



Atlanta

OAK CREEK PARK

MTAP STUDY
05/09/2025

PROJECT OVERVIEW



Project Overview: Oak Creek Park Trail Feasibility Study Stone Mountain, Georgia

The Oak Creek Park Trail Feasibility Study aims to explore and evaluate connectivity to Oak Creek Park while addressing key community needs and environmental challenges. Located in Stone Mountain, Georgia, this study focuses on enhancing accessibility, promoting safety, and fostering community engagement through strategic trail planning and programming.

Key components of the project include:

- Assessing accessibility concerns and identifying feasible trail routes.
- Recommending policies and programs to ensure safety and address concerns of adjacent property owners.
- Identifying suitable locations for edible gardens and urban agriculture initiatives within or near the park.
- Addressing broader challenges such as blighted commercial property redevelopment, resident safety and support, and environmental constraints including floodplains, erosion, and sewer/watershed easements.
- Identifying Ownership Interest and Neighboring Parcels and Existing Easements to determine opportunities for securing easement agreements and or land acquisition for trail development.

This initiative is a step toward revitalizing the area, enhancing park access, and creating a healthier, more connected community.

OUR TEAM



THERESA CLARK



GRANT KERSEY



TRICIA MANNING



KEVIN TREDINNICK



RYAN WOODS

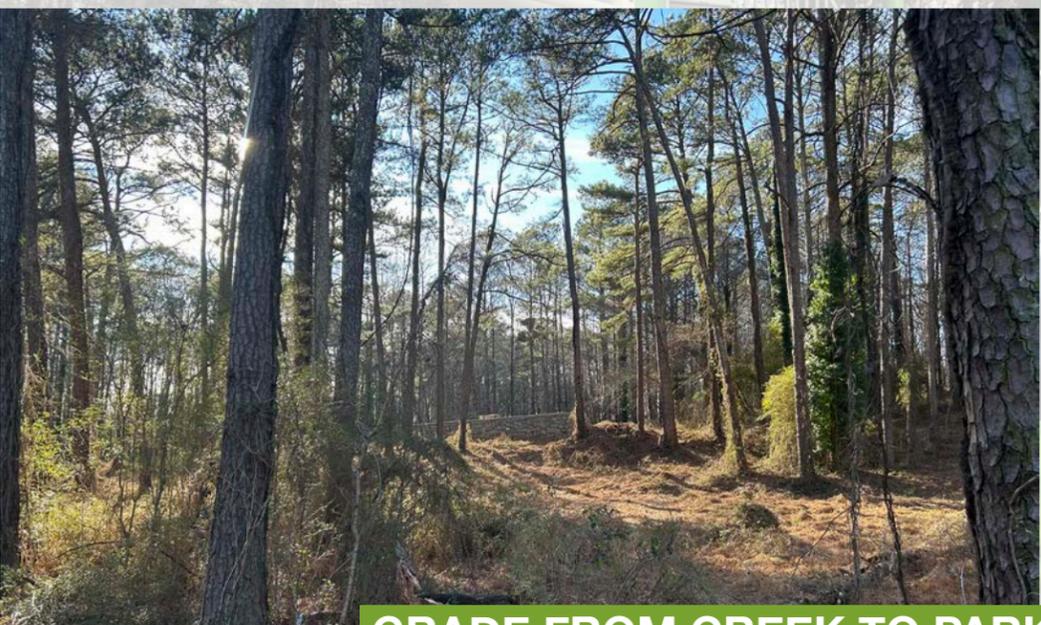
EXISTING CONDITIONS



OAK CREEK PLAYGROUND



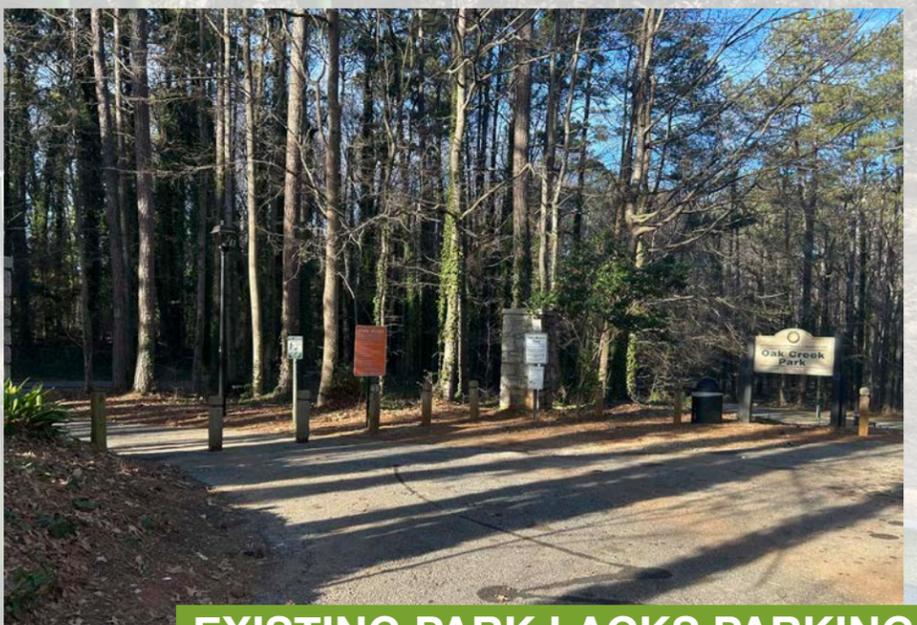
EXISTING CREEK



GRADE FROM CREEK TO PARK



ACTIVITY CIRCLE



EXISTING PARK LACKS PARKING

To develop **SAFE, ACCESSIBLE** connections to Oak Creek Park while supporting **COMMUNITY** and **ENVIRONMENTAL REVITALIZATION.**



