



Health First

EASTWYCK VILLAGE

a landscape management plan to heal and beautify eastwyck village

Produced by the University of Georgia, College of Environment and Design, Landscape Architecture Program and Center for Community Design and Preservation



Health First EASTWICK VILLAGE

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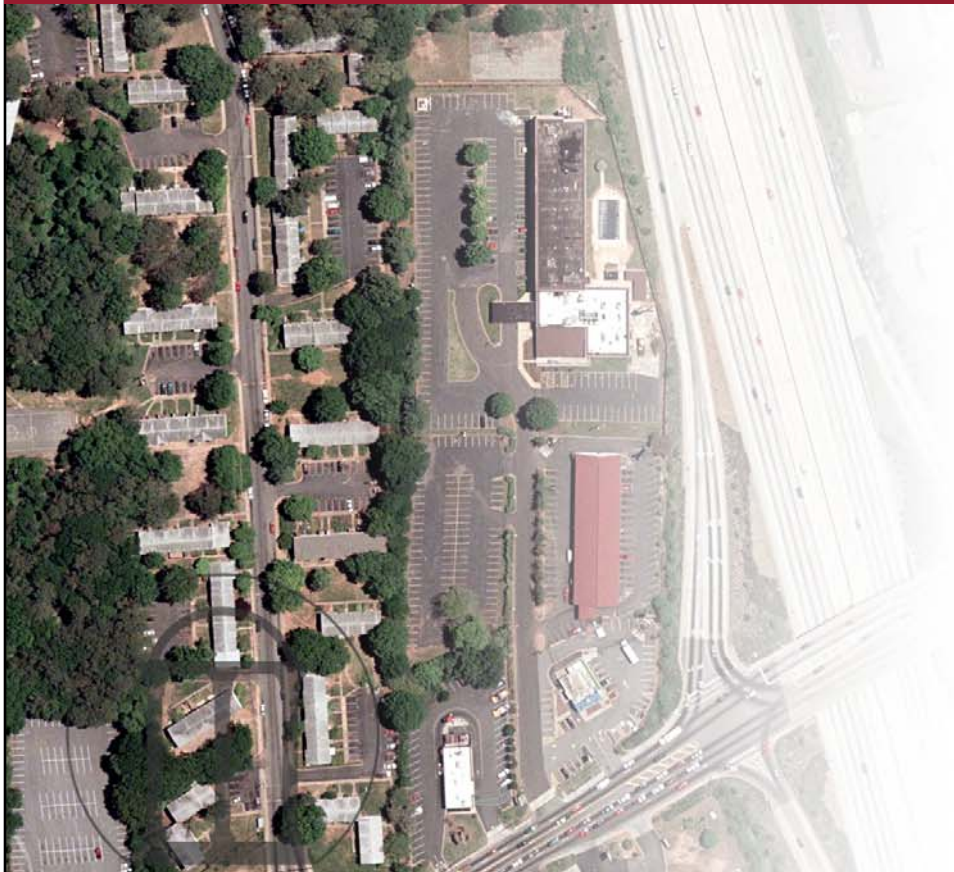


A Letter to the Village: Residents, Board of Directors and Management

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Letter



The University of Georgia

College of Environment & Design
Center for Community Design & Preservation

Eastwyck Village
2892 Eastwyck Circle
Decatur, Georgia
30032

Dear Village Members,


Eastwyck is approaching its 40th anniversary as an affordable cooperative. As in any densely populated and active community the landscape of Eastwyck Village is showing signs of wear and tear, ill health, and age. In many ways the landscape is just like the human body. Obviously the best way to stay healthy is to prevent conditions that lead to deteriorating health in the first place. When ill health does occur, diagnosing the problems becomes the most critical activity before a path to recovery is prescribed. On the other hand, for aging built infrastructure in the Village landscape -- the walkways, retaining walls, and the underground stormwater drainage system -- complete replacement is an option, albeit an expensive one. Fortunately in many cases, repair as a less expensive option may prolong the life of parts of the built infrastructure until capital construction dollars for complete replacement become available.

Treating Symptoms vs. Solving Problems

Symptoms of Eastwyck's unhealthy and declining landscape abound. They have been documented not only in the inventory maps compiled for this report, but by the residents themselves. These symptoms include failing lawns, soil erosion, bare ground, and flooding. By solely addressing the symptoms, for instance by contracting to resod all the bare areas in Eastwyck's ground plan, the real problems will be hidden -- for awhile. If the real problems are not addressed, in time the symptoms of declining health will reappear. This working plan recommends actions to solve the real problems of Eastwyck's very important landscape component while strengthening the vision of sustaining a healthy, creative, and neighborly place to live for years to come. We hope this action plan for managing the landscape will help you prepare for a healthy and happy 50 Anniversary.

Growing Greener!


Marianne Cramer


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Vision Statement for the Village:

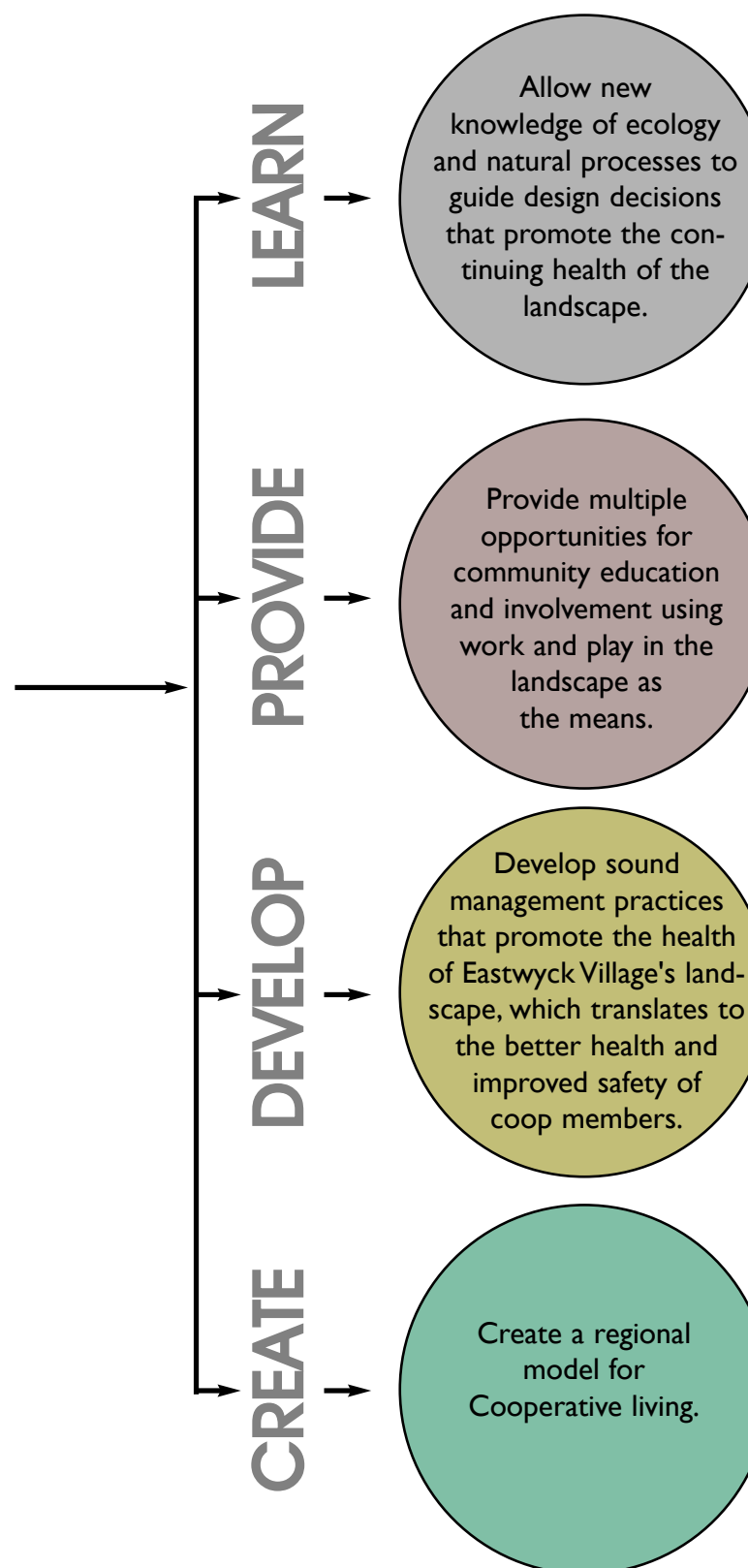
Residents sustaining a healthy, creative, and neighborly place to live.

Guiding Principles

Guiding Principles:

Proposed framework on which future design and landscape management decisions can be evaluated.

Guiding Principles



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s e c t i o n

Inventory and Analysis: What Did We Learn?

Focus Group Meeting

Our first information gathering at Eastwyck was a focus group that met with eight members of the community. Five of the attendees were on Eastwyck's Board of Directors and two on the maintenance crew. Three students from the School of Environmental Design at the University of Georgia conducted the meeting.

The purpose of the meeting was to learn what residents liked and disliked about the outdoors. The following are questions and answers from the meeting:

What did we learn?

Sustaining a healthy, creative, and neighborly place to live.



Question: What's wonderful about Eastwyck now (for example: not to be changed, or lost)?

Answers: The natural setting of Eastwyck Village is unique in Atlanta. Elements that create this natural quality include trees, shaded areas, shrubbery, hilly terrain, and large garden areas. The Dogwood trees are beautiful. Some of the townhouses have nice front yards with healthy grass.

Question: What needs work in the Eastwyck Village landscape?

Answers: The vegetation Existing vegetation needs to be inventoried. Members worry that trees planted close to the town homes are causing foundation trouble and erosion. More flowers beds are needed. Some residents want to maintain their own garden plots. The landscape action plan can include the option to take care of one's own yard or if a resident is not interested in gardening, develop a minimum "standard of landscaping."

Play and leisure spaces Children require safe places to play closer to their homes (within shouting distance). There is a desire for a community area for children and adults, possibly behind the basketball court.

Benches, picnic tables, tennis courts, and a walking trail are possible developments.

Borders Members expressed the desire for fencing around the entire property. Individual fencing must be approved by the Board of Directors first. If residents don't take care of their personal fencing then maintenance will remove it. Members agree that the existing fences detract from the beauty of Eastwyck. A standardized fence design that includes multiple styles will give residents fencing options. The fence designs will vary in height and visual characteristic but all fit together as a visual whole.

Drainage Mud at front doors after heavy rains is a problem for some residents. Flooding prevents some from using their front and/or back doors (Building 16, for example).

Question: What are your dreams for Eastwyck Village Landscape?

Answers: Members' desires included more grass, putting golf course, safety lighting along paths at the backs of buildings, an "eye catcher" at the entrance, walking trails, general store, laundry facility, and a dedicated office for senior citizens.

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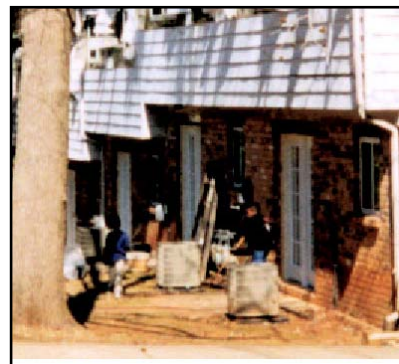
Inventory and Analysis: Behavior in Eastwyck

Behavior Diagram

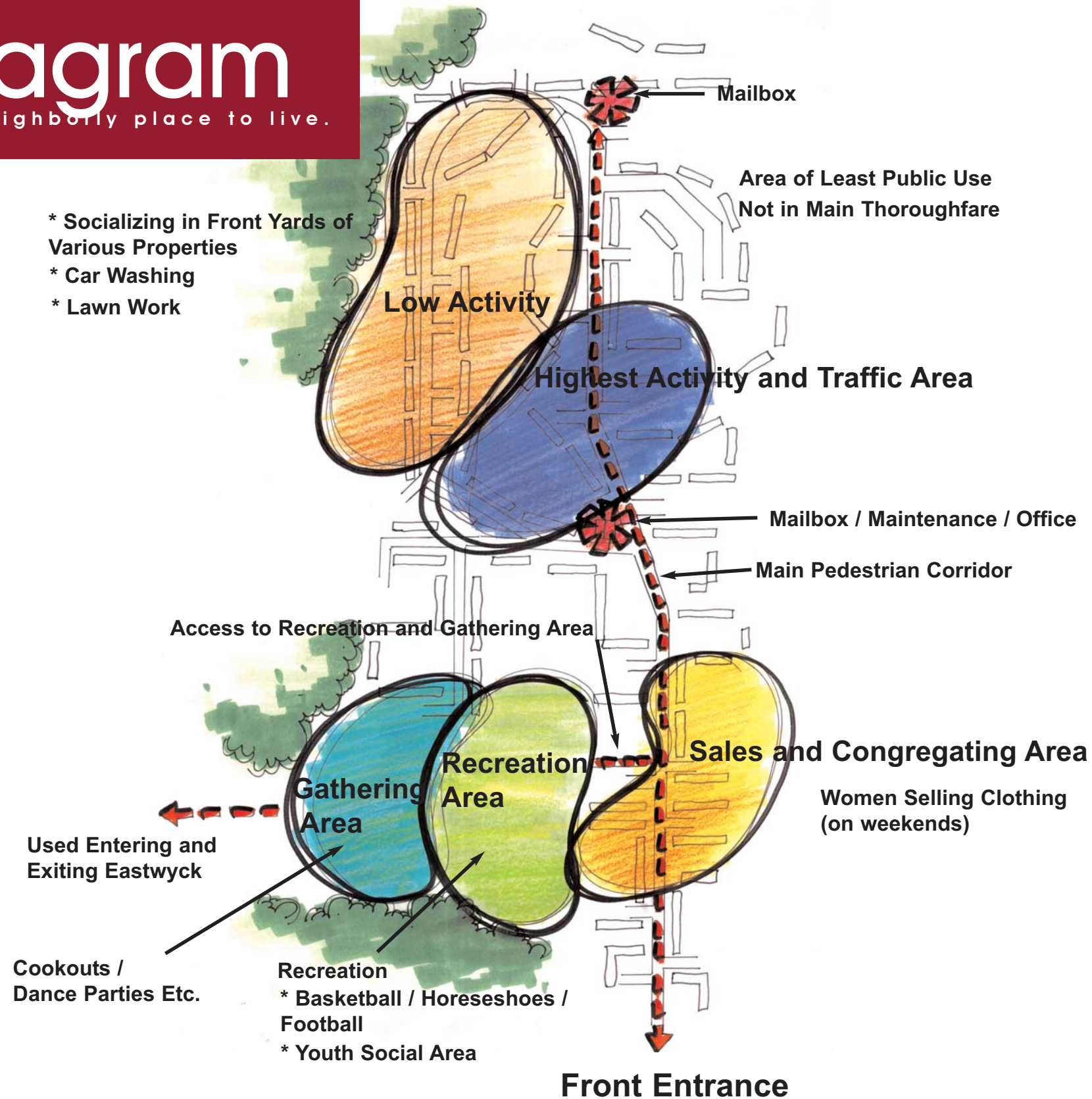
Sustaining a healthy, creative, and neighborly place to live.

notes

3 section



- * Socializing in Front Yards of Various Properties
- * Car Washing
- * Lawn Work



Inventory and Analysis: What Did We Learn?

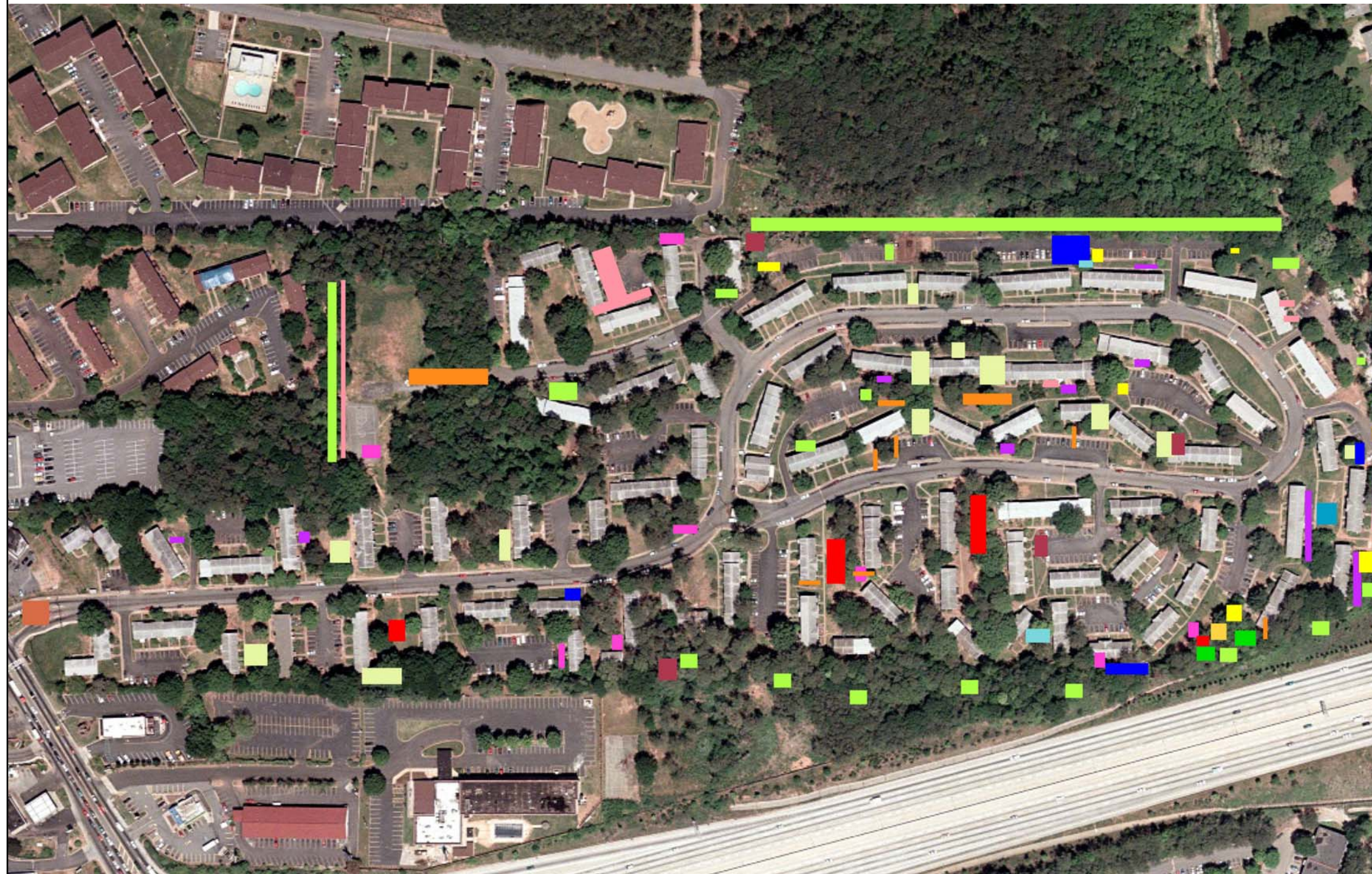
Tracing at Eastwyck

Sustaining a healthy, creative, and neighborly place to live.

Tracing:

observation and recording of objects, markings, and debris that indirectly indicate uses or activities occurring on a site, but without necessarily observing the indicated activity in progress.

n o t e s



key to observations	
■	ABANDONED ITEMS
■	COMPACTION (HIGH USE)
■	CUT-THROUGHS
■	PARAPHERNALIA
■	DUMPING - VEGETATION
■	DUMPING (TRASH, TIRES, BOTTLES, ETC.)
■	EXCESSIVE EROSION
■	GRAFFITI
■	LAWN FURNITURE/GRILLS
■	PET WASTE
■	SETTLED WATER
■	VEHICLE TRACKS
■	OVERFLOWING DUMPSTER
■	FENCING
■	ILLEGAL PARKING
■	SECURITY

3

S E C T I O N

Inventory and Analysis: What Did We Learn?

Tracing at Eastwyck

Sustaining a healthy, creative, and neighborly place to live.

