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INTRODUCTION

Overview

The master plan for Maddox Park is a guide and tool to be used to realize opportunities to improve the park as an asset for the surrounding community, and the city as a whole. Future improvements and expansions to greenspace and recreation facilities within Maddox Park will serve as catalysts for new development and will also provide adjacent neighborhoods safer and more convenient access.

As one of Atlanta’s historic public parks, Maddox Park has served the community for over 80 years. While the park has seen many changes within and adjacent to its boundaries, the core area of the park maintains its historic character and features. The elements of the master plan build on the historic character of the park and take advantage of its natural features, proximity to existing transit and access to the Atlanta BeltLine. The plan includes recommendations for preservation of historic features, enhancement of existing amenities, construction of new features, and expansion of the park from 52 acres to 84 acres. These improvements are designed to effectively meet the local need for greenspace and recreation.
Purpose

The Maddox Park Master Plan provides a detailed analysis and vision for the future of Maddox Park. Developed through a public planning process, these recommendations for Maddox Park are a framework for park improvements. The master plan provides a phased approach that, when implemented, achieves the vision for the future of the park that is shared by the community and the City of Atlanta.

Important information in this master plan is organized by the following sections:

- **Introduction** – Summarizes the Master Plan process and community engagement.
- **Inventory and Analysis** – Documents the park’s history, previous planning efforts, existing conditions, and opportunities for park improvements.
- **Concept Development** – Reviews alternative concepts developed during the planning process.
- **Master Plan** – Presents the vision and detailed plan for Maddox Park.
- **Implementation** – Presents the phasing options and planning-level cost estimates for park improvements.

Atlanta BeltLine Planning Context

The Maddox Park Master Plan is part of the larger Atlanta BeltLine project, a visionary transformation of the 22 mile loop of historic rail corridors around Atlanta. New parks along the Atlanta BeltLine will be surrounded by places to live, shop and work, all connected by transit, trails and transformed streets.

This park master plan is part of the Subarea 10 master planning process. It was developed during the community planning process for Subarea 10 and supports the community’s vision for the area.

The Maddox Park Master Plan builds on the vision of the 2006 Atlanta BeltLine Redevelopment Plan and other adopted plans.

**Map 2. Subarea 10 Overview Map**

Maddox Park is within Subarea 10 (Red outlines Subarea 10, with TAD parcels in tan).
Community Engagement

The Maddox Park Master Plan was the focus of several meetings during the Subarea 10 planning process. One meeting in particular, held on April 26, 2010, was devoted exclusively to Maddox Park and the evaluation of alternative concepts.

The community-identified issues and opportunities (stated below), the analysis of existing conditions, and review of previous planning efforts were used to establish the vision for Maddox Park. This list is in no particular order and presents issues and opportunities identified during the planning process that specifically apply to Maddox Park.

- Family friendly parks and up-grades are needed.
- Trails that link to a larger system would be a great community benefit.
- Maddox Park is not family friendly after work (i.e. after 5:00 p.m.).
- The City’s greenhouse at Maddox Park could be used for neighborhood beautification, local food production, etc.
- Community programs for children are needed.
- Preserving and restoring historic structures and cultural sites is important to retain community identity and character.
- Maddox Park should connect with other parks.
- Educational programming with Proctor Creek is important.
- Better uses and activities are needed for Maddox Park.
- Phasing of park improvement projects is important to ensure park success.
- The natural topography and tree canopy need to be preserved and respected.
- Truck traffic in Maddox Park is an issue.
- Passive park uses and an arboretum are potential elements of park expansion west of the MARTA line.
- Improving visibility into the park is important for safety.

- Existing “tailgating” activity should be maintained.
- New paths or roads are needed between the park and adjacent neighborhoods.
- Lighting improvements are needed for safety and security.
- Maddox Park is within easy walking distance from MARTA station, one of the few Atlanta parks that is truly accessible directly from existing rail transit.
INVENTORY AND ANALYSIS

The purpose of the inventory and analysis is to provide a detailed and comprehensive assessment of existing conditions, opportunities and constraints in the Maddox Park area. Available data, site visits and review of previous planning efforts provided the information for this analysis. Findings about the park’s current condition and context support the resulting master plan.

Park History and Context

Maddox Park is one of Atlanta’s oldest and most historic parks. The area around Maddox Park initially developed as a first generation suburb of Atlanta during the late 1800s and early 1900s. During this time period, the City of Atlanta created a municipal landfill on the property that is today Maddox Park.

As the area grew in prominence through the 1920s, several significant developments occurred in the area including the creation of Maddox Park and Washington Park as well as the construction of Booker T. Washington High School. Maddox Park’s conversion from landfill to park began in the late 1920s and was completed in 1931. This initial park development included the pool house, swimming pond (later removed and replaced with a pool) and pavilion that remain today. The original boundaries of Maddox Park extended south to Boone Boulevard and incorporated the property that Herndon Elementary School currently occupies.

Over the years, the area around Maddox Park has grown and changed. From the 1930s through the 1960s, a collection of middle class neighborhoods grew to surround the park. These neighborhoods include Grove Park, Bankhead and English Avenue. From the 1960s through the 1980s, the area began a decline, losing roughly half of its population during this time period. Today, the area continues to struggle to regain its prominence.

The park and the area around it have also been influenced by rail and industrial activity. Two prominent rail lines ran through the area: the Atlanta, Birmingham and Coastline Railroad and the Louisville and Nashville Railroad. Portions of both rail lines remain today where the Atlanta BeltLine and the active CSX rail line pass through the park.

The industrial properties that are south and east of Maddox Park are relics of the area’s access to rail service. Those that remain today include both active and abandoned industrial businesses, as well as city Public Works and Watershed Management facilities. Several of these properties, including city-owned properties, have been identified as potential brownfield sites.

Previous Planning Efforts

Though there have not been any recent park-specific planning efforts related to Maddox Park, there have been several community and city-wide planning efforts that have identified Maddox Park as an important park along the Atlanta BeltLine and in west Atlanta. The following is a summary of these planning efforts.
Atlanta BeltLine Redevelopment Plan

Adopted by the city in 2006, the Atlanta BeltLine Redevelopment Plan established study boundaries, presented the information required to create the Atlanta BeltLine TAD, and established the overall vision and framework for the Atlanta BeltLine. As part of the vision, new development will establish an interconnected network of parks, greenspace, trails and transit. Specifically related to Maddox Park, the plan vision recommends the following:

- Expand Maddox Park to the west and south to incorporate portions of Proctor Creek.
- Improve the street network to provide better neighborhood access to the park.
- Connect area parks using Atlanta BeltLine transit and trails.

