important Final Notes about Project (cont.)

- When discussing where to put low income housing, I hope you will consider putting them at the corner of Katie Kerr and Columbia. This is on the MARTA stop and across from another new multi unit development. It also puts them right on the new PATH that will lead the residents straight to the train station. Please don't back them up to houses on Derrydown Way. We don't want multistory buildings in our back yards, but moreso, we already have WAY TOO much traffic on our street and NO SIDEWALKS. By putting the housing on the northern end of Columbia, it will add significantly more traffic on Derrydown - both pedestrian and car - and will be unsafe for everyone.
- I would really like to see the Frank Hamilton School of Music be considered for any community arts related initiatives for the City of Decatur and not just this property.
- Yes, this is a once-in-a-lifetime opportunity. We cannot allow our recent "development" instincts to destroy the last remnants of nature in our vicinity. I urge everyone to resist "development" and to be more in tune with what's currently missing in most of our lives - nature. And from nature, we get better health. Please, let's not "develop" more of the same. Let's save something extremely important for our children and grand-children. Blessings all.
- No housing development/homes on the site
- No school no overdevelopment for athletics
- This could become a real jewel for the city and surrounding area.
- Our group had a diverse set of ideas about the uses they would prioritize. Still the tone remained accepting and supportive throughout the discussions. There seemed agreement that there was room and need to accommodate many uses on this beautiful property our city has wisely purchased.
- I would like to ask that we REALLY focus on the overall Decatur space. If we add tennis courts on this new property - how do we re-purpose some of the existing tennis courts? Or if we want a seniors center - it might not be locationally perfect at the new space, but maybe moving something else there from an existing park would free up more central space for it. Look at everything requested and really work on the overall space in Decatur - not focus on just the new property!
- Our group recognized that there is a need for different types of housing in Decatur, however we ultimately concluded (even those strongly advocating housing) that the thing that makes this property special is the amount of greenspace. Once you build housing, it will always be there. There are other places in the Decatur area where housing can be installed but there is no place where 77 acres of greenspace is available.
- We all saw the potential of UMCH space to be utilized as more than just a multi use space with affordable housing component, but also as an example of how to create a modern day, live-work, green build eco-system that specializes in growing the multicultural conversation that is a part of Decatur's uniqueness and vibrancy.
- I think adding additional buildings would not be the best idea. I understand that some people want government housings, but I think the construction of additional buildings would harm the "vibe" and nature of the property. If we decide to do affordable housing, I think it would be a better idea to use the existing buildings and renovate those. I hate the idea of developing the land so much so that it loses its greenspace and historic value. Also, we have many apartment buildings in constriction around the city, an increase of traffic, and a crowded feeling, and I don't believe that having more people move in would be in the cities best interest. I am very excited for the possibilities of this project and all of the great things that will come of this land!



(Verbatim comments are direct from host notes and survey responses and have been grouped by themes)

## Additional Survey Questions & Responses (continued)

### Important Final Notes about Project (cont.)

- As a reference I would encourage anyone in the site planning to consider Lenora Park in Gwinnett as a perfect example of what would make our park amazing.
- I have heard that others have suggested low income housing for this site but realistically, there just isn't room (55 acres is not that big when you consider that Piedmont Park is 185 acres) and we desperately need the green space. Also, there is affordable housing currently under construction at the corner of Columbia and Katie Kerr as well as coming to the downtown area. This acreage should be reserved for green space and recreation.
- One thing I heard expressed was the desire to capture the history of UMCH somewhere on campus. I think it would also be great to combine this with a small art museum, or if you end up with artist space, a place where the artists could display and even sell their artwork onsite. This could act as a draw to the location too.
- A lot is brought up about using some of this property for low cost housing. I'm in favor of low cost housing, and I hope we can offer much more of it than we currently have in Decatur. However, if possible, I'd prefer to use all other resources we currently have available and leave this as much greenspace as possible. For example, I know a lot of development is happening around the Avondale Marta. Seems like that would be a better location for 3 - 5 story apartments that could be low cost housing (the old Ace hardware for example). Once buildings are put on the property we can't get that space back. Boston has low income housing problems, but building a complex on Boston Common is not a solution, New York has low housing problems, but building a complex on central park is not a solution. If at all possible, we should try to avoid
- It is important to me that all income levels gather and play together in this space. It is also my hope that getting there from all parts of Decatur is possible using bikes, trolleys or buses, MARTA and a few cars.



# General Feedback

(Verbatim comments are direct from host notes and survey responses)

## What did you enjoy most about your Imagine 77 Civic Dinner?

### Discussion with Diverse opinions

- Engaging in a lively discussion with a diverse, yet like minded set of neighbors.
- It was great to have dinner with friends and discuss our community.
- Meeting committed neighbors who value what Decatur has been, is, and could be. Our group reflected age diversity, ethnic diversity, and vision diversity. We shared and listened earnestly and arrived at common goals that we all embraced.
- Chance to chat with a diverse group.
- The diversity of people at the table.
- Hearing different perspectives.
- The poignant conversations.
- The diversity of people at the table.
- The group represented exactly what we want to foster in Decatur ... young, (with a Renfro Middle School student), senior, economic diversity, women and men, cultural diversity with natives of India and Jamaica, retired professionals, an engineer, graphic designer, IT pro, artistic leadership. What a privilege to share ideas with these Decatur citizens.
- Being with a diverse group of Decatur residents over dinner.
- Hearing different perspectives from neighbors.
- The input from all the guests.
- Hearing different perspectives and getting to know fellow residents.
- Hearing other ideas.
- Sharing and discussing everyone's ideas.
- Hearing everyone's ideas and eating and drinking!
- Chance to hear other ideas.
- The conviviality, the food, and the shared ideas
- The lively discussions!
- Meeting other citizens and sharing ideas that would grow our city in good ways.
- Sitting down with people from our community for a civil, productive discussion.
- Having the chance to discuss the future of this property with neighbors. To share and hear their ideas.
- I enjoyed the entire experience of sitting down with friends for a discussion over good food.
- Opportunity to share information that people had about development options.
- The number of varied ideas and the enthusiasm shown.
- Learning more about the UMCH property and sharing ideas for its planning / potential use with other professionals.

### Sharing Visions and Ideas

- The shared vision that the participants had for the Methodist Children's home property.
- Meeting new people and sharing our visions.
- How everyone's ideas came together!
- Visiting with Neighbor friends and learning about their involvement with the city and ideas for UMCH rehabilitation.
- Hearing people's ideas.
- Hearing what others had to say.
- Hearing different perspectives and points of view on what people want to see done with the property; meeting fellow citizens.

### Meeting People in the Community

- Meeting new neighbors and finding common ground around the issues.
- Meeting new neighbors.
- Meeting new people and hearing their thoughts/ideas.
- Meeting new citizens of Decatur and hearing their perspectives about this opportunity.
- I enjoyed the open discussions and meeting new people from the community.
- Meeting different people and hearing their ideas.





# General Feedback

(Verbatim comments are direct from host notes and survey responses)

## What did you enjoy most about your Imagine 77 Civic Dinner? (continued)

### Meeting People in the Community (cont.)

- Meeting neighbors across Decatur.
- Getting to meet new people.
- Getting to know new neighbors and discussing issues that affect us all but on which we might not all agree exactly.
- Meeting others from different circles.
- Met some new people and enjoyed being with the whole group.
- Meeting with top people in Decatur to review where we're going.
- Getting to know people we'd never met before
- I LOVED the experience. I met new people, connected and was able to talk about the topic at hand as well as our love of Decatur. I would REALLY like to have something like this set up in general - it would also be AWESOME to welcome new people to the community.
- Meet my neighbors and having a friendly discussion about our experiences in Decatur.
- It was a nice chance to connect with people in the Winona Park neighborhood and to discuss the wide range of issues related to the UMCH land.
- Great conversation, great hosts, very comfortable.
- Conversation; our hosts were gracious and the food was excellent.

### Opportunity to Provide Input

- The opportunity to provide input on something that matters.
- We are a group of folks that are interested in seeing community arts continue to grow in Decatur.
- Brainstorming ideas with other city residents.
- That the ideas were different than the heavy school sports program and affordable housing emphasis of the last big big meeting I went to on the Children's home campus, I believe, on March 10th. This group was not particularly interested in affordable housing - except perhaps for teachers, firemen and other city employees. They were concerned about how to avoid profiteering and how to keep it affordable long into the future. The group had no interest in changing the ownership of any of the property - whether used for housing or other purposes. They recognized the need to charge rent to many organizations allowed to use space to make the park financially sustainable. (Even the host Decatur Makers.) They also wanted little or no expansion of parking. They wanted to encourage reaching the park in other ways (walking, biking) and using the new School parking on Tally street and Seminary parking for any large events. They liked the idea of having a meeting space that could be rented for meetings, parties and other events. Perhaps in several buildings, but the Barn was mentioned in particular. Several people wanted a small amphitheater with a band shell, nothing anywhere near as big as Chastain.

### Comfortable / "Safe Space" for Sharing

- The small number of participants made it easy to be involved and feel comfortable.
- The way the structure helped frame a "safe space" for creative and honest visions.
- The ideas that were created amongst former strangers and now friends.
- Friendly, flowing conversation in a hospitable environment.
- Respectfulness of participants.
- Great opportunity to brainstorm ideas with neighbors.
- Listening to other people's hopes for our community



# General Feedback

(Verbatim comments are direct from host notes and survey responses)

## What did you enjoy most about your Imagine 77 Civic Dinner? (continued)

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### Opportunity to Provide Input (cont.)

- Everyone participated and everyone's ideas were heard, respected and set to record. Consensus was made on the three big ideas.
- The chance to advocate to the city with the added wisdom of neighbors.
- The open dialogue with people who are knowledgeable, passionate, and thoughtful. I was particularly impressed with the way participants listened, dialogued, and adjusted and refined their thoughts and positions based on the conversations.

### Civic Dinner Model and Design

- The pre-determined questions and how everyone participated in the discussion.
- It was a casual picnic on the property. We were able to experience the property in its best light. It was not on a piece of paper, it was the real thing. I think there was a consensus, if we could come back in ten years and have the same great time, then the city would have hit a home run.
- Finally actually seeing most of the site; having a picnic on the lovely grounds of the property and share a meal and discussions with a group of thoughtful community members.
- Being at the site, having a picnic, and able to walk the area and then talk about future plans for it while being on the grounds. Not to mention the weather was marvelous!

# 03. Public Input

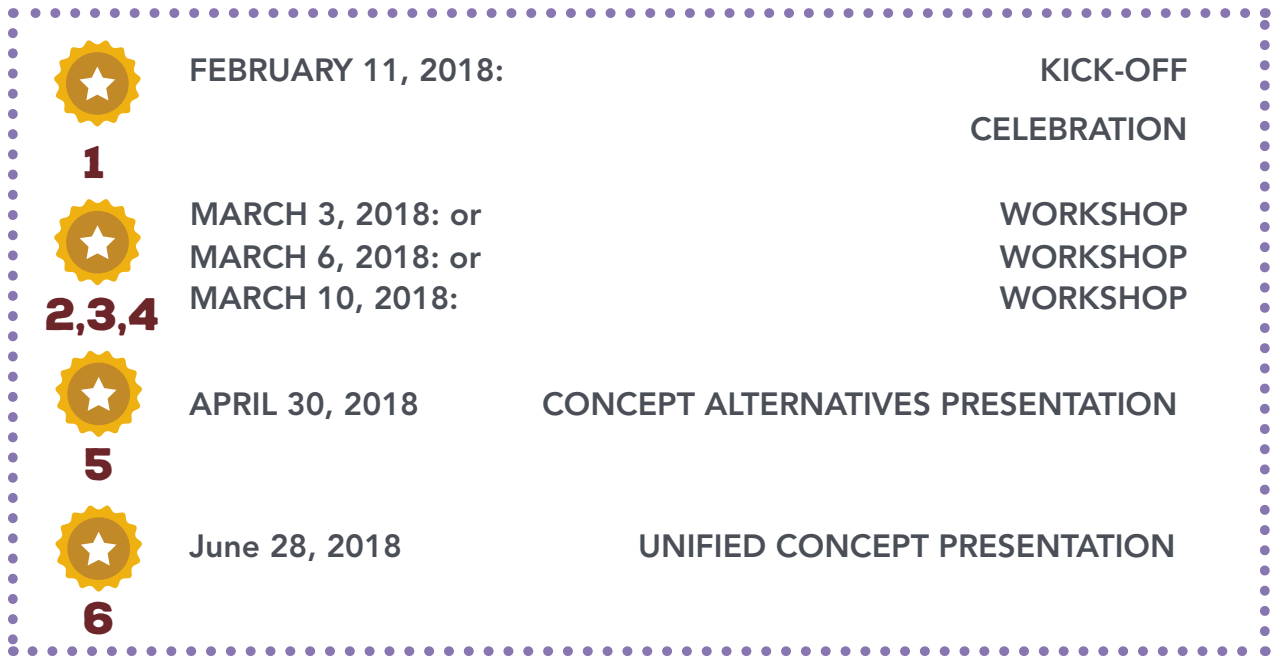
We wanted to hear from you! A 6 month process of public participation meetings and online surveys.