PATH OPTIONS



OPTION A: THE ROAD TO SALVATION

OPTION B: GATEWAY TO THE FUTURE

PATH / PROGRAMMING



PAVED PATH



ADA ACCESIBLE RAMP



ELEVATED PEDESTRIAN WALKWAY



COMMUNITY GARDEN



PREFABRICATED STEEL BRIDGE

OPTION A: THE ROAD TO SALVATION



P.1 PARKING AT OVERFLOW PARKING

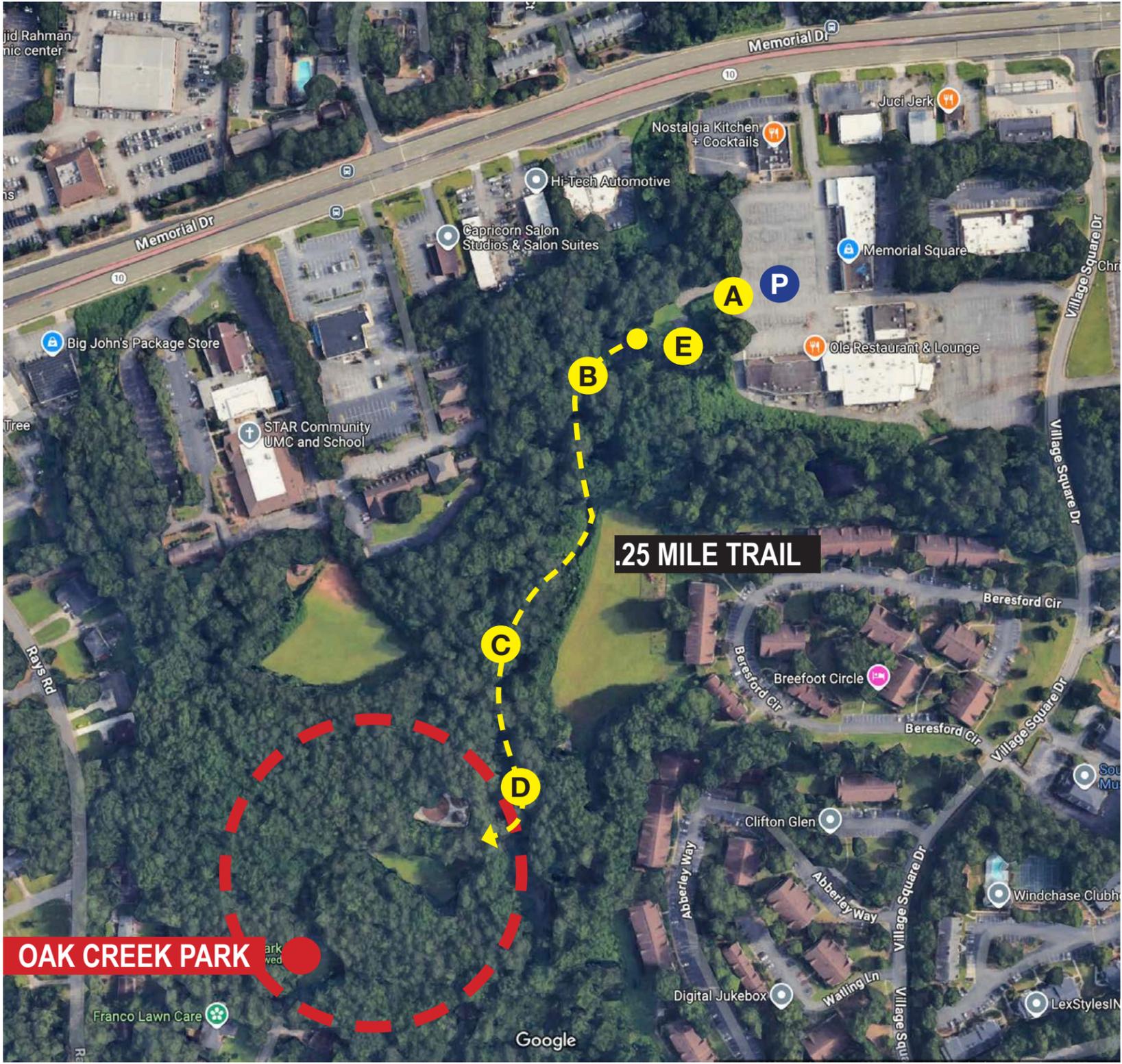


P.2 PARKING AT CHURCH

OVERVIEW:

A 150 Yard paved walkway connecting Oak Creek Park to 1 of 2 parking options listed above (P.1) the overflow lot behind the Dollar Tree, or (P.2) St Thomas Church parking. both parking options provide access to an already existing trail that leads to the park, that has been created by neighbors. This path can be paved or gravel depending on the interest of the city.

