

The LAWN on Main

CITY OF STONE MOUNTAIN
INCORPORATED 1839

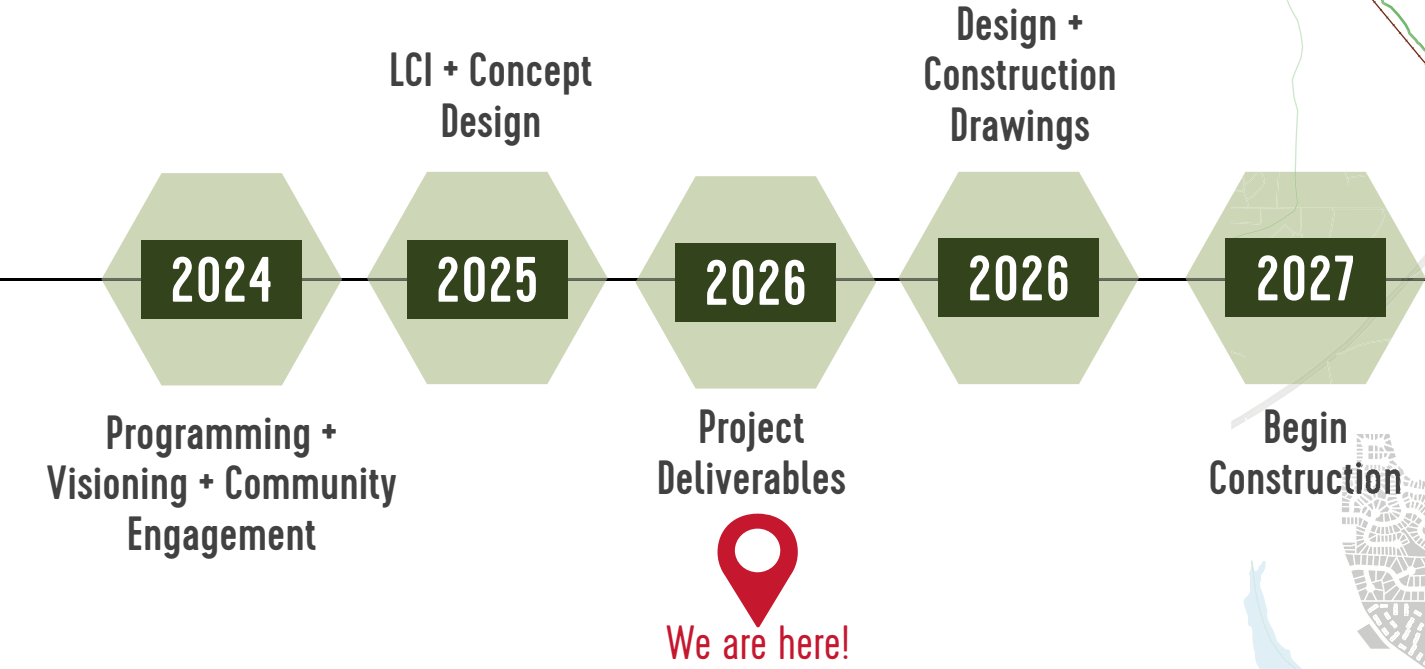
POND

FEBRUARY 2026

PROJECT DESCRIPTION

The LAWN on Main is a new special use facility located just west of Main Street in downtown Stone Mountain, occupying a prominent open parcel between West Mountain Street and Manor Drive. Its central location places it within walking distance of downtown shops, restaurants, and civic destinations, as well as the Stone Mountain trailhead. Bordered by the public library, Stone Mountain Visitor Center, and the railroad, the site is made up of 3 parcels approximately 4.1 acres with a view of Stone Mountain Park.

TIMELINE

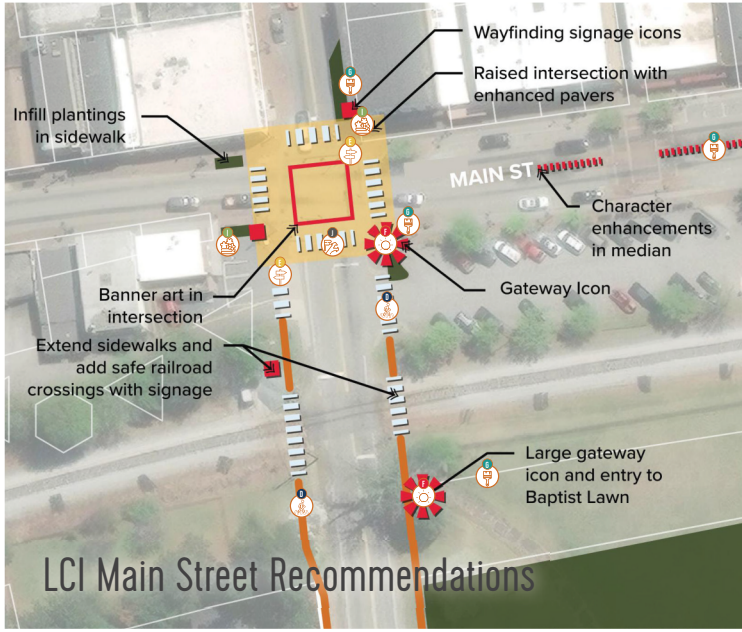




STONE MOUNTAIN LCI RECOMMENDATIONS

The Lawn project builds directly on the vision established in the Stone Mountain LCI by advancing improvements along Main Street. The LCI emphasized strengthening connections, enhancing pedestrian access, and activating key sites to reinforce the vitality of the downtown core.