The UMCH kick-off visioning process garnered a significant amount of public participation and input. With over 400 people attending the first kick-off meeting and hundreds more attending the workshops in the following months, we gathered thousands of comments.

The next few pages contain deep dive into the numbers and figures that informed our decision and ultimately led to the unified concept for **Imagine 77**.

The Kick-Off Celebration was the initial meeting and had incredible showing by the community

despite the rain. In the weeks following, 3 workshops were offered to further hone down on the big ideas. The workshops were similar in content and offered at different times to allow for greater attendance. On April 30th, three concepts were revealed to an auditorium of people. They were given the opportunity to leave feedback on the plans and ultimately help us refine the concepts down to one unified plan. The unified concept was presented June 28th and also allowed for feedback. The following pages contain the engagement process, materials, and full data received during the process.





## Imagine 77 boards

### Imagine what 77 Acres Could Be!

During the Kick-Off event, 9 colorful foam boards spelling out **Imagine 77** welcomed participants to the meeting. Upon arrival, participants were instructed to write down their vision for the 77 acres of United Methodist Children's Home property, draw pictures, leave sticky notes, or pin up inspirational images provided. After the meeting the boards were almost completely full. It was filled with over 800 comments or hand drawings and 257 of the inspirational images provided. That's over 1,000 ideas!

tallied about 46 key words emerged and 3 broader categories. The key words helped simplify the comments. The categories included: activities, buildings, and principles. We noticed that responses were either related to some sort of activity that could take place on the property, a particular building or building use, or an overarching principle like sustainability or preservation. The categories helped us to further understand the community input and shaped our researching methods moving forward.

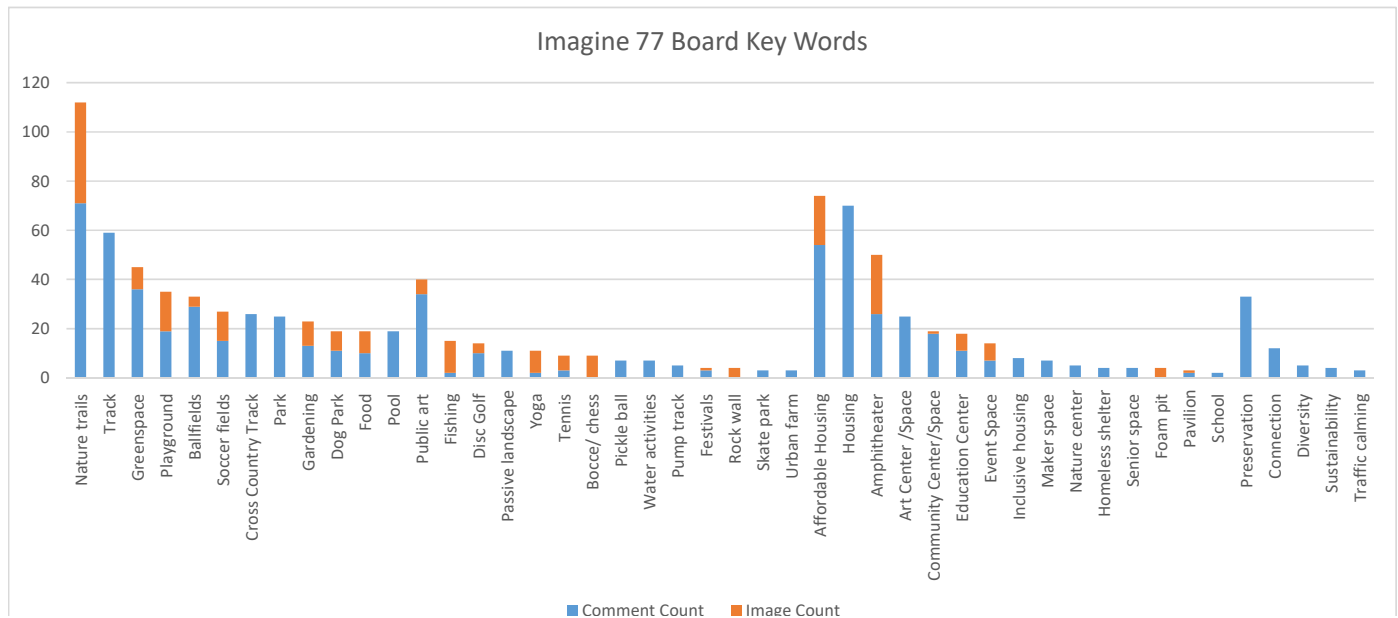
After comments were recorded and images



A glimpse at the Imagine 77 boards mid-way through the Kick-Off Celebration

Imagine Board Summary Table					
Key Word Tally	Comment Count	Image Count	Totals	Category	Notes
Nature trails	71	41	112	Activities	includes walking and biking and running paths
Track	59		59	Activities	track and field for high school
Greenspace	36	9	45	Activities	
Playground	19	16	35	Activities	
Ballfields	29	4	33	Activities	*means anything other than soccer
Soccer fields	15	12	27	Activities	
Cross Country Track	26		26	Activities	
Park	25		25	Activities	like Piedmont Park, Great Park of Decatur
Gardening	13	10	23	Activities	community garden, passive gardens
Dog Park	11	8	19	Activities	
Food	10	9	19	Activities	
Pool	19		19	Activities	includes indoor pool
Public art	34	6	40	Activities	
Fishing	2	13	15	Activities	
Disc Golf	10	4	14	Activities	
Passive landscape	11		11	Activities	contemplative landscape
Yoga	2	9	11	Activities	
Tennis	3	6	9	Activities	
Bocce/ chess		9	9	Activities	
Pickle ball	7		7	Activities	
Water activities	7		7	Activities	kayaking on pond, etc.
Pump track	5		5	Activities	
Festivals	3	1	4	Activities	
Rock wall		4	4	Activities	
Skate park	3		3	Activities	
Urban farm	3		3	Activities	
Affordable Housing	54	20	74	Building	*includes for seniors, workforce, people with disabilities and city staff
Housing	70		70	Building	general housing for non seniors, workforce, etc.
Amphitheater	26	24	50	Building	place to play music/ concerts
Art Center /Space	25		25	Building	
Community Center/Space	18	1	19	Building	place for people to gather
Education Center	11	7	18	Building	places for people and kids to learn on site
Event Space	7	7	14	Building	
Inclusive housing	8		8	Building	
Maker space	7		7	Building	
Nature center	5		5	Building	
Homeless shelter	4		4	Building	
Senior space	4		4	Building	places for seniors to gather
Foam pit		4	4	Building	
Pavilion	2	1	3	Building	
School	2		2	Building	
Preservation	33		33	principles	preserve trees, greenspace, site buildings
Connection	12		12	principles	connection to neighborhoods and other path systems
Diversity	5		5	principles	celebrate Decatur's diversity
Sustainability	4		4	principles	solar energy, sustainable practices applied
Traffic calming	3		3	principles	place for pedestrians

Summary of Imagine Board Key Words. Highlighted words indicate most frequently used.



Graph comparing the key words from both comment cards and images on the Imagine 77 Boards.



Examples of the comments, pictures, sticky notes, and children's drawings.



## strategic goals

# Which of the 16 Strategic Goals should most impact the vision plan for the UMCH site

The 16 Strategic Goals were created during the development of the 2016 Comprehensive Plan. During the Kick-Off Celebration, participants were asked to select three of the 16 Strategic Goals which they believed needed to have the most impact on the site. Of the 16, five emerged as top tier goals and

included: encourage community diversity, protect and reuse historic assets, promote healthy lifestyles, protect and restore natural resources, and expand high quality housing options.



<b>Strategic Goals Summary Table</b>	
<b>Strategic Goals</b>	<b>Tally</b>
Retain & Enhance Character	29
Encourage Diversity of Business	9
Protect Neighborhoods & Promote Growth	12
Protect & Reuse Historic Assets	44
Encourage Community Diversity	61
Strengthen Communication & Involvement	10
Support & Expand Community Programs	28
Promote Creative Innovation	28
Expand & Diversity Revenue Base	10
Provide Quality Services in Fiscal Limits	7
Promote Healthy Lifestyles	76
Enhanced Community Facilities	38
Foster Sustainability	36
Protect & Restore Natural Resources	118
Enhance Mobility	10
Expand High Quality Housing Options	53
<b>Total Participants</b>	<b>192</b>

Summary of Strategic Goal tally. Orange highlight denotes top 5 votes received.

## tell your story

# What does the United Methodist Children's Home mean to You?

Participants were invited to tell their own personal stories and experiences with the United Methodist Children's Home property.

**Soccer playing in the 80's , Girl Scout field trip and cookie donation; I live in the neighborhood...I walk here for relaxation, bird watching, and wildlife observation; Read history of first hand stories of orphans who grew up here. I learned what an important mission of Decatur community that this entity became.**

As a student of Columbia Seminary, we share tutoring, worship, and recreation with residents here!

**We've been hiking in the woods with our dog since the town bought the property. The woods is truly an oasis in the midst of all the development taking place. Please preserve it.**

We live across the street and use UMCH weekly for the playground, swings, to visit the lake, and learn to ride bikes.

**My kids basketball team has started to have practice here (2018 Jan and Feb)**

The city schools finally have a cross-country course!!! What is always a top-notch program has a course worthy of these student athletes.

**Walking the dogs down by the pond and seeing what is growing in the Global Gardens.**



I've lived in Decatur (Winnona Park neighborhood) on Kirk Road for 15 years and my son has gone to City Schools of Decatur from pre-k through High School (graduated with a IB diploma 2017). He's played soccer on the field here, we've walked our dogs on the grounds, I drive by or walk by nearly everyday- sometimes several times. I'd love to see a track field for public school teams. Also, I sincerely hope we do all we can to preserve the old trees on the property, to plant more and maintain an attractive, sustainable green space for our community. Also, do our best to minimize traffic congestion in the neighborhood with good planning and foresight.

**Walking the paths by the pond in the snow. So quiet. Beautiful nature.**

Hiking the trails, great birdwatching, amazed that this natural area was so close to my home on Ashbury Drive.

**2001- Soccer fields watching my kids enjoy the space; 1990- Going to high school with residents (We need a theater)**

Children played soccer here; resource in 1980's for needy children (knew from job as a probation officer)

**First connection with UMCH: When my son was baptized in 1998, a friend at church (Glenn Memorial UMC) donated in his honor to UMCH**

Came when I was a child with my parents to volunteer.

**I walk in the wetland along the back-end from PATH. I love it!!**

Perhaps memorialize the old soccer fields where games were played as far as the 70's.

**Soccer game as a kid.**

I taught both of my children to ride bikes on the front lawn, and will always appreciate it.

**Summer 1972: Came here on a date with someone who was a counselor, rode horses. Moved in the late 1990's to Avondale Estates and remembered!**

Christmas toy drive for kids.

**I remember having our wedding reception here at the Children's Home. My wife was one of the social workers on staff at the time. She was a house leader in Williams Cottage. We had a wonderful wedding reception in August of 1994.**

Our home and yard backs up to this property. Please do not fill it with homes. Leave most of it maintained but as natural as possible. Clear out invasive species and re purpose original buildings. Use chapel and other space for events (income for maintenance).

### **Exploring the open space.**

I have walked this space for 10 years. It is a refuge for me and the last remaining wildlife. My dogs was attacked by a coyote a week ago not 500 yards from here. Can we coexist with who already lives here?

### **We have been here for soccer games/walking the gorgeous site and donating**

I would love to see the site become a nature preserve. There is abundant wildlife here, wildlife that is nowhere else nearby. I've been walking at the site almost every day for the past 22 years. I consider this property that best thing Decatur has going.