OPTION B: GATEWAY TO THE FUTURE



A SIGNAGE FOR OAK CREEK GREENWAY



B PREFAB STEEL BRIDGE



C ELEVATED PATH ADJACENT TO CREEK



D ADA ACCESSIBLE RAMP TO PARK

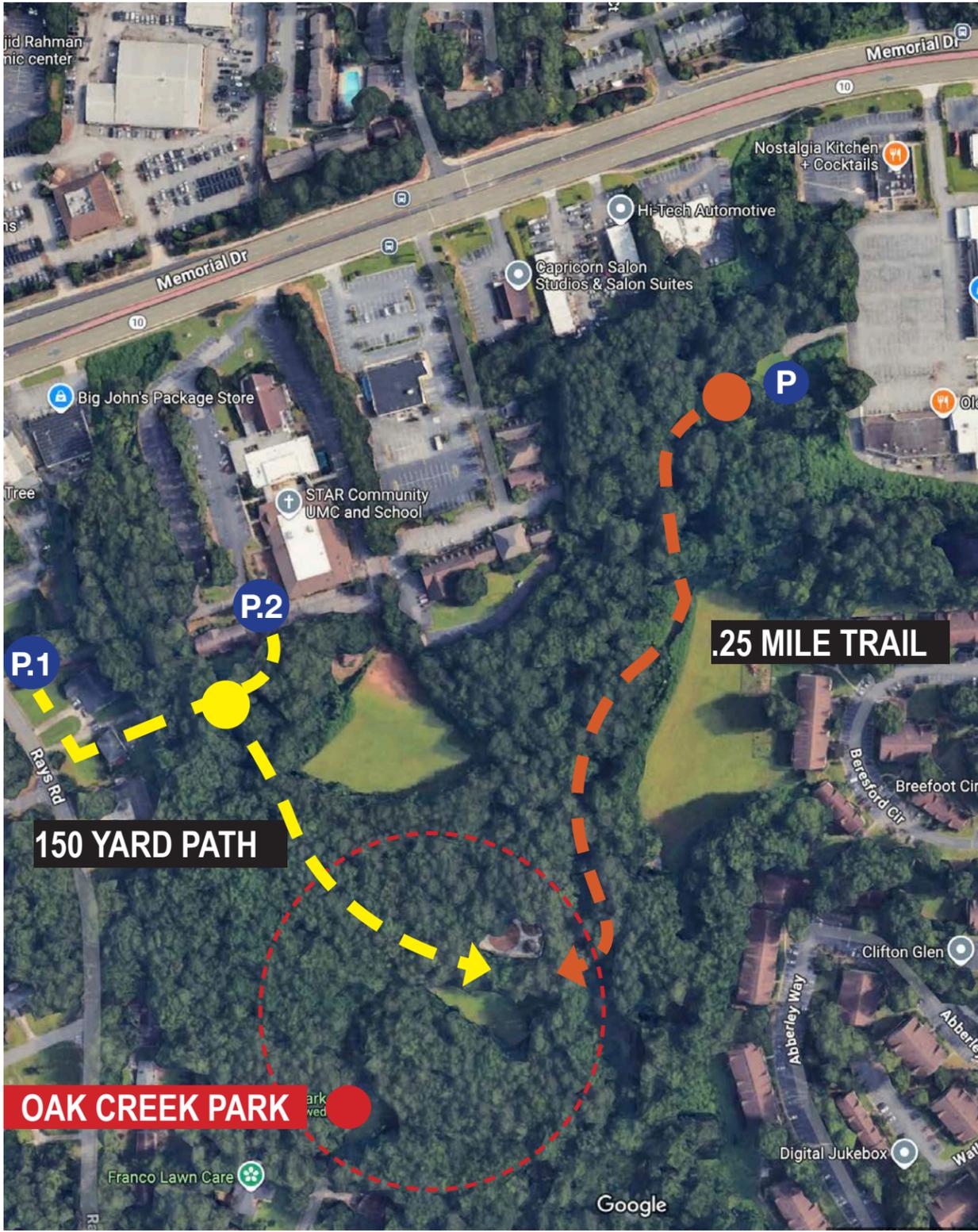


E COMMUNITY GARDEN

OVERVIEW:

A 0.25-mile trail featuring two ADA-compliant ramps, a raised pedestrian bridge alongside the creek, a creek crossing, and accessible access leading into Oak Creek Park. This option features parking at Memorial Square shopping center, with an ADA ramp down to the trail, and connecting to the existing Oak Creek park.

EVALUATING THE OPTIONS



OPTION A: ROAD TO SALVATION

Option A	Gravel	Elevated Wood	Paved
Parking	40 Spaces	40 Spaces	40 Spaces
Distance to parking	.09 Miles	.09 Miles	.09 Miles
ADA Accessible	Yes	Yes	Yes
Bridge Required	No	No	No
Path Material	Paved Path	Paved Path	Paved Path
Connects larger community	No	No	No
Future Expansion	No	No	No
Cost Estimate	\$ 477,473	\$ 1,877,779	\$ 687,210

OPTION B: GATEWAY TO THE FUTURE

Option B	Gravel	Elevated Wood	Paved
Parking	100 spaces	100 spaces	100 spaces
Distance to parking	.25 Miles	.25 Miles	.25 Miles
ADA Accessible	Yes	Yes	Yes
Bridge Required	Yes (Over Creek)	Yes (Over Creek)	Yes (Over Creek)
Path Material	Elevated Wood Path	Elevated Wood Path	Elevated Wood Path
Connects larger community	Yes	Yes	Yes
Future Expansion	Yes	Yes	Yes
Cost Estimate	\$ 860,625	\$ 3,698,125	\$ 1,285,625



Georgia Outdoor Stewardship Program (GOSP)

Administered by the Georgia Department of Natural Resources (DNR), GOSP provides funding for parks, trails, and conservation land acquisition. The 2024-2025 funding cycle includes:

Pre-application period: August 1 – October 15, 2025

Second-level application: **Spring 2025** (by invitation) Eligible applicants include local governments, state agencies, and nonprofit organizations with a conservation mission .

Food Well

This organization offers Community Garden Grants to support gardens in Clayton, Cobb, DeKalb, Fulton, and Gwinnett counties. Grants include \$1,500 Garden Improvement Grants for infrastructure and supplies. The next application cycle begins in October 2025.