Summary of Observations:

The property seemed to be clean and well kept with the exception of litter around the perimeter of the site, occasional instances of dumping, and graffiti in the less monitored spaces (on the back sides of buildings that face the perimeter). Large numbers of used tires found throughout the site, especially along the streams edge impress the need for a recycling program specific to the tires. Tires are breeding sites for mosquitoes. Overflowing dumpsters and no clear place for vegetation waste; ie. yard and shrub clippings, seemed to be a primary cause for dumping. Erosion and self-created pedestrian paths were a common problem throughout the site caused by the lack of a comprehensive circulation and drainage plan. Evidence of outdoor activity, including outdoor furniture and soil compaction, were present and seemed to call for communal outdoor recreation spaces.



dumping

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s e c t i o n



abandoned items



vehicle tracks



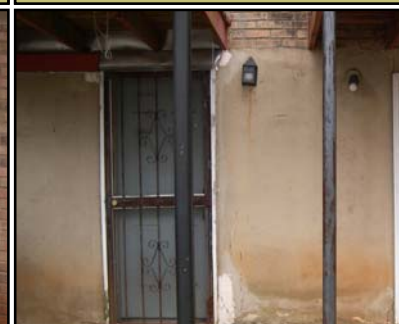
graffiti



excessive erosion



lawn furniture



security



compaction



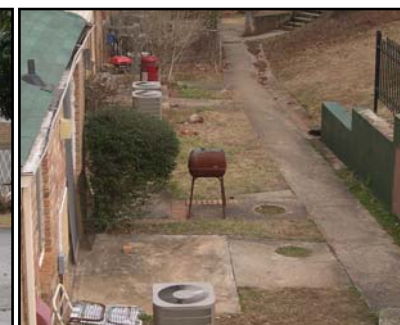
illegal parking



overflowing dumpsters



fencing



grills



cut throughs

Inventory and Analysis: What Did We Learn?

What Children Want

The children overwhelmingly want a pool. This is a very low priority for adults. Improved playgrounds are a high concern for both groups. The children want improved street lighting, more grassy areas, and new biking/walking/skating paths. Sport fields rank high. Perimeter fencing and more parking are somewhat important for both groups. A community garden, access to the creek, and more trees are low on the list for both groups.

Children feel unsafe near the creek, in the road (due to fast cars), and where there isn't enough lighting. About half the children feel that the cars are dangerous, mostly because they drive too fast. The kids who said they did not feel safe walking at night cited "not a lot of street lights," "psychos," "people have guns," and "lots of drunks and drug dealers roaming the community."

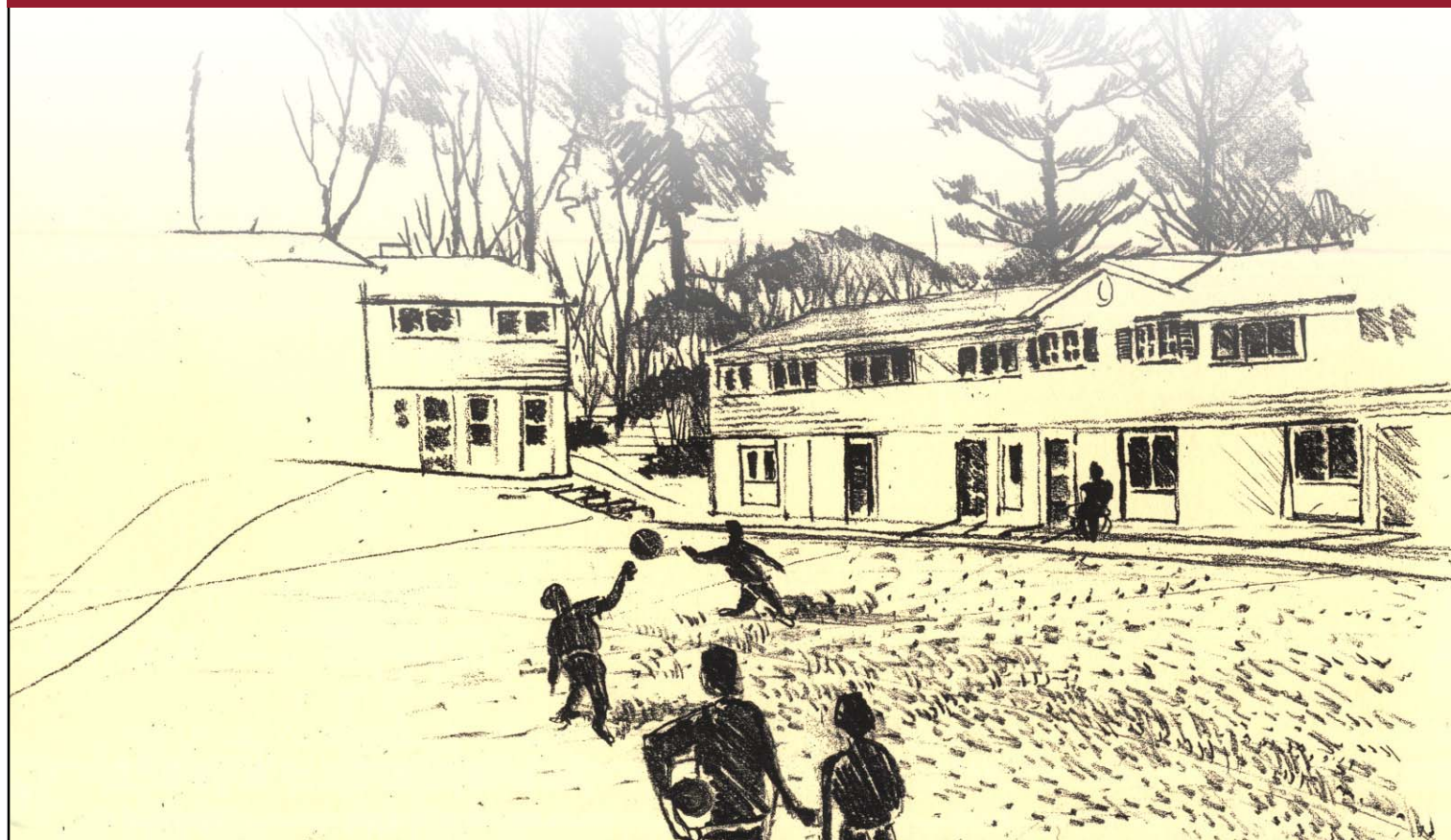
Activities Desired by Youth:

- Dance/step
- Cheering
- Counseling
- Babysitting for teens
- Singing
- Football/baseball/basketball teams
- Tutoring
- Anything for Teens
- Summer and after-school camps

notes

What children want?

Sustaining a healthy, creative, and neighborly place to live.



What children like most about their neighborhood:

- "Candy"/candy lady
- the people
- how it is so comfy
- basketball courts
- it's quiet and safe
- nice houses
- children
- it's cool and kinda crazy







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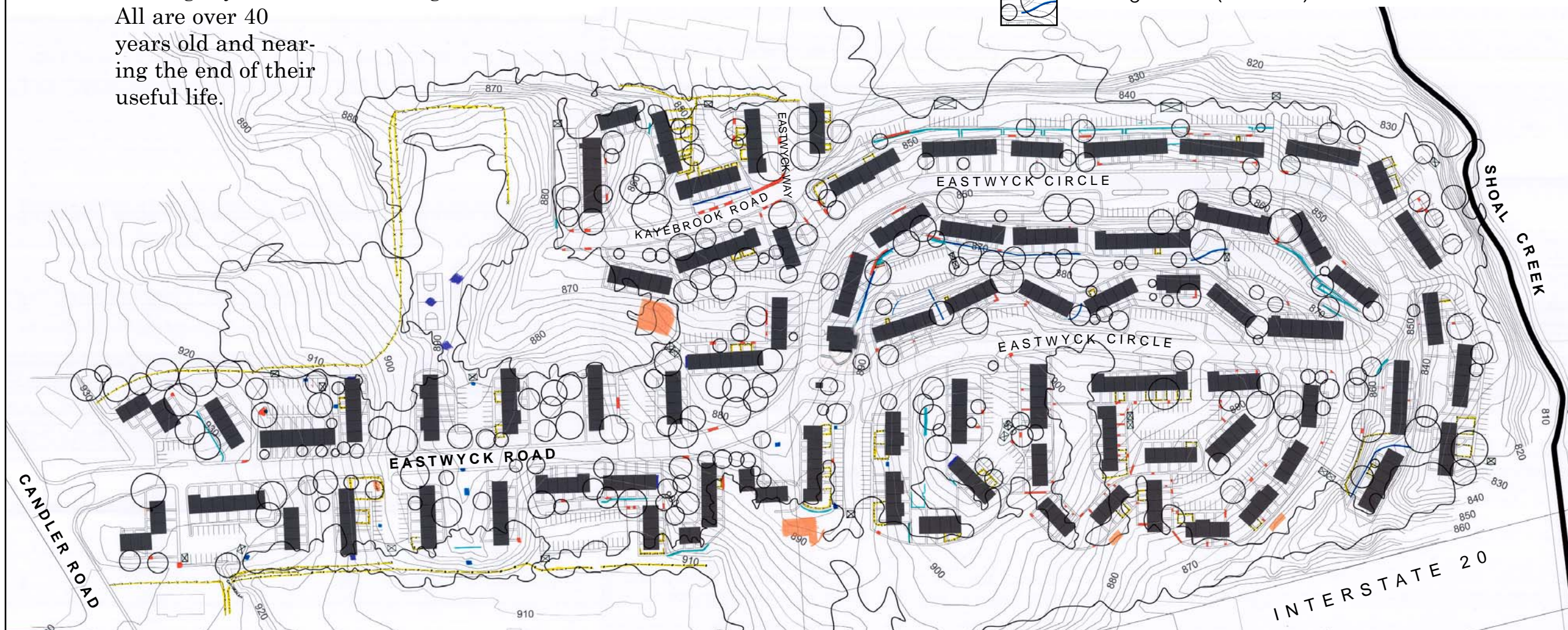
Inventory and Analysis: What Did We Learn?

Inventory map 1

Sustaining a healthy, creative, and neighborly place to live.

- Eastwyck's infrastructure consists of hardscape -- sidewalks, roads, parking lots, retaining walls, and an extensive underground storm water drainage system. All are over 40 years old and nearing the end of their useful life.
- Even though Eastwyck is considered a "gated community", nonresidents enter and leave quickly through holes or gaps in perimeter fencing.
- Eastwyck's four playgrounds are near the edge of the property, which many residents avoid and consider unsafe.

-  Play structure (orange)
-  Fences (yellow)
-  Failing Retaining Walls (turquoise)
-  Sidewalk Repair (red)
-  Dumpsters (white box)
-  Drainage Flume (dark blue)



notes






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Inventory and Analysis: What Did We Learn?

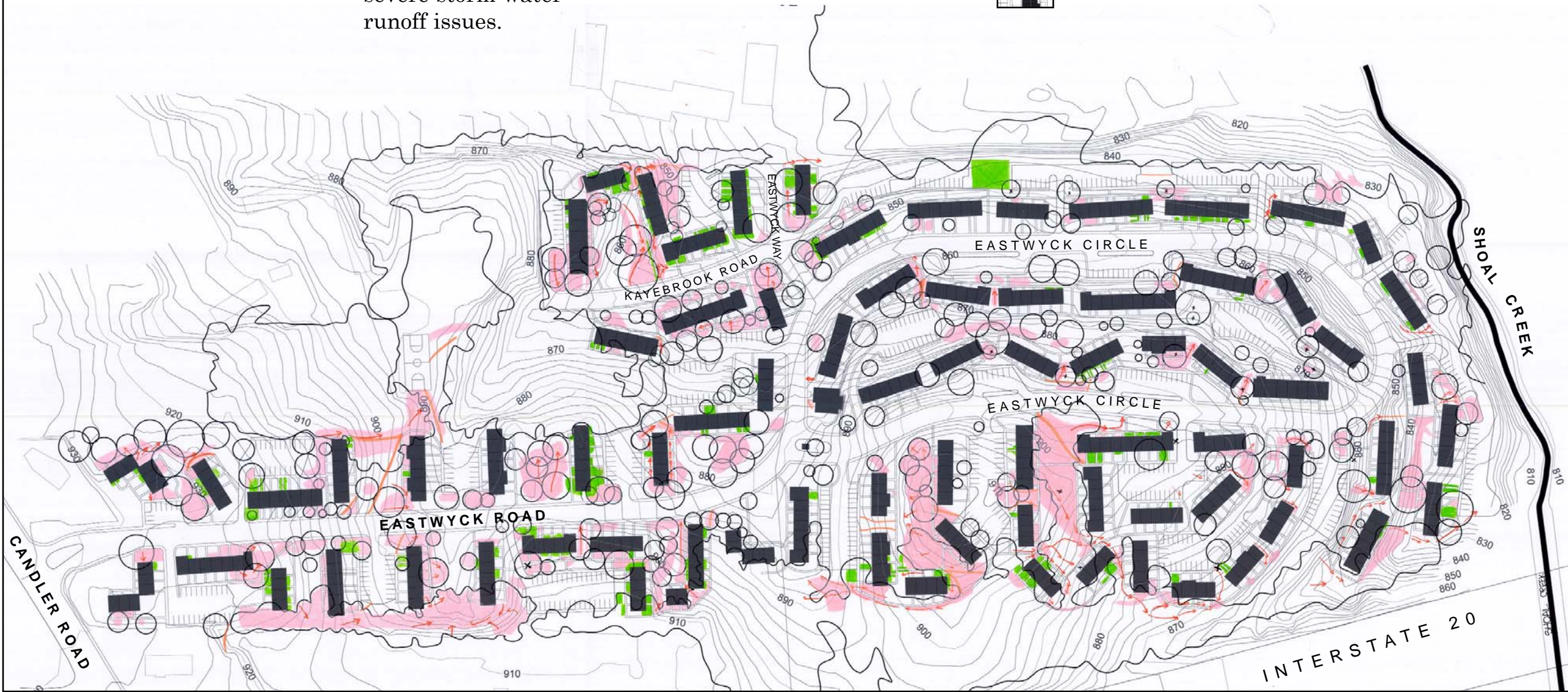
Inventory map 2

Sustaining a healthy, creative, and neighborly place to live.

- Eastwyck's impressive trees are now mature and need management and regular care.
- Eastwyck's ground plane is losing precious top soil because of the lack of vegetative cover and because of severe storm water runoff issues.
- Invasive plants are creeping into Eastwyck from adjacent properties.

-  Existing Trees and Tree Canopy (white circles and black lines)
-  Individually Improved Landscapes (small green areas)
-  Bare Landscape Areas (pink)
-  Community Garden (large green area)
-  Desire Line/ Gully Erosion (orange lines)

notes



3

section

Inventory and Analysis: What Did We Learn?

The Door-to-Door Resident Survey: What did we learn?

Eastwyck residents are concerned about their community, landscape, and their children

COMMUNITY

Eastwyck residents are concerned about their community!

- A majority of residents interviewed would be willing to "give back to the community" by participating in recycling, composting and volunteer work groups if organizational and educational support were given.
- A majority of residents interviewed were interested in participating in activities with their neighbors like exercise or walking groups and potluck suppers, if organizational support were provided.
- Residents are concerned about things that diminish the community cohesiveness and decrease safety, particularly drugs, crime, and general civility. They are not optimistic that as individuals they can make a difference.

LANDSCAPE

Eastwyck residents are concerned about their landscape!

- Virtually all residents interviewed agreed that the appearance of the landscape was important to them.
- Over half of the adult residents interviewed like to spend some time out-of-doors. Strolling, playing outdoors with their children, getting the mail, barbecuing, and talking to friends are major activities. Bike riding and team sports are most popular with children and teens.
- Although residents are split in their satisfaction with the current grounds maintenance, over 75% of those interviewed were willing to volunteer to help beautify the landscape around the town houses. The current neatness and cleanliness of the grounds was often mentioned as a benefit.

CHILDREN

Eastwyck residents are concerned about their children!

- The majority of adults feel safe in Eastwyck, but they consider it less safe for their children. This includes having safe places for them to play.
- When residents were asked what they would change or create in the landscape for young children, more, better and less secluded playgrounds and safe biking areas were suggested.
- Residents are concerned particularly about resident teenagers who have nothing to do in Eastwyck. When asked what they would change or create for youth in the landscape, many of the respondents called for a recreation or community center. But, the main focus of requests was for activities that would develop teamwork and social skills and give them access to educational support.
- The basketball court and surrounding areas are the major landscapes residents avoid. This is where the teens and young adults spend time socializing and playing ball. The court area is not on Eastwyck property, although they have an easement for storm water drainage.

notes

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Door-to-Door Survey

COMMUNITY | LANDSCAPE | CHILDREN

Inventory and Analysis: What Did We Learn?

The Door-to-Door Resident Survey: What did we learn?

In response to 5 sketches that depicted different landscape types in front of a typical town house unit:

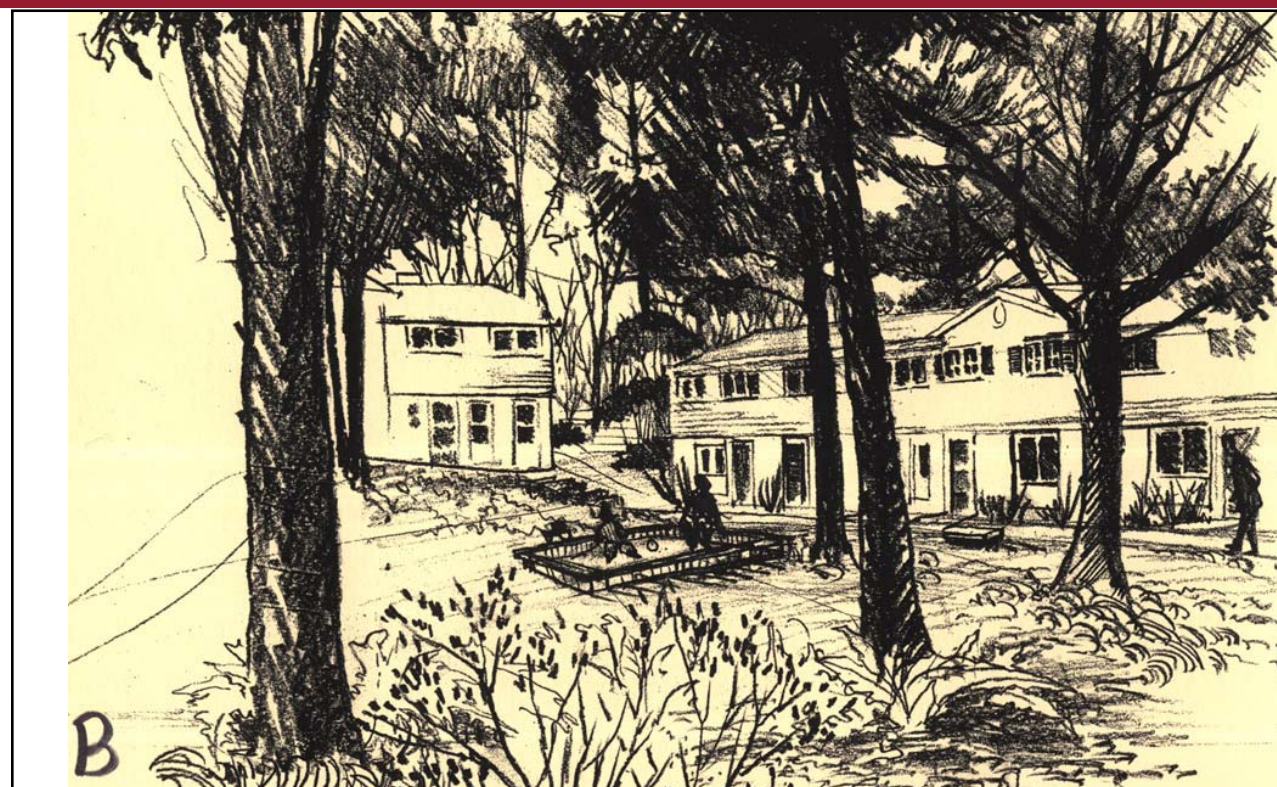
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Door-to-Door Survey



50%* choice for Eastwyck

- Over **70%** of the residents surveyed chose either the woody landscape or the woody landscape with sandbox/play area as their top choice for Eastwyck.

It is interesting to note that the wooded landscape is an existing landscape many residents view outside their town houses. The difference is the bare and eroded ground. Most existing woody areas in Eastwyck are bare and eroded. The drawing shows ferns, low shrubs, and other shade-loving plants on the ground.

- When asked what type of landscape they preferred in front of their own town house approximately 60% preferred an open landscape with turf. The percentage was split almost evenly between those who preferred the lawns open to activity and those who did not.

- From the sketches, those surveyed felt safest in the open landscapes whether or not they included people using the landscape.

- When choosing the landscape they felt their children would enjoy the most, there was another fairly even split between the open landscape showing play (53.1%) and the woody landscape showing the sandbox (43.8%).

*Note: % add up to more than 100% since respondents were allowed to choose more than one sketch as their favorite.

Inventory and Analysis: What Did We Learn?

Places people avoid

Sustaining a healthy, creative, and neighborly place to live.

When asked what areas they avoided in the Village, most respondents said they did not avoid any areas. However, those that did cited the basketball court area and the sidewalks along Eastwyck Road where drug dealing occurs. The perimeter boundary of the Village including Shoal Creek was also mentioned.

notes

3 section



Why Landscape Management as the Prescription? Introduction to the Recommendations

Landscape Management

Sustaining a healthy, creative, and neighborly place to live.