### **Learned: The fact that wild animals: sandhill cranes, coyotes, and deer can make a habitat in this space.**

The Warren story at the Home: Went to Columbia Seminary in 1960 and being Methodist; assisted the Home. They asked me to do a Wednesday evening Chapel Service where I did not preach. I would get the kids to talk about life and God and stuff. At first it was only a few kids, not the majority. At the end of the year we had a bunch. Later, 1963-1964 I was the youth pastor at a Methodist church and many of the home kids came there. Did Eagle Scouts with two of them.

## how did you get here?

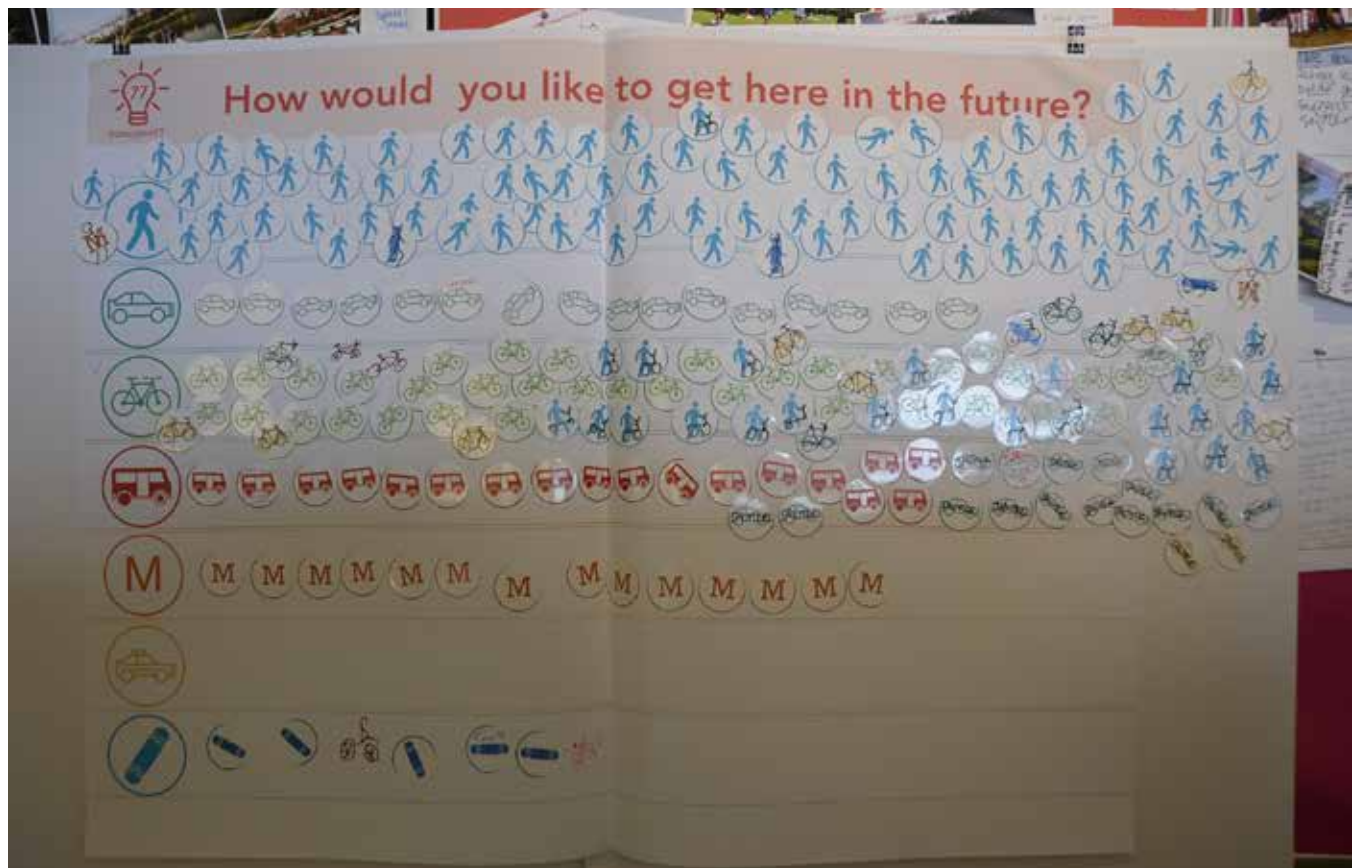
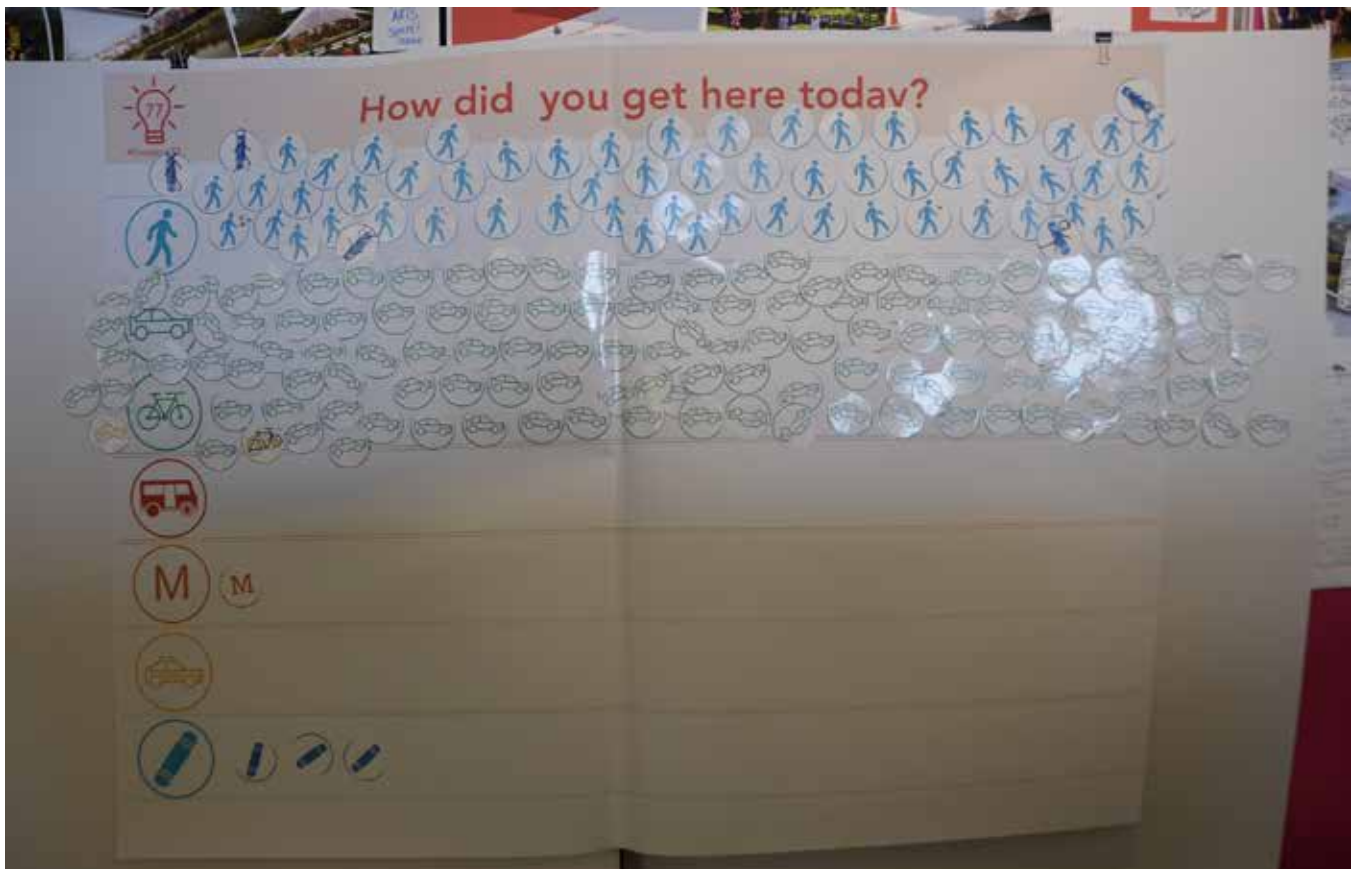
How did you arrive today? How would you like to arrive in the future?

Participants were invited to share about the mode of transportation they used to get to the United Methodist Children's Home for the Kick-Off Celebration and also what mode they would like to use in the future. While most people drove to the celebration, individuals

overwhelmingly hoped to walk, bike, or use other modes of transportation to get there in the future.

Tranportation Summary		
Mode of Transportation	How did you get here TODAY?	How would you like to get here in the FUTURE?
Pedestrian	63	99
Car	129	15
Bike	1	80
Shuttle		35
Marta	1	14
Rideshare/ Carpool	1	1
Skateboard/ Scooter	1	5
<b>Total Participants</b>	<b>196</b>	<b>249</b>



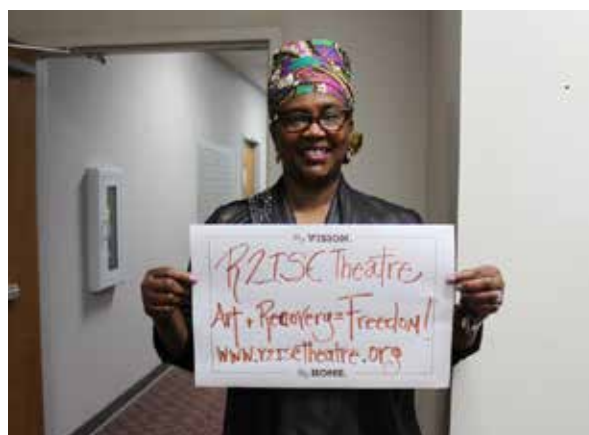
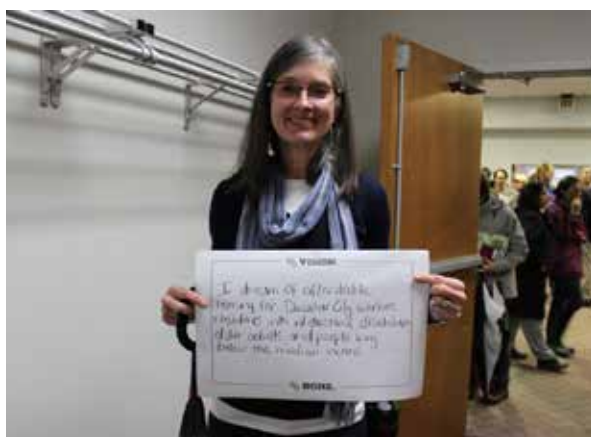


## my vision, my home

### What is your vision for this site today?

Kick-Off Celebration attendees were given another opportunity to share their vision for the site. They were able to write down their vision for the site on small sign and have their picture made. This allowed us to capture more insight into not only what they hope the future of the site

will be, but what the site means to them today. We heard countless stories and great explanations behind many of the reoccurring big ideas.



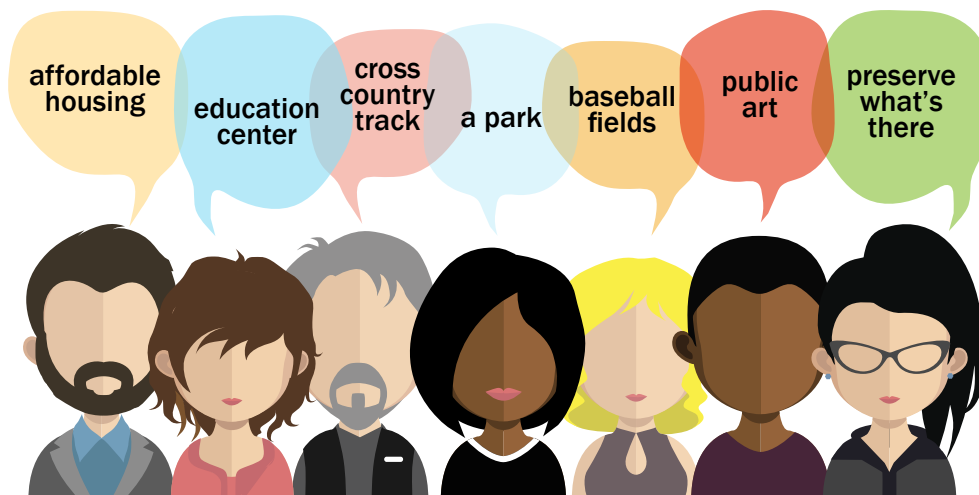
Participants taking a photo with their vision for the site.