Land and Water Conservation Fund (LWCF)

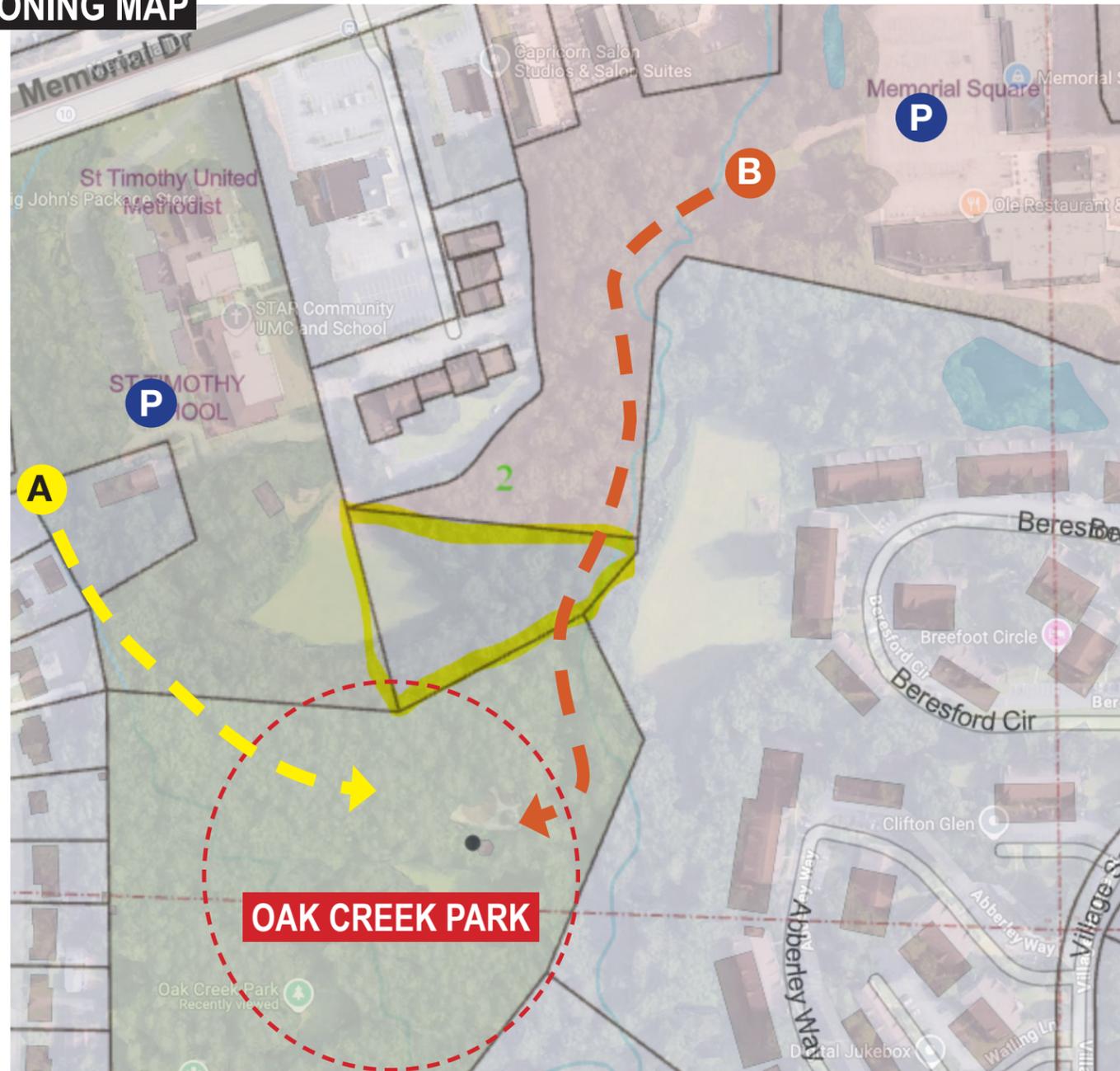
This federal program, administered through the DNR, supports the acquisition and development of outdoor recreation facilities. It offers grants to state and local governments for projects that enhance public access to parks and natural areas.

Outdoor Recreation Legacy Partnership Program (ORLP)

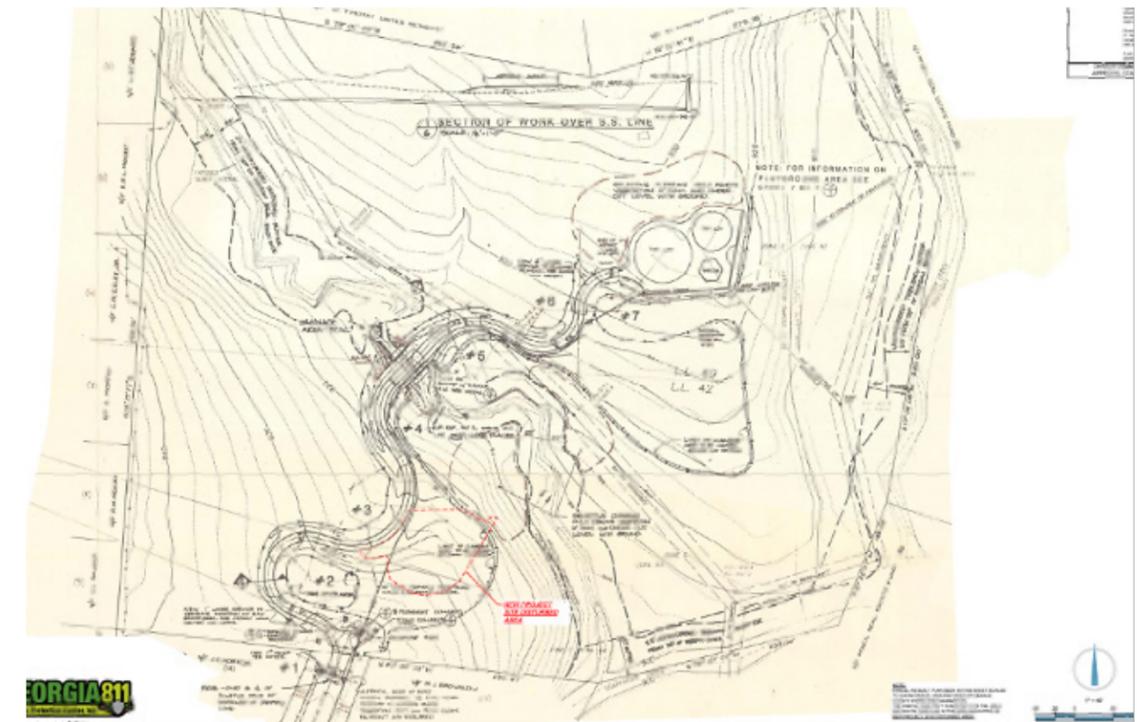
A nationwide grant program under the LWCF, ORLP focuses on providing new or significantly improved recreation opportunities in disadvantaged urban communities. Grants range from \$300,000 to \$15 million and require a 1:1 non-federal match .