Landscape management plans guide the direction and rate of landscape change over time. Management plans differ from capital construction projects in several important ways. If management plans recommend change, then change occurs step-by-step over time. Unlike construction projects, which occur over a very short period of time and stress or shock the existing landscape, management plans guide step-by-step changes over long periods of time. It is the difference between having major invasive surgery and altering your diet to affect good health. Implementing management recommendations can be experimental in nature and small in scope, and it is the recommendation of this report that they should be. If monitored, the prescription can be easily modified to work more effectively in Eastwyck's unique landscapes.

Landscape management changes occur gradually over time thus allowing natural processes to aid the healing process. Appropriate management actions work with natural processes. The prescriptions or actions laid out in this plan for Eastwyck will reverse the severe erosion and flooding plaguing the community and will aid the healing process. These actions will spread the costs over a long period of time and will require less money. Nature should do as much of the work as possible. Resident participation in the landscape's healing process will reduce costs and reinforce a "sense of ownership," duty, and responsibility toward the land.

n o t e s

4.1

s e c t i o n

soil
vegetation
walls
walks
streets
fences
playgrounds
stormwater
drainage system

Why Landscape Management as the Prescription?

Introduction to the Recommendations (Continued)



Landscape management can only occur when:

- 1. An organization is in place to guide landscape changes over time and monitor the results.** Monitoring incremental change is an essential part of the management process. It is the only way to judge success over the long term. A Cooperative like Eastwyck is perfectly poised to manage their landscape over the long term because of the organizational structure already in place.
 - A board of directors already manages the community's welfare. The next step would be the organization of a committee with Board support to specifically manage and monitor the community's landscape based on an approved management action plan.
 - A maintenance crew is in place to restore, maintain, and monitor the landscape. The success of the maintenance crew to implement the management plan depends on two critical changes: 1. Relieve the maintenance staff of its sole duty of trash pick-up so that they can both supervise and carry out the restoration and maintenance work needed to bring the landscape back to good health. 2. Supervisors and staff must learn new ways of thinking about the landscape and acquire new skills so they can work in the environmentally-friendly way recommended in this action plan.

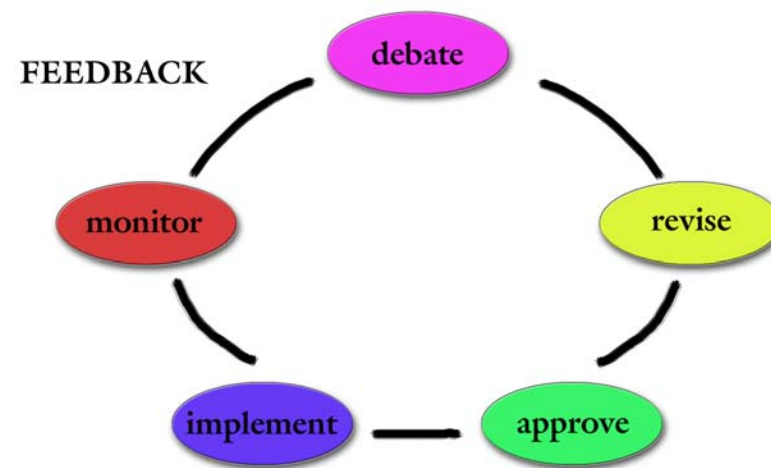
2. Enough knowledge to know what you are managing. The first part of this action plan is a physical assessment of landscape health. It not only contains information about the living parts of the landscape — its soil and vegetation — but also about the landscape infrastructure — its walls, walks, streets, fences, playgrounds, and stormwater drainage system. Included in the action plan are new ideas and sources for new knowledge that can affect how the restoration is accomplished.

3. A prescription for health. This document has set out a proposed list of guiding principles and recommendations for the Cooperative to debate and revise, approve and implement. A proposed timetable demonstrates how all the individual recommendations can come together as a plan of action. Following this introduction are specific recommendations that address problems with stormwater, vegetation, circulation, and programming.

4. Landscape management is a process: this is a working document. This document is meant to be modified and changed over time. All organizational decisions become part of the management plan. All costs should be recorded as part of the monitoring effort. All project monitoring information such as yearly photographs of landscape restorations taken over successive years should be kept and analyzed. All new management decisions should be recorded as Cooperative policy and implemented.

Landscape Management

Sustaining a healthy, creative, and neighborly place to live.



Capital Construction Projects: Landscape management alone will not solve all Eastwyck's existing problems. Included in this plan are recommendations for timely infrastructure repair or for capital construction projects that include failing walls, unsafe walkways, and the operation of the stormwater drainage system.

notes

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Stormwater

Downspouts and Gutters

1. Downspouts and Gutters Inventory

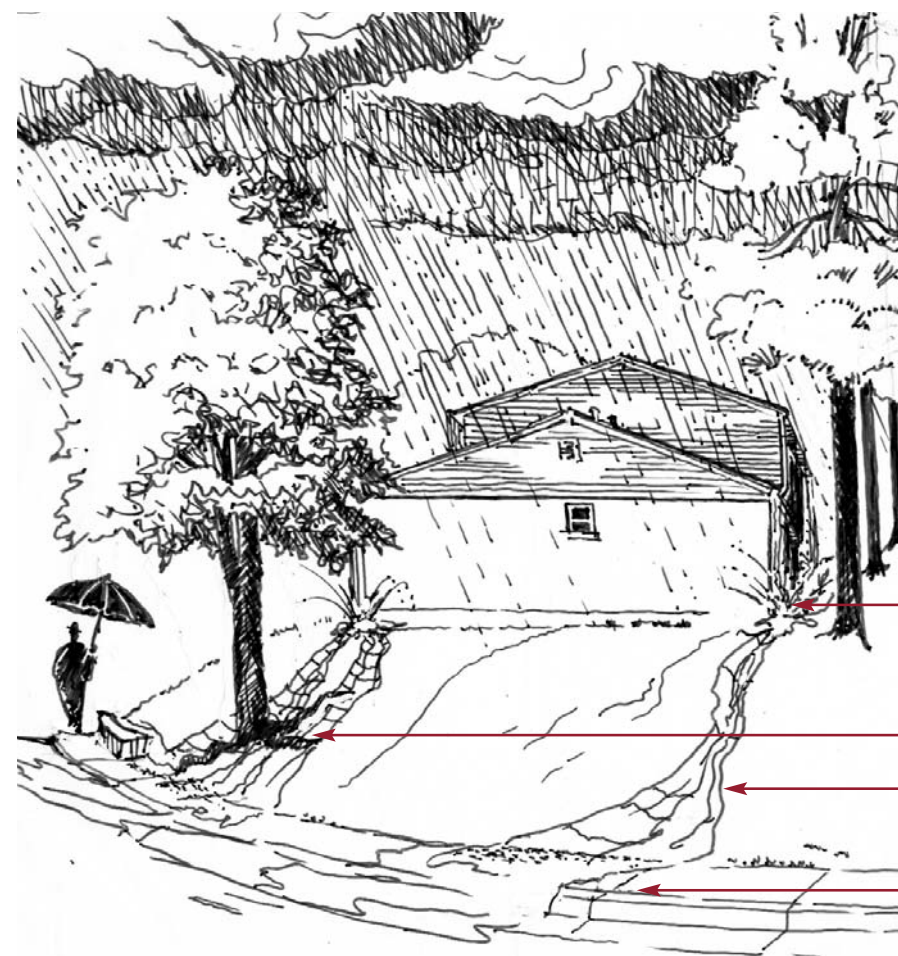
- Some of the townhouse downspouts do not connect directly to an underground pipe causing erosion and mud on the sidewalks.
- Downspouts are clogged with leaves and pine needles causing gutters to overflow — evidenced by clay stains on buildings.



notes

4.2

section



In rainstorm, clogged gutter overflows, concentrating runoff and creating erosion.

Splashing soils at the corner of the building can create structural problems

Roots of trees are exposed

Eroded gullies

Sediment deposits on sidewalk

Recommendations

Locate downspouts that are discharging stormwater over the landscape and causing erosion. Connect them to a pipe or direct them to an appropriate outlet point. Add concrete splash guards to the remaining unconnected downspouts to reduce the erosive force of the water.

Begin a regular maintenance routine. The following options may be combined.

Option #1. Inspect gutters and downspouts 2-4 times per year and clean as necessary.

Option #2. Install gutter toppers to prevent clogs and reduce maintenance. Based on the inspection results, only certain town house units with overhanging trees may have problems with clogged gutters. Use the survey to make future decisions.

Option #3. Collect and store rainwater in barrels for on-site use.

Stormwater

Drains and Below Grade Pipes

2. Drains and Below Grade Pipes Inventory

- Clogged storm pipes can be caused by leaves, debris, and eroded soil.
- Collapsed pipes are problems in some spots. Tree roots could be the problem.
- Increased pressure on the built stormwater system is evidenced by recent repairs.
- Water stands or collects at inlet points where offsite water is an issue (south-west portion of the property).



notes

4.2

section



Recommendations

- Establish a maintenance routine to keep pipes and drains clear of leaf litter and debris. Organic debris and eroded soil can be recycled through the proposed composting operation. For this to be successful, no pollutants can be dumped into Eastwyck's storm water drainage system.
- Do not discharge/blow lawn clippings into streets. Debris must never be discarded in the catch basins or drains. Grass clippings should be kept on the ground; it has been estimated that clippings from one mowing equals one fertilizer application.
- Identify trees that may be damaging pipes and remove when necessary (see Landscape Inventory map).
- Plant new trees where they will not interfere with pipes.
- Replace damaged pipes.
- Reduce demand on the underground system and keep more water onsite.

3. Surface Grading Inventory

Our survey of the Eastwyck Village landscape found soil erosion occurring throughout the property. Most of the erosion is sheet erosion - where the turf grass is washed out and a compacted crust covers the exposed soil surface.



A



B



C



D



E



F



G



H

Sheet erosion is found throughout Eastwyck, but it seems to occur most frequently in areas where the topography creates a swale and on hillsides (see image a, b & c).

Gully erosion is evident on the southwest side of the property near the hotel parking lot. This area receives a substantial amount of stormwater runoff from the hotel resulting in a deep gully. This deserves immediate attention (see image d & e).

In some areas existing landscapes and sidewalks slope towards buildings. These conditions create standing water near buildings. Sediment collects over sidewalks, and water undermines the foundations of the buildings (image f & g).

Slopes contribute to increased water pressure on the backside of the retaining walls causing structural damage (image h).

Stormwater

Surface Grading

notes

4.2

section

Recommendations

Erosion control should be a major priority of Eastwyck Village. Successful erosion control will be achieved with a combination of methods, including rain barrels, vegetated swales, check dams, and rain gardens (see Stormwater Fact Sheet). See map of vegetated swales (next page) for suggestions of areas that would benefit from this method.

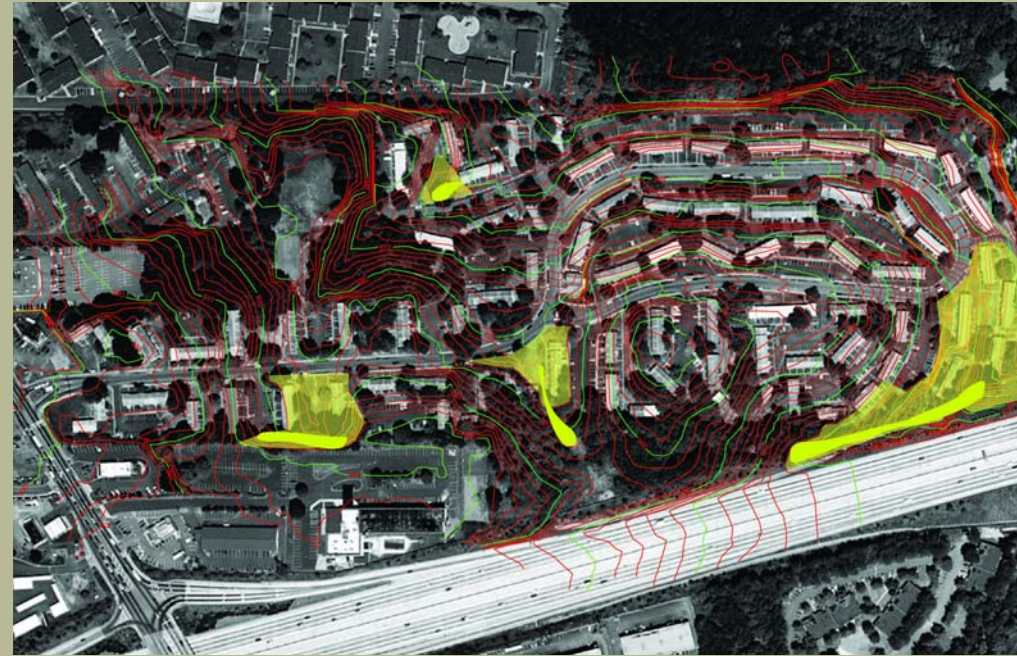
Sidewalks in close proximity to buildings should not slope towards the buildings. Re-grade sidewalks as they are replaced.

Use swales, French drains, or piping under sidewalks in areas where the grade must slope towards a building.

Investigate whether off-site water is being properly handled by adjoining property owners. (see explanation in Stormwater appendix - page 27).

Stormwater

Vegetated Swales



Areas that would benefit (in yellow)

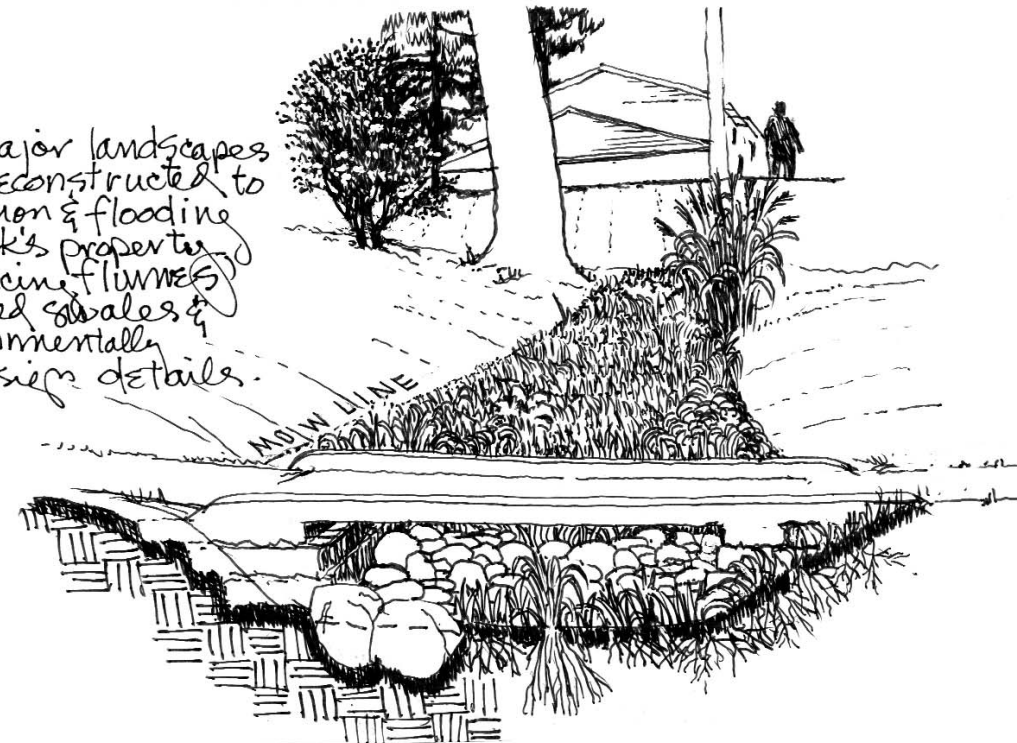


Existing conditions

Suggestions:

Flumes, like the one in the existing photograph, speed up storm water and cause flooding down the watershed. They also prevent storm water from infiltrating into the ground where trees and other plants can use it.

After the major landscapes have been reconstructed to prevent erosion & flooding on Eastwyck's property, begin replacing flumes with vegetated swales & other environmentally friendly design details.



2ft. min. — 8ft. max.
Vegetated Swales
are not recommended on
slopes greater than 6%

*THIS IS NOT A CONSTRUCTION DRAWING. VEGETATED SWALES MUST BE DESIGNED BY A QUALIFIED PROFESSIONAL TO CARRY A PEAK FLOW DESIGN STORM WITHOUT ERODING OR FLOODING EXISTING BUILDINGS.

notes

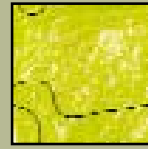
4.2

section

Stormwater

Future Tree Planting Areas

Areas appropriate for future tree plantings (green)



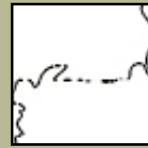
Stormwater drains (blue lines)



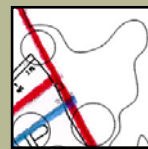
Sewer lines (red lines)



Existing trees (black lines)



Existing trees (white circles and black lines)

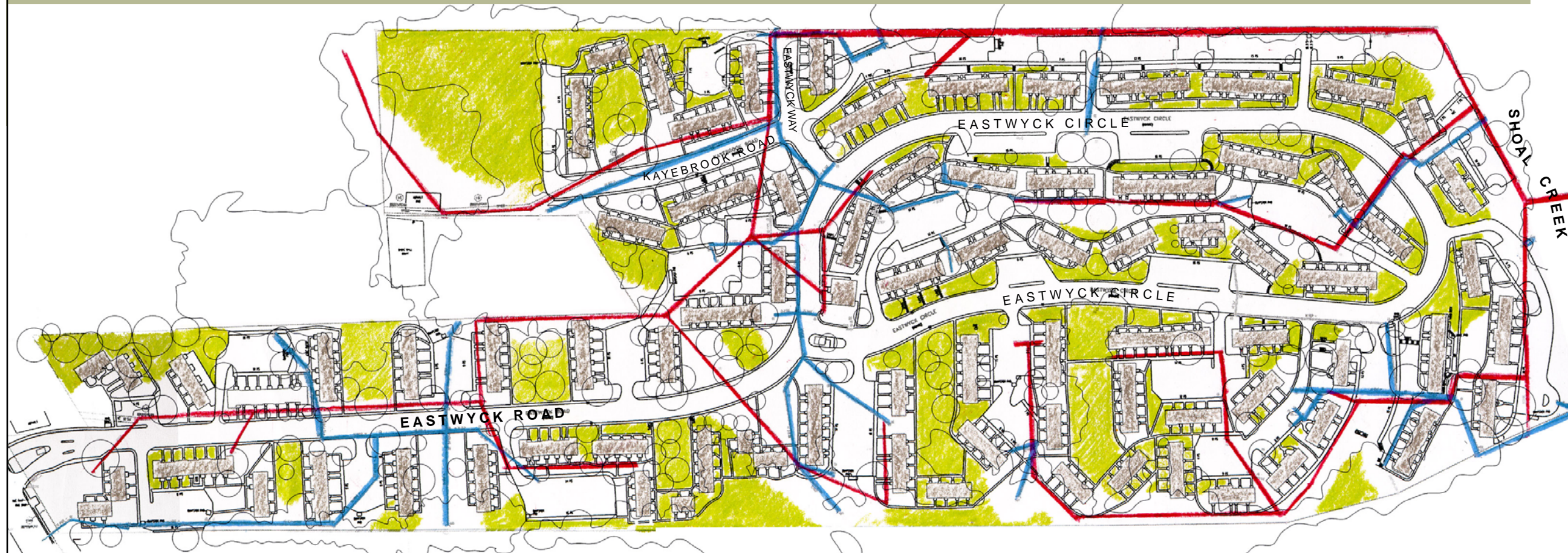


Trees in the landscape provide shade and beauty, but on occasion can have detrimental effects on underground stormwater and sewage pipes. The roots of certain tree species seek out the water running through the underground pipes. This process can result in broken and clogged pipes. At times the trees in conflict with the pipes may need to be removed to prevent further damage. Care should be taken to remove only problem trees and to preserve as much of the tree canopy as possible. The map below depicts the underground network of pipes, the existing tree canopy and areas suitable for future tree plantings. As can be seen from the map there is ample space for future tree plantings that will not result in conflict with the underground pipes.