## My Vision My Home

Number	Comment	Key Word
1	Affordable places to live in a vibrant community center surrounded by protected and beautiful trees.	affordable
2	Make sure there are affordable places to live!	affordable
3	A vibrant community of diverse constituents — disability, age, socio-economic status — that inspires the city to new heights of compassion; a true embodiment of our deepest values.	affordable
4	National model for diversity and inclusion — affordable housing component, food and wellness center of all segments of Decatur, green space to love!	affordable
5	Affordable and inclusive small scale co-housing.	affordable
6	Affordable housing for Decatur City workers, residents with intellectual disabilities, older adults, and people living below the median income.	affordable
7	Name this property “The Dairy.”	property
8	Shelters.	shelter
9	Inclusive housing.	housing
10	Housing for seniors to age-in-place and for young emerging artists.	housing
11	Inclusive community.	community
12	Community with a planned focus on inclusion of seniors and disabled adults.	community
13	Small assisted living community where members help each other.	community
14	Healthy community for everyone.	community
15	Diversity, affordable housing, sense of community, health/safety/recreation, using the existing housing to create inclusive communities for people with disabilities, seniors, city workers.	affordable
16	An intentional community that includes seniors, people with intellectual/developmental disabilities, and those with moderate incomes.	community
17	Multifamily housing in a context that includes green space and pedestrian/trail/MARTA linkages into the city, to schools, and other centers.	housing
18	Let Decatur set an example for other cities by supporting the development of an inclusive housing community for seniors, workforce, adults with I/DD. Support diversity with plenty of space remaining for many other uses.	community
19	Diverse opportunities for kids to run, play interact and learn!	play
20	Track and other athletic fields for our city schools. We’ve never had our own space and can only imagine places we could go with this level of support!	track and field
21	Cross country track for DHS.	cross country
22	MTB bike friendly park with a jump/pump track and some cross country trails!	biking
23	We want to keep the ponds to fish!	fishing
24	Bike trails.	biking
25	Baseball/softball complex with indoor facility for DHS.	ballfields
26	A beautiful skate park landscape.	skate park
27	Cross country running course.	cross country
28	Soccer fields, pool, trails — all things active living.	ballfields
29	Lacrosse field.	ballfields
30	Cross country track!	cross country
31	Playscape / recreation center	play
32	Disc golf course	disc golf
33	Track!	track and field



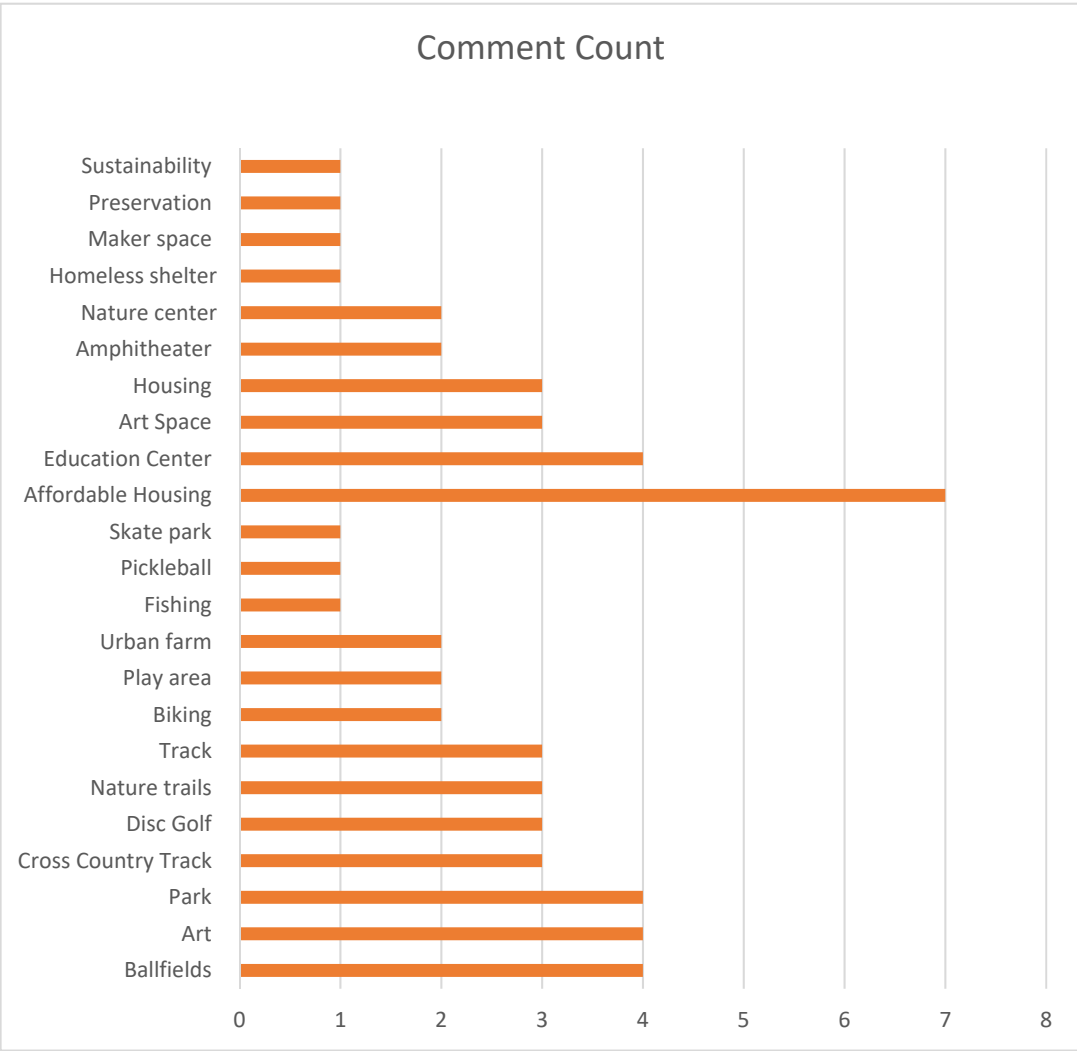
34	Disc golf course, huge pool, great playground.	disc golf
35	Athletic complex with nature trails surrounding and connecting to neighborhoods.	ballfields
36	Track and field for RMS and DHS.	track and field
37	Multi-use trail network, cottage courts, community open space.	trails
38	Dedicated pickle ball complex, covered and uncovered courts.	pickleball
39	Disc golf course!	disc golf
40	Make the area a living school for a sustainable community — teach organic gardening, plant more native trees and shrubs, workshops on ecology and preserving clean water/air.	community
41	Preserve our big trees!	preservation
42	People, places and ideas for a sustainable future.	sustainability
43	Nature and science museum with outreach programs, camp and classes.	education center
44	Retain/expand our urban farm.	urban farm
45	Trails and green space.	trails
46	City CSA with residence for farmer.	urban farm
47	Walking paths, bike trails, dog area, soccer field, community pool, preserve the historic buildings, more trees.	trails
48	World-class park — nature center, recreation, community.	park
49	Lots of nature space cleared of invasive species, organic gardens, women’s arts space.	park
50	Bring vibrant life southeast of the Square but maintaining lots of greenspace, trees, lake for outdoor use. Sidewalk cafe and park.	park
51	Artist residency programs.	art
52	Arts and performance space.	art space
53	More arts — a non-gym theater!	art space
54	Amphitheater — open air with grounds. Artist in residence.	amphitheater
55	R2ISE Theatre — art + recovery = freedom!	amphitheater
56	An arts incubator to attract and retain cultural innovators.	art space
57	Create a nature center encompassing the barn, pond, trails and field.	nature center
58	Integrate all K-12 science/nature curriculum with “hands-on” projects.	nature center
59	Maker spaces for people to build, share, explore.	maker space
60	Hands-on science museum with potential for some “tinkering/maker” activities.	education center
61	Environmental sustainability education center in the dairy barn.	education center
62	Film school that extends the Georgia Development miracle into minority and underserved populations.	education center



Graphic illustrating most reoccurring comments.

My Vision My Home			
Key Words	Count	Category	Notes
Ballfields	4	activity	athletic fields, lacrosse, soccer
Art	4	activity	public art and art programs
Park	4	activity	
Cross Country Track	3	activity	
Disc Golf	3	activity	
Nature trails	3	activity	walking and running paths
Track	3	activity	high school track
Biking	2	activity	bike trails
Play area	2	activity	playgrounds
Urban farm	2	activity	
Fishing	1	activity	
Pickleball	1	activity	
Skate park	1	activity	
Affordable Housing	7	building	includes affordable housing for seniors, workforce, adults with I/DD
Education Center	4	building	places for people to learn various skills
Art Space	3	building	places to practice/ learn artistic skills
Housing	3	building	non-affordable
Amphitheater	2	building	open air theater, theater
Nature center	2	building	
Homeless shelter	1	building	
Maker space	1	building	
Preservation	1	principle	preserve the trees
Sustainability	1	principle	
<b>Total</b>	<b>58</b>		

Aggregation of comments summarized and categorized by reoccurring themes



Graphic Illustration of top comment themes

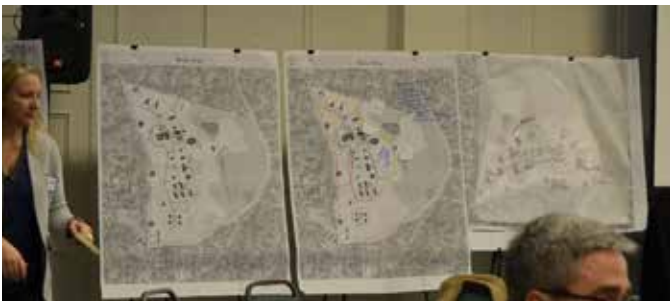


## workshops 2-4

### Putting pen to paper to draw the big ideas.

Workshops 2, 3, and 4 focused on putting some of the big ideas from the Kick-Off Celebration to paper. Upon arrival, participants were broken off into small groups of five to ten people and given a large plan, markers, scaled athletic fields for reference, and a set of the Strategic Goals. They were asked to work together to build their own plan for the site. Groups started by review the Strategic Goals and pinpointing ones that seemed most important. They then grabbed markers and began drawing what they wished to see on the site. The drawings were loose but imaginative, and really helped participants understand the scale and topography issues of the site. The activity

also promoted collaboration and consensus building as teammates listened to their group share their ideas. After 30 min of drawing, the groups presented their ideas to the larger group. There were certainly common themes among the groups. A tennis center, track and field, and trails were among some of the most common plan elements. It also started the conversation about parking. How much is necessary and where should it go? Groups were challenged with this task as well and began to make trade-offs to incorporate less paved surfaces.







Workshops 2,3,4 Summary	
Key Word	Count
activity center	1
animal shelter	1
art classes	1
art gallery	2
artist space	16
Baseball	3
bed and breakfast	1
bike storage/ rental	3
business incubator	12
charging stations/ solar panels	3
ciderary	1
coffee shop	2
commercial kitchen	3
community garden	9
community use	4
co-work	1
cross country trails	9
crosswalks/ safe access	3
daycare	3
Disc Golf	2
Dog Park	12
education	6
event space	2
events	3
Expanded Pool	4
farmers market	5
Fitness Stations	2
food related use	7
fountain	2
Green Space	4
health clinic	1
High School Baseball	2
High School Soccer	1
Indoor tennis	4
keep dairy barn	3
Lacrosse field	8
large amphitheater	3
Education Center	5
Library	1
Little Leage Baseball	6
local businesses	1
makerspace	5
medium amphitheater	2
Multit-use field	3
museum	1

natural/ informal concert space	4
non-profit	11
orchard	5
Outdoor tennis	10
parking	20
partnership	1
pavilion	3
picnic tables	2
playground	15
presrvation	10
public art	2
restaurant	2
robotics	2
senior center	2
shelter	1
small amphitheater	7
soccer field	14
storage	1
Tennis Center	4
Track and Field	19
Trees	5
walking trails	10
youth hostel	1
Zip Line	1
<b>Total</b>	<b>325</b>

Twenty-seven groups generated over 300 comments relating to the site. During the collaboration process, one person at each table made notes on what was discussed and incorporated into their plans. We used the physical plans and the written notes to calculate the key words. Many of the same comments were seen again like track and field, artist space, outdoor tennis, walking trails, and preservation. Drawing on the plans sparked ideas about what could go inside the buildings presenting a number of comments related to suggested users like businesses, non-profits, or community groups.

