

CASE STUDY

Field Trip Fridays: Town Greens

City/Municipality

City of Decatur, Tucker, Avondale and
Duluth

Date.

10/24/2023

Project Overview

This case study delves into the intriguing world of Town Greens, with a particular focus on a significant development in the City of Stone Mountain, Georgia. The City of Stone Mountain has announced its intention to acquire approximately 3.5 acres on Main Street to create a vibrant public space. To provide insights into this endeavor, we conducted a comprehensive comparative analysis of four town greens in nearby municipalities: City of Decatur, Avondale Estates, City of Tucker, and City of Duluth. Our analysis meticulously examines key facets of these town greens, including land size, amenities, proximity to Downtown, surrounding developments, and financial investments.

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City of Stone Mountain Baptist Lawn



City of Decatur

The Approach

Our team conducted an extensive review of town green plans and visited the sites to perform a comparative analysis of the following aspects:

- 1. Town Green Size:** Examining the size of each green space.
- 2. Amenities:** Assessing the amenities offered, including structures, landscaping, and recreational elements.
- 3. Proximity to Downtown:** Analyzing the location of each town green in relation to the city's central business district.
- 4. Surrounding Developments:** Investigating the presence of residential, commercial, and cultural developments surrounding each town green.
- 5. Financial Investments:** Exploring the costs associated with the development and maintenance of each town green.

City of Decatur

- Size: 1.1 acres
- Amenities: Gazebo, benches, picnic tables, artificial turf, public art, and upcoming additions.
- Proximity: Centrally located in the heart of Decatur's bustling Downtown area.
- Surrounding Developments: A mix of offices, retail establishments, restaurants, housing, and government offices.
- Investment: Specific budgetary details for upcoming improvements are pending.
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City of Decatur Town Green Master Plan



City of Avondale Estates

Avondale Estates

- Size: 3.41 acres
- Amenities: Canopy, playground, performance pavilion, event lawn, pollinator garden, dog park, bike racks, and sidewalks.
- Proximity: Located in the vibrant commercial district.
- Surrounding Developments: Integrated with retail establishments and restaurants.
- Investment: The initial construction cost was approximately \$8.15 million.



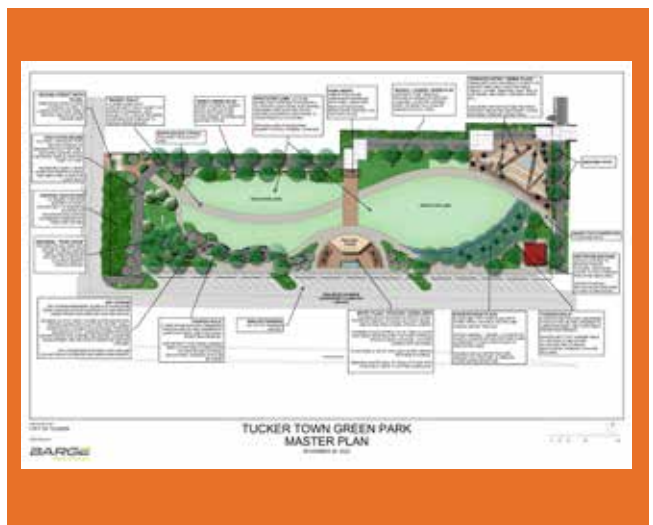
City of Avondale Estates Town Green Plan



City of Tucker

City of Tucker

- Size: 1.92 acres
- Amenities: Trail, lights, benches, green space, with future plans for additional amenities.
- Proximity: Situated discreetly behind Main Street.
- Surrounding Developments: Complementing commercial, industrial, residential, retail, and dining establishments.
- Investment: The 1.92-acre parcel was acquired for \$1.2 million in 2021.
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City of Tucker Town Green Plan



City of Duluth

City of Duluth

- Size: 3.5 acres
- Amenities: Splash pad, event center, gazebo, restrooms, parking, terraced green spaces, and event lawn.
- Proximity: Centrally located in Duluth's bustling downtown.
- Surrounding Developments: Surrounded by retail, restaurants, residential quarters, government offices, and private enterprises.
- Investment: Approximately \$10 million, adjusted for inflation, for the initial development in 2001.



City of Duluth Town Green Plan: Seizmore Group

Conclusion

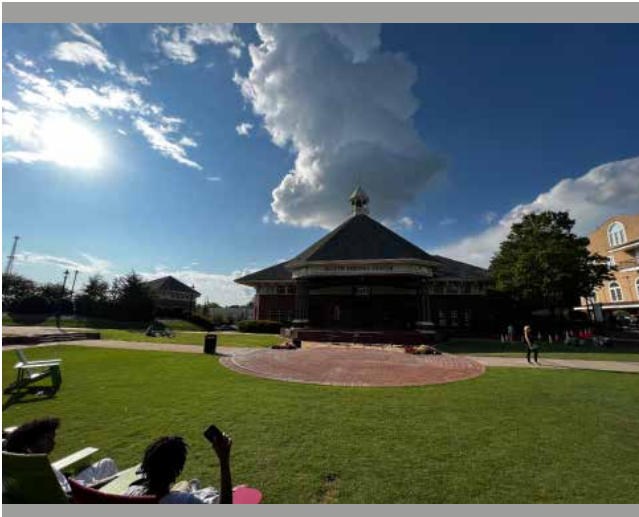
All town greens studied were centrally located to their respective Downtown areas, offered similar key amenities, had development plans or updates, and were surrounded by a mix of residential, office, retail, and restaurant uses. The development cost for these projects tended to be around or above \$5 million.



City of Avondale Estates



City of Decatur



City of Duluth



City of Tucker



City of Stone Mountain



City of Stone Mountain

Recommendations

1. Encourage the development of a community-driven plan for the proposed Stone Mountain town green.
2. Consider implementing a covered stage for versatility and functionality.
3. Explore incorporating multiple uses to cultivate a profound sense of place.
4. Acknowledge the exemplary projects of these municipalities as inspirations for Stone Mountain's future development



**VILLAGE
FORWARD**

Sources

1. City of Decatur's 2023 Decatur Town Center Plan 2.0
2. Logan C. Ritchie, "Tucker City Council agrees to pay \$1.2 million for land owned by Cofer family" (www.decatrish.com, 2021)
3. Tyler Wilkins, "After investing \$6M into a town green, Avondale Estates expects 'redevelopment renaissance'" (www.bizjournals.com, 2022)
4. Avondale Estates Town Green Park Planning Process (www.avondaleestates.org)
5. Avondale Estates Town Green Project Recap (www.avondaleestates.org)
6. Ben Deck, "\$5.5 Mil Town Green Completed in Duluth" (www.globest.com, 2001)
7. Duluth Town Center Planning 2003