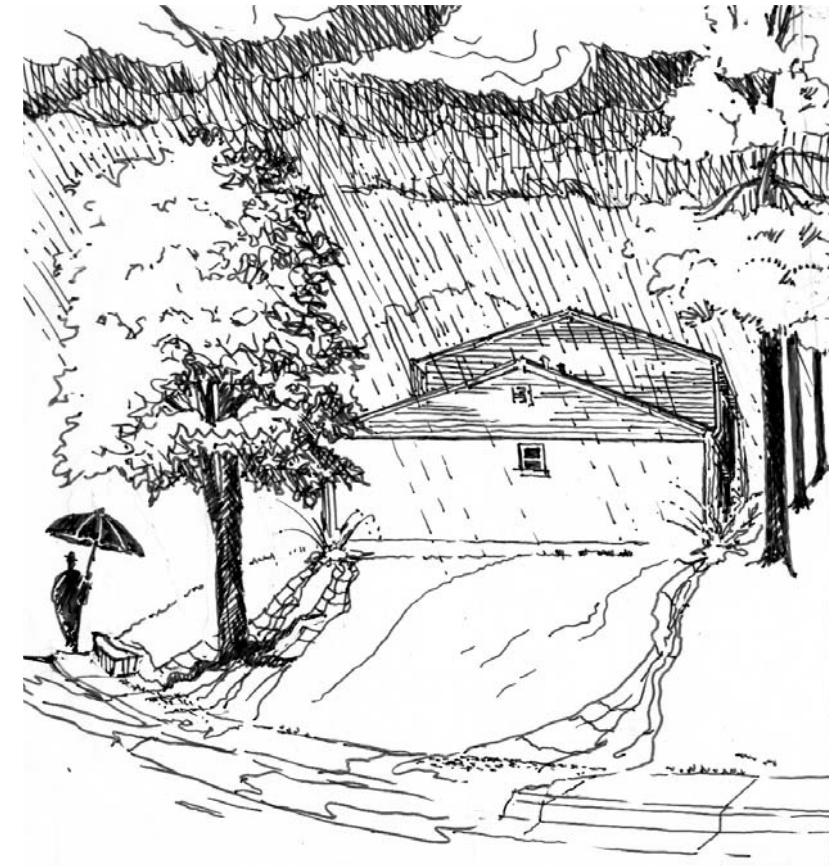
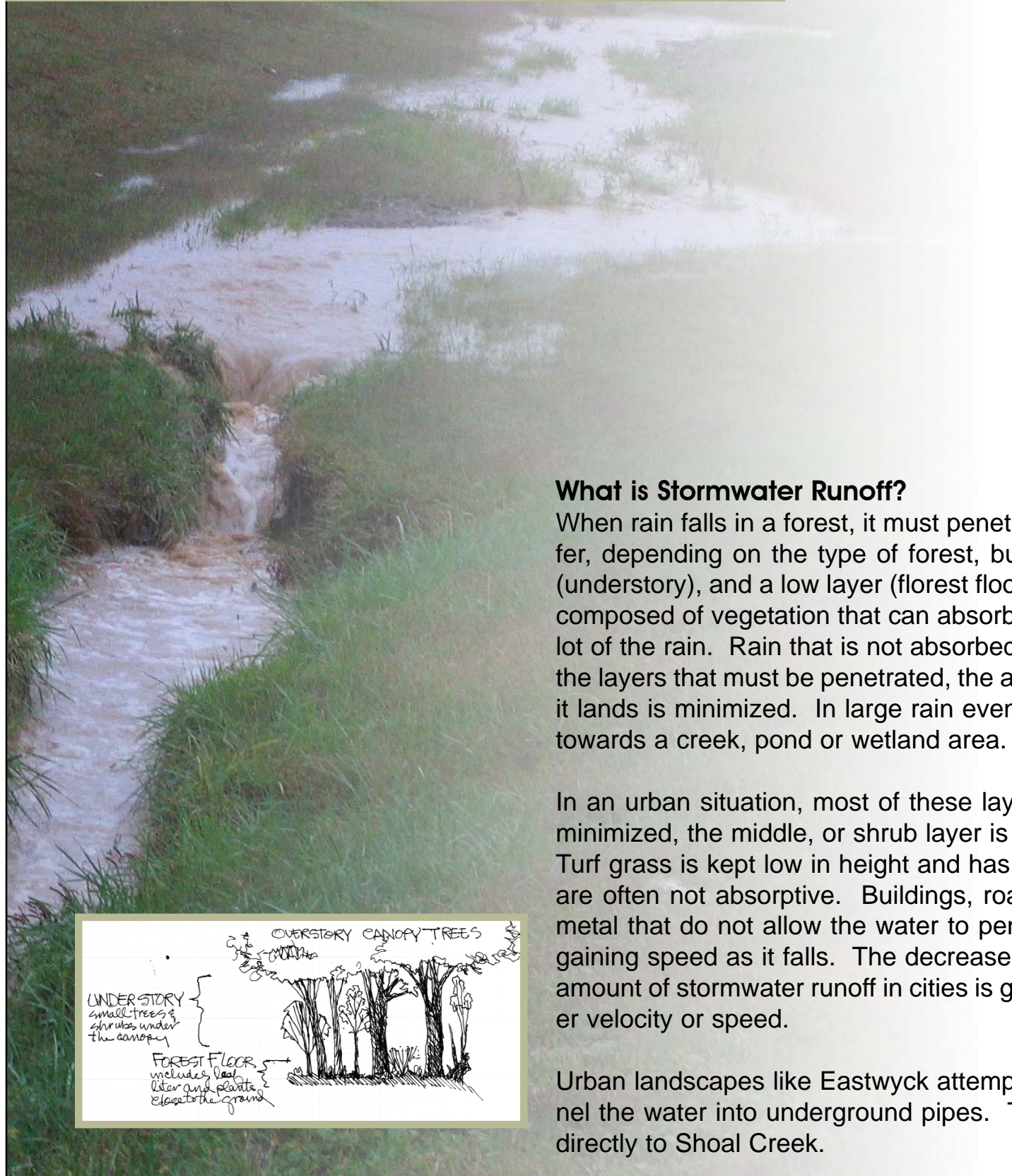
notes

4.2

section



stormwater Fact Sheet

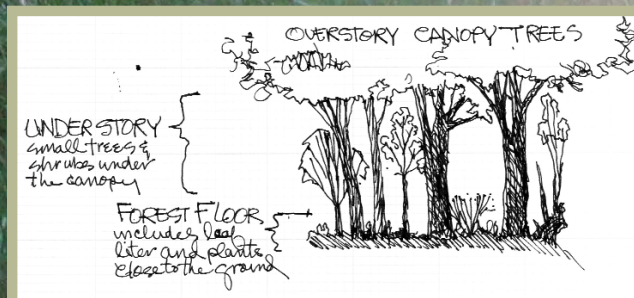


What is Stormwater Runoff?

When rain falls in a forest, it must penetrate through many layers before hitting the ground. These layers differ, depending on the type of forest, but can include a high layer (overstory canopy trees), a middle layer (understory), and a low layer (forest floor). One of the most important aspects of these layers is that they are composed of vegetation that can absorb or slow down the rain. They act as sponges and soak up and hold a lot of the rain. Rain that is not absorbed works its way slowly down the surface of the vegetation. With all of the layers that must be penetrated, the amount of rain that actually hits the forest floor and the speed by which it lands is minimized. In large rain events, rain can collect on the forest floor and will move down the grade towards a creek, pond or wetland area. This movement of excess rain is referred to as "stormwater runoff".

In an urban situation, most of these layers are removed. In the vegetated urban areas, the tree canopy is minimized, the middle, or shrub layer is often absent, and the low layer is absent or replaced with turf grass. Turf grass is kept low in height and has a very shallow root system. In built areas, the surfaces that rain hits are often not absorptive. Buildings, roads, sidewalks are often made of materials like concrete, glass and metal that do not allow the water to penetrate them. Instead, the rain moves quickly down these surfaces, gaining speed as it falls. The decrease in absorptive surfaces and layers increases stormwater runoff. The amount of stormwater runoff in cities is greater than that of forested areas, and it moves down grade at a higher velocity or speed.

Urban landscapes like Eastwyck attempt to remove stormwater runoff by directing it towards drains that funnel the water into underground pipes. The pipes often connect to a city's sewer system, or carry the runoff directly to Shoal Creek.



notes

4.2

section
fact sheet

Erosion Control Techniques

What is erosion?

Erosion occurs when water, wind or ice dislodges soil particles and moves them down grade. Erosion is a natural force - canyons and mountains are the result of many thousands of years of erosion. However, just as urbanized areas have increased stormwater runoff, they have also increased the occurrence of erosion.

As mentioned above, turf grass has become a popular ground cover in urban areas. The shallow root system makes it vulnerable to wash out when inundated under large amounts of stormwater runoff. The result is exposed topsoil. Unless this soil is again covered, subsequent rain events will lead to erosion of the exposed soil.

There are several stages of erosion. Sheet erosion is the removal of a fairly uniform layer of soil by shallow overland flow or sheets of water. Rill erosion occurs as shallow sheet flows concentrate into small channels. Flow in these channels causes further erosion and carries soil particles away. Gully erosion is an accelerated form of rill erosion where the channels are much deeper and carry away larger quantities of soil. Raindrop impact on bare soil surfaces can also form a "crust" or pan on the soil surface that can be difficult for water to infiltrate. This creates more runoff and less water availability to plants, which decreases plant growth and ground cover leading to further erosion.

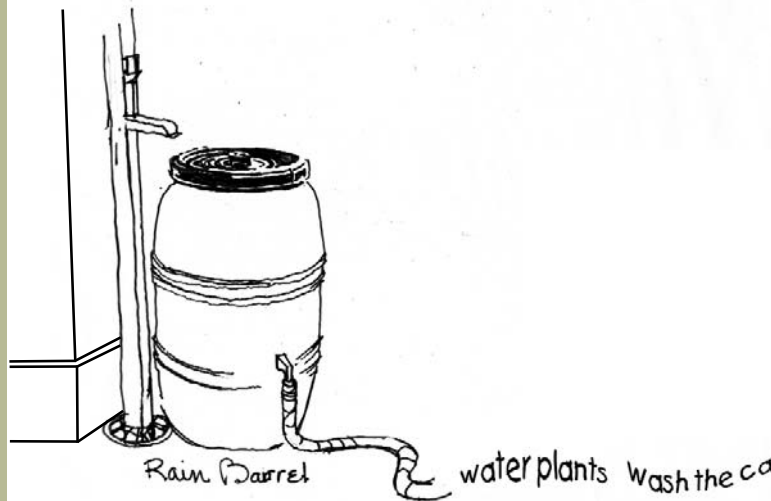
Why is Erosion Control Important?

Unchecked erosion is evidence of an unhealthy system. Proactive erosion control is important because:

1. Erosion leads to more erosion - the process will not naturally revert
2. Erosion causes loss of topsoil. Topsoil is necessary for plants to thrive.
3. Erosion leads to decreased absorption of water into the ground, creating increased run-off.
4. Erosion causes sediment to be deposited in areas where it should not be, like over sidewalks, in underground pipes, and in creeks.
5. Erosion carries contaminants, like fertilizers and pesticides into nearby creeks.

There are three points to consider when controlling erosion:

- Decrease stormwater runoff
- Absorb excess stormwater onsite
- Slow down the stormwater runoff



A. Rain barrels

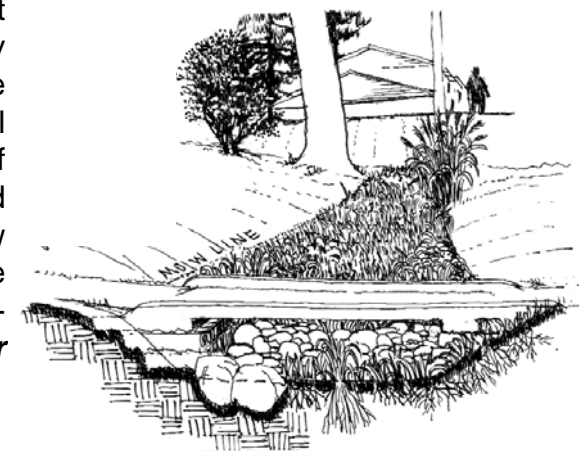
Rain barrels decrease stormwater runoff by capturing water before it lands on the ground. Fifty-five gallon barrels are connected to the downspouts of each unit. Barrels capture and contain stormwater for purposes like watering plants and washing cars. So, rain barrels help prevent erosion and save money by reducing dependence on city water.

While this method may not immediately be applicable to the entire village, it could be offered to residents as an option. This would

allow a testing period before deciding to invest in attaching a barrel to every downspout. The Southface Energy Institute (www.southface.org), located in Atlanta, is a great resource for information on constructing rain barrels (see attached).

B. Vegetated Swales (pronounced like swales)

Vegetated swales are planted only in the areas that receive large amounts of runoff due to the topography or lay of the land. These areas are highlighted on the map. A vegetated swale is a strip of land where the soil will be amended (enriched through the addition of organic matter), planted with perennial grasses and shrubs, and then mulched. Vegetated swales slow down stormwater runoff and allow some of the stormwater to infiltrate into the soil. For more information about vegetated swales, see *Georgia Stormwater Management Manual, Volume II, 3.2.6*.



C. The Soil

The soil should be tilled and amended to promote plant growth and to increase infiltration of the stormwater. The soil should be a sandy loam (should contain a minimum of 35 to 60% sand by volume). The clay content should be less than 25% by volume. A permeability of at least 1.0 foot per day should be considered. The soil should not contain brush or seeds from noxious weeds such as Johnson Grass, Mugwort, Nutsedge, and Canadian Thistle. The soil should be placed in lifts of 12 to 18", and loosely compacted (*Adapted from Georgia Stormwater Management Manual, Volume 2, Technical Handbook, Section F*).

notes

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4.2
f a c t s h e e t

Erosion Control Techniques

Common Name	Botanical Name
Grasses	
Switch Grass	<i>Panicum virgatum 'Cloud Nine'</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Indian Grass	<i>Sorghastrum nutans</i>
Liriope	<i>Liriope muscari</i>
Upland Sea Oats	<i>Chasmanthium latifolium</i>
Shrubs	
Virginia Sweetspire	<i>Itea virginica</i>
Sweet pepper bush	<i>Clethra alnifolia</i>
American Beautyberry	<i>Callicarpa americana</i>
Wax Myrtle	<i>Myrica cerifera</i>
Loropetalum	<i>Loropetalum chinense</i>
Vines	
Cross Vine	<i>Bignonia capreolata</i>
Carolina Jessamine	<i>Gelsemium sempervirens</i>



Switch Grass. Photo from www.hoffmannursery.com

D. Plants

Because vegetated swales are in areas that receive high runoff, it is important that they are planted with grasses, shrubs and vines that are hardy and tolerant of a variety of conditions (from conversations with David Berle, Landscape Architect and staff member at UGA).

Wholesale nurseries that stock these plants (work with your contractor to contact these nurseries):

Hoffman Nursery

5520 Bahama Road, Rougemont, NC 27572
1-800-203-8590
www.hoffmannursery.com

Emerald Coast Growers

PO Box 10886, Pensacola, FL 32524
1- 877-804-7277
http://www.ecgrowers.com/index.html

More information can be found by contacting:

David Berle

Assistant Professor
Horticulture Department
1111 Plant Sciences Building
University of Georgia
706-542-2471
dberle@uga.edu



E. Mulch

Mulch is an important component of the vegetated swale. It will help keep the soil moist and will prevent hardening of the soil surface, which will reduce permeability. Mulch will also prevent erosion. The mulch should not exceed a depth of three inches (*Adapted from Georgia Stormwater Management Manual, Volume 2, Technical Handbook, Section F*).

F. Check Dams

Check dams should be employed with the vegetated swales in areas that receive very high inputs of stormwater runoff (for example: gully adjacent to hotel). Check dams are essentially walls that intersect the flow of water along a vegetated swale, creating areas where the water will collect and infiltrate into the soil.

The check dams are built from a variety of materials including granite or concrete. An economic option for Eastwyck is to use concrete salvaged from onsite retaining walls and sidewalks, which need to be repaired immediately.

For more information on check dams, see California Stormwater Quality BMP Handbook, Section SE-4.

n o t e s



Dealing with Offsite Stormwater

Dekalb County Stormwater Management
<http://www.co.dekalb.ga.us/stormwater>
Phone: 404.297.4598
Contact: Alex Mohajer

As to the responsibility of the property owners (Howard Johnson, and Econolodge) for reducing or treating their stormwater runoff on their sites:

1. It is unlikely that the other property owners would be legally required to address their stormwater flows beyond what is already being done on the site.
2. Local stormwater ordinances were not typically in place until the mid to late 1970's and even then were not fully developed. The year that the neighboring were developed would largely determine whether the property owners have a responsibility to address stormwater runoff and to what degree.
3. Any new development on those sites would require an updated stormwater management system.
4. Eastwyck could work with the neighboring properties to reduce the intensity of the offsite flow and its erosive effects. Any arrangements would have to be made between the neighboring properties and Eastwyck Village unless the property owners are not meeting their legal obligations.

Suggested solutions (by Alex Mohajer) for dealing with excess water:

1. A detention pond large enough to account for offsite and onsite water flow.
2. Disperse flow with spreaders to reduce scouring effect of the water.

Notes: It is unlikely that either solution suggested by Mr. Mohajer is appropriate for Eastwyck Village. Unfortunately there may not be many areas suitable for a detention pond large enough to handle onsite and offsite stormwater. Secondly, the dispersal methods would be difficult given the soil conditions and the close proximity of residences.

n o t e s

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4.2
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landscape

Trees

1. Trees Inventory

- Trees are one of the most important components of the Eastwyck landscape.
- Half the canopy is pine, oak, sweet gum, and tulip poplar but maple and dogwood are also present.
- Eastwyck Village's diverse stand of trees lends a forest-like character to the property and provides many benefits such as wind and noise buffering and temperature regulation (*see Landscape Fact Sheet*).
- There are many benefits to keeping trees around the town houses, but they must be kept healthy for safety reasons.
- From a visual inspection most trees appear healthy, but dead trees and dead branches are present. Few newly planted trees were noted.



Recommendations

- An arborist should assess the trees with dead limbs. All trees need professional assessment every 6-7 years (Appendix B1). An alternative would be working with a university forestry department where forestry students could evaluate the trees as part of a service learning class.
- Dead trees must be removed. The wood can be chipped on site and used as mulch around vegetation. Some wood chips can be composted.
- All trees should be surrounded with mulch to the drip line. This will help prevent moisture loss, discourage compaction, add organic matter to the soil, prevent erosion, suppress weed growth, and decrease the necessity of mowing. On steep slopes or in areas where erosion is severe, use jute mesh to cover and stabilize the mulch. Jute mesh will decompose after several years.
- Replace old, dead trees with young trees to preserve the character of the village and the "natural services" provided by the trees (temperature and wind reduction). Consult an arborist about a planting plan for maintaining Eastwyck's urban forest or see if a forestry school through their community service office would make recommendations. (Appendix B1)
- Acquire funding for urban forest rejuvenation (Appendix B2)



notes

4.3

section

landscape

Trees



Existing conditions: mailbox area



Proposed changes: mailbox area

notes

4.3

section

landscape

plantings

2. Plantings Inventory

- Foundation plantings are numerous and require regular pruning. The current plantings are large. Without pruning, the shrubs cover windows. Large, thick evergreen plantings are a safety issue if they limit views.
- Plantings other than foundation plantings have been added by the residents in their private front and back patio spaces. Many of these private garden plots are beautiful.
- It is interesting to note that front gardens occur in groups indicating that neighbors are inspiring each other.



Recommendations

- Remove overgrown, severely pruned shrubs. Amend the soil and plant new shrubs or perennials appropriate to the scale of the buildings.
- Keep in place plants on steep slopes as they anchor the soil and help prevent erosion better than young plants (*see Stormwater Fact Sheet*). Old shrubs can be cut to the ground as the ground plane repairs. The roots left in place will hold the soil until the new plants mature.
- Allow shrubs that do not obstruct townhouse entrances and windows to grow in their natural form. This reduces the need for pruning and allows the contracted maintenance company to focus on other issues that they currently do not have time to address.
- Compacted or eroded soil under trees can be aerated and broken up through vertical staking (*see Landscape Fact sheet*) and planted with low, shade tolerant groundcovers and shrubs. Mulch the remaining areas, and allow leaves to accumulate to help enrich the soil and slow down stormwater. (*see Plant List Recommendations*).
- A community wide planting day is a great way to add plants. Eastwyck provides the plants, and residents provide the labor. A way to obtain plants on a budget involves Village youth in a seed germination project.



notes

4.3

section

landscape

groundlayer

3. Groundlayer or Groundplane Inventory

- Dense tree canopies in the woody landscapes limit sun light and prevent grass from growing.
- Attempts to maintain a lawn in these areas requires heavy applications of fertilizer, herbicides, and pesticides to keep it alive. All are expensive and detrimental to human health.
- Other bare patches not under trees are caused by erosion and/or foot traffic along desire lines.