The BeltLine Emerald Necklace: Atlanta’s New Public Realm

Developed in 2004 by the Trust for Public Land, the study identified thirteen “jewels” (parks) that can define the Atlanta BeltLine’s park network. Maddox Park is identified as one of the thirteen “jewels” in the report, and as one of the parks with potential to expand. The other three similar parks are Enota Park, Ardmore Park and Piedmont Park.

In the report, several steps are outlined to improve and expand the park. The analysis and recommendations include the following:

- **Create better access and visibility** – The park is currently difficult to access from adjacent neighborhoods. Also, visibility of the park from streets and adjacent development is low because of the area’s topography. The report recommends extension of North Avenue across the Atlanta BeltLine and connecting the Atlanta BeltLine trail to the park.
- **Maddox Park as catalyst for new development** – The report notes that successful expansion and improvement of the park will accelerate redevelopment in the area. New development adjacent to the Atlanta BeltLine and the park will increase activity and visibility in the park.
- **Relocate city facilities** – The report identifies the need to relocate the Public Works operations to another area of the city. The industrial nature of the facilities is not compatible with the residential and recreational nature of the park.
- **Expand the park** – Expansion of the park west to Pierce Avenue and south to the Atlanta BeltLine...
BeltLine and CSX rail line is recommended. This expansion will allow new recreational activities to be located in the park.

- **Improve maintenance** – The report also identified the need to improve park maintenance. Several areas of the park need restoration and general maintenance. The report notes that Maddox cannot be a great park unless proper management is part of the improvement strategy.

- **Comparison to Piedmont Park** – The report notes that Maddox Park has many of the features of Piedmont Park, but it does not afford the same level of activity, access or management. To take advantage of the natural areas, existing recreational facilities and opportunities for expansion, the park will need to be properly funded and managed.

**Project Greenspace**

Completed in 2009, Project Greenspace is Atlanta’s most recent greenspace master plan. The plan establishes a framework to improve, grow and manage the city’s system of parks, natural areas, civic spaces, greenways and trails.

The greenspace concept for the city includes a network of greenways and trails connecting parks (existing and proposed) and natural areas. Specific to the Maddox Park, the concept includes the following.

- Creation of the Proctor Creek Greenway that begins at Maddox Park and extends north to the Chattahoochee River.
- Connect near-by parks and neighborhoods to Maddox Park with multi-use trails.
- Expansion of Maddox Park to the west and south.

Project Greenspace also includes a Needs Assessment and Survey of the current system’s inventory, condition and future needs. Based on the survey, the five highest priorities for citizens of Atlanta are:

- Walking and biking trails

The Needs Assessment also created level of service standards for park facilities in Atlanta. The standards are based on the current level of service in the city, comparisons to standards in other major US cities and projected need for facilities based on population projects for the city to 2030. Based on the recommended standards for Atlanta, the need for park facilities is greatest for the following:

- Nature centers/trails
- Small neighborhood parks (2-10 acres)
- Large community parks
- Indoor fitness and exercise facilities

The Project Greenspace vision for Maddox Park includes expanding the park and linking it to other parks and greenspace with trails, transit and greenways.

- Walking/biking trails
- Rentable picnic pavilions
- Outdoor pools
- Spray pads
- League play: Informal open practice fields
- Playgrounds
- Outdoor basketball courts
- Off-leash dog parks.

**Bankhead MARTA Station Transit Area LCI Study**
Completed in 2006, this Livable Centers Initiative (LCI) study and focuses on the area around the Bankhead MARTA station. The vision for the area includes transit-oriented mixed use development near the MARTA station and along Hollowell Parkway. Specific to Maddox Park, its recommendations include:

- Develop a Maddox Park Master Plan to guide expansion of the park and park improvements.
- Remove city Public Works facilities from Maddox Park.
- Relocate all non-park buildings and facilities from Maddox Park.
- Develop a Proctor Creek Greenway – using the floodplain and stream buffer – to connect Maddox Park to areas along Proctor Creek north and west of the park.
- Increase activity at the edges of Maddox Park with new, higher density mixed use and residential development.
- Improve access to Maddox Park with new streets, pedestrian connections, trails and transit service.

**Park Use**

Current activity in the park is a mix of social gathering and limited recreational activity. The current facilities, and their condition, limit the quality of recreational activity and also impact the level of safety (and perceived level of safety) in the park.

- **Recreation Activity** – The park facilities, in their current condition, support minimal recreation activity. Based on observation, the multi-use field is infrequently used for pick-up ball games as well as a golf practice. The basketball courts are used for informal pick-up games, most often during the large community gatherings. There are no organized sports that take place in the park. The pool is closed indefinitely due to lack of reconstruction funding.

- **Park Rhythm** – Based on observation, the park experiences the greatest level of activity after 5pm on weekdays and on the weekends. During these time periods, large gatherings typically occur in the parking areas of the historic core. During weekday mornings and afternoons, park maintenance crews and unemployed or homeless men appear to be the primary park users.

- **Social Gathering** – Maddox Park is a popular after-work and weekend destination for community gathering. Rather than taking advantage of the picnic areas, however, the large gatherings are focused within and adjacent to the parking areas in the park. Based on park visits during these gatherings, attendees are predominately male and between the ages of 18 and 64. Families and children were not observed to be a part of these gatherings.
Map 3. Existing Conditions
- **City Greenhouse** – The city Parks Department uses the greenhouse in Maddox Park to grow plants for city parks and municipal buildings. It is currently fenced off and only used by Parks Department employees.

In addition to typical park uses in Maddox Park, the city uses the southeast portion of the park to house several city maintenance operations. The facilities include fleet vehicle services, water management operations, forestry and waste trucks. The heavy vehicles that travel to and from the facilities impact the adjacent neighborhoods and park.

Illegal activity in the park is also a concern, according to park users and the Atlanta Police Department. Selling drugs and other illegal activity is an issue during day and evening hours. The limited visibility and activity in the park contributes to this issue.

**Issues**

- Active rail lines pass through the park, making certain areas of the park difficult or unsafe to access.
- Families with children infrequently use Maddox Park.
- The park is rarely used during the daytime on weekdays.
- The parking habits of park visitors during large social gatherings is a safety concern where parked cars limit fire and emergency vehicle access.
- Illegal activity (real and perceived) negatively impacts safety and park use.