As a prominent community site along Main Street, the Lawn presents an opportunity to translate those recommendations into action. Enhancements to the lawn, streetscape, and pedestrian experience support the LCI's goals of improved walkability, stronger visual identity, and increased community activation. This project serves as an early, visible step toward implementing the broader downtown connectivity and revitalization framework outlined in the LCI.

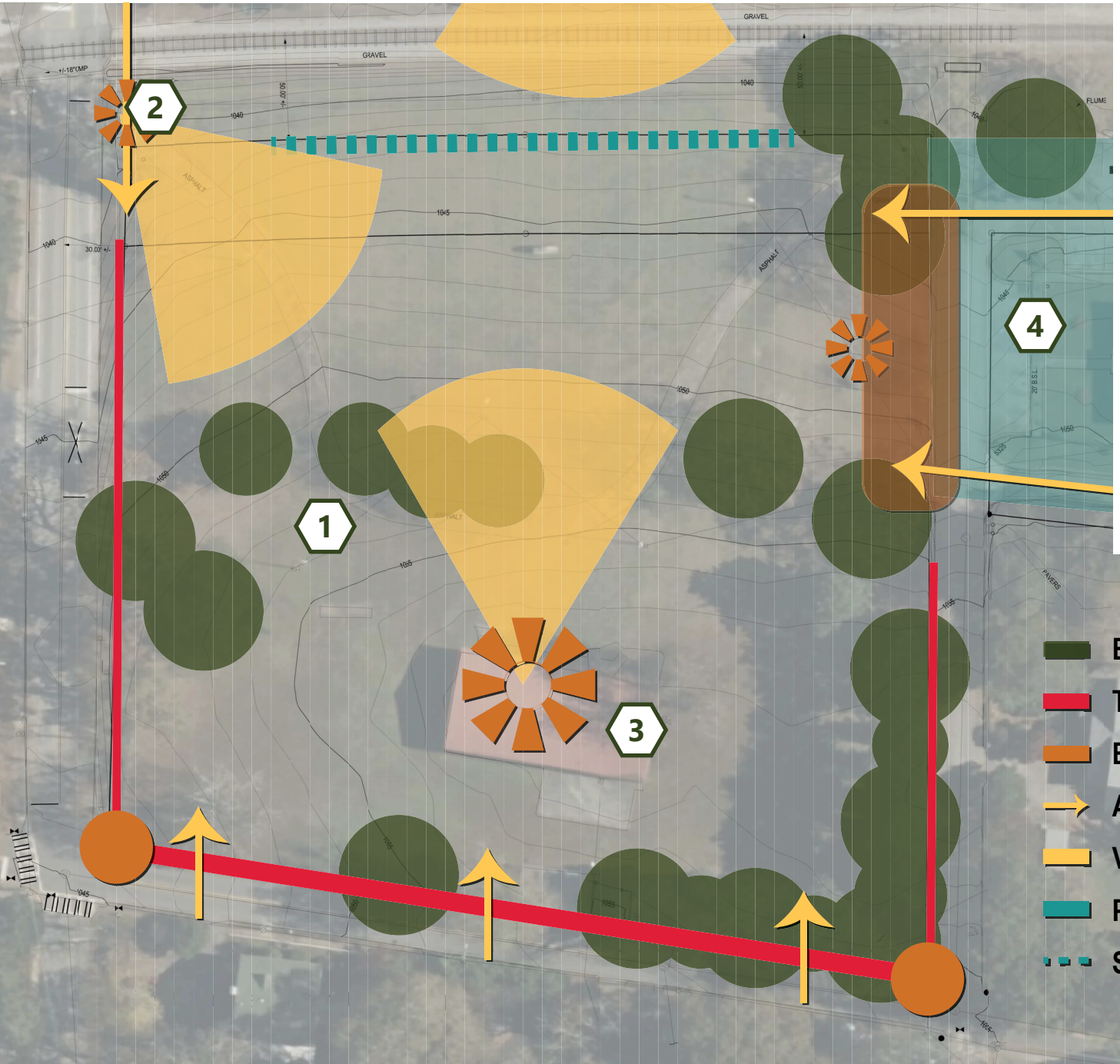


LCI Main Street Recommendations



Main Street Placemaking

SITE ANALYSIS



The Lawn site is primarily an open lawn that is currently disconnected from the surrounding community. While it offers strong views and has the potential to serve as a downtown urban park, access, parking, and connectivity challenges must be addressed to fully activate the space.

Primary constraints include:

- Steep slopes along road edges
- Adjacent rail line with associated noise and safety considerations
- Physical disconnect from surrounding parcels

Key strengths and opportunities include:

- Direct proximity to downtown and Stone Mountain Park
- Mature existing trees that frame the open lawn
- Direct roadway access to Main Street and the downtown core

EXISTING TREES

TOPOGRAPHY CHALLENGES

ENTRY AND VIEW OPPORTUNITIES

ACCESS NEEDS

VIEWSHED PRIORITIES

PARKING ACCESS LOCATION

SCREENING AND BACKDROP

SITE UNDERSTANDING









1. The site includes a few existing features to be considered through the design. The number one opportunity is to capitalize on the views and enhance access to downtown. Combining the design of the lawn with the existing plans of the city can transform this into an active urban park.

2. The existing stone elements as