Recommendations

- Celebrate the woodland character of the village and the "natural services" the trees provide. Restore the landscape as woodland where leaf litter and applied mulch and wood chips enrich the soil and support an array of woodland plants.
- Areas under trees need to be mulched and planted where appropriate.
- Aerate, fertilize and seed areas biannually where turf is desired and grows without heavy chemical applications.
- Repair areas of compacted, bare, eroded soil through the creation of a Village composting operation (*see Landscape Fact Sheet*).
- Adding a temporary fence such as snow fencing and signage will help educate residents about the processes and importance of healthy soil.
- Desire lines, or paths that people tend to take across turf areas, should be made into formal paths with permeable base material, such as crushed granite. When the capital project for the replacement of all pathways is contracted, some of these desire lines should be replaced with new sidewalks or stairs.

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landscape

groundlayer

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section



Eroded groundlayer at Eastwyck



A vision for the future: Eastwyck's groundlayer

4. Edges Inventory

- A wooded edge surrounds most of the Village and provides both a visual and noise buffer to the outside.
- This edge area provides residents with cleaner air by eliminating pollution from the Interstate and surrounding commercial areas.
- Eastwyck's woodsy central landscapes and the edge are an urban forest providing crucial urban wildlife habitat.
- Numerous sociological and psychological studies have shown the benefits of natural settings on the human psyche.
- The two disadvantages of the forested border areas of Eastwyck are the presence of invasive, exotic plants (privet, English ivy, kudzu, etc) and the privacy for unwanted activities.



Recommendations

- Remove invasive exotic plants and thin out the understory. It could take months of volunteer work days to get this problem under control. Once areas are cleared, continued maintenance would keep the invasive plants from spreading to healthy areas.
- The forested border provides a perfect place for a walking trail system. A walking trail "adds eyes" and activity to a previously ignored area. The trail could be established before thinning out the understory. The trail design and clearing could be an adventurous and exciting volunteer activity for youth as well as adults. This would demystify this unused area. Remove abandoned items found and decrease any private ownership of the area. (see attached map for trail suggestions).
- Consider including Shoal Creek as part of the woodland cleanup. This is another opportunity for community volunteer work by having a Saturday work day or maybe after-school projects involving the clean-up and restoration.

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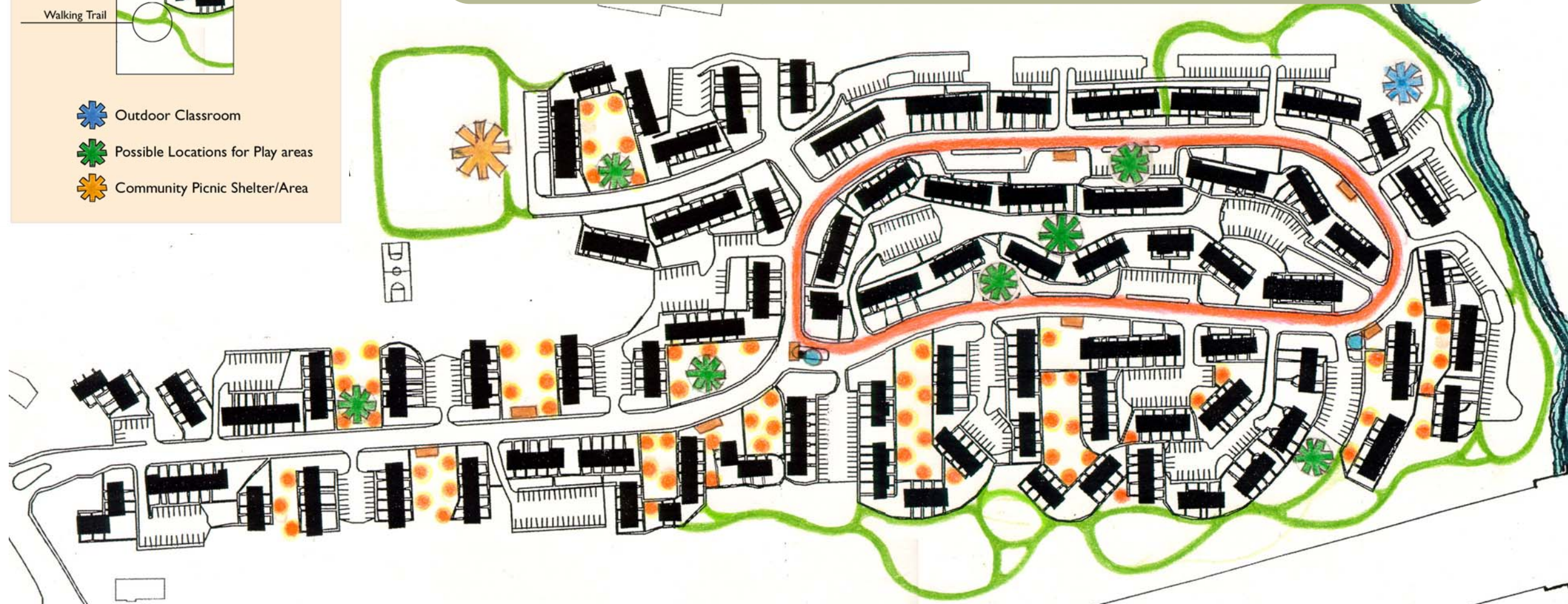
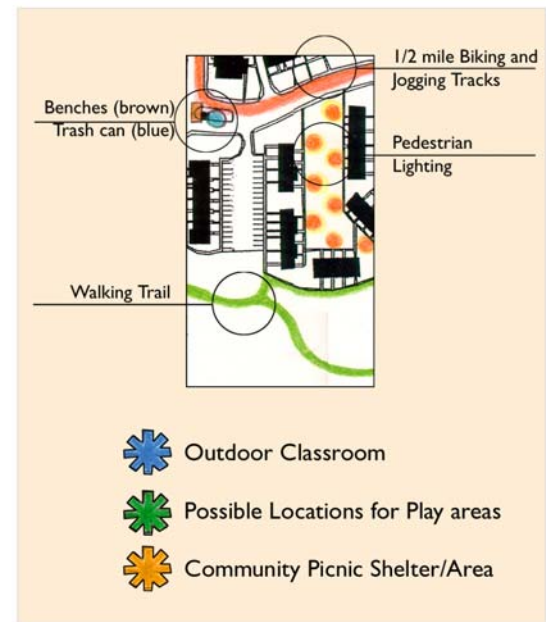
Community Places

5. Community Spaces Inventory

- Outdoor community spaces such as shelters, picnic, or gathering areas are missing. As noted in the survey, many residents would appreciate outdoor spaces to gather with friends.

Recommendations

- Provide outdoor community gathering places in centralized, visible areas throughout the Village. (see map above for suggested areas of community spaces).
- Sun and rain shelters, picnic areas, and benches will encourage outdoor activity and community involvement. (see map above for suggested locations of shelters, picnic areas and benches)
- Based on the new survey of Eastwyck Village property boundaries, the woodland recreational trail as shown on this map may be on properties owned by YES Property Investments and Dekalb County. Negotiate easements for recreational use on their lands in return for keeping it clean and free in invasive plants.
- Along the shoreline of Shoal Creek, Eastwyck's boundary goes to the center line of the stream. A stream cleanup including removing invasive plants that block views of the stream from the town houses, bank stabilization, and the construction of a woodland/streamside recreational trail would reclaim this part of the property.



notes

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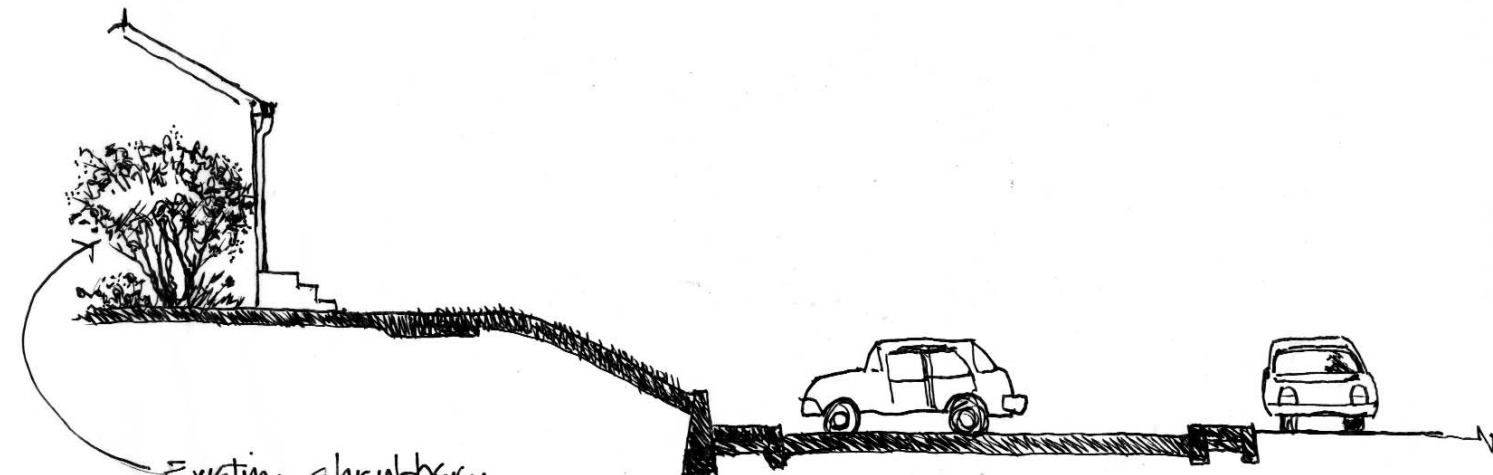
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Community Places

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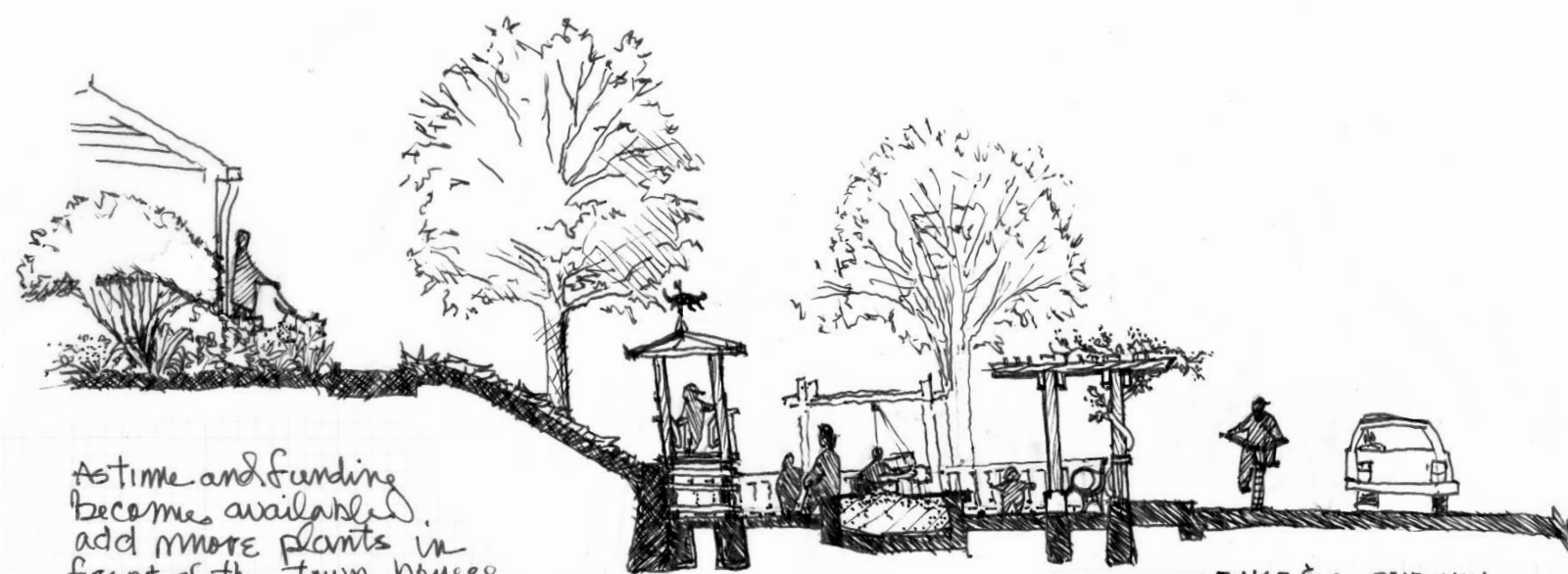
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Existing shrubbery allowed to grow to its full height and pruned up as a small tree.

Existing parking lot along EASTWYCK CIRCLE

Existing Conditions



As time and funding becomes available, add more plants in front of the town houses. Consider covering steep slopes with plants that do not have to be mowed.

Consider remaining a parking lot in Eastwyck Circle and replacing it with a small children's playground. A vine covered arbor and new trees could provide shade.

BIKE & JOGGER TRAFFIC. ONEWAY TRAFFIC.

A Vision for the Future

6. Playscapes Inventory



- Existing play areas are poorly distributed throughout the neighborhood.
- The four existing playgrounds are in poor condition, in undesirable locations, and underused.

landscape Playscapes



Smaller play features such as sand boxes and water sprays can stand alone or be part of a larger playground. Consider seating walls or continuous benches to provide parents and caregivers a place to sit and socialize. Continuous benches also serve as a barrier for straying children.

Recommendations

- Provide play spaces for multi-aged users, and distribute them evenly throughout the neighborhood in visible locations. (see attached map for suggested locations of play areas)
- Relocate play spaces to visible, centralized areas of Eastwyck and update play equipment. Play areas for smaller children do not have to be elaborate or expensive.
- Consider constructing a sand box with a raised seating edge or a simple water spray in the center of a seating area for parents and caregivers near an existing sidewalk. Or consider a "forage garden" for teens where berry and nut producing plants are planted along a walking trail.

notes

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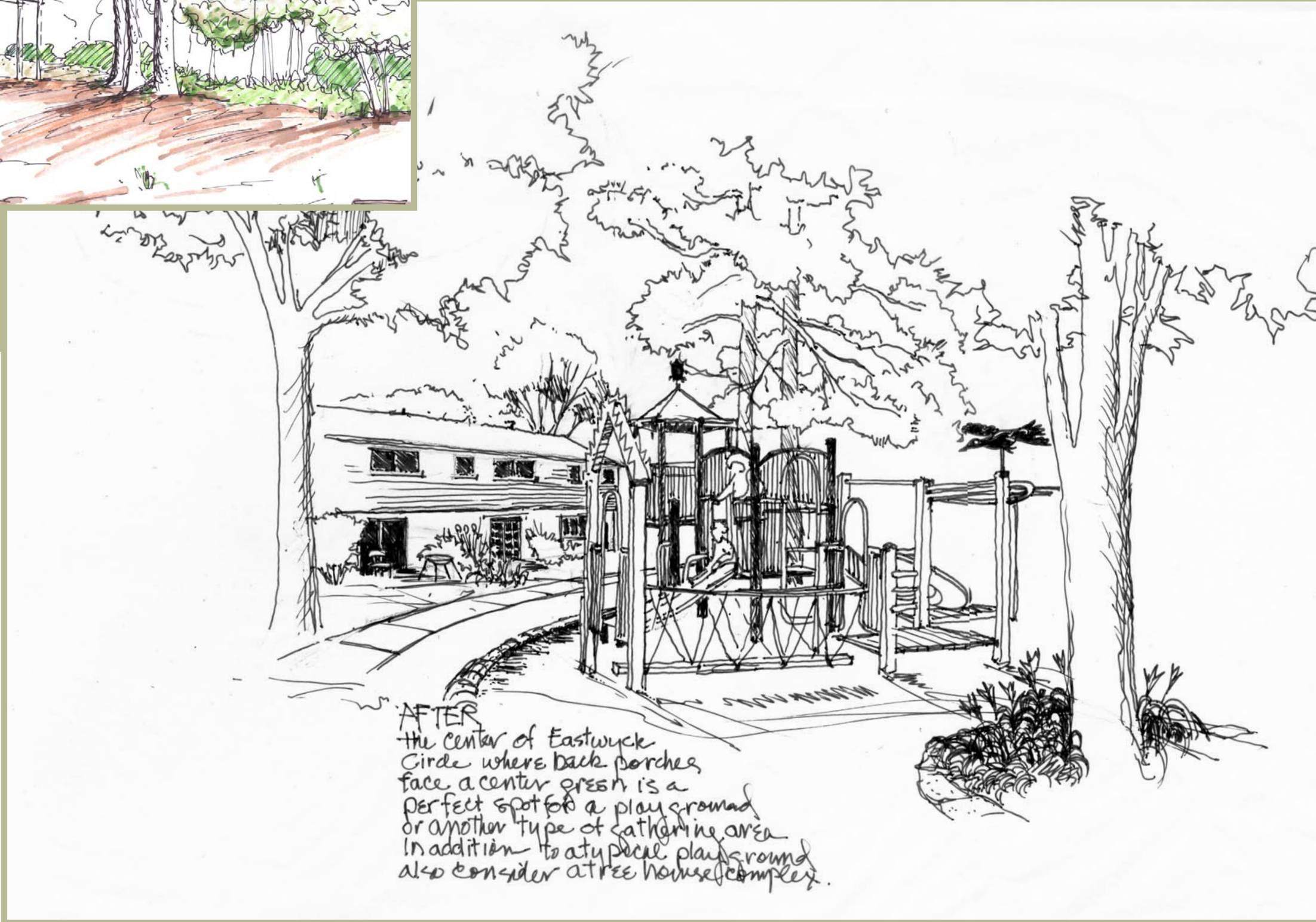
Existing conditions: play area at Eastwyck



landscape playscapes

notes

4.3 section



AFTER
the center of Eastwyck
Circle where back porches
face a center green is a
perfect spot for a playground
or another type of gathering area.
In addition to a typical playground
also consider a tree house complex.

A vision for the future: playscapes at Eastwyck

7. Retaining Walls Inventory



- Over 20 retaining walls are in poor condition and could pose physical danger.

landscape

Retaining Walls



notes

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section



see page 11 - Inventory Map for location of retaining walls in poor condition

Recommendations

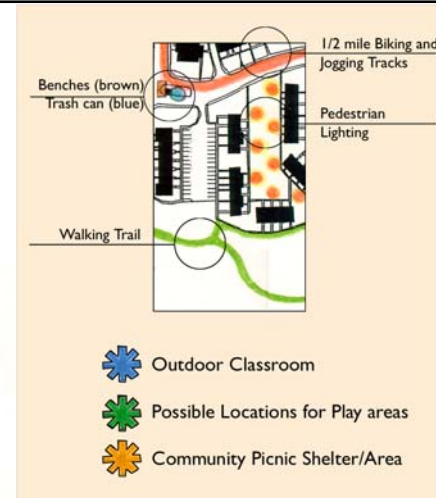
- Although this assessment notes problem areas, Eastwyck must hire a landscape architect or engineer to evaluate the existing walls and provide a cost estimate for repair. This is a top priority.

landscape

Amenities

8. Landscape Amenities Inventory

There are no trash receptacles and only one bench provided for pedestrians throughout the entire property. Pedestrian scale lighting needs repair where it exists. New lighting is needed in areas away from existing street lighting.



notes

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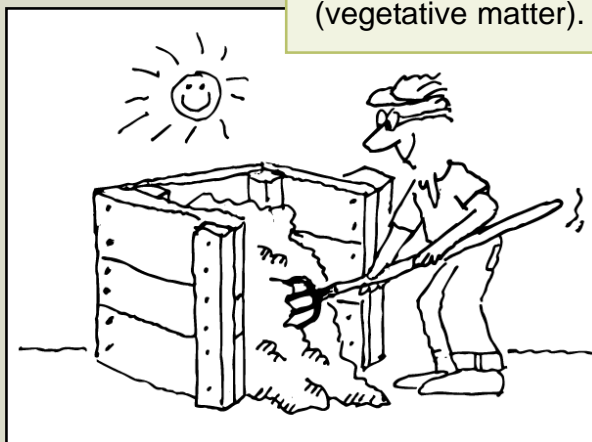
Recommendations

- Provide covered trashcans throughout the Village. Begin with two at the mail boxes (see attached map) and increase the number if they are effective. This should reduce the maintenance crew's time spent removing trash from the grounds and allow more time for other landscape projects.
- Provide benches for residents, especially at the top of steeper slopes giving them a chance to enjoy views of Eastwyck, people-watch, and socialize with friends.
- Replace damaged lighting as soon as it is reported.
- Place pedestrian scaled lighting (focusing downward) along walkways away from the roads and inside the quads for safety and aesthetic purposes. New lighting should be part of any future sidewalk construction project since lights are located along the walkways.