**Opportunities**

- Increasing development around the park can increase activity in the park during weekdays and daytime hours.
- Improvements to make the park to be more visible and accessible will increase activity in the park and the perceived level of safety.
- New recreation amenities can serve a wider demographic, especially children and families.
- Relocation of the Public Works operations will allow for park expansion and remove the noise and heavy vehicle impact on the adjacent neighborhoods.
Infrastructure

One street and one driveway enter the park, providing vehicular access. North Avenue forms the edge of the park’s southern boundary before turning north and connecting to Hollowell Parkway. Access to the multi-purpose field and Public Works is from North Avenue, as is a small amount of informal parking.

Nearer to the Bankhead MARTA station, a driveway provides vehicular access to the historic core from Hollowell Parkway. This driveway loops around the pool house and also has a spur that provides vehicular access to the greenhouse. Currently, cement bollards block vehicles from traveling the complete loop – effectively creating a dead-end driveway. Parking is adjacent to the pool house, and during large social gatherings, vehicles parallel park along the driveway loop. This is a safety hazard as it hinders fire and emergency vehicle access.

Pedestrian facilities near and within the park are minimal and in poor condition. Along North Avenue, from Chappell Road to Hollowell Parkway, there are no sidewalks. Along Hollowell Parkway, sidewalks either do not exist or are in very poor condition, though on-going road construction is expected to include new sidewalks and intersection improvements. Because of the poor conditions, pedestrian access to the park is difficult to treacherous.

Within the park, there are limited pedestrian facilities to support pedestrian circulation. The only sidewalk circulates the grass lawn immediately west of the pool. Of special note, there is no pedestrian connection across the CSX rail line that passes through the park. Park users currently walk across the active rail line, but this is not a safe option.

Two active rail lines pass through the park. Both rail lines vary in level of grade separation. The CSX rail line travels along a ridge south of Maddox Park until it intersects with North Avenue. Here, the rail line uses the historic trestle to cross high over the street. Once beyond the bridge, trains pass through Maddox Park at-grade before using a bridge to
cross Hollowell Parkway. The CSX rail line does not have a secure barrier within the park and only has a simple guardrail to block vehicles from driving over the tracks.

The MARTA Green Line (previously the Proctor Creek Line) passes through the western edge of the park, with bridges over North Avenue and Proctor Creek. It is separated from the park with a security fence to limit pedestrian crossing across the line.

**Issues**

- The park is disconnected from adjacent neighborhoods due to active and inactive rail lines (including the Atlanta BeltLine) and lack of street connections to the park edges.
- CSX and MARTA rail lines divide the park and make certain areas within the park difficult to get to or not accessible.
- Access to Maddox Park by sidewalk is either not available or dangerous because of the lack of sidewalks and sidewalk conditions.
- Existing infrastructure does not encourage walking within or to the park.
- The park is primarily accessible by car.
- Park access from adjacent neighborhoods is limited to Hollowell Parkway or North Avenue.

**Opportunities**

- New streets around Maddox Park can improve access from adjacent neighborhoods.
- New sidewalks along the park edges can improve park safety and pedestrian access.
- Current construction work on Hollowell Parkway will result in improved sidewalks and traffic signals at the park’s east entrance as well as the MARTA station entrance.
- Reorganizing parking and vehicular circulation can limit vehicular use in the park, while also providing better vehicular access to the park.
- Creating formal bicycle and pedestrian paths can improve access to different areas of the park and improve safety.
Facilities

Maddox Park has several recreation and non-recreation facilities. These include:

- Historic pool house
- Outdoor pool (closed)
- Historic pavilion
- 2 basketball courts
- 1 tennis court
- 1 multi-use field
- 1 playground
- 1 picnic pavilion
- Park maintenance building (along North Avenue between MARTA rail line and CSX rail line)
- City greenhouse
- City Public Works complex

Issues

- The pool house and pool are currently closed because of need for repair.
- The playground is in a state of disrepair and visibility to the play area is low.
- The multi-use field is separated from the core of the park by the active CSX rail line.
- There is only one multi-use field, so organized league play is limited at the park.
- The historic pavilion needs restoration work.
- The park lacks programming for kids, i.e. unique programs and activities to make the park family-friendly.
- The city Public Works facilities detract from the recreational nature and future potential of the park.
- The city Public Works operations impact the adjacent neighborhoods with noise and truck traffic.

Opportunities

- Reopening the pool can provide a seasonal recreation opportunity for kids.
- The size of the park allows for significant reprogramming to better serve the entire community.
- Park expansion to the west and south can improve recreational facilities and programming.
- Preservation of historic facilities and landscape can strengthen the community’s connection to its past.
- Relocating the city Public Works operations will allow for expansion of recreational elements and create development opportunities adjacent to the park.
Natural Features

Maddox Park has many natural features not always found in urban parks, including a creek, varying natural habitat, significant mature tree canopy and steep topography. Proctor Creek, which is a tributary to the Chattahoochee River, passes through the southwest portion of the park. The creek enters Maddox Park at the intersection of North Avenue and the MARTA Blue Line, passing through a large concrete culvert underneath North Avenue before meandering west and north.

The majority of Proctor Creek in the Maddox Park area is outside the park's current boundaries. The area immediately west of the park is within the Proctor Creek floodplain, relatively flat and covered in brush.

There is also a tributary to Proctor Creek that passes through the area, but its natural flow is limited by the Atlanta BeltLine and the city Watershed Management facilities. From site visits, it appears that the tributary is piped underneath the Atlanta BeltLine, passes through a city CSO facility, and is daylighted near the intersection of North Avenue and the North Avenue trestle bridge.

Maddox Park and the surrounding natural areas include significant tree canopy. Mature trees are located throughout the area, providing shade in passive areas of the park and habitat in natural areas.

The Maddox Park area also includes several areas with significant natural topography. Within Maddox Park's current boundaries, the most significant topography is near the intersection of North Avenue and the CSX rail line. Here the rail line uses the North Avenue bridge to cross the steep terrain.

Other areas with steep topography include the area south of Maddox Park and between North Avenue and the CSX rail line. Here, grade changes are severe. The other area with significant relief is adjacent to Proctor Creek as it parallels North Avenue. Slopes are steep along the southern edge of the creek as it meanders west and north.
Issues
- Proctor Creek has been damaged by the surrounding urban development and needs clean-up and restoration work.
- The water quality in Proctor Creek is degraded and needs to be improved.
- Proctor Creek is not visible or accessible to the community.
- Landscape maintenance is insufficient.