## April 30th workshop & online survey

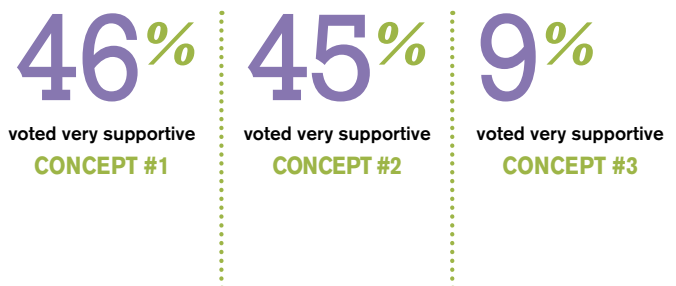
### Three concept plans presented

Following a presentation on the three concept plans, attendees to the April 30th workshop were asked to vote on their favorite concept as well as provide feedback on what they like and dislike about the plans. An online survey was also released to the public and left open for one month following the workshop. The following charts summarize the votes as well as comments that were pro or con for certain site elements and broken down by site. This data was aggregated together with previous workshops to inform us regarding the most desired elements.

During this phase, we received helpful feedback on new topics like density and

cost. Participants were asked to comment on the housing density they preferred in addition to general likes and dislikes. During this workshop, costs were attributed to the plans to give the community a realistic idea of what their ideas might cost. It was a helpful tool in introducing trade-offs and beginning the discussion of partnerships and phasing.

After the workshop and online survey closed, the votes were tallied, Concept One emerged as the most voted for concept. However, the track and field received an overwhelming write-in from people wanting to see a mixture of concepts one and two.



## Concept 1

- Greenspace
- Updated Pool
- Cross Country Trails and Nature Trails
- 2 Inclusive Playgrounds
- 28 Housing Units
- Refurbished Existing Fields



## Concept 2

- Greenspace
- Updated Pool
- Cross Country Trails and Nature Trails
- 2 Inclusive Playgrounds
- 61 Housing Units
- Track and Field
- Multipurpose Fields



## Concept 3

- Greenspace
- Updated Pool
- Cross Country Trails and Nature Trails
- 2 Inclusive Playgrounds
- 128 Housing Units
- Realigned Katie Kerr





## Likes, Preferred Concept 1

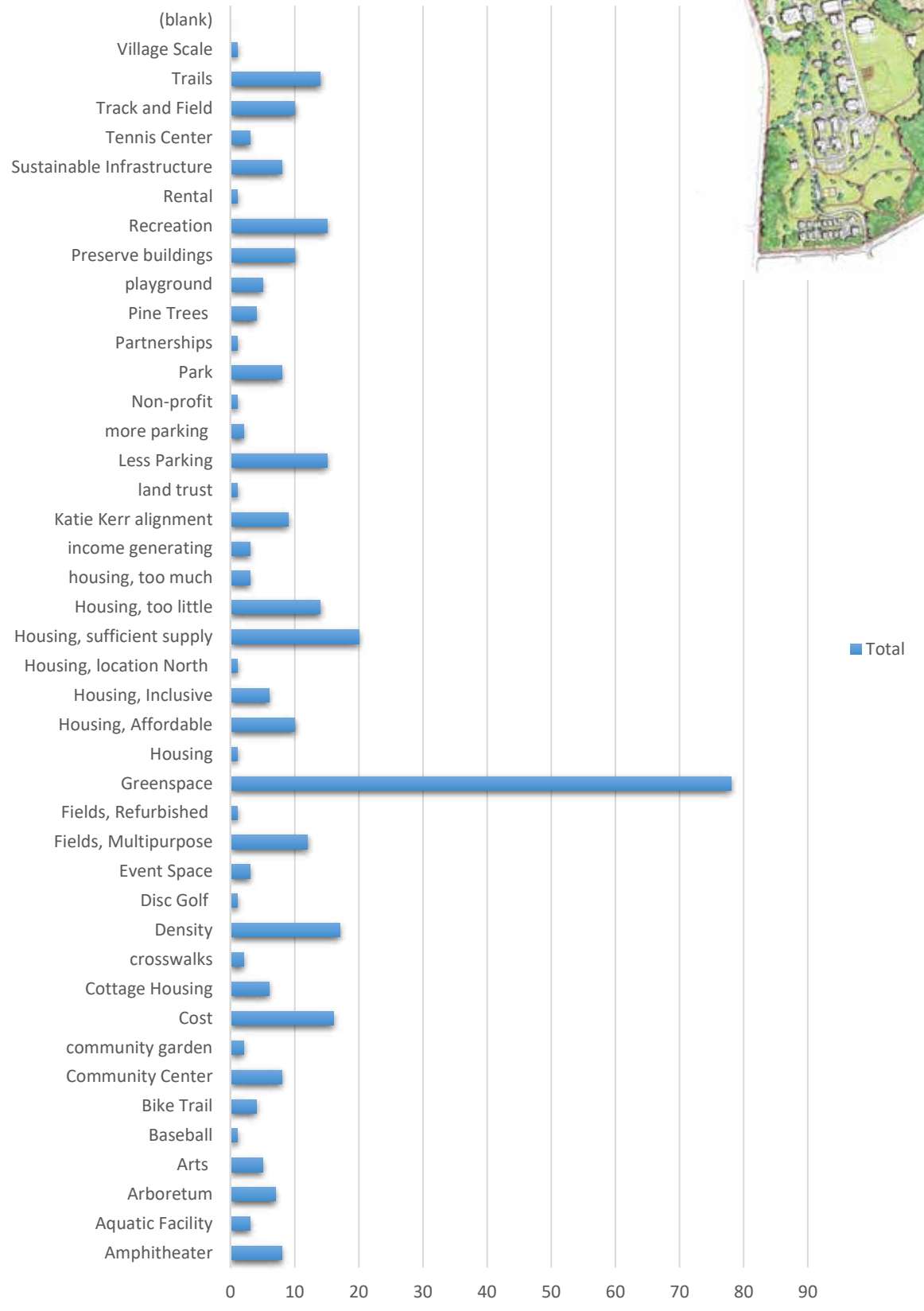
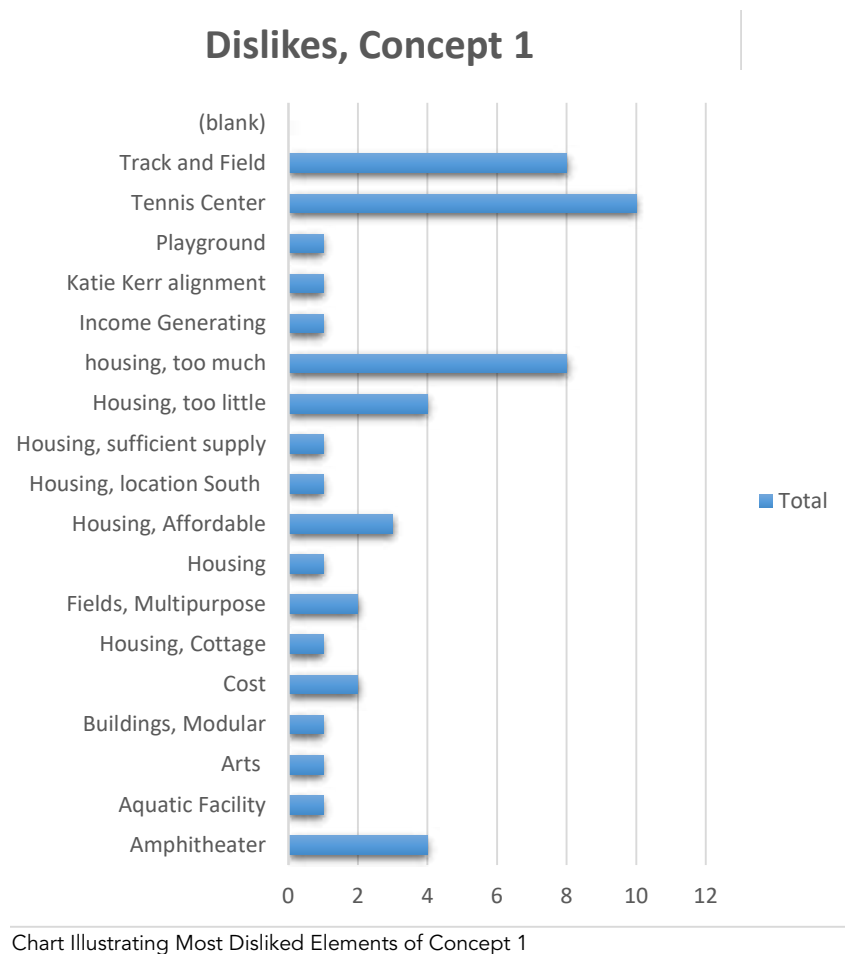


Chart Illustrating Most Liked Elements in Concept 1



Those that liked Concept 1 appreciated the abundant greenspace and density of the site. Track and field was included on the “likes” due to the number of individuals that commented that they liked this plan but wished it had the track and

field. Dislikes included remarks about the housing density and that it did not have a track or tennis center.