9. Composting Inventory

- The Village does not compost its organic debris.
- Compost is decomposed organic material that is a highly valuable material used in gardens to enrich the soil, which improve plant growth and performance.
- Eastwyck's soil - what is left of it - is very poor. Applications of compost over the years would continue to rejuvenate the soil with fewer fertilizer applications.

Composting is the process of collecting organic (something that used to be alive) materials from the landscape such as leaves, shredded branches, other garden debris, and kitchen scraps (vegetative matter).



The Evolution of the Waste Can

Recommendations

- Begin a composting operation to recycle onsite organic matter.
- The collected materials are placed in an accessible location such as near a community garden. It is recommended that the pile be contained on three sides with constructed walls, rock, concrete block, non treated wood, or post and wire fencing (chicken wire). See the websites listed under Appendix B3 for complete instructions on how to build a compost bin. To begin composting, pile all the organic materials to one side of the compost pen, be careful to use only the one side of the area because every month the compost pile will be turned over. This technique is done by moving the pile from one side of the pen to the other with a pitch fork or shovel. In about 6 months you will begin to see soil forming and in 12 months you should have finished compost (times can be shortened depending on the quality and construction of the bin you build). You will be able to tell if it is done by the color, smell, and texture. It should be a dark brown color, smell like soil, and have a fine texture (like a nice top soil). You should not be able to see any raw materials. If raw material is visible then the compost is not done yet. Turn it and let it sit another month. Recheck it, and the repeat process until the compost is done. For more information see appendix B3.
- Educate the staff and residents about the methods and benefits of composting and how the operation can be maintained.

notes

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section



How to help bare, compacted and eroded soil:

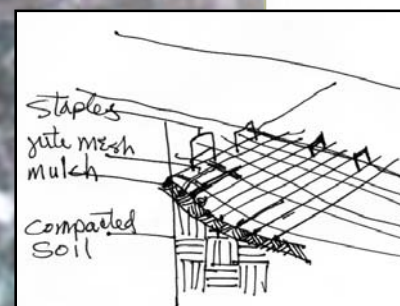
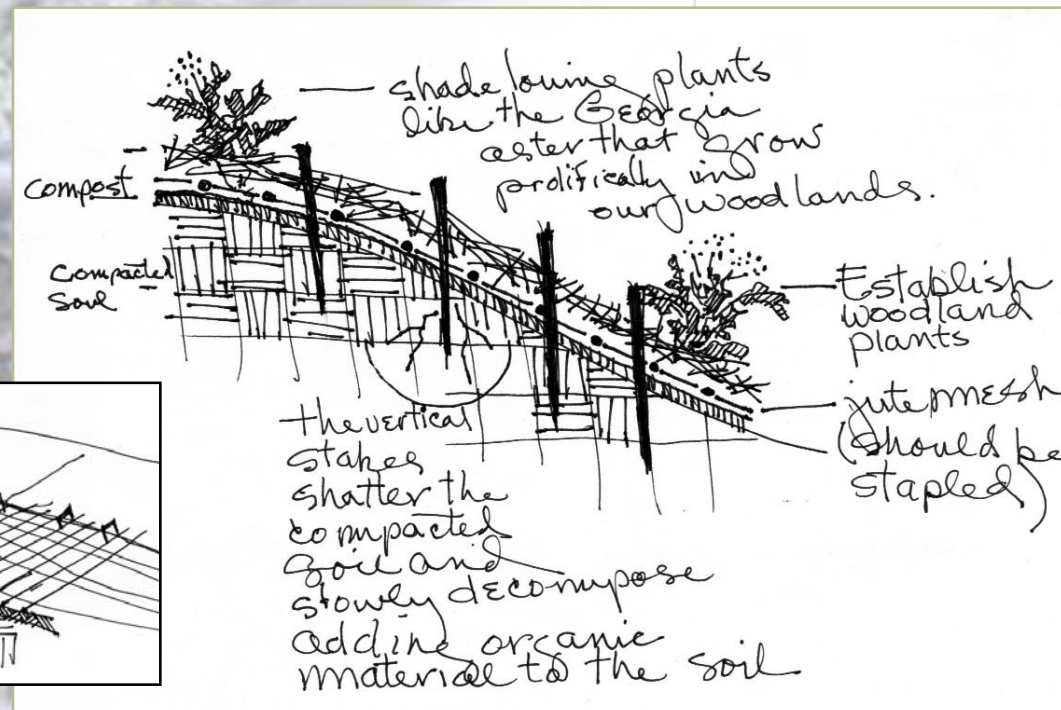
First, put down a layer of compost. Next, cover the area with jute mesh. On top of the jute mesh add a layer of dried grass or straw. The hard soil should then be broken up by vertical staking (see below). Planting can occur directly through the jute mesh. Add a thick layer of leaf litter and mulch on top of the jute to slow down the water and allow it time to infiltrate into the freshly broken up soil. This will ultimately reduce the washout, soil loss, and sediment accumulation down hill.

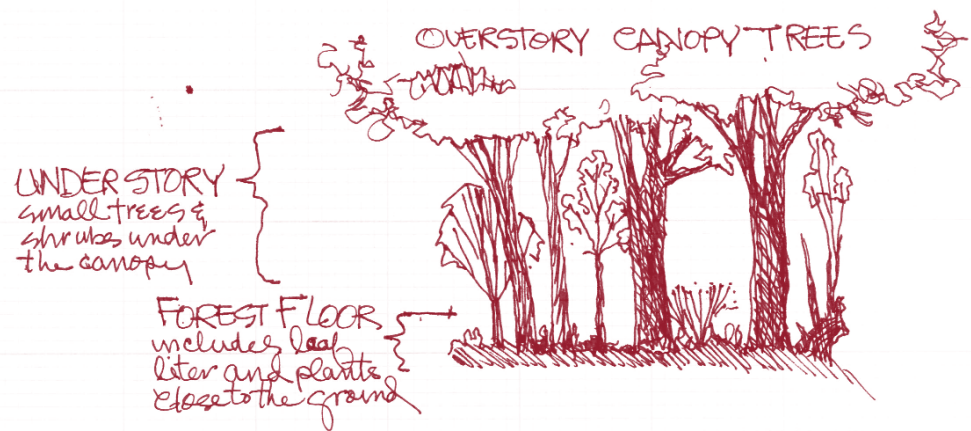
Vertical Staking

A process in which 10-14" green hardwood "stakes" are pounded into the soil in areas where tilling would be inappropriate (i.e., under trees where tilling would destroy root systems). This process breaks up the ground layer, aerates the soil, and introduces organic matter deep into the soil.

notes

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fact sheet



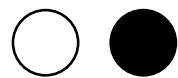


Plant List Recommendations

Note that all plants listed are native species. Native plants require less water, less fertilizer and less overall maintenance. The grasses listed can be planted over large areas and should not be cut back. They provide both year-round color and give movement and sound to the landscape. They can be substituted for the typical evergreen foundation plantings below windows and beside doors.

notes

Foundation Plantings for:



Sunny and Shady Areas

Small Evergreen Shrubs

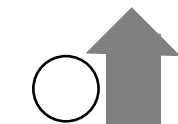
Inkberry Holly *Ilex glabra*
Dwarf Wax Myrtle *Myrica cerifera 'nana'*
Florida Anise *Illicium parviflorum*



For Shady Areas adjacent to Buildings

Shade-Loving Grasses

River Oats *Chasmanthium latifolium*



For Southern and Western Sides of Buildings

Sun-Loving Grasses

Pink Muhly *Muhlenbergia capillaries*
Switchgrass *Panicum virgatum*

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Sun-Loving Perennials

Purple Coneflower *Echinacea purpurea**
Black-eyed Susan *Rudbeckia hirta or fulgida**
Goldenrod *Solidago 'Fireworks'*



For Shady Areas where Grass won't grow and along the Woodland Edge Trail

Shade-Loving Low Plants

Blue Phlox *Phlox divaricata*
Short's Aster *Aster shortii**
Christmas Fern *Polystichum acrostichoides*
Bracken Fern *Pteridium aquilinum*
Plantainleaf *Antennaria plantaginifolia*



For Shady Areas where Grass won't grow and along the Woodland Edge Trail

Small Understory Trees

Carolina Silverbells *Halesia Carolina*
Winged sumac *Rhus copallina*
Sparkleberry *Vaccinium arboretum*
Redbud *Cercis Canadensis*
Kentucky Coffee Tree *Cladastria kentuckia*



For use throughout Eastwyck Part Sun - Part Shade Plants

Butterflyweed *Asclepias tuberosa**
Beebalm *Monarda didyma**
Golden St. John's Wort *Hypericum frondosum*

*Host plants or nectar plants for butterflies



Finding an Arborist

National Arborist Association (1-800-733-2622)

www.natlarb.com

GEORGIA CONSULTING URBAN FORESTERS AND ARBORISTS

The Georgia Forestry Commission is pleased to provide this list of consulting urban foresters and arborists offering services in Georgia. This list is for reference information and not an endorsement of consultants by the Georgia Forestry Commission.

For more information about Certified Arborists and services provided, please refer to the International Society of Arboriculture Web site at www.isa-arbor.com/consumer/arborist.html.

To be added to this list, or to change contact information, please contact Susan Reisch, Urban & Community Forestry Coordinator at sreisch@gfc.state.ga.us.

Key Certifications, Registrations, and Memberships:

ACF =	Association of Consulting Foresters
ASCA =	American Society of Consulting Arborists
ASLA =	American Society of Landscape Architects
APA =	American Planning Association
CA =	Certified Arborist, International Society of Arboriculture (ISA)
CF =	Certified Forester
CLARB =	Council of Landscape Architectural Registration Boards
GUFC =	Georgia Urban Forest Council
H =	Horticulturist
LA =	Landscape Architect
RF =	Registered Forester, through the State of Georgia
RLS =	Registered Land Surveyor
SAF =	Society of American Foresters

Codes for Services Provided:

- 1 - Urban tree inventories
- 2 - Urban forestry management plans
- 3 - Educational workshops/ training
- 4 - Tree protection/ preservation
- 5 - Hazard tree evaluation and appraisal
- 6 - Urban forestry grant proposal development
- 7 - Urban forestry marketing and public relations
- 8 - Urban Forestry mapping/GPS/GIS
- 9 - Urban forestry data management / software
- 10 - Urban tree ordinance development
- 11 - Tree Board/Commission assistance and development
- 12 - Urban forestry contractual mgmt. admin. (planting, removals, etc.)
- 13 - Historic trees/ historical site reviews
- 14 - Urban forestry landscape design/ greenway planning
- 15 - Architectural/ engineering/ landscape architecture services
- 16 - Construction services
- 17 - Expert witness
- 18 - Tree Appraisals
- 19 - Disease and pest diagnosis
- 20 - Tree nursery development and supervision

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GEORGIA CONSULTING URBAN FORESTERS AND ARBORISTS

BRIAN ARNOLD & COMPANY

677 Hwy. 20 East
McDonough, GA 30252
Phone: 678-432-6892
FAX: 678-432-6893
Mobile: 678-230-9683
Memberships and Registrations: CA, H, GUFC, ISA (and Southern Chapter)
Services Offered: 1,2,3,4,5,10,12,16,18,19,20
Area(s) where services provided: GA
Email: barnoldco@mindspring.com

KEN BAILEY AND ASSOCIATES

1040 Simonton Dr.
Watkinsville, GA 30677
Phone: 706-769-0188
Mobile: 706-540-0829
Memberships and Registrations: SAF, RF # 875, CA # SO-0479
Services Offered: 4,5,17,18,19
Area(s) where services provided: North half of Georgia
Email: Kb1040@bellsouth.net

BARNEYCASTLE FORESTRY SERVICES

1962 Colony Oaks Drive
Snellville, GA 30078
Phone: 770-979-2770
Mobile: 678-386-8623
Memberships and Registrations: RF # 1422, CA # SO-2913A, GUFC, SAF
Services Offered: 1,2,3,4,5,6,7,10,13,17,18,19
Areas where services provided: Metro Atlanta
Email: chris@barneycastle.net

BRON CLEVELAND ASSOCIATES, INC.

1559 Johnson Road, N.E.
Atlanta, GA 30306
Phone: 404-876-5900
FAX: 404-876-0862
Mobile: 404-210-5900
Memberships and Registrations: GUFC, APA
Services Offered: 1,6,10,11,13,14
Areas where services provided: Southeast USA
Email: receptionist@broncleveland.com
Web site: <http://broncleveland.com>

DARR, BRIAN: SOUTHERN URBAN FORESTRY ASSOCIATES

53 Springdale Lane
Dallas, GA 30157
Phone: 888-433-8733
FAX: 888-802-4787
Mobile: 205-233-8733
Memberships and Registrations: ASCA, CA # SO-0430, GUFC, RF # 2331-GA, SAF
Services Offered: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20
Areas where services provided: GA, AL, MS, SC, FL, TN
Email: brian@sufa.com
Web Site: www.sufa.com

DICKINSON, DAVID: SOUTHERN URBAN FORESTRY ASSOCIATES

65 Warrenton Drive
Douglasville, GA 30134
Phone: 770-577-3936
Mobile: 770-312-6689
Memberships and Registrations: CA # SO-4316A, ISA Southern Chapter
Services Offered: 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20

Areas where services provided: GA, AL, TN
Email: allaboutyourtrees@yahoo.com
Web site: www.sufa.com

DUNN, KENNETH

2101 Clearvista Drive
Acworth, GA 30101
Phone: 770-529-2646
Services Offered: 8,9
Areas where services provided: Metro-Atlanta
Email: kddunn@mindspring.com

HAWS, BILL

312 Belle Grove Circle
Richmond Hill, GA 31324
Phone: 912-756-8946
Memberships and Registrations: CA # NY-0168, GUFC
Services Offered: 3,4,5,18,19
Areas where services provided: Coastal Southeast (GA, SC)
Email: BSHaws@juno.com

HEAD, CONSTANCE P. TECHNICAL FORESTRY SERVICES

1046 White Hill School Road
Commerce, GA 30529
Phone: 706-335-7070
FAX: 706-335-5677
Memberships and Registrations: CA # SO-1166, RF # 1945-GA, SAF, GUFC
Services Offered: 1,2,3,4,5,6,7,9,10,11,12,13,16,18
Areas where services provided: GA, SC, NC
Email: fshead@aol.com

notes

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GEORGIA CONSULTING URBAN FORESTERS AND ARBORISTS

HOLCOMB, JERRY

P.O. Box 5433
Columbus, GA 31906
Phone: 706-568-1873
FAX: 706-568-3632
Pager: 334-480-6484
Mobile: 706-366-1628

Memberships and Registrations:

CA # SO-0127, GUFC

Services Offered:

1,2,3,4,5,6,7,9,10,12,13,14,16,17,18,19

Areas where services provided:

GA, SC, FL, AI, NC, TN

Email: jharborist@mchsi.com

KNOX, DAVE

KNOX TREE & LANDSCAPE
Phone: 912-728-5483

Area(s) where services provided: Savannah Area

JOHN W. MIXON & ASSOCIATES

P.O. Box 548
Zebulon, GA 30295
Phone: 770-567-1577
FAX: 770-567-0495

Memberships and Registrations:

RF # 673-GA, CF, ACF, SAF, GUFC

Services Offered: 2,4,5,7,10,12,13,14,17

Areas where services provided: GA

EUGENE T. NEASE CONSULTING

2560 Rock Point Lane
Snellville, GA 30039
Phone: 770-978-1851
FAX: 770-978-1851

Memberships and Registrations:

CA # SO-0644, GUFC

Services Offered: 1,4,5,16,18,19

Areas where services provided: Within 100 miles of Atlanta

Email: nease@bellsouth.net

RIECKERMANN, HEIDI

404 -CUT-TREE
585 Langford Lane
Norcross, GA 30071
Phone: 404-288-8733
Phone: 770-998-8050

Memberships and Registrations: CA# NY-1074A, CF

Services Offered: 5,17,18,19

Areas where services provided: North Atlanta, Metro-Atlanta

SWANSON, ROBERT

Phone: 770-556-8106

TAYLOR & KNOWLES COMMUNITY FORESTRY CONSULTANTS

1616 Willowcreek Lane
Columbia, SC 29212
Phone: 803-808-7144
FAX: 803-808-7144
Mobile: 803-513-6209

Memberships and Registrations: CA# SO-230 Taylor, CA# SO-218 Knowles

Services Offered: 1,2,3,4,5,6,8,10,11,12,13,14,17,18,19
- also provide horticultural information ie- turf, shrub, grounds maintenance, design, etc.

Areas where services provided: GA, SC, NC, FL

TYER, HUGH A.: ARBORICULTURE SERVICES INC.

P.O. Box 1657
Palmetto, GA 30268
Phone: 770-463-1550
Mobile: 770-294-9969

Memberships and Registrations: ISA, ISA Southern Chapter, GA Arborist Association, CA# SO-0142

Services Offered: 5, 17, 18

Areas where services provided: Southeastern United States

Email: htyer@bellsouth.net

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circulation

inventory and recommendations

1. Circulation Inventory

Twenty-eight percent of the residents reported in the survey that they are active on routes such as Eastwyck Circle. One of the main complaints is the lack of consistency in the walking paths and corridors. Residents complain of buckled and blocked walkways and irregular paths. This forces them to walk on the streets or be extra cautious on the sidewalks. This discourages people from walking through the village, reduces accessibility, and poses safety issues for those who do use the sidewalks.

Sidewalks are damaged throughout the village for several additional reasons:

- Lack of expansion joints
- Uneven settlings
- Tree root damage
- Erosion and standing water

Sidewalk widths are very narrow in some locations. Small maintenance vehicles are driven on the sidewalks to access the landscape. Three feet is not wide enough to support this use and the sidewalks and vegetation are damaged.

Recommendations

- Address sidewalk damage immediately through a repair and replacement project. This type of project will extend the life of the 40-year-old concrete sidewalks until the cooperative can fund another capital construction project to completely replace and redesign the existing sidewalk system.
- Prioritize damaged sidewalks as 'Repair' or 'Replace'. Mark all sidewalks that need to be replaced with orange paint and mark all sidewalks that need to be repaired with white. This will enable a contractor to quickly assess the damage and calculate costs for the repair or replacement work.
- For sidewalks that need to be replaced, consider using paving units or other permeable paving materials. This will help to reduce stormwater runoff and flooding.
- Develop connected walking routes with mile markers for resident exercise. Integrate workout and play spaces within the walking routes for residents to measure the distances. Examples are those found in the University of Georgia's Intramural Fields, the Greenway of Athens, and Atlanta's Freedom Parkway.
- Create consistent sidewalk widths throughout the Village. Sidewalk widths can only be changed through a future capital construction project.
- Primary walks (those along streets) should be eight feet wide. Less used or secondary sidewalks should be 5-feet-wide. Residents may need to consider giving up patio space to allow for 5-foot sidewalks.

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s e c t i o n

circulation

inventory and recommendations



Promote pedestrian safety:

When the sidewalks are reconstructed install drop curbs for accessibility and crosswalks and stop signs to remind drivers that pedestrians have the right-of-way.

Continue to plant street trees to shade walkways & parked cars and around Eastwyck Circle to shade the recreational loop.

notes

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section

circulation

entry gate



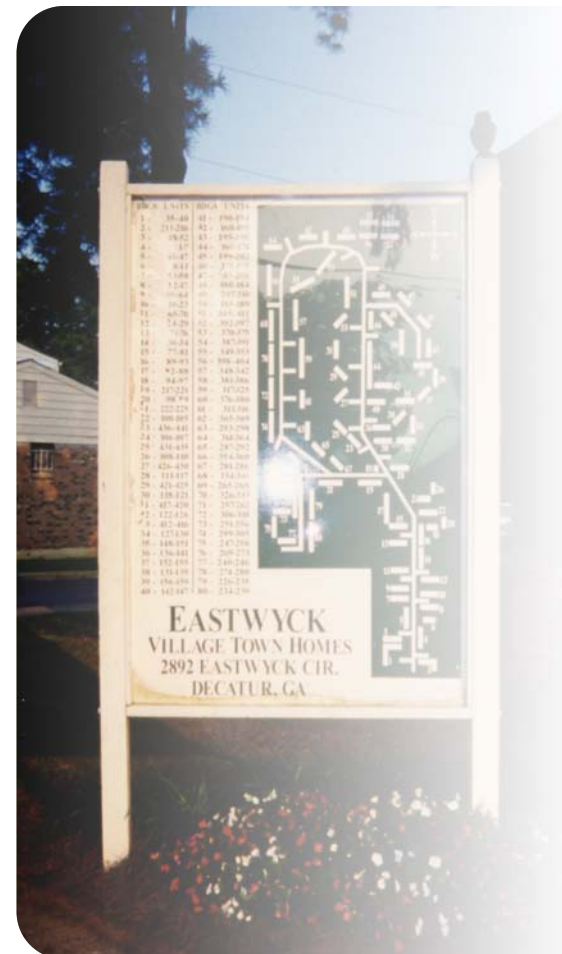
notes

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section

2. Entry Gate Inventory

- According to residents, the installation of the front gate has not reduced crime or undesirable activity.
- Nearly 65% of the residents surveyed said that they feel no safer now than before the front gate was installed.
- From general observation, it appears that anybody is able to enter through the gate any-time day or night.