TITLE AND SURVEY CONSIDERATIONS

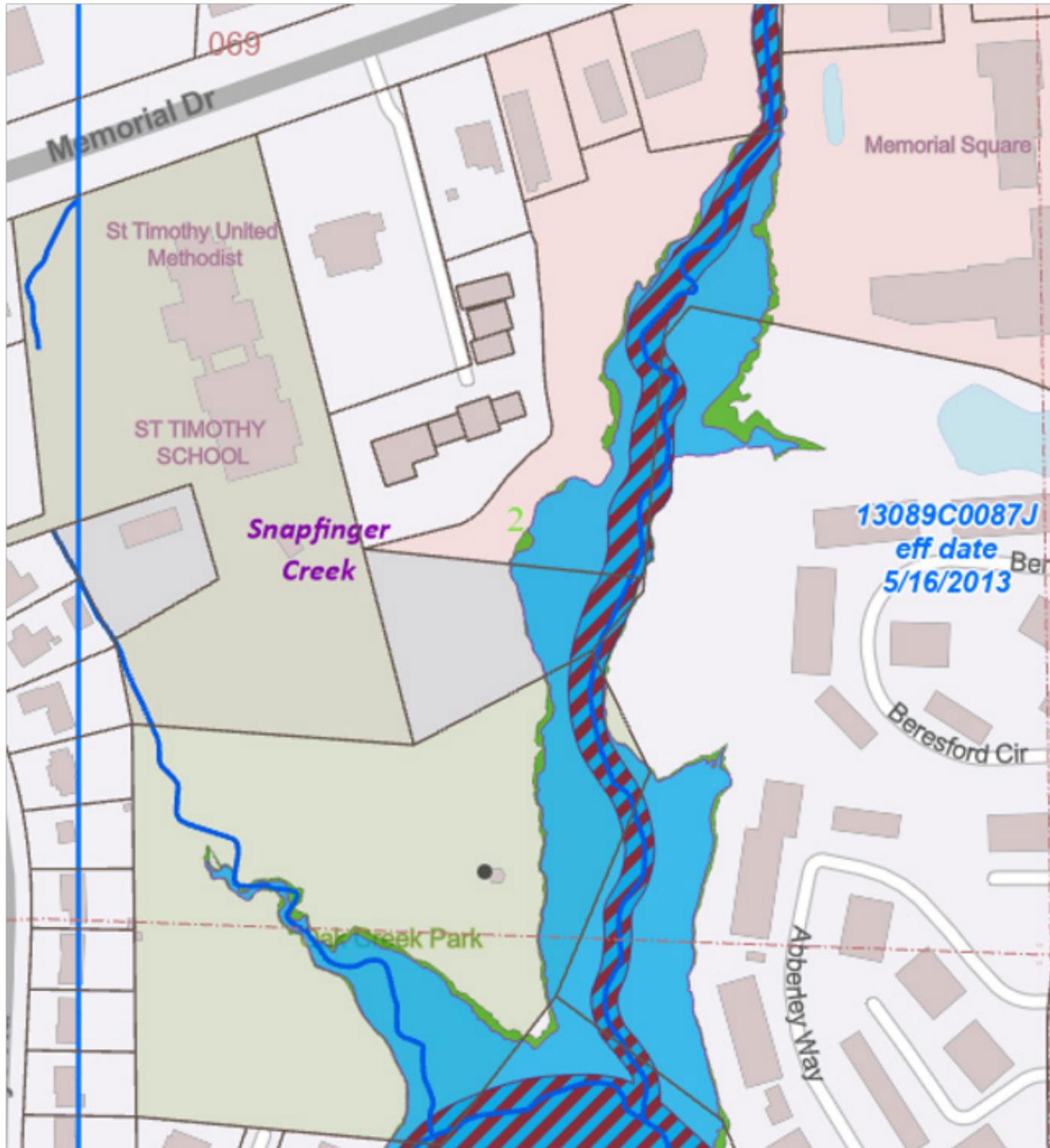
ZONING MAP



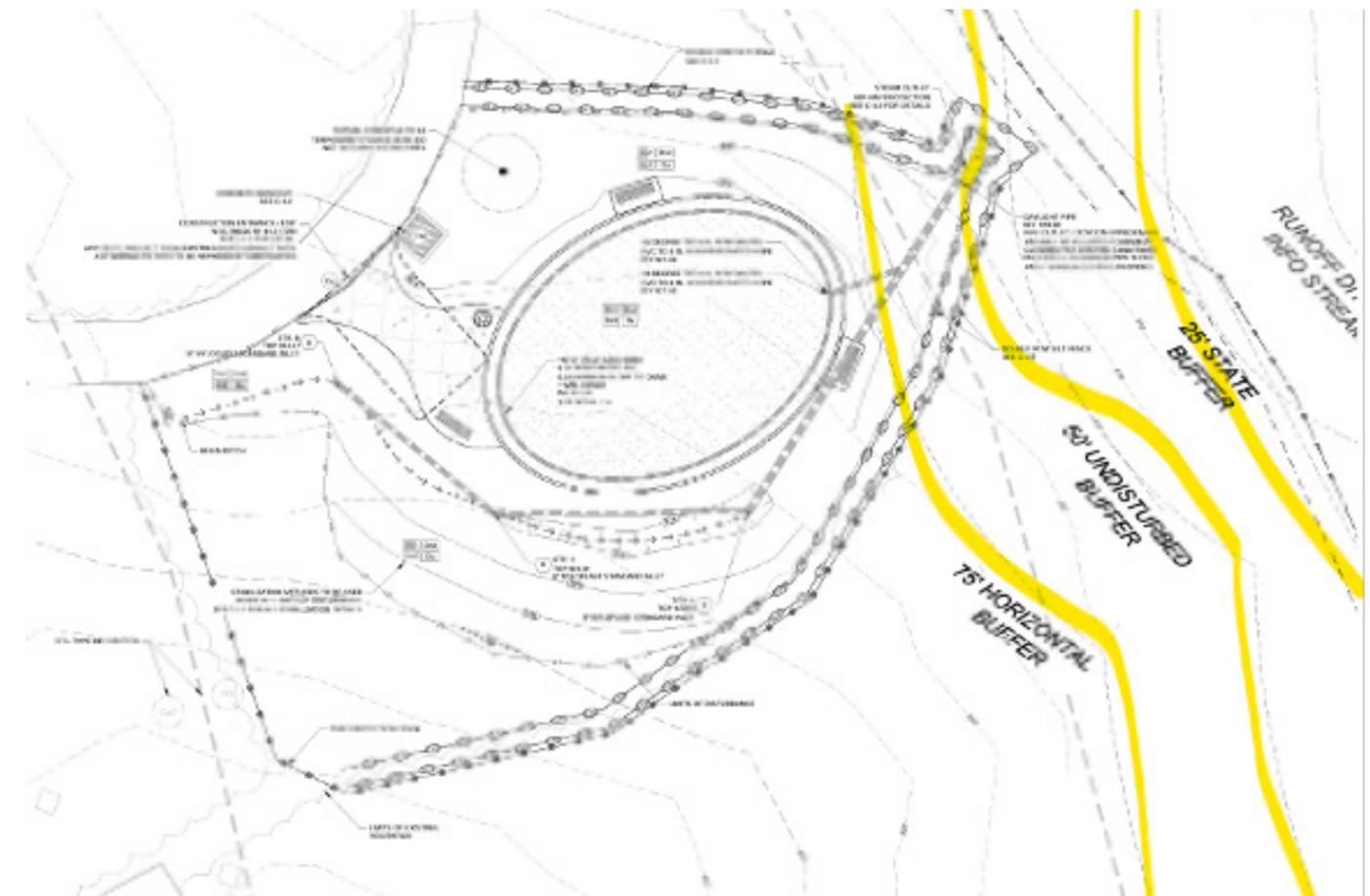
- We referred to an existing boundary and topographic survey of Oak Creek Park and DeKalb County Tax Assessor Geographic Information Systems (GIS) mapping to determine parcel boundaries and ownership.
- Both trail options would require access easements in favor of DeKalb County –
 - **Option A** would be a two-party agreement
 - **Option B** would be a tri-party agreement.
 - Both trail options would require St. Timothy United Methodist to grant an easement. The Memorial Square parcel does not have direct access to Oak Creek Park, so Option B would require an easement from St. Timothy United Methodist over the highlighted parcel.
- Based on warranty deed research, there are several utility easements that encumber the Memorial Square parcel where Option B would cross. Of the ones that we could determine without an ALTA survey, none of these appear to contain “no-build” restrictions, but note that grantees maintain rights to repair and maintain underground utility lines that might require temporary closures of portions of the trail from time to time.
- An ALTA survey should be ordered for the subject parcels to determine scope of easements/restrictions across the property.