## Likes, Concept 2

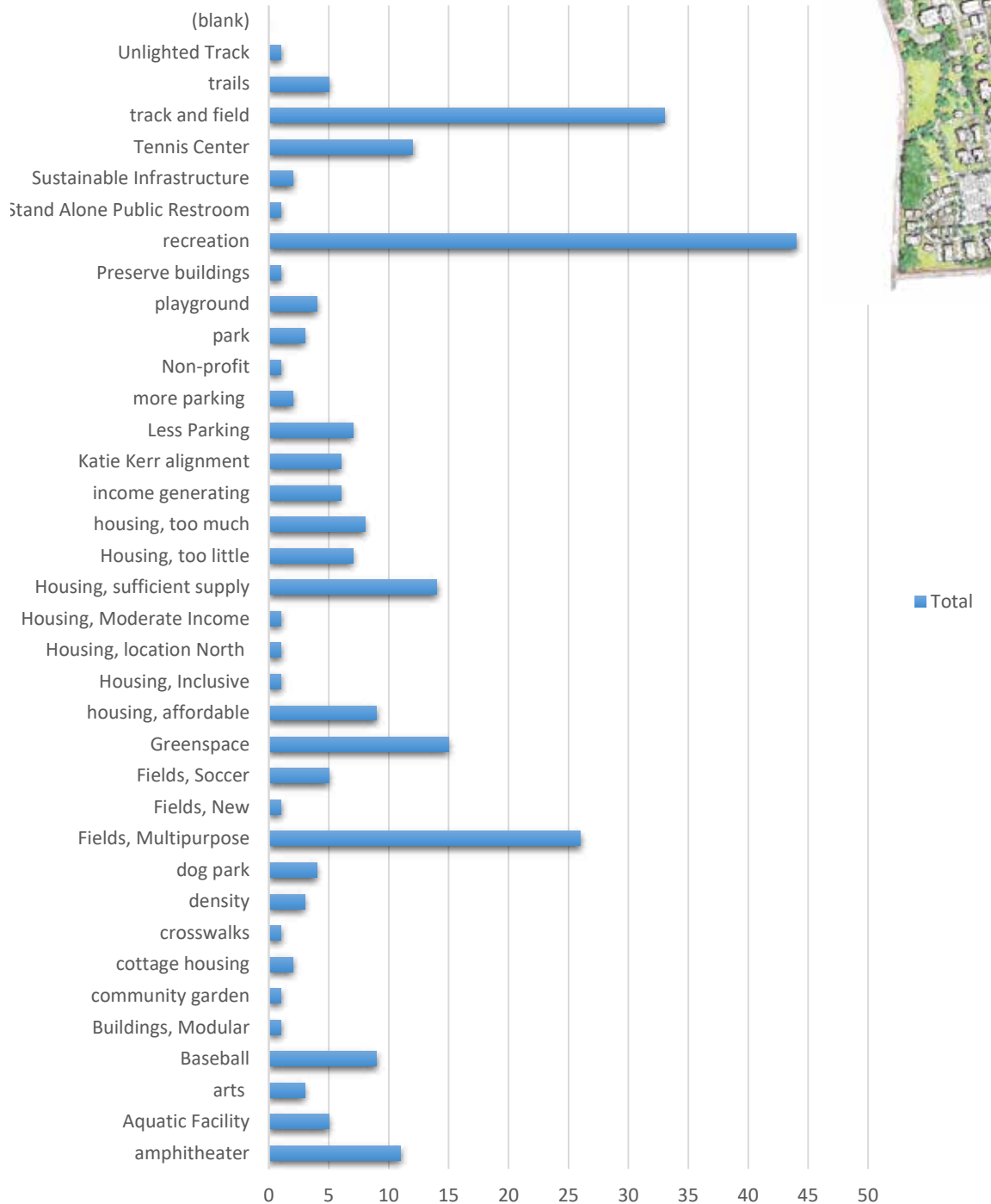


Chart Illustrating Most Liked Elements in Concept 2



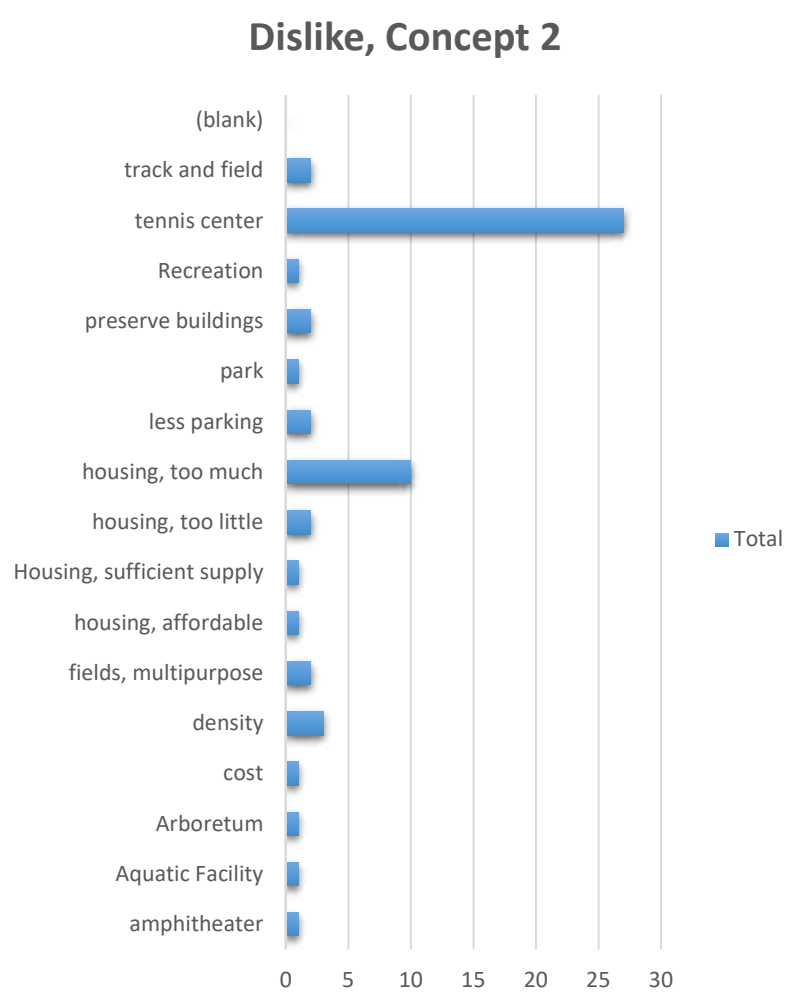


Chart Illustrating Most Disliked Elements of Concept 2

Concept 2 was just shy of being the favorite plan. Those that voted for Concept 2 liked the recreation components and focus on sporting activities. However, the tennis center received push back with nearly 30 individuals saying they liked this plan, but would rather not have the

tennis center. The housing density on this plan was rather mild with a those preferring the density only slightly out weighing those that did not.

## Likes, Concept 3

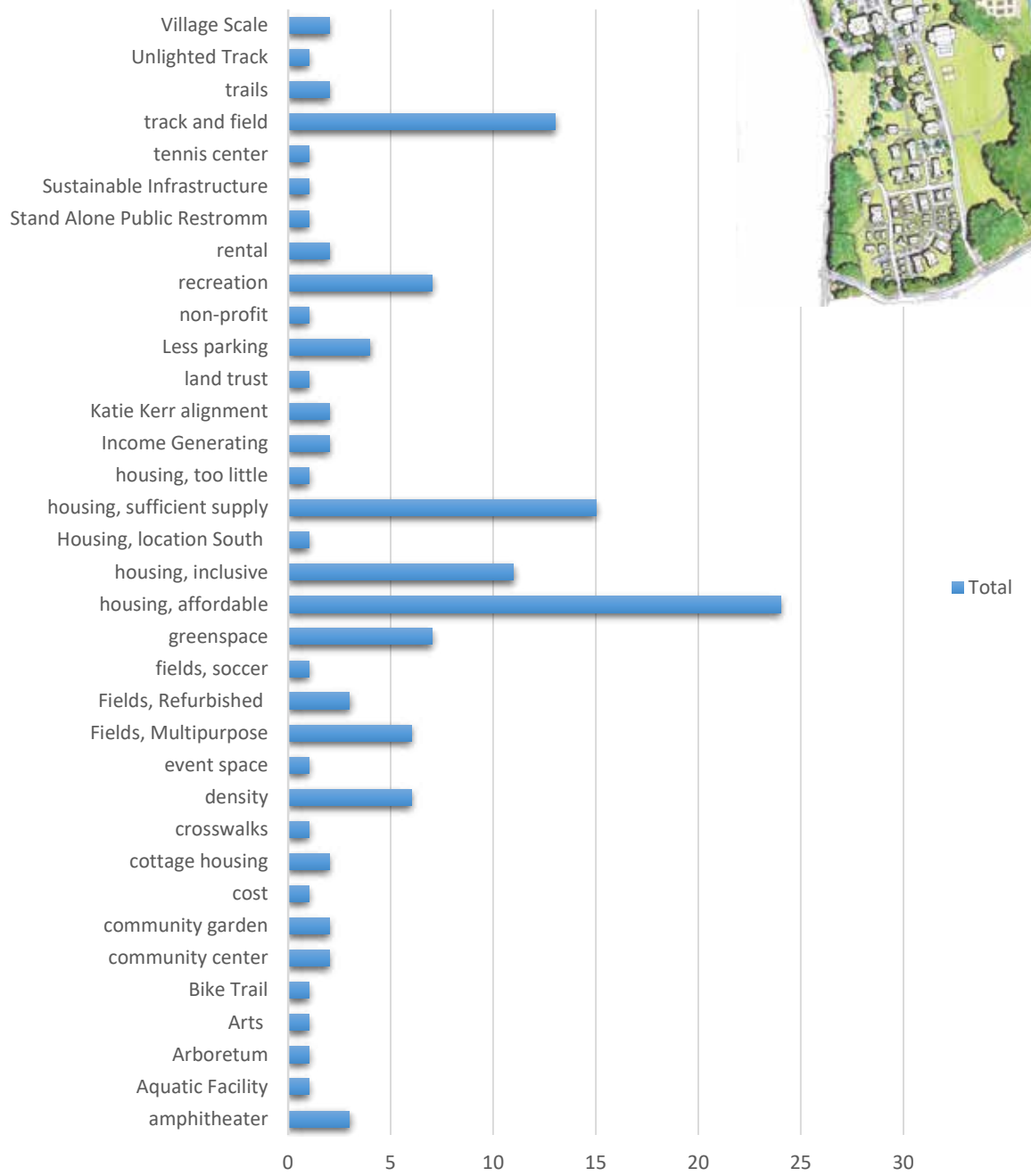


Chart Illustrating Most Liked Elements of Concept 3

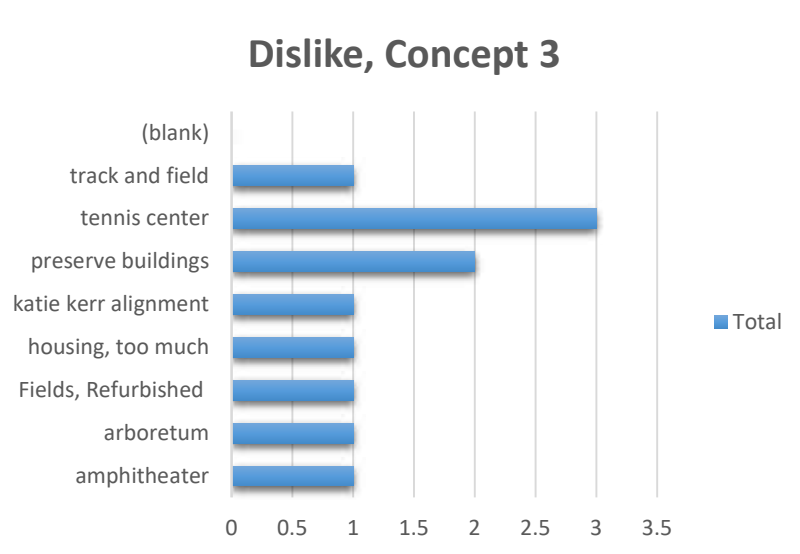
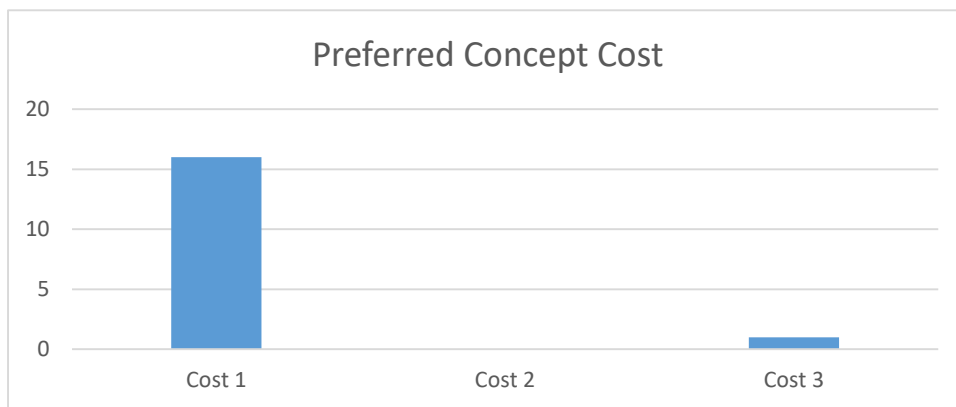


Chart Illustrating Most Disliked Elements of Concept 3

Concept 3 was least obtrusive to the site. Favorite elements included the housing components and greenspace. With this concept as well, we had numerous write in votes for a track and field on this site. Though there was not a tennis center proposed on this concept, individuals who liked

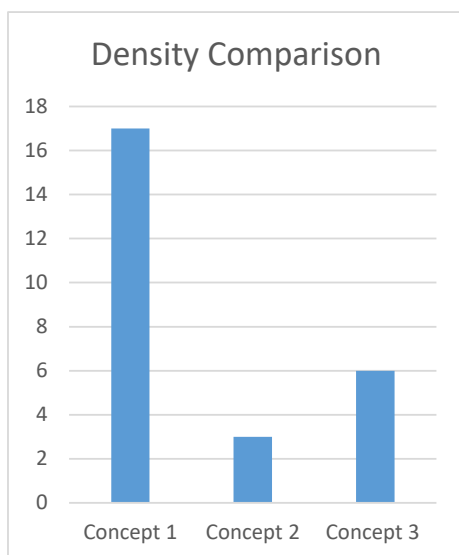
this plan were adamant about not seeing a tennis center incorporated into the final vision plan.