Opportunities
- Expansion of the park to the west can create a greenway along Proctor Creek, making the waterway a community attraction.
- Proctor Creek stream bank restoration can contribute to pollution reduction.
- Preserving mature tree stands can protect natural habitat, preserve natural beauty in the area and provide shade for park visitors.
- The steep and varied topography in the area is a unique environmental feature that provides vistas of the community and areas for challenging natural trails.

Ownership
Property ownership in the Maddox Park area is an important consideration. Future park expansion will be dependent on targeted land acquisition.

South of the park and between North Avenue and the CSX rail line, property is owned primarily by Bankhead Contracting, Inc. Other property owners include the City of Atlanta, Seaboard System Railroad (CSX) and an individual owner.

The single parcel located between the park’s current eastern boundary and the Atlanta BeltLine is owned by a business. However, this property is not identified as an area for park expansion.

Issues
- Land acquisition is necessary to expand the park and improve its boundaries.
- Delayed property acquisition could also delay park improvement projects.

Opportunities
- The City of Atlanta and other public entities own a significant amount of land in areas identified for park expansion.
- Property ownership is largely consolidated by three main property owners: City of Atlanta, MARTA and Bankhead Contracting, Inc.
Map 4. Property Ownership
CONCEPT DEVELOPMENT

Two alternative concepts were developed during the planning process. The alternative concepts analysis allowed the design team to test different park improvements and provide the community with options to consider.

The concepts are presented below with brief descriptions of their different elements. Based on public feedback, Concept B was the preferred option and was further refined to become the Master Plan.

Concept A

The overarching theme for Concept A was maximum expansion of the park area. The park would expand west to Pierce Avenue, south of North Avenue to the CSX rail line, and occupy the entire area currently used by the City Public Works Department.

Elements of the concept include:

- Historic park core is renovated, including reopening the pool.
- Current city Public Works complex becomes park space over time.
- Park expands west to reach Pierce Avenue and south to CSX rail line.
- Redevelopment occurs along the east side of the Atlanta BeltLine.
- New street along the eastern edge of the Atlanta BeltLine connects Boone Boulevard to North Avenue and Hollowell Parkway.
- North Avenue is extended across the Atlanta BeltLine.
- Parking lots are added at the edge of the park to limit vehicular circulation within the park, while still allowing vehicular access to the park.
- An at-grade pedestrian crossing is added to connect the historic core to the east side of the park.
- Trails and sidewalks are needed throughout the park.
- Bicycle/pedestrian connection is extended to park from Pierce Avenue.
- Pedestrian bridges are added across Proctor Creek to allow convenient access to different areas of the park.
- A trail head is located at North Avenue and the MARTA line, the origin of the Proctor Creek Greenway trail.
- Opening of the greenhouse to programs and use by community and non-profit organizations.
- Open play areas are located throughout the park.
- New playgrounds and multi-use fields are included for kids.
- New pavilions are added throughout the park to support picnics and social gatherings.
Map 6. Maddox Park Concept A
Concept B

The over-arching theme for Concept B was to balance park expansion with added development opportunities. Expansion to the south would be the same as Concept A, extending the park boundary to the CSX rail line. Different from Concept A, Concept B would expand the park west to Pierce Avenue, but the southeast corner of Pierce Avenue and Hollowell Parkway would remain private property. The eastern edge of the park would be established by a new north-south street connecting Boone Boulevard to Hollowell Parkway. The Public Works complex would be redeveloped with mixed use development and park space.

Elements of Concept B that are different than Concept A include:

- A new street that connects Boone Boulevard to Hollowell Parkway, establishing the eastern edge of park.
- Portions of the city Public Works complex are converted to park space or redeveloped with mixed use.
- A portion of the west expansion extents to Pierce Avenue.
- The property at the southeast corner of Hollowell Parkway and Pierce Avenue is reserved for private development and envisioned as a privately operated recreation facility or mixed use development.

Elements of Concept B that are similar to Concept A include:

- Historic park core is renovated, including reopening the pool.
- North Avenue is extended across the Atlanta BeltLine.
- Parking lots are located at edge of the park to limit vehicular circulation within the park, while still allowing vehicular access to the park.
- Opening of the greenhouse to programs and use by community and non-profit organizations.
- Multi-use fields located east of CSX rail line and west of MARTA line.
- An at-grade pedestrian crossing connects the historic park core to the east side of the park.
- Trials and sidewalks are added throughout the park.
- Bicycle/pedestrian connections to the park are added from Pierce Avenue.
- Pedestrian bridges across Proctor Creek are added to allow convenient access to different areas of the park.
- New pavilions are added throughout the park to support picnics and social gatherings.
- Concept for use of the area south of North Avenue as an extreme games venue to take advantage of steep topography.
- A trail head is located at North Avenue and the MARTA line, the origin of the Proctor Creek Greenway trail.
Map 8. Maddox Park Concept B
MASTER PLAN

Overview

The primary theme for the Maddox Park Master Plan is a “right-sized” park that meets the needs of the community. Growing the park from 52 acres to 84 acres, the proposed expansions to the park will stitch neighborhoods to the park by removing the barriers that have long caused separation. The park expansion, coupled with new development and streets along the park edges, will also increase visibility and activity in the park, resulting in a safer environment.

Within the park, new and improved recreation facilities will expand recreation options. Historic preservation will be a major component of the improved Maddox Park, with restoration (and reopening) of the pool house, pool and pavilion.

The Maddox Park area is also rich with natural features, which stand out in the area’s urban context. The expansion of the park, combined with environmental clean-up, will allow residents to enjoy the natural features that make the area whole.

Achieving the vision for Maddox Park will take time. The master plan includes many steps, some big and some small. However, implementing the master plan with an incremental approach will allow the community to realistically achieve its goals.

This master plan incorporates the preferred elements of the alternative concepts developed during the planning process and represents the community’s desires for a better park. The recommendations for park elements and amenities respond to the public input received during the planning process, as well as the capacity of the city to operate and maintain the high quality of the park.

The sections that follow describe the primary park areas as well as the proposed park elements and amenities.

Park Areas

The vision for Maddox Park is in fact a proposal to stitch together several smaller parks. The streets, rail lines and natural topography around and within Maddox Park create physical separations between park areas. The master plan includes strategic park expansions, combined with new streets, trails and sidewalks, to connect the different parts together.

The following is a summary description of the four main park areas that collectively define the vision for Maddox Park.
Map 9. Maddox Park Master Plan
**Historic Core**

The historic core of the park is the “heart” of the park and home to its historic facilities. The goal for this area is to preserve the historic buildings, structures and landscape while improving the function of the park. This portion of the master plan represents 23 acres, or 27% of the total master plan area.