Recommendations

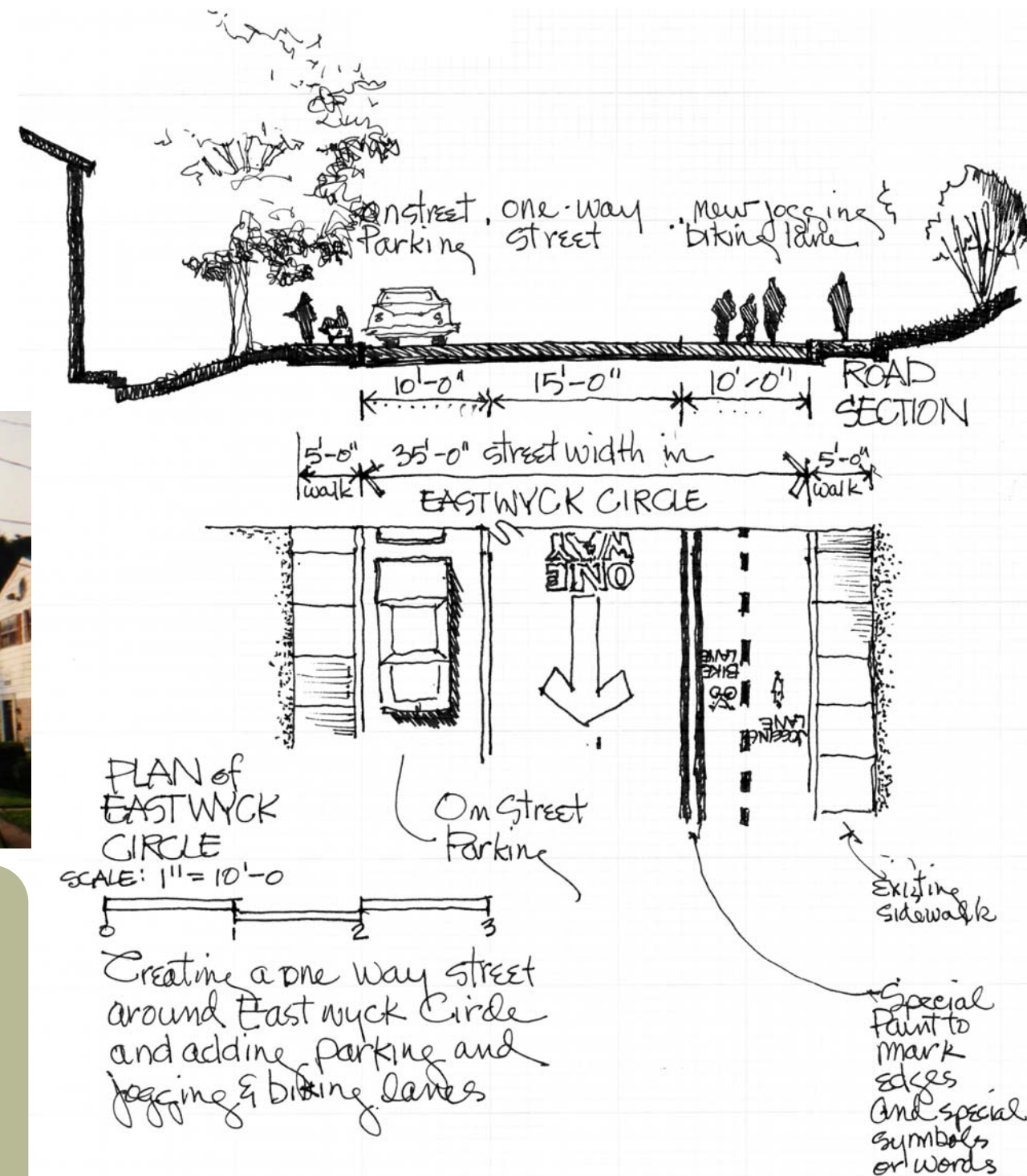
- **Option 1:** Remove the front gate completely if the streets can be maintained by local government. This will transfer both the maintenance and the upkeep costs to the city of Decatur.
- **Option 2:** Reconfigure the gate and update entrance policies to increase security. Residents should come together to assess the present ineffective security policies. Possibilities include "buzzing" a resident for permission to enter each time a visitor arrives, or for the security guards to issue guest passes (after approval from the resident).
- **Option 3:** Security staff must be either re-educated or replaced to enforce security policies. Residents feel that the present security staff is not very strict in controlling access. Eastwyck residents might be a good source for staffing the security positions.

circulation

street use at the village

3. Street Use in the Village Inventory

- Children have few safe places to ride their bike. Biking, according to the door-to-door survey, is one of the most popular activities for children and teens.
- Eastwyck Circle is a popular place to walk, jog, and bike. However, residents would like a safer option for exercise.
- Eastwyck Circle is 35 feet wide.



notes

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section

Recommendations

- Change Eastwyck Circle to a one way street and create a jogging and biking path next to the inside curb of the circle.
- Traffic would circulate counter-clockwise around the circle and parking would be allowed next to the outside curb. Eastwyck Road would remain a two-way street.
- The plans should be reviewed by a city or county engineer.

circulation

Sidewalk Plan

Although this plan has recommended expanding the widths of all the walkways in the Village, there are some areas where topography and existing design precludes widening. The goal is to accommodate more than one person walking side by side along all roadways and widths of sidewalks in the courtyard interiors that will accommodate the small maintenance vehicles used in the Village. Back yard sidewalks may remain at three feet if pedestrian use is low.



notes

4.4

section

Programming summary

"It takes a village to raise a child."

-African Proverb



notes

4.5 section

Programming Summary

Findings from the initial focus group sessions highlighted concerns about and by children and youth in the community which warranted further investigation in this study. The door-to-door resident survey found that Eastwyck has few "safe" places for children to play especially close to home. On the other hand there were concerns that there was "nothing to do" for youth in the Community. Building small play areas closer to home and providing safe bike routes for children were straightforward construction projects. Youth issues were more problematic. Thus programming evolved as a resource strengthening the goal of using the landscape as a place for community-building.

In the course of visioning, we asked, "Could Eastwyck youth be hired to pick up trash - a

major task of the landscape maintenance crew - and free the crew to address more difficult landscape problems? Would it be possible to fund a summer youth work-study program in basic horticulture using Eastwyck's landscape as their outdoor classroom? Could youth in a separate work-study program learn to construct and install a low cost back yard fence and arbor system for interested residents? What about a child care class to instruct youth interested in babysitting jobs?" All are possible given interest, community commitment and resources.

The door-to-door resident survey also questioned whether adults were committed to the concept of the cooperative. Although difficult to measure, respondents did voice concern about community issues. On the other hand, almost 60% of the survey respondents stated that the reason for living in Eastwyck was affordability. This answer prompted another series of questions. Were the

benefits of living in an affordable cooperative balanced by member responsibilities? What were the responsibilities of membership? In return for an affordable home should residents be willing to "give back" to keep the community healthy and beautiful? What were the residents' obligations to the "rules" of the Village? The answers impact how the Cooperative manages the restoration of the landscape. The most important recommendation of this plan involves members as part of the prescription for its road to health.

The goals of programming are to:

- Increase the understanding of the inherent rights and responsibilities of cooperative living;
- Increase the sense of cooperative ownership throughout the membership;
- Increase the enjoyment and benefit of community outdoor spaces through programmed events; and
- Increase sense of community.

Programming

communication

1. Communication Inventory

- Eastwyck has fostered communication among the Board, management, and residents. While there is a process in place for residents to voice concerns, they continue to feel under-represented and unheard.
- The community has a duty to educate all cooperative members on their rights and responsibilities and on what it means to belong to a cooperative. This is a common problem among cooperatives.
- Increased communication will help individuals feel more important and connected in the community and increase participation and good-will regarding landscape care.



notes

Recommendations

- Review the cooperative's guide to new members. Does it emphasize members' rights and responsibilities? Re-evaluate rules and regulations that are not currently enforced such as satellite dish placement and on-street parking. Develop and put in place new avenues of communication focusing on Board feedback, comments, and needs.

Some possibilities:

- Provide a standard form for comments with a 24-hour drop-box.
- Institute a bulletin board-based discussion forum. For example, the board might post a question/topic for discussion each week. Residents could respond directly by writing directly on paper tacked to the wall/bulletin board.
- Ensure residents feel heard by directly responding to each message
- Use the results of this survey as a starting point for hearing and

4.5

section

Programming funding

2. Funding Inventory

- Current funding does not include programming or continued long-term efforts aimed at revitalizing Eastwyck's landscape.



notes

Recommendations

- Continue to support the existing youth programming. Recruit more adult volunteers to share the responsibilities.
- Dedicate funds to support the employment of a grant-writer or obtain pro bono services through a community agency. This provides a way to seek long-term funding for Eastwyck projects. Particularly important are programs that seek to restore the health of the landscape through youth education, volunteer activity, and work programs.
- Work with the management agency to share a grant-writer with other housing communities.
- Seek out free or low cost services within the city and county. Colleges and universities are excellent sources of knowledge and skills. Many have classes that require students to participate in service learning projects.

4.5 section



notes

- The community room is currently underused. The current programs and summer day camp are served in a vacant unit.
- The townhouse will not accommodate a future increase in programming.
- The interest of residents to have more activities for both teenagers and adults requires more space and longer operating hours.

Recommendations

Allow more access and use of the community center. This space could be a resource for the community rather than simply a management office and a place for board meetings. This would require extended hours and access for casual use by residents.

The community center could extend its effectiveness with the following resources:

- A shelf of educational references and resources
- A bank of computers with internet access
- A shelf for sharing and/or trading books and music
- A game library
- An increase in comfortable seating for community gatherings

Additional facilities could be considered:

- Sports fields
- A recreation center with fitness equipment and meeting space. A long term consideration should be additional facilities for children and youth such as a recreation center. Recreation centers are expensive to build and operate, particularly if they include an indoor pool. Consider alternatives such as redesigning or adding to the existing community center to create an educational center.

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section

Programming assessment

notes

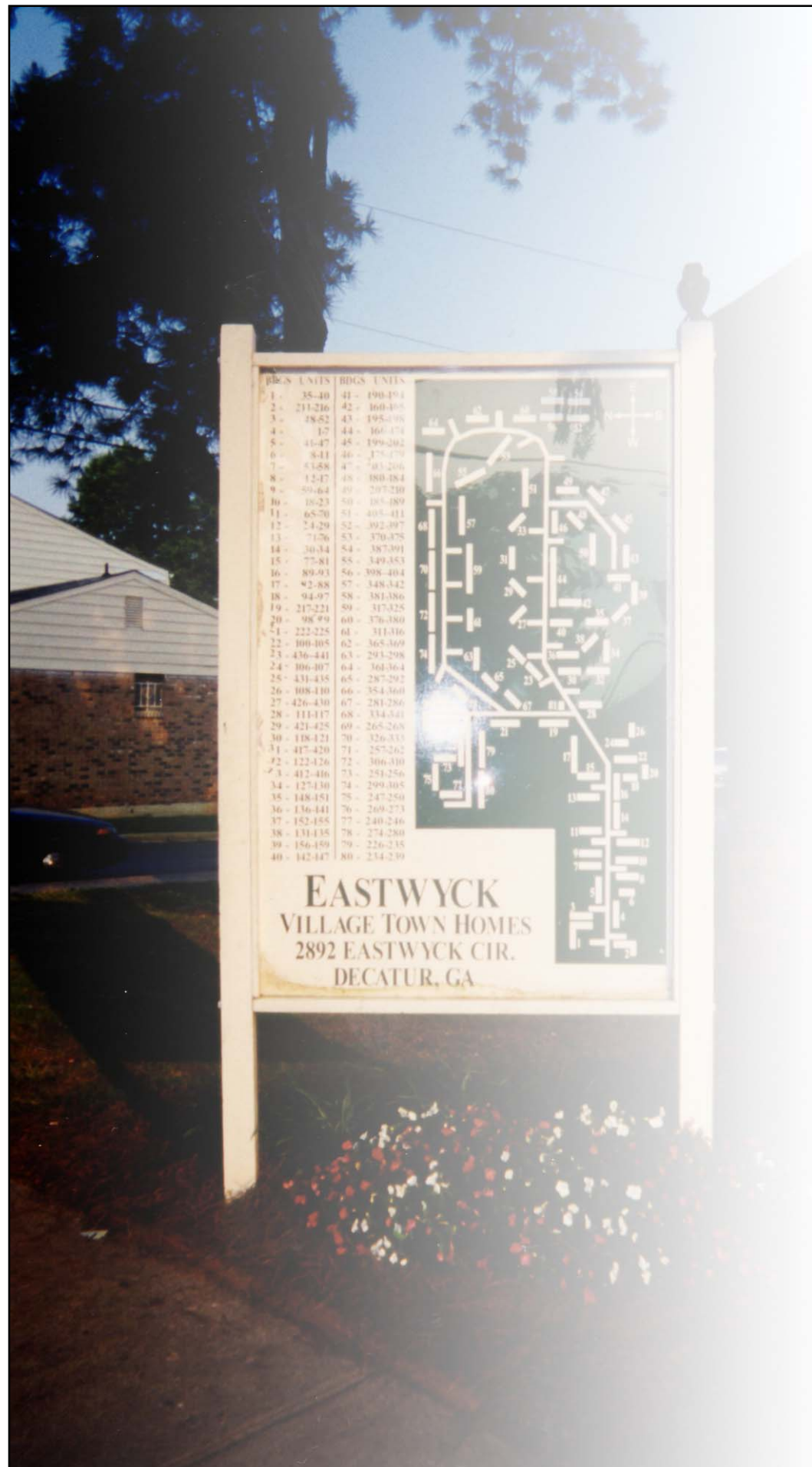
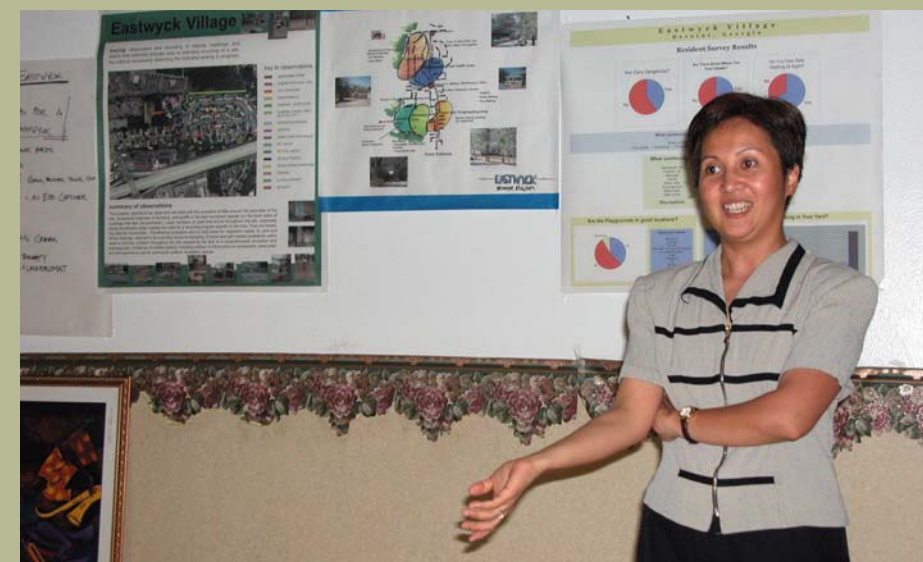
4.5 section

4. Assessment Inventory

- Residents and the Board have an intrinsic understanding of community needs. This understanding has served to guide existing program development.

Recommendations

- Identify underserved residents by determining the number, age, and gender of those who do participate in community programs. For example, survey comments demonstrate resident concern for teenagers, particularly females, in the community.
- Participant feedback with possible future surveys will best evaluate and direct future activities.



5. Youth Inventory



Current activities available to youth include:

- Youth board, a group of 6 elected youth ages 13 to 17, who sponsor activities under the leadership of the Board and community members.
- After school reading - Monday afternoons
- After school games - Tuesday afternoons
- After school arts & crafts - Wednesday afternoons
- Funds for youth activities and events
- Summer camp (geared for youth ages 5 to 15) serves approx 25 per day.

Programming youth

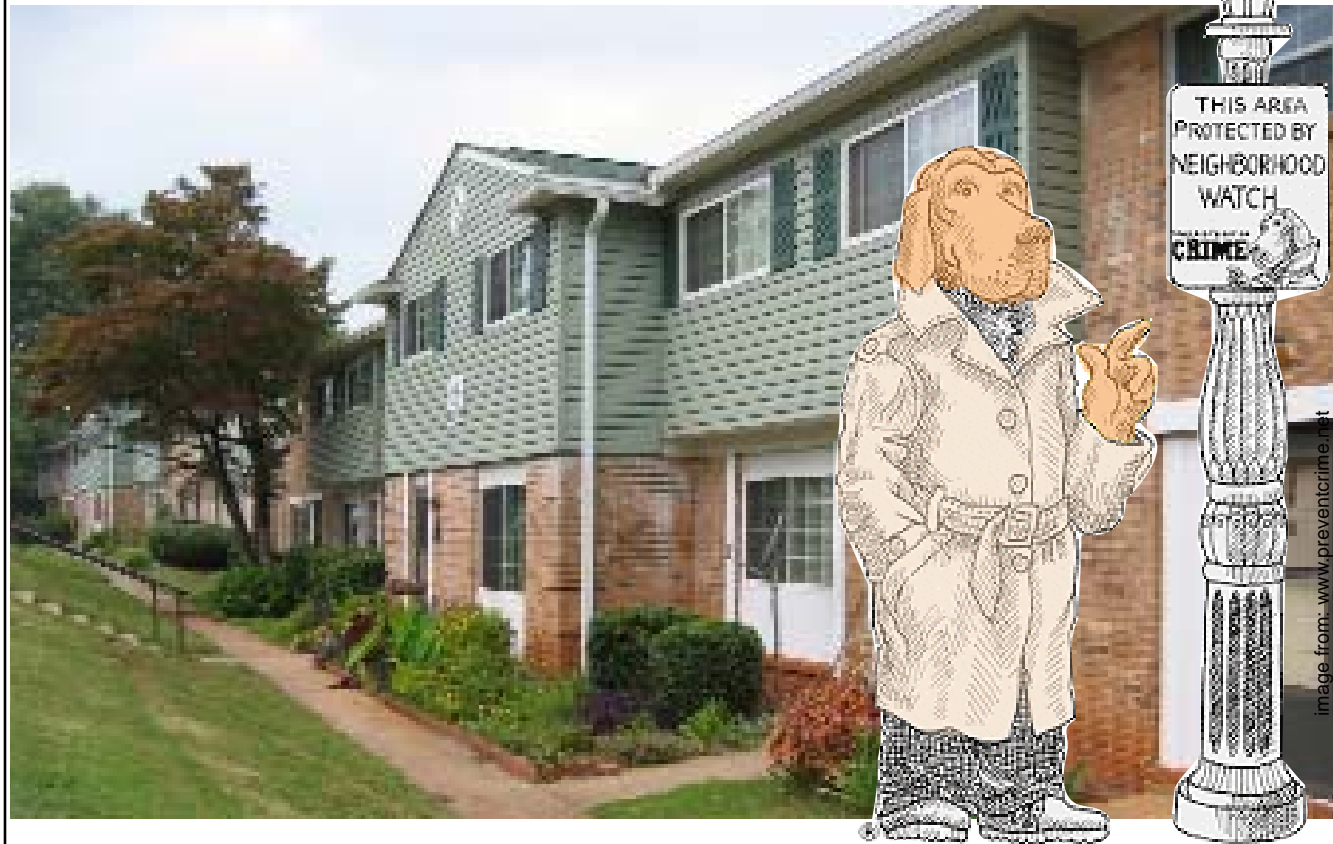
Recommendations

- Increase support for the existing youth programs through new grants.
- Develop new programs that offer adult mentoring, physical activity, artistic expression, and education. Program ideas include the development of sports teams to play and compete on-site. Consider teenagers as coaches for younger youth.
- Develop art and music programs. Define appropriate places for artistic/graphic expression, such as a designated graffiti wall/car/bus or designate places for playing music.
- Offer after school homework or tutoring assistance. Use adult volunteers or older students. Have computer and reference resources available as much as possible.
- Develop a teenage work program that offers entry-level employment within the community. Provide opportunities for advancement that include training and mentoring from residents and outside professionals. Positions could include basic grounds maintenance, gardening, sports coaching, and tutoring. Involve outside employers.
- Youth care - develop a babysitting and after-school youth care staffed by Eastwyck's teens. Adults could mentor teens. This would provide services to adults needing to run errands and to youth needing attention or activities.