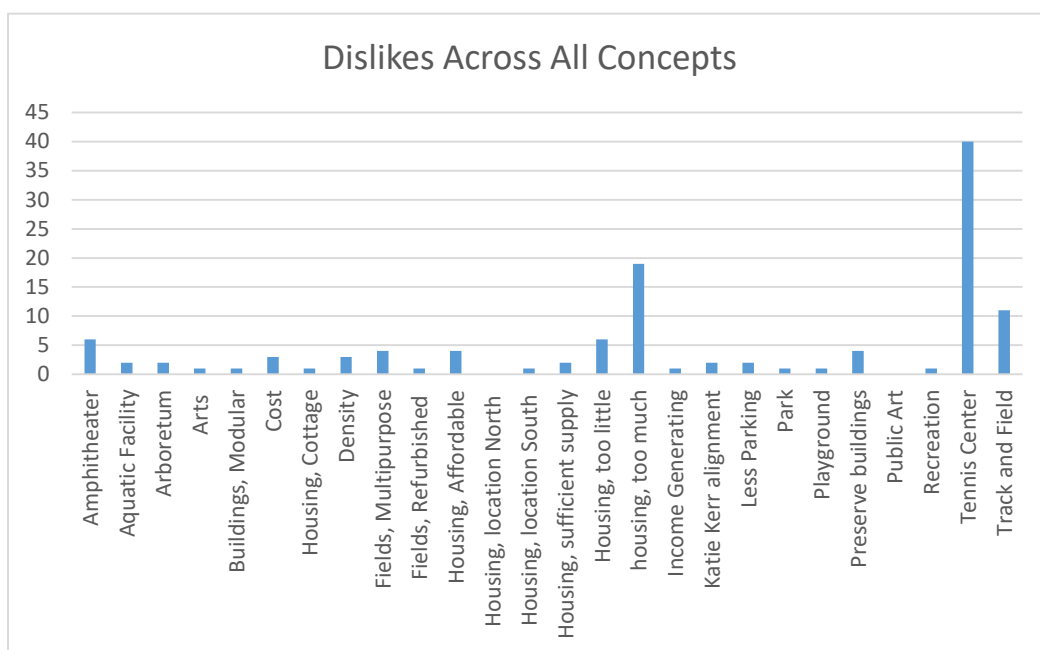
Comments relating to cost revealed people preferred Concept 1's costs more strongly than concept 2 and 3.

Chart Illustrating Concept with the Most Preferred Construction Cost



Comments relating to site density whether it was housing or overall density, favored concept 1 again. People had a general like for the amount of greenspace and open space and commented favorably on the housing supply and type.

Chart Illustrating Preferred Density



When the dislikes were aggregated across all concepts, the tennis center received 40 negative comments, the most of any other program element by far. Almost 20 people had a general dislike for the housing density across all concepts.

Chart Illustrating Elements the were Most Commonly Disliked Across All Concepts

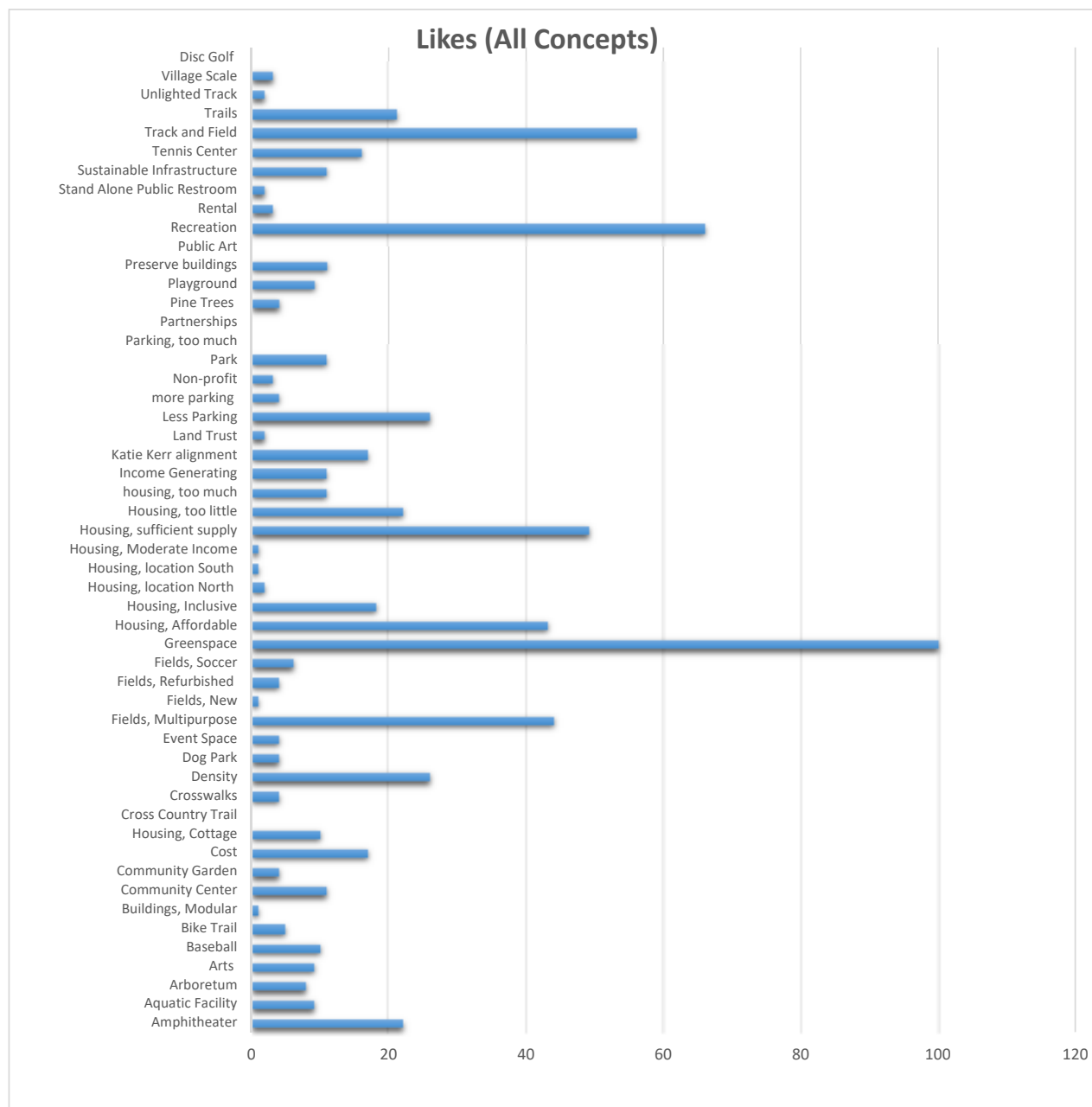


Chart Illustrating Elements the were Most Liked Across All Concepts

The likes aggregated across all concepts show a strong pull for greenspace, general recreation opportunities, a track and field, and multi-purpose fields. Overall, people we're generally happy with the housing supply provided in each plan

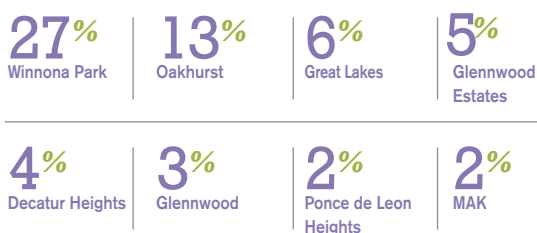
and expressed that it specifically be designated as affordable and inclusive housing. Less parking was also a request.

## neighborhoods

One of the survey questions at the April 30th workshop as well as the online survey was “which neighborhood are you from?” We wanted to gauge the level of immediate and surrounding neighborhood involvement. The results revealed that the neighborhoods immediately adjacent to the property had the strongest attendance. Winnona Park, Oakhurst, Great Lakes, and Decatur Heights. In general, there was a strong representation from the City of Decatur residents, as individuals came from near and far to share feedback.

### Which Neighborhood are You From?

Most represented neighborhoods in the online survey



## Neighborhood Count

Neighborhood	Workshop	Online Survey	Total
Winnona Park	61	244	305
Oakhurst	26	122	148
Great Lakes	13	55	68
Glennwood Estates		52	52
Decatur Heights	6	41	47
Downtown	7	28	35
Glennwood	7	22	29
MAK	6	20	26
Ponce De Leon Heights	2	22	24
Clairemont Great Lakes		21	21
Midway Woods	2	19	21
Lenox Place	5	15	20
Decatur	3	12	15
Ashbury Drive	3	11	14
Belvedere Park	11	3	14
Clairemont	4	10	14
Westchester	1	13	14
Parkwoods	4	9	13
Avondale Estates		12	12
Great Lakes Clairemont	12		12
Ashbury		11	11
Katie Kerr	2	9	11
College Heights	1	9	10
Decatur Terrace	4	5	9
Derrrydown Way	1	8	9
Forrest Hills	1	8	9
Ashwood		8	8
Chelsea Heights	1	6	7
W. Ponce de Leon	4	3	7
Work in Decatur	2	4	6
Clairemont Estates	1	4	5
Historic Old Decatur	1	4	5
Lamont Dr		5	5
Lenox Park	2	3	5
Sycamore St.	1	4	5
City of Decatur		4	4
Druid Hills		4	4
Glendale Estates	1	3	4
Glenlake Park	2	2	4
MAK/Oakhurst	4		4
Ridgeland Park		4	4
Sycamore Drive		4	4
Sycamore Ridge		4	4
Nelson Ferry	1	2	3
Rosewalk	2	1	3



Royal Town Park	1	2	3
Village Walk	1	2	3
Wilton Drive	2	1	3
ARLO	2		2
Ashwood Glen		2	2
Candler Grove	1	1	2
Clairemont Gateway		2	2
Clairmont/ Vidal	2		2
Commerce Drive	1	1	2
CSD employee	2		2
DeKalb County		2	2
Glenwood Park	2		2
Lamont/Vidal		2	2
Clairmont/Great Lakes			
Medlock	1	1	2
Ponce de Leon	2		2
Talley Street	1	1	2
Tucker	1	1	2
West Clairemont		2	2
Westchester Hills		2	2
Adair St	1		1
Ashbury Heights		1	1
Ashfield		1	1
Beacon Hill	1		1
Brownstones		1	1
Cabbagetown	1		1
Candler Park		1	1
Chelsea	1		1
Clairemont Heights		1	1
Columbia		1	1
Columbia Theological Seminary	1		1
Coventry		1	1
Dearborn Park		1	1
Decatur Square		1	1
Decatur-Ridgland park		1	1
Dial Heights	1		1
Downtown/Great Lakes		1	1
E Hancock street		1	1
East Atlanta		1	1
Eastland Drive		1	1
Echo Lake		1	1
Emory Chase Condos		1	1
Henderson Park		1	1
Historic Depot District		1	1
Kathryn Ave		1	1
Kirk Road		1	1

Continued on next page

Kiullian Hill	1	1
Lantern Ridge	1	1
North Druid Hills	1	1
Old Decatur	1	1
Oliver House	1	1
Phar Rd. and Candler	1	1
Ponce de Leon Court	1	1
Ponce de Leon Terrace	1	1
Post Office	1	1
Renfro	1	1
S Candler/Agnes Scott	1	1
Sam's Crossing	1	1
SAW	1	1
Scottdale	1	1
Springdale Hghts	1	1
Stone Mountain/Clarkston	1	1
Stratford CMNS	1	1
Sycamore Heights	1	1
The Square	1	1
Townsend at Decatur	1	1
West Decatur	1	1
West Howard	1	1
Westchester Heights	1	1
Woodlawn	1	1

## final concept plan

“a place for everyone to be active outside.” -workshop participant

At the final workshop, the Final Concept Plan was presented to a auditorium filled with people. Individuals were asked to rank key initiatives in order of priority for implementation, list additional community partners, and provide name suggestions. Over 145 respondents casted votes at the workshop and 167 individuals participated in the online survey.

Every response card did not have three initiatives selected and those that selected four or more, the additional selections were not included.

The arboretum/meadow received the most cumulative votes across the workshop and survey participants. The artist village, farmers market, community programming, and inclusive playgrounds were also at the top of the list as far as priority for implementation.