Key elements of the historic core include:

- **Historic Pool House and Pool** – Reopening the pool and pool house is a high priority. In addition to being a historic element of the park, the pool provides summer-season recreation and social benefits. At a minimum, the pool should be opened with its current configuration. However, the pool can be expanded to include areas for non-swimmers and those learning to swim. A splash pad is recommended to accommodate non-swimmers and provide a water play area for children.

- **Walking Promenade** – The driveway loop will be closed to cars and converted to a pedestrian-only walking track. The loop is approximately ¼ mile in length. The loop would function much like the driveways in Piedmont Park. Closed to all vehicles except park maintenance vehicles, the driveway loop would provide a wide path for walkers and those riding a bike or skates.

- **Greenhouse** – The greenhouse could be opened for community use and include expanded programming. Partnerships with sponsoring organizations, such as a local gardening club, horticulture societies, botanical gardens, etc. should be engaged to operate and maintain the facility. Potential activities include horticulture-focused educational programs, food production, and community gardening.

- **Picnic Areas** – New designated picnic areas will provide shelters for families and friends to gather and eat. Picnic and grilling areas are also proposed adjacent to the north parking lot. The grilling areas should be located in close proximity to the parking lot to provide convenient access.

![Map 10. Maddox Park Historic Core](image)
• **Parking** – New parking areas will be located at the north and south edge of the historic core. The northern parking lot will be accessible from Hollowell Parkway where there will also be improved pedestrian access from the MARTA station due to intersection improvements. The southern parking lot will be accessible from North Avenue and provide direct access to the greenhouse. Design of the parking lots should provide proper circulation and marked spaces, as well as an increase in the number of parking spaces in the park. The location of parking lots at the edges of the park will enhance safety by improving visibility into parking areas from major streets (Hollowell Parkway and North Avenue), and improved design will make parking areas easier for police patrols. Location and design will also encourage pedestrian, rather than vehicular, access to internal park features.

• **Observation Decks and Creek Crossings** – New observation decks will provide scenic views of Proctor Creek. The pedestrian bridges will allow visitors to easily cross the creek.

• **Tennis and Basketball Courts** – The existing courts will be kept and maintained.

The parking lots are situated to provide vehicular access at the park edge and make interior areas of the park accessible by walking or biking.

The existing driveway can be converted to a walking promenade.

Grilling and picnic areas will support social gathering.
**West Expansion**

The primary goals of the west expansion are to incorporate Proctor Creek into the park, provide a direct connection to the park from Pierce Avenue and provide athletic fields. A large majority of the proposed expansion area is within the Proctor Creek floodplain, and it is the intent of the master plan to improve the environmental quality of this area. The total area of the west expansion is 22 acres.

The general boundaries of the west expansion are North Avenue, Pierce Avenue, Hollowell Parkway and the MARTA Green Line. Residential development along the northern edge of the North Avenue will be preserved and will not be a part of the park. Also, the property at the southeast corner of Pierce Avenue and Hollowell Parkway will be reserved for private development and will not be a part of the park. This property is envisioned to be either a private operated recreation facility, such as an indoor sports facility that compliments the park, or mixed used development.

The west expansion is also a key segment of the Proctor Creek Greenway that will extend north from Maddox Park. The vision for the Proctor Creek Greenway is a network of multi-use trails and preserved natural habitat that follows the creek until it reaches the Chattahoochee River.

Key elements of the west expansion include:

- **Stream Restoration** – As part of the Proctor Creek Greenway concept, stream bank restoration should improve the stability and water quality of the creek.

- **Multi-Use Trails** – A multi-use trail, with a trail head at the intersection of North Avenue and the MARTA Green Line, will travel adjacent to the creek. The trail should eventually extend to connect to multi-use trail projects north of Maddox Park.

- **Multi-Use Fields** – Two new multi-use soccer fields are proposed between Proctor Creek and the MARTA Green Line. The area is relatively flat suitable for multi-use fields. The fields could also be flexible in their design and used for baseball fields.

- **Parking** – Parking will be located adjacent to Hollowell Parkway and between Proctor Creek and the MARTA Green Line. The lot will serve as a parking area for the multi-use fields as well as a trail head to the Proctor Creek multi-use trail. On-street parking is envisioned along the east side of Pierce Avenue as well.

- **Pedestrian Access** – A trail head at Pierce Avenue provides direct access to the park from the neighborhoods west of the park. Pedestrian bridges will allow visitors to easily cross the creek.
South Expansion

The longer-term south expansion of Maddox Park will convert an abandoned industrial site into a neighborhood amenity. Proctor Creek passes through this area, and the opportunity exists to create an off-stream stormwater pond that can double as both a stormwater manage facility and a park feature. The total area of the south expansion is 20 acres.

The south expansion will also provide direct park access to the proposed Luden Way area redevelopment. A new street will connect Mayson Turner to North Avenue, improving access to Maddox Park from the west and south.

The greatly varied topography of the south expansion area is also a unique feature. Recreation activities compatible with the unusual topographic conditions, such as nature trails or off-road cycling, could be supported in this area.

Key elements of the south expansion include:

- **Stream Restoration** – Stream restoration work is needed for this section of Proctor Creek. The natural flow of the creek has been negatively impacted by paving of the stream bank.

- **Multi-Use Trails** – Long term, a multi-use trail could follow Proctor Creek to the south – connecting the expanded Maddox Park to the proposed Boone Boulevard Greenway on the other side of the CSX rail line. Development of a tunnel under the CSX rail line would likely be needed to form this connection.

- **Pond** – A new pond east of Proctor Creek is proposed. The area is relatively flat and can serve as a stormwater management facility.

- **Nature trails** – Walking trails that take advantage of the steep topography are proposed to extend throughout this area.
**East Expansion**

The east expansion area is a strategy to transform the eastern edge of Maddox Park from an industrial zone between the park and the Atlanta BeltLine into an active, mixed use and recreation area. To accomplish this transformation, several key projects will need to be completed, including relocation of the city Public Works complex and construction of new streets.

The proposed street extensions in this area will create the foundation for redevelopment. North Avenue will be extended across the Atlanta BeltLine, providing a direct connection to the park from the Bankhead and English Avenue neighborhoods. And from the point where the intersection and signalization project is underway, the existing street into the park from Hollowell Parkway will be realigned and extended beyond North Avenue connecting to Boone Boulevard. This new street will improve connections to the park, create a formal park edge, and allow new mixed use development to face the park, increasing visibility into the park.