STREAM BUFFER RESTRICTIONS



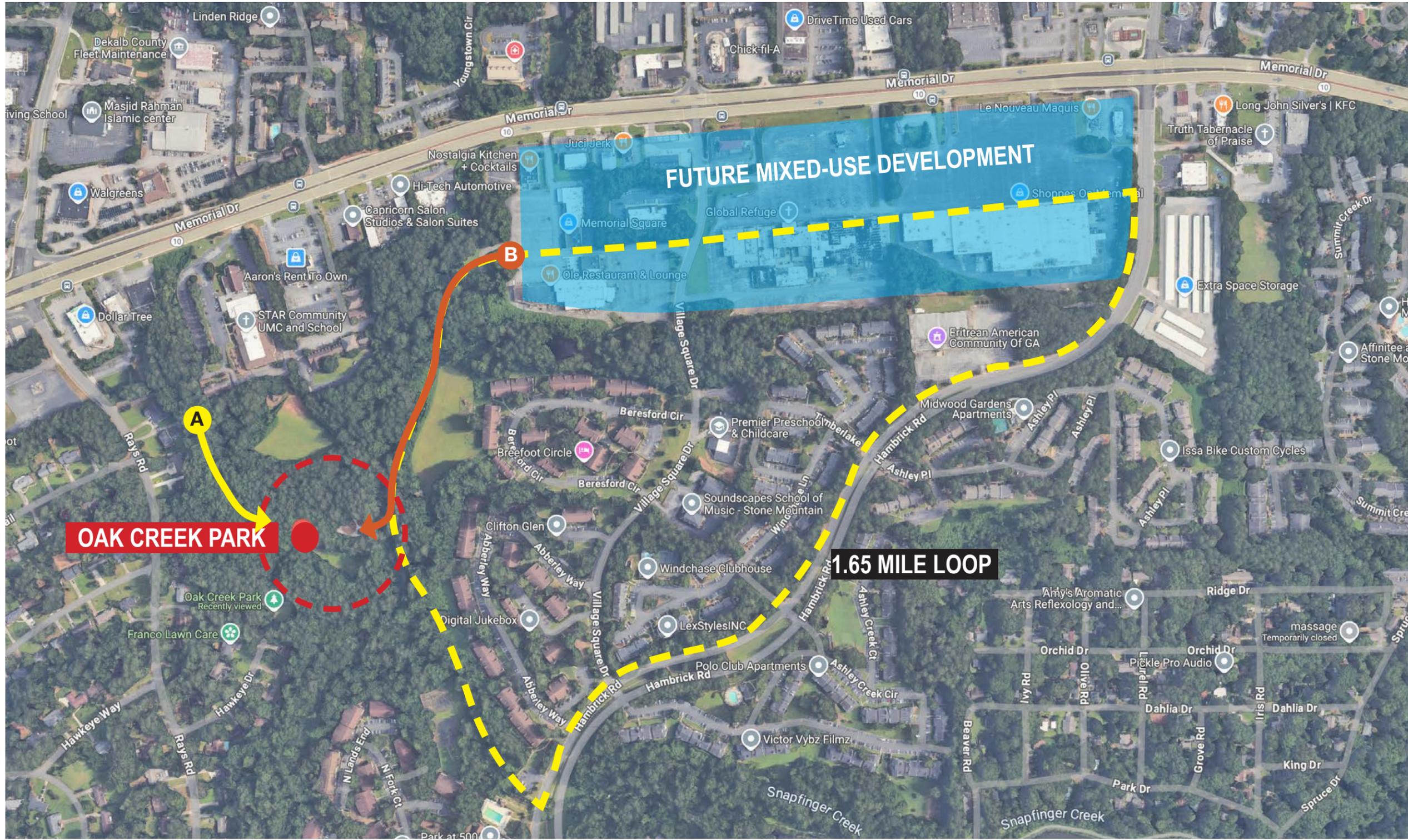
- Based on topographic map and GIS mapping, we noted that there is a 75' horizontal buffer required along Snapfinger Creek – 50' required by DeKalb County, and 25' additional required by State of Georgia. The buffer does not allow for permanent improvements or a paved path without a variance.
- Snapfinger Creek bifurcates the Memorial Square parcel, so the Trail B path would not be able to be a 100% paved path.
- The diagram to the right shows the FEMA flood maps for the park and adjacent park to highlight that a significant portion of the Memorial Square parcel is within one or more special flood hazard areas. Consideration should be given to flooding of Option B and need for additional drainage measures.
- A detailed topography map should be ordered prior to undertaking construction to determine scope of flood risks and drainage needs.