Ranked Initiatives	
Initiatives	Votes
Amphitheater	40
Arboretum/Meadow	98
Artist Village	78
Nature Center	35
Farmers Market	59
Orchard	39
Inclusive Playgrounds	51
Community Programming	58
Write In: PATH	3
Write in: Track	8
Write In: Housing	1



Community Partner Recommendations	
Community Partners	Count
Trees Atlanta	9
Atlanta Track Club	7
Winnona Park Neighborhood Association	6
City Schools of Decatur	5
Agnes Scott	4
Decatur Arts Alliance	4
Georgia Native Plant Society	4
MARTA	4
PATH	4
Concrete Jungle	3
Decatur Housing Authority	3
Decatur Makers	3
Emory University	3
Girl Scouts of Decatur	3
Habitat for Humanity	3
Local Banks- General	3
Trust for Public Land	3
UGA	3
Active Living	2
Boys & Girls Clubs of Metro Atlanta	2
Childrens Healthcare of Atlanta	2
Churches	2
Decatur Co-Operative Ministries	2
Decatur Education Foundation	2
Dekalb County	2
Eco- Addendum	2
Fernbank Museum	2
Fundrasing	2
Georgia Council for the Arts	2
Georgia Tech	2
Home Depot	2
Mercy Housing SE	2
Museum School in Avondale	2
Neighborhood Associations	2
Park Pride	2
SCAD	2
South Face	2
Sustainable Food/ Practices- General	2
The Coca-Cola Foundation	2
Woodlands Garden & Wylde Center	2
Wylde Center	2
ARC (Atlanta Regional Commission)	1
Decatur First Baptist	1
Whitefoord	1
Wonderroot	1

AARP	1
Alliance Theatre	1
American Chestnut Foundation	1
Amplify Decatur	1
Art & Artist Community - General	1
Art Camps- General	1
Arthur Blank/ Blank Foundation	1
Atl Area Foundations	1
ATLANTA ARTIST CENTER	1
Atlanta Disc Golf Organization (ADGO)	1
Atlanta Humane	1
Atlanta Local Food Initiative	1
ATLANTA PRINTMAKERS STUDIO	1
Atlanta Symphony	1
Atlanta Trails	1
Atlanta United	1
Avondale Estates City Commission	1
Bee Farmers	1
Beecatur	1
Best Friends Animal Society	1
Better Together Advisory Board	1
Breweries	1
Camp Scene Aftercare Program	1
Carter Center	1
Center for Puppetry Arts	1
City of Avondale Estates	1
City of Clarkston for refugee outreach	1
City of Decatur	1
City of Decatur Advisory Boards	1
Compassionate Atlanta	1
Concert/music venue organizers (LiveNation!)	1
Core Dance	1
Corporate Partners/ Fortune 500	1
Dash	1
Deactur Players	1
Decatur Bicycle Coalition	1
Decatur Bulldog Boosters	1
Decatur Community Land Trust	1
Decatur Farmers Market	1
Decatur Public Library	1
Decatur/Dekalb YMCA	1
Dekal Medical	1
DeKalb County Commission	1
DeKalb County Extension Service	1
Dekalb County Human Services and Community Development	1

Suggested Community Partners from June 29th workshop and online survey. Continued onto next page.

DeKalb county Library	1
DeKalb Historical Society	1
DeKalb Medical Center	1
DeKalb School fo the Arts	1
Druid Hills Country Club	1
Eddie's Attic	1
Emory Healthcare	1
Emory University's Goizueta Business School	1
Environmental Sus. Board	1
Farmers market organizers	1
Fidelity Bank	1
Fire Department	1
Fitwit	1
Fleet Feet/ Big Peach/ Run Clubs	1
Food Trucks	1
Friends of Decatur Cemetery	1
GA Dept of Natural Resources	1
Georgia Conservancy	1
Georgia Forestry Commission	1
Georgia Trust for Historic Preservation	1
Girls on the Run	1
Global Growers	1
Grant	1
High School Kids who need Service Hours	1
Indie Craft Experience	1
Indigo Girls (for ampitheater options)	1
Initiative for Affordable Housing	1
international rescue committee,	1
LifeLine Animal Rescue	1
Lifelong Community Advisory Board	1
Living walls	1
Local chapter of NAACP	1
Lost and Found	1
MBA students as an MBA IMPACT project	1
MLK Jr. Service Project	1
NAACP	1
NRPA and Its Innovation Lab	1
School after care programs	1
Our House, Inc.	1
Paideia School	1
PAWS Atlanta	1
Pheonix School	1
Police Departmetns	1
PTA's	1
Push Push	1
REI	1

Reloom	1
Restaurants	1
Seed Works	1
Seniors	1
Southern Environmental Center	1
Sugarland (for ampitheater options)	1
Synchronicity	1
Teachers	1
The Creatives Project	1
The Marchen Sagen	1
Three Taverns Brewery	1
Tucker Orchard Guild	1
Waldorf School	1
Wealthy decaturites	1
Woodruff Arts	1
YMCA	1
Your Dekalb Farmers Market	1

During the community engagement process, we met with a number of stakeholders and community organizations to discuss partnership opportunities. In addition, we asked the community to list additional community groups that could be a potential partner.

## name suggestions

Throughout the process, participants have been asked to provide suggestions for a new name for the property. The following chart contains an aggregated list of names since Workshop 1. All responses were included from workshops and online surveys. Columbia Park, Decatur Commons, and Decatur Park were among top contenders that gained traction.

Suggested Park Names	
Name Ideas	Tally
Columbia Park	16
Decatur Commons	12
Decatur Park	11
Children's Home Park	9
Legacy Park	6
Children's Park	5
Reference Parks History	4
United Park	4
Children's Memorial Park	3
Decatur Children's Home Park	3
Decatur City Park	3
Decatur Green Space	3
Dorsey Noble Park	3
East Decatur Park	3
After a former Resident	3
Omni Village	3
Arcadia Park	2
Children's Village	2
Decatur 77	2
Decatur Central Park	2
Decatur East	2
Decatur Green	2
Decatur Green Acres	2
Decatur Theater and Rec	2
Decatur Village	2
Decatur's Home Park	2
Great Park of Decatur	2
Home Park	2
Indie(cauter) Park	2
Park of Decatur	2
Spirit of Decatur	2
UMCH (pronounced you mick) Park	2
Unity Park	2
#BuildTheTrack	1
Agagpe	1
Alston Park	1
Arcadia Commons	1
Avondale Crescent	1
Beacon Park	1
Better Decatur Park	1
Briarpatch Fields	1
Care Park	1
Center Decatur: Outdoor Activity & Enlightenment	1
Central Decatur Arts and Activity Park	1



Children's Community Park	1
Children's Home Memorial Park	1
Children's Home Village	1
City of Decatur Community Park @ the United Method	1
City of Decatur Park	1
City Park	1
Cochran	1
COD New Park	1
Columbia Chidren's Home Park	1
Columbia Commons	1
Columbia Drive Park	1
Columbia East	1
Columbia Farms	1
Columbia Grove	1
Columbia Road Village	1
Community Commons	1
Community Park	1
Country of Decatur	1
Decatur City Village	1
DECATUR CIVIC AND ARTS CENTER	1
Decatur Community Village	1
Decatur Communiy Park	1
Decatur Cooperative Farm & Environmental Education Center	1
Decatur corrected	1
Decatur Fields	1
Decatur For All	1
decatur gardens	1
Decatur Great Park	1
Decatur Greenway	1
Decatur High Athletic fields...oh wait, never mind	1
Decatur Imagined	1
Decatur Lake Park	1
Decatur Living Community Center	1
Decatur Meadow	1
Decatur Recreation Center	1
Decatur Sports Park	1
Decatur United Community	1
Decatur United Park	1
Decatur/Wesley Park	1
Decatur's Children's Park	1
Deforest Kelly Park	1
Dorsey Land	1
Dorsey Nobles Cochran Park	1
Dorsey Nobles Legacy Park	1

East Columbia	1
East Decatur Commons	1
East Homestead	1
Eastside Park	1
Elizabeth Wilson; Emancipation; Junteenth	1
F*** Casey Cagle Park	1
Garrett Park	1
Gentrification Park	1
Great Decatur Park	1
Greater Decatur Park	1
Green Village Park of Decatur	1
Haven Park	1
Historic Methodist Park	1
Hope Park	1
Incorporate Leila Ross Wilburn into the name	1
John 'Fed' Brown Park	1
John Lewis Park	1
Katie Kerr Park	1
Kerr Farms	1
Light House Community	1
Living Park	1
Magic Meadow	1
Magnolia Park, Daffodil Park, Acceptance Park	1
Merriss Park	1
Michael Stipe Park	1
New Leaf Park	1
Offer Naming Rights to Sponsors	1
Our Kids Park	1
Park 77	1
Park Decatur	1
Park of Wonder	1
Perennial Park	1
Have a contest for choosing the name.	1
Pirate Park	1
Rainbow Park	1
Respite Park	1
Rosetta Williams Park	1
Sanctuary Park	1
Scout Hut	1
SoCo Park	1
Something after a woman	1
Southside Park	1
The Back 77 or 77 East	1
The Children's Playground	1
The Children's Village	1

Continued on next page

The Children's Park	1
The Decatur Dairy	1
The Decatur Green	1
The Decatur Home Park	1
The Farm	1
The Farmers Market Park Near Dekalb Farmers Market	1
The Green Space	1
The Home Community	1
The Legacy Preserve	1
The Meadows	1
The Meadows of City of Decatur	1
The Park	1
The People's Socialist Party of Decatur Park	1
The Preserve	1
The Respite	1
The Sanctuary	1
The United Methodist Children's Home Memorial Gardens	1
Trust Hill	1
UM Children's Park	1
Umc park	1
UMCH Historical Center	1
UMCH Memorial Park	1
United Preserve	1
Waste of tax dollars without recreation focus	1
We blew it again park	1
William Henry Clarke Park (original farm owner)	1
Winnona Park Community Park	1
Winnona Park	1
Winnona Park Park (yes, two "parks")	1

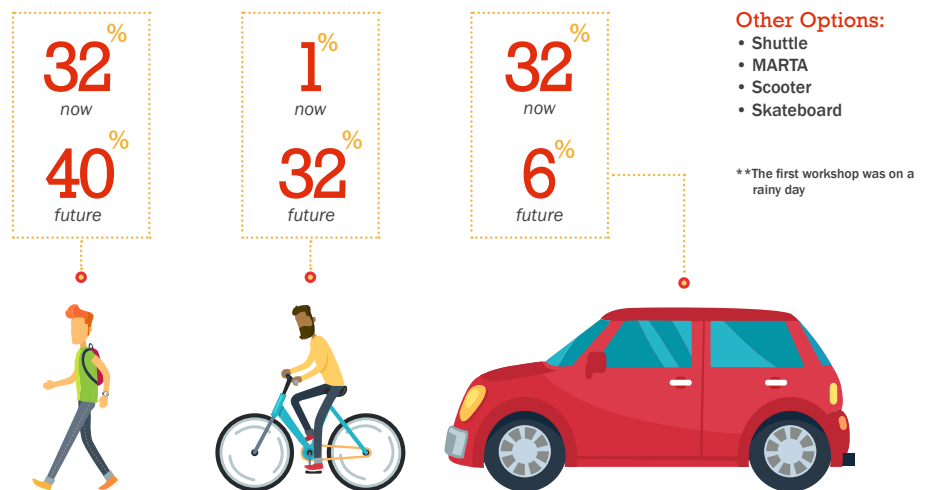
## surveys

Two surveys were available for individuals to remark on the concept plans as well as the unified concept following workshops five and six. These results were aggregated into their associated workshop and thus are conveyed in the data on the previous pages.

## 04. Transportation

### How did you arrive at UMCH and How would you like to arrive in the future?

How people get to and from the UMCH is very important to the community. In an era where biking and alternative modes of transportation are becoming more widely adopted and supported, it's important to accommodate these modes as well. Accommodating additional modes of transportation also helps reduce the number of cars parked on site and thus the amount of space cars take up. At the kick-off meeting, attendees were asked to place stickers next to images of how they arrived at the site. Options included walking, biking, driving, MARTA, shuttle, or scooter/skateboard. They were then asked to place stickers next to the mode of transportation they hoped to use in the future. Results are shown in the graphic to the right.



Results compared to how people get to the property now verses how they would like to get there



## trip generation charts

In the Innovate section on pages 128-129, the Trip Generation and Parking Generation charts are referenced and illustrated below. The charts summary anticipated trip generation and parking

generation for certain facilities and thus helped inform the parking considerations for the site.

### Trip Generation

Description	Quantity	Unit	Weekday Daily	Weekend Daily	Weekend Peak
Public Park	77	Acres	138	169	51
Soccer Complex	1	Fields	71	405	41
<b>Total</b>			209	574	92

### Parking Generation

Description	Quantity	Unit	Parking Supply Ratio*	Parking Spaces Needed	Alternative Mode Adjustment	Adjusted Parking Spaces Needed
City Park	77	Acres	10 spaces/ ac	770	50%	385

\* Parking supply ratio was adjusted from ITE Parking Generation Manual to be more reflective of the UMCH site. ITE Manual site includes multiple soccer fields and softball fields, which would overestimate parking supply needs.