The area bounded by the CSX rail line, Hollowell Parkway, the new north-south street and North Avenue will be re-programmed with an improved open play area, multi-use fields and off-leash dog park. Sidewalks will pass through this area and connect to the historic core.

The area bounded by the CSX rail line, North Avenue, the new north-south street and the Atlanta BeltLine will be devoted to passive park space and open play areas. The opportunity also exists to daylight the tributary that passes underneath the Atlanta BeltLine and the city Public Works complex.

The area east of the new north-south street will be repurposed for private, mixed use development. The redevelopment of this area, as mentioned above, will require the relocation of the city Public Works complex. Mixed use development should include ground level retail with residential units above, all with views into the park.

The proposed mixed-use development along the eastern edge of the park will provide several improvements for the park area including more activity at the park edges, better visibility into the park and more convenient access to the park. These changes will also increase the use of the park and improve safety - and the perception of safety - within the park.

The new development will also remove the Public Works operations that currently impact the park and adjacent neighborhoods. The heavy truck traffic associated with these operations will no longer impact the park or the adjacent neighborhoods. This should improve safety and the overall experience for park users by eliminating the loud noises and noxious vibrations associated with the heavy truck traffic.
Key elements of the east expansion include:

- **Open Play Areas** – The playground near the intersection of Hollowell Parkway and North Avenue will be reserved as an open play area. The majority of the new park space south of North Avenue will also be devoted to open play areas.

- **Multi-Use Field** – The existing multi-use field east of the CSX rail line will be relocated between the CSX rail line and the new north-south street.

- **Off-Leash Dog Park** – A new dog park will be located at the corner of North Avenue and the new north-south street. The dog park will be easily accessible from new development at the intersection.

- **Daylighting Stream** – The tributary that currently passes under the city Public Works complex should be day-lit to provide a natural element of the park and return the stream to a semi-natural state.

- **Parking** – One small parking lot will be located between the dog park the multi-use field. Additional on-street parking will be located along the park edge and the west side of the new north-south street.
**East Expansion Alternative**

In the case that the city Public Works complex cannot be relocated, an alternative development concept has been created for the east expansion area. The alternative concept includes the North Avenue street extension and proposed new north-south connector street. However, instead of using the area bounded by the CSX rail line, Hollowell Parkway, the new north-south connector street and North Avenue for park space, the parkland is repurposed for private development.

Conceptually and in development quantity, the result of this alternative would be similar to the mixed-use development proposed for the redevelopment of the city Public Works complex. This alternative can still accomplish the goal of increasing activity and visibility in the park, only with a different configuration of development and park space.

For the alternative development concept to be possible, the process would need to comply with the city’s greenspace policy of replacing every 1 acre of park lost with 1.5 acres of new park space. The alternative concept involves approximately 13 acres of existing park, so approximately 19.5 acres of park space would need to be acquired as replacement to meet the city’s greenspace policy.

As described on preceding pages, Maddox Park expansions are proposed to the south and west. The approximate total area of the south expansion is 20 acres, and the west expansion involves 22 acres. To achieve these expansions will require the acquisition of approximately 16 acres of privately owned land to the south and approximately 8 acres of privately owned land to the west. The 24 total acres needed to implement the west and south expansions of the park would satisfy the city’s greenspace policy, replacing the 13 acres of park repurposed for development with 24 acres of park land acquisition. However, it is expected that should this alternative be pursued, the acquisition of land for park expansion would need to occur prior to, or concurrent with, the disposition of the public park land for private development.
Park Elements and Amenities

The park elements and amenities listed below are a description of the features proposed for different areas of the park.

Natural Features

- **Proctor Creek (1)** – The creek will be restored and become an accessible natural feature.

- **Steep Topography (2)** – The steep changes in elevation provide a unique landscape for an urban park. Park elements, such as nature trails and viewing areas, should take advantage of the vistas this landscape offers.

- **Mature Tree Stands (3)** – Maddox Park has several mature tree stands that provide natural beauty and shade in the park. Existing mature trees should be preserved to the extent possible to retain these important park elements.

- **Natural Habitat (4)** – Areas adjacent to Proctor Creek and associated with the steep topography are ideal to retain as natural habitat. These areas can preserve sensitive environmental features and provide important natural habitat for plants and animals.
Passive

- **Open Fields (1)** – Several open fields currently exist in the historic core of the park. These are part of the historic landscape and should be preserved to the extent possible. Portions of the proposed expansion areas are also ideal for passive park space.

- **Observation Decks (2)** – Two observation decks will be installed overlooking Proctor Creek. They will provide unique views of the creek and surrounding natural habitat. The decks will also include interpretive signage with educational material about the visible natural features.

Gathering

- **Historic Pavilion (3)** – This historic pavilion will continue to serve as an important gathering place in the park. Located at the highest point in the area, it provides a 360-degree view of the park and to the city skyline to the southeast.

- **Central Grilling/Picnic Area (4)** – A designated picnic area will be located between the new parking lot and the pedestrian promenade in the historic core of the park. This area is easily accessible from parking and will also include grilling facilities.

- **Off-Leash Dog Park (5)** – The new dog park will be an activity center at the edge of the park and expand the range of park uses by adding an increasingly popular park amenity.
Active

- **Pool (1)** – The pool will be reopened.
- **Splash Pad (2)** – A new splash pad will be located adjacent to the pool.
- **Multi-Use Fields (3)** – The existing multi-use field will be relocated, and two new multi-use fields will be created as part of the west expansion. The fields can be sized for soccer but also have flexibility for other activities.
- **Basketball and Tennis Courts (4)** – The existing courts will remain.
- **Multi-Use Trails (5)** – Maddox Park will serve as the beginning of the Proctor Creek Greenway. The proposed greenway will extend north along the creek, eventually reaching the Chattahoochee River. Two trail heads will be located in the park, one off of North Avenue and one off of Hollowell Parkway. Additionally, a trail along North Avenue will connect the park to the Atlanta BeltLine trail. Long term, a multi-use trail should be a component of the south expansion area and connect Maddox Park the proposed Boone Boulevard Greenway.

Multi-use fields can support organized sports as well as casual pick-up games.

Multi-use trails will follow Proctor Creek and connect to the Atlanta BeltLine.
**Pedestrian Circulation**

- **Pedestrian Promenade (1)** – The driveway that currently circles the historic core will be closed to vehicles (except Park maintenance vehicles) and converted to a pedestrian only promenade. The loop is approximately ¼ mile in length and can serve as a walking track for exercise or a place to take a casual stroll around the park – much like Piedmont Park’s pedestrian-only driveways.