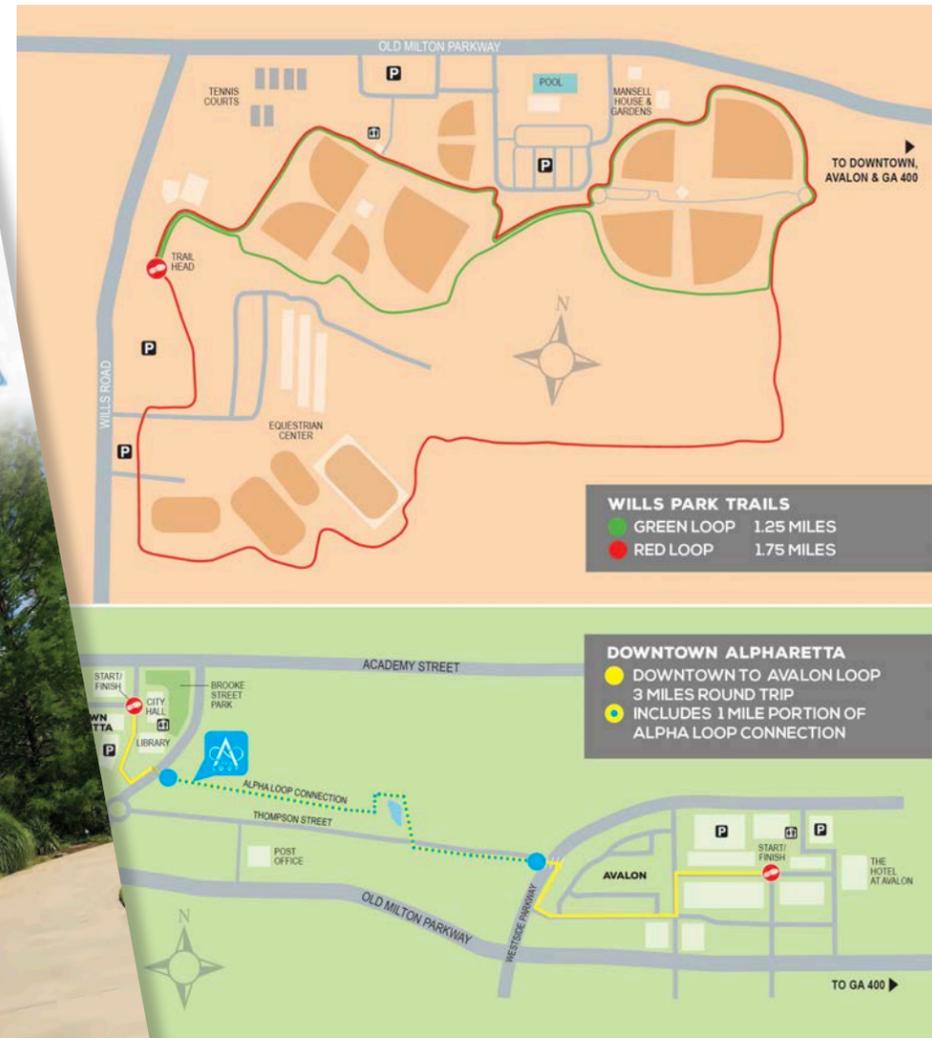
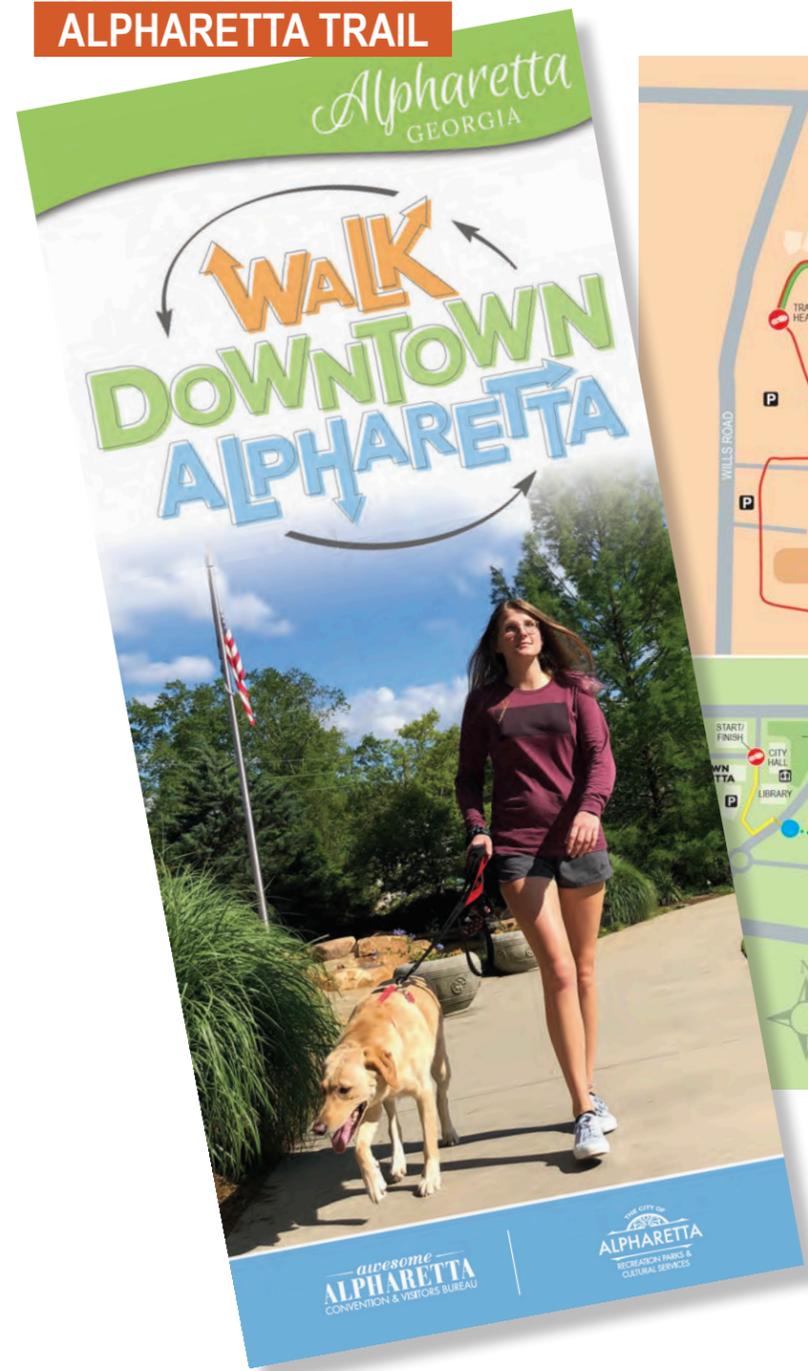
- The access easements for both trail options will likely require indemnification language, and a lawyer should be consulted in negotiations to allocate risks for claims resulting from trail use.
- An insurance consultant should be engaged to evaluate needs for liability insurance with respect to indemnification claims made by users of the paths that might sue the applicable parcel owners for injuries/damages sustained as a result of use of the trail.
- The parties will need to allocate maintenance obligations with respect to the trail and cost-sharing allocations for the cost of maintenance and possibly for property taxes, for which an easement doesn't provide any tax abatement or exemption for a parcel owner that doesn't independently have an exemption. The cost of such maintenance obligations will likely be at the sole cost and expense of DeKalb County as it and its users are the beneficiaries of any access easement.
- If any monetary consideration is paid for the use of the easement, then a title insurance policy should be obtained to insure the easement rights in perpetuity.
- There may be other indemnification obligations that become responsibility of DeKalb County with respect to work to construct the trail over the neighboring parcels.

DREAMING FOR THE FUTURE: THE SOCIAL LOOP



EXAMPLE PROJECTS / DEVELOPMENTS: ALPHARETTA TRAIL

ALPHARETTA TRAIL



SUWANEEN GREENWAY TRAIL