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s e c t i o n

6. Community and Adults Inventory



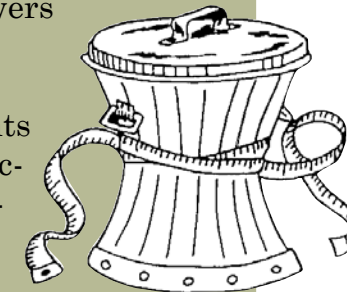
- Approximately 42% of survey respondents enjoy spending time outdoors.
- More popular outdoor activities include walking (alone, with children, or with friends), playing with their children, engaging in sports, and barbecues.
- Seventy-eight percent consider the appearance of the Eastwyck grounds "very important" and would be willing to volunteer to help beautify the grounds surrounding their town homes. These interests must be channeled into positive action for Eastwyck.

Programming

community and adults

Recommendations

- Develop programs that are functional, recreational, educational, and community-building. Consider using volunteers in two-to-three-hour work sessions. Some possible programs:
 - Adult Volunteer Corp could to help restore and maintain the Village landscape.
- Survey results revealed that approximately 63% of the resident are interest in exercise. Walking groups could be organized in both early morning and early evening. Groups could meet at the community center.
- A Community gardening program could include training from groups like Master Gardeners and involve both flowers and vegetables/herbs
- Recycling - approximately 93% of survey respondents would participate in a recycling center. Locate collection either by dumpsters or outside community center. Include possible community education from local environmental groups and Dekalb County.
- More than half of the surveyed residents would consider composting. Community education/training from local environmental groups and Dekalb County are recommended.
- A sport's group could develop youth and adult intramural teams. Consider having teenagers coach younger youth. Meets and games can be played around the basketball court.
- Designate an area possibly near the community center or Shoal Creek for nature-based learning. Designate the site for both youth and adult community education. Include training and advice from local environmental groups and environmental educators.
- Set up a Neighborhood Watch. Include safety training with local police departments or other organization. This will increase awareness of community safety encourage a sense of community.



notes

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section

Resources

Boys & Girls Club -

possibly consider even developing a branch within Eastwyck
www.bgca.org
Peachcrest Boys & Girls Club
Decatur, GA 30032
(404)284-9671

anti-drug groups - DARE, etc www.dare.com

DeKalb County - county-level programming

Decatur - local programming

Grantsmanship Center, Metropolitan Atlanta Chapter -

grant-writing training programs, fundraising workshops, resources, grant announcements, etc www.tgci.com

Mad Science - children's franchise with fun science education activities
www.madscience.org

Master Gardeners -group of highly-skilled volunteers who deliver educational horticulture programs and information
<http://extension.caes.uga.edu/mastergardener/index>

Southface Institute -for technical aspects of environmental structures, such as rainwater harvest, xeriscaping, etc <http://southface.org>

neighborhood businesses -

consider developing collaborations/affiliations, especially within a one-mile radius of Eastwyck

neighborhood schools -

work with the (2 elementary, 1 middle, and 1 high) schools that serve the community environmental groups - could offer guidance, if not training and/or starter help

Atlanta museums -

these often offer low-cost community and/or youth education programs; also often have activity suggestions/sheets available

Projects WET, WILD, and Learning Tree -

environmental education initiatives administered by each state; education and training typically works from the top down: state educates facilitators, who educate teachers/community leaders, who educate youth and other community members

www.plt.org
www.projectwet.org
www.projectwild.org

Oakhurst Community Garden,
Sally Wilde

East Lake Commons

n o t e s

4.5
s e c t i o n
a p p e n d i x

Draft Landscape Management Timetable

This draft time table is based on the recommendations included in the draft document for the first year and is an example of the kind of planning tool the landscape committee and the board should use to manage their restoration, construction, volunteer and programming agenda.

Summer 2005	<ul style="list-style-type: none"> Based on construction bids or expenditures for landscape construction and repair undertaken for community health, safety and welfare, determine what additional prioritized projects can be implemented with remaining funding. 	
	<ul style="list-style-type: none"> Contract with a grant writer. Management and the board should work with the focus on realistic funding goals targeting city, county, state, federal sources and grants from corporations and foundations. 	
	<ul style="list-style-type: none"> Buy seed for summer campers to grow. 	
	<ul style="list-style-type: none"> Contract with arborist/urban forestry company to remove dead and dying trees and remove dead wood as needed. 	
	<ul style="list-style-type: none"> Prepare cooperative for the first volunteer effort – mulching bare areas under trees throughout the Village. <i>(The new approach to restoring the landscape will necessitate new and different tools and supplies, particularly for volunteers and the need for training and supervision.)</i> 	
	<ul style="list-style-type: none"> Hold first volunteer Saturday – spreading woodchips on bare areas under tree canopy. <i>(This activity depending on available supplies and supervision may be scheduled on successive Saturdays until all chip piles have been depleted. Try a three-hour time frame. Take before, during and after photographs and post in prominent place. Mark woodchip border line with lime.)</i> 	
	<ul style="list-style-type: none"> Prepare for second and third volunteer efforts. 	
	<ul style="list-style-type: none"> Initiate a review of the new resident handbook. <i>(Consider hiring a consultant to help graphically design the new booklet or see if a graphic design class would do it as a service learning project.)</i> 	
	<ul style="list-style-type: none"> Survey summer camp children/parents to help monitor quality and determine next year's budget. 	
	<ul style="list-style-type: none"> Buy seed for summercamp 	
Fall 2005	<ul style="list-style-type: none"> Evaluate new grant funding possibilities. 	
	<ul style="list-style-type: none"> Reconstruct and repair all failing retaining walls and repair and replace all unsafe sidewalks in the community. 	
	<ul style="list-style-type: none"> Youth volunteer day to gather seed for Fall Planting Saturday. Take photographs and display in a prominent place. 	
	<ul style="list-style-type: none"> Fall Planting Saturday. Second volunteer day for planting and covering areas of bare soil throughout the community. All volunteers receive a selection of perennial plants for their own plots grown by summer camp participants as a service learning activity. Take photographs and display in a prominent place. 	
	<ul style="list-style-type: none"> Hold a third volunteer day – Leaf Raking and Composting Day. Hot cider and donuts. Take photographs and display in a prominent place. 	

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Draft Landscape Management Timetable

This draft time table is based on the recommendations included in the draft document for the first year and is an example of the kind of planning tool the landscape committee and the board should use to manage their restoration, construction, volunteer and programming agenda.

Winter 2006		
Spring 2006		

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Eastwyck Village Resident Survey
FINAL

Salutation!

1. Introduce yourself
2. From UGA
3. Doing a door-to-door survey about restoring the outdoor landscape.
4. Should have gotten a notice about our visit from the front office.
5. Your input will make a difference. You will have a voice in what happens in your community.
6. Participation is voluntary.
7. Would you take 15 minutes to answer our survey questions?
 Yes
 No

(Surveyor: If "No, wish the resident a "nice day" and go to the next unit. Mark "no" above and keep the survey so we can record non-participants. If they answer "Yes" then begin the survey.)

1. How long have you lived in Eastwyck Village?

- Less than one year
- 1-2 years
- 3-5 years
- 6-10 years
- 11-25 years
- Over 25 years

2. What influenced your decision to move here? (Surveyor, if they give you several reasons, put a "1" by the first mentioned and number consecutively for each additional reason.)

- Low payments
- Friends or relatives
- Close to work
- Like the neighborhood
- Better than public housing
- Beautiful place
- Because it was a co-op
- Other. _____

3. Do you like to spend time out-of-doors here in Eastwyck Village?

- Yes.
- No. Why not? _____
- Sometimes or It depends. _____
- 4. How many people do you know by face in Eastwyck Village?

(Surveyor: if 1 or more ask question 4a.)

survey appendix

Personal Questions:

42. _____ **Would you share your date of birth?**
(Surveyor: If no guess age range.) Age range: Young adult middle aged adult senior

43. **What do you consider your ethnicity?**
____ African American ____ European/white
____ Haitian ____ Mexican
____ Dominican ____ Asian
____ African ____ Middle Eastern
Other: _____

44. **Is there anything else on your mind that you would like to share with us?**

Surveyor: Please fill in the following items before you begin the next survey. Clip map and survey together.

Your Names: _____
Date: _____
Time: _____

Respondent's Block & House #: _____
(For surveyor location purposes only.)

Gender of respondent: ____ Male ____ Female
Noticeable handicaps: ____ Yes ____ No

7. **What would you like to do out-of-doors in Eastwyck that you can't do now? (Prompt)**

8. **MAP:** What are the places in the Village that you walk to or visit? What is your route? (Surveyor: Mark on the map where you are standing and orient the map to the cardinal point your respondent is facing. Show them where the entrance is and their town house.) RED LINE

9. **MAP:** Think about the boundaries of your "close-in" neighborhood or in other words the boundaries of the townhouses close to yours where you know people or see people and speak to them occasionally. Could you tell us where you would draw your neighborhood boundaries? GREEN LINE

10. **MAP:** Could you show us what outdoor spaces or places you take care of. SHADE GREEN

11. **In general what do you like about the outdoor spaces or landscapes in Eastwyck Village? (Prompt)**

12. **What don't you like about the outdoor spaces or landscapes? (Prompt)**

DRAWINGS: We have some drawings of different landscapes.

13. Which of these landscapes would you like to see in Eastwyck?

A B C D E F G

14. Which of these landscapes would you like to see in front of your town house?

A B C D E F G

15. In which of these landscapes would you feel safest?

A B C D E F G

16. Which landscape would your kids spend the most time in (or enjoy the most?)

A B C D E F G

17. **Is Eastwyck a good place for children to grow up?**

____ Yes
____ No
____ Don't know.
____ In some ways it is. _____

18. **Is there anyone in your household that is under the age of 18?**

____ Yes
____ No

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34. Would you be willing to volunteer to help make the grounds in the area around your town house more beautiful?

- Yes. How many hours a month would you be willing to volunteer?
 None
 1-2
 3-5
 6-10
 Other
 No

35. _____ On average how much leisure time do you have each week? (The time when you can for instance sit down and watch television or read for fun)

If opportunities, organization, training or education were provided by the Village, would you be interested in participating in any of the following activities?

36. Joining a community garden?

- Yes No Maybe Don't know Doing it

37. Joining a neighborhood exercise or jogging group?

- Yes No Maybe Don't know Doing it

38. Participating in neighborhood pot luck suppers?

- Yes No Maybe Don't know Doing it

39. Starting a recycling center for paper, metal and glass?

- Yes No Maybe Don't know Doing it

40. Participating in neighborhood work groups to clean and spruce up the grounds around your townhouse?

- Yes No Maybe Don't know

41. Participating in a neighborhood composting operation? (Explain)

- Yes No Maybe Don't know

Personal Questions:

42. _____ Would you share your date of birth?

(Surveyor: If no guess age range.) Age range: Young adult middle aged adult senior

43. What do you consider your ethnicity?

- African American European/white
 Haitian Mexican
 Dominican Asian
 African Middle Eastern

Other: _____

44. Is there anything else on your mind that you would like to share with us?

Surveyor: Please fill in the following items before you begin the next survey. Clip map and survey together.

Your Names: _____

Date: _____

Time: _____

Respondent's Block & House #: _____

(For surveyor location purposes only.)

Gender of respondent: Male Female

Noticeable handicaps: Yes No

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Eastwyck Survey Results

Q1. How long have you lived in Eastwyck Village?

	Frequency	Valid Percent	Cumulative Percent
Less than one year	5	15.6	15.6
1-2 yrs	7	21.9	37.5
3-5 yrs	5	15.6	53.1
6-10 yrs.	7	21.9	75.0
11-25 yrs.	4	12.5	87.5
Over 25 yrs	4	12.5	100.0
Total	32	100.0	

Average number of years lived in Eastwyck: between 3-5 years

Q2. What influenced your decision to move here?

Factors	Frequency	Valid Percentage
Low payments	19	59.4
Friends of relatives	6	18.8
Close to work	1	3.1
Like the neighborhood	3	9.4
Better than public housing	0	0.0
Beautiful place	1	3.1
Because it was a co-op	1	3.1
Other	7	21.9

Q3. Do you like to spend time out-of-doors.....?

	Frequency	Valid Percent
No	11	35.5
Yes	13	41.9
Sometimes	7	22.6
Total	31	100.0
Missing	1	

Q4. How many people do you know by face

Number of people	Frequency	Valid Percent
2	2	6.3
5	4	12.5
6	1	3.1
7	1	3.1
10	4	12.5
12	1	3.1

20	5	15.6
25	3	9.4
30	4	12.5
35	1	3.1
50	2	6.3
70	1	3.1
100	2	6.3
200	1	3.1
Total	32	100.0

Average number of people they know by face: 31 people

Q5. On a scale of 1 to 5, how important is the appearance of the grounds

	Frequency	Valid Percent
Unimportant	1	3.1
Not very important	0	0.0
Somewhat important	0	0.0
Fairly important	6	18.8
Very important	25	78.1
Total	32	100.0

Q6. Could you tell us all the things you do outside...?

Activities	Frequency	Valid Percentage
Walk the dog	0	0.0
Walk with children	3	9.4
Play with children	6	18.8
Stroll alone	9	28.1
Stroll with family	2	6.3
Stroll with friends	3	9.4
Playground play	4	12.5
Exercise	2	6.3
Run/jog	1	3.1
Football	3	9.4
Soccer	0	0.0
Basketball	2	6.3
Community gardening	0	0.0
Personal gardening	0	0.0
Get mail	7	21.9
Pay rent	1	3.1
Talk to friends	3	9.4
Hang out with friends	1	3.1
Patio barbecue/picnic	2	6.3
Sunday market	0	0.0
Other	10	31.3
Other	2	6.3

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Frequency of activities

Activities	2-dy	1-dy	2-3wk	1-wk	2-3 mth	1-mth	1-2yr
Walk the dog							
Walk with children						1 (3.1)	
Play with children				1(3.1)	1(3.1)	2(6.3)	
Stroll alone					4(12.5)	4(12.5)	1(3.1)
Stroll with family				1(3.1)		1(3.1)	
Stroll with friends				1(3.1)	1(3.1)	1(3.1)	
Playground play				1(3.1)		1(3.1)	
Exercise				1(3.1)	1(3.1)	1(3.1)	
Run/jog							1(3.1)
Football				1(3.1)	1(3.1)	1(3.1)	
Soccer							
Basketball					1(3.1)		
Community gardening							
Personal gardening							
Get mail					1(3.1)	6(15.6)	
Pay rent							
Talk to friends					1(3.1)		
Hang out with friends		1(3.1)					
Patio barbecue/picnic		2(6.3)	3(9.4)	4(12.5)	3(9.4)		
Sunday market							
Other	1(3.1)		2(6.3)	3(9.4)	1(3.1)	2(6.3)	1(3.1)
Other	2(6.3)						

Q13. Which of these landscapes would you like to see in Eastwyck?

	Frequency	Valid percentage
A	7	21.9
B	16	50
C	11	34.4
D	5	15.6
E	7	21.9

Q14 Which of these landscapes would you like to see in front of your town house?

	Frequency	Valid percentage
A	7	21.9
B	6	18.8
C	11	34.4

D	1	3.1
E	9	28.1

Q15. In which of these landscapes would you feel safest?

	Frequency	Valid percentage
A	6	18.8
B	9	28.1
C	13	40.6
D	4	12.5
E	12	37.5

Q16. Which landscape would your kids spend the most time in (or enjoy the most)?

	Frequency	Valid percentage
A	4	12.5
B	14	43.8
C	17	53.1
D	2	6.3
E	3	9.4

Q17. Is Eastwyck a good place for children to grow up?

	Frequency	Valid Percent
No	4	12.5
Yes	24	75.0
In some ways	4	12.5
Total	32	100.0

Q18. Is there anyone in your household that is under the age of 18?

	Frequency	Valid Percent
No	14	43.8
Yes	18	56.3
Total	32	100.0

Q19. For each child, could you tell us their gender and age and what they do outdoors?

Average age (child 1)	7 (n=18)
Average age (child 2)	11 (n=13)
Average age (child 3)	11 (n=8)
Average age (child 4)	11.5 (n=4)
Average age (child 5)	6 (n=1)

	Frequency	Valid Percentage
Male	23	48.9
Female	24	51.1

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Q22. Do you feel safer, less safe, or about the same, now than before the Village was gated?

	Frequency	Valid Percent
Less safe	1	4.3
Safer	15	65.2
About the same	5	21.7
Don't know/no response	2	8.7
Total	23	100.0
Came after gate was put in	9	

Q23. How safe do you feel outdoors around your house during the day?

	Frequency	Valid Percent
Very unsafe	0	0.0
Fairly unsafe	0	0.0
Don't think about it	0	0.0
Fairly safe	4	12.9
Very safe	27	87.1
Total	31	100.0

Q24. How safe for your children?

	Frequency	Valid Percent
Very unsafe	1	4.5
Fairly unsafe	0	0.0
Don't think about it	1	3.1
Fairly safe	7	31.8
Very safe	13	59.1
Total	22	100

Q25 How safe do you feel outdoors around your home after dark?

	Frequency	Valid Percent
Very unsafe	1	3.2
Fairly unsafe	5	16.1
Don't think about it	9	29.0
Fairly safe	7	22.6
Very safe	9	29.0
Total	31	100.0

Q26. How safe for your children?

	Frequency	Valid Percent
Very unsafe	4	19.0
Fairly unsafe	4	19.0
Don't think about it	6	28.6
Fairly safe	3	14.3
Very safe	4	19.0
Total	21	100.0

Q27. How safe do you feel outdoors anywhere in Eastwyck during the day?

	Frequency	Valid Percent
Very unsafe	0	0.0
Fairly unsafe	0	0.0
Don't think about it	0	0.0
Fairly safe	9	30.0
Very safe	21	70.0
Total	30	100.0

Q28. How safe for you children?

	Frequency	Valid Percent
Very unsafe	3	14.3
Fairly unsafe	7	33.3
Don't think about it	5	23.8
Fairly safe	3	14.3
Very safe	3	14.3
Total	21	14.3

Q29. How safe do you feel outdoors anywhere in Eastwyck after dark?

	Frequency	Valid Percent
Very unsafe	1	3.2
Fairly unsafe	5	16.1
Don't think about it	9	29.0
Fairly safe	7	22.6
Very safe	9	29.0
Total	31	100.0

How safe for your children?

	Frequency	Valid Percent
Very unsafe	4	19.0
Fairly unsafe	4	19.0
Don't think about it	6	28.6
Fairly safe	3	14.3
Very safe	4	19.0
Total	21	100.0

Q30. How safe do you feel walking from the parking lot to your door during the day?

	Frequency	Valid Percent
Very unsafe	0	0.0
Fairly unsafe	0	0.0
Don't think about it	1	3.1
Fairly safe	2	6.3
Very safe	29	90.6
Total	32	100.0

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Q31. How safe do you feel walking from the parking lot to your door after dark?

	Frequency	Valid Percent
Very unsafe	1	3.1
Fairly unsafe	3	9.4
Don't think about it	3	9.4
Fairly safe	8	25.0
Very safe	17	53.1
Total	1	3.1

Q33. Are you satisfied with grounds maintenance?

	Frequency	Valid Percent
No	15	46.9
Yes	17	53.1
Total	32	100.0

Q34. Would you be willing to volunteer to help make the grounds in the area around your townhouse more beautiful?

	Frequency	Valid Percent
No	7	21.9
Yes	25	78.1
Total	32	100.0

If yes, how many hours a month would you be willing to volunteer?

No. of hours	Frequency	Valid Percent
1	7	21.9
2	9	28.1
3	6	18.8
4	5	15.6
5	5	15.6
Total	32	100.0

Average number of hours willing to volunteer: 3 hours

Q35. On average, how much leisure time do you have each week?

16 hours

Q36-41. Would you be interested in participating in any of the following activities?

	No	Yes	Maybe	Already doing it
Community garden	16	12	4	
Neighborhood exercise	9	20	3	
Potluck suppers	10	14	5	3
Recycling center	5	25	2	
Work groups	5	21	4	
Composting	9	18	2	1

Q42. Birthdate

	Frequency	Valid Percent
Before 1940	2	6.7
40's	5	16.7
50's	5	16.7
60's	8	26.7
70's	7	23.3
80's	3	10.0

Q43. Ethnicity

	Frequency	Valid Percent
African American	31	96.9
European/White	1	3.1

Gender

	Frequency	Valid Percent
Male	6	18.8
Female	26	81.3
Total	32	100.0

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