- **Sidewalks** – Sidewalks will meander through the park. They will provide improved pedestrian circulation within the park and encourage pedestrian access to the park.

- **Pedestrian-Only Entrances (2)** - Several pedestrian only entrances will be located at the park edges. The entrances across from the Bankhead MARTA station are pedestrian-only.

- **Pedestrian Bridges (3)** - Several pedestrian bridges will be installed to allow park visitors to easily cross Proctor Creek.

- **At-Grade Pedestrian Rail Crossing (4)** – The new at-grade pedestrian crossing over the active CSX line will make it safer and easier to walk between the historic core and the eastern portion of the park.

**Parking**

- **Parking Lots (5)** – The lots are strategically located at the park edges to limit vehicular access within the park. The lots will be located off of Hollowell Parkway, North Avenue and the new north-south street. In total, approximately 150 parking spaces will be located within the park.

- **On-Street Parking (6)** – Pierce Avenue, North Avenue and the new north-south street will include on-street parking along portions of the street. The on-street parking will provide additional vehicular access to the park but also serve as a traffic calming measure along the park edges. In total, approximately 105 on-street parking spaces will be located at the edge of the park (approximately 65 along Pierce Avenue, 30 along North Avenue and 65 along the north-south street).
**Structures**

- **Pool House (1)** – The pool house and restrooms should be re-opened. It is also a historic building, so efforts should be made to preserve its historic features.

- **Historic Pavilion (2)** – This is one of the original structures in the park, dating back to the 1930s. It should be renovated and preserved as a park feature.

- **Greenhouse (3)** – The City greenhouse should be opened for community use. Partnerships with local organizations should be established to help maintain and operate the facility. Potential uses for the facility include food production, community gardening and kids activities.

- **Park Maintenance Building (4)** – The City building at North Avenue and the MARTA Green Line should be retained as a Maddox Park maintenance facility.

- **Restrooms (5)** – Two stand-alone restroom buildings will be located adjacent to the multi-use fields on the east and west sides of the park. These facilities will be near playgrounds or fields where organized sports activities will take place. Restrooms will also be available inside the pool house and greenhouse.

New restroom facilities will be located adjacent to the multi-use fields.

The existing maintenance building should be retained for park maintenance operations.
IMPLEMENTATION

Achieving the vision for Maddox Park will take time. Some of the projects are small and can be implemented quickly and at a relatively low cost. Other projects will be greater in scope, cost, and time frame to achieve.

The Master Plan implementation schedule should be divided into short, medium and long-term projects, with a phased approach structured to take advantage of short-term opportunities while being considerate of budget and logistical constraints.

Phasing

The phase descriptions that follow are listed in chronological order. Phasing will be determined by a variety of factors including, but not limited to, available funds, transportation improvement projects, and land acquisition.

Of special note, land acquisition and the associated costs are not a part of this implementation section. Land acquisition will need to be coordinated separately prior to implementation of phases that incorporate land not currently under public ownership.

Historic Park Core Phase

The focus of this phase is on maintenance and improvements. No land acquisition is required for this phase. Maintenance tasks include reopening the pool and pool house, renovation of the historic pavilion and replacement and upgrades to lighting, trash cans, benches, etc. Improvement tasks include the following:

- A new parking lot,
- New drop-off area in front of pool house,
- Conversion of drive-way to bicycle/pedestrian only loop
- Construction of new pedestrian trails
- Safety barrier along CSX rail line
- Splash pad adjacent to pool
- New grilling area adjacent to parking lot

Greenhouse, Proctor Creek and Greenway Trailhead Phase

This phase will be an extension of the Historic Park Core phase, as well as the initial construction of the Proctor Creek Greenway. No land acquisition is required for this phase. The greenhouse should be opened for community use and pedestrian connections between the greenhouse and the historic core should be created. The parking lot adjacent to the greenhouse, with access from North Avenue, should also be constructed.

Proctor Creek Greenway projects include recreation elements and stream-focused work. The goals for these projects are to improve Proctor Creek, increase access to Maddox Park and Proctor Creek, and begin initial construction of the Proctor Creek Greenway Trail. Specific elements of the Proctor Creek Greenway work include:

- Streambank stormwater improvements, including check dam renovation and construction.
- Proctor Creek tributary restoration
- Greenway interpretive pavilion
- Observation/interpretation pavilion
- Pedestrian bridge
- Greenway trail head
- Greenway entry plaza

West Expansion and Proctor Creek Greenway Extension

This phase will extend the park boundaries west to incorporate a portion of Proctor Creek and connect the park to Pierce Avenue. Approximately 75% of land acquisition is completed for this phase. Goals for this phase include stream restoration, park access improvements from the Grove Park neighborhood and expansion of recreation activities. Specific elements of this phase include:

- Pedestrian boardwalk under MARTA Green line connecting historic core to greenway.
- Multi-use trails (see Subarea 10 Master Plan)
- Pedestrian trails
- Stream bank restoration
- Restroom building
(1) Historic Park Core Phase  
(2) Greenhouse, Proctor Creek and Greenway Trailhead Phase  
(3) West Expansion and Proctor Creek Greenway Extension Phase  
(4) Maddox Park East (above North Avenue) Phase  
(5) Maddox Park East (below North Avenue) Phase  
(6) Maddox Park South Expansion Phase
• Multi-use fields
• Parking area with access from Hollowell Parkway
• Pedestrian-only access from Pierce Avenue
• Pedestrian bridges

**Maddox Park East (above North Avenue) Phase**

This phase will include reprogramming of existing park space and expansion of the park. Property acquisition is not necessary for this phase, but several projects will need to be completed before this phase can begin. Transportation projects that will need to be completed include extension of North Avenue across the Atlanta BeltLine and construction of new street connecting Hollowell Parkway to North Avenue. Another project that will need to be completed is the relocation of the Public Works buildings (those above of North Avenue).

Once these projects are complete, the park improvements for this phase should begin. Specific park elements of this phase include:

• Multi-use field
• Renovation of existing playground
• Restroom building
• Parking area with access from new north-south street
• Off-leash dog park
• Pedestrian trails

**Maddox Park East (below North Avenue) Phase**

This phase will convert a portion of the city Public Works complex to park space. Property acquisition is not necessary for this phase. Park programming is minimal for this phase and will include a pavilion, open play areas and pedestrian trails. Day-lighting of the Proctor Creek tributary is also an element of this phase. Relocation of the Public Works buildings will need to be completed before this phase begins.

**Maddox Park South Expansion Phase**

This phase has the longest time-frame and will depend on property acquisition. Approximately 25% of land acquisition is completed for this phase. Additionally, many of the properties in this area have been identified as potential brownfield sites and may require remediation work before they can be used as park space.

The goals for this area are environment and recreation related. Stream bank restoration, preservation of natural areas and construction of a stormwater pond are environmental components of this phase. Recreational components of this phase include pedestrian trails, multi-use trails, and nature trails.

**Cost Estimates**

The cost estimates for the Maddox Park Master Plan represent planning-level cost estimates for implementation. The costs include park improvements and do not include costs related to design, land acquisition, transportation projects or relocation of the Public Works complex.
### Table 1. Maddox Park Opinion of Probable Construction Cost

<table>
<thead>
<tr>
<th>ITEM DESCRIPTION</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>UNIT COST</th>
<th>TOTAL</th>
</tr>
</thead>
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<tr>
<td><strong>PROCTOR CREEK GREENWAY</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>check dam - renovate existing encased pipeway</td>
<td>L.S.</td>
<td>1</td>
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<td>greenway interpretive pavilion</td>
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<tr>
<td>greenway trailhead connection allowance</td>
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<td>$125,000</td>
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<tr>
<td>lighting (incl. light poles, bollards, wall sconces, etc.) allowance</td>
<td></td>
<td>1</td>
<td>$50,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>misc. park elements (benches, trash cans, etc.) allowance</td>
<td></td>
<td>1</td>
<td>$30,000</td>
<td>$30,000</td>
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<tr>
<td>formal multiuse fields (incl. bleachers)</td>
<td>EA</td>
<td>2</td>
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</tr>
<tr>
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<td>700</td>
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<td>$250,000</td>
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<td>stream bank restoration - proctor creek</td>
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<td>$350,000</td>
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<tr>
<td>trailhead - greenway</td>
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<td>$50,000</td>
</tr>
<tr>
<td>trailhead/ entry plaza</td>
<td>L.S.</td>
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<td>grand stairway to greenhouse</td>
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<td></td>
<td></td>
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<tr>
<td><strong>MADDOX PARK HISTORIC CORE AREA</strong></td>
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<td>parking areas per space</td>
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<td>drop-off area</td>
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<td>$75,000</td>
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<tr>
<td>renovated existing historic pavillion</td>
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<td>renovated asphalt drive for 1/4 mile bike/ped. loop trail</td>
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<td>safety barrier</td>
<td>L.F.</td>
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<td>$55</td>
<td>$60,500</td>
</tr>
<tr>
<td>splash pad &amp;/or playground</td>
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<td>$150,000</td>
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<tr>
<td>grilling area (incl. landscape strips and bbq grills)</td>
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<td>1</td>
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<td>$100,000</td>
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<tr>
<td>pool renovation</td>
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</tr>
<tr>
<td>pool house renovation</td>
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<td><strong>Total</strong> $1,965,500</td>
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<td><strong>MADDOX PARK EAST (Area East of RR)</strong></td>
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<td>lighting (incl. light poles, bollards, wall sconces, etc.) allowance</td>
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<td>1</td>
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<td>$50,000</td>
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<tr>
<td>misc. park elements (benches, trash cans, etc.) allowance</td>
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<tr>
<td>multiuse fields EA</td>
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<td>$100,000</td>
<td>$100,000</td>
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<tr>
<td>north/south connector (roadway, on street parking and streetscape)</td>
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<td>-</td>
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<td>$100,000</td>
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<td>restroom building</td>
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<td>$150,000</td>
<td>$150,000</td>
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<tr>
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## SOUTH EXPANSION AREA (South of North Ave.)

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<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Quantity</th>
<th>Allowance</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
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<td>daylight stream channel (tributary of proctor creek)</td>
<td>S.F.</td>
<td>6,000</td>
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<td>$150,000</td>
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<td>greenway connection trail</td>
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<td>$6</td>
</tr>
<tr>
<td>lighting (incl. light poles, bollards, wall sconces, etc.)</td>
<td></td>
<td></td>
<td>1</td>
<td>$50,000</td>
</tr>
<tr>
<td>misc. park elements (benches, trash cans, etc.)</td>
<td></td>
<td></td>
<td>1</td>
<td>$50,000</td>
</tr>
<tr>
<td>nature trails/ bike trails</td>
<td>S.F.</td>
<td>30,000</td>
<td>1</td>
<td>$50,000</td>
</tr>
<tr>
<td>north avenue extension (roadway, on street parking and streetscape)</td>
<td>per space</td>
<td>1,800</td>
<td>-</td>
<td>TBD</td>
</tr>
<tr>
<td>parking areas</td>
<td>per space</td>
<td>31</td>
<td>2,000</td>
<td>$62,000</td>
</tr>
<tr>
<td>pedestrian bridge</td>
<td>EA</td>
<td>1</td>
<td>1</td>
<td>$50,000</td>
</tr>
<tr>
<td>pond</td>
<td>L.F.</td>
<td>900</td>
<td>1</td>
<td>$40,000</td>
</tr>
<tr>
<td>safety barrier</td>
<td></td>
<td></td>
<td></td>
<td>$49,500</td>
</tr>
<tr>
<td>stream bank restoration - proctor creek</td>
<td>allowance</td>
<td>1</td>
<td>$500,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>walking trail</td>
<td>S.F.</td>
<td>11,200</td>
<td>1</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

**Total** $1,504,700

**TOTAL (ALL AREAS ABOVE)** $6,915,000

**25% CONTINGENCY FACTOR** $1,728,750

**TOTAL (ALL AREAS ABOVE)** $8,643,750

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2. Roadway improvements (Pierce Ave. and North Ave.) and proposed new roadway corridor costs are excluded from this opinion.
3. This “Opinion of Probable Construction Costs” is made on the basis of MACTEC’s judgment as experienced and qualified professionals generally familiar with park improvement projects. Cost items and estimated quantities were determined for the Plan. Unit costs were based on pricing from product suppliers, data published in the RS Means publication “Site Work and Landscape Cost Data”, and GDOT published costs. The expected accuracy for this Opinion of Probable Construction Costs is in the range of ±25%. However, since MACTEC has no control over the cost of labor, materials, equipment, or services furnished by others, or over the construction contractor’s methods of determining prices, or over competitive bidding or market conditions, MACTEC cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from MACTEC’s prepared Opinion of Probable Construction Costs or the above stated accuracy range.
4. This Opinion of Probable Construction Cost does not include design consultation fees for items requiring additional design.

MACTEC - Planning & Design Group. Maddox Park Improvements Project # 6151-09-0433

November 24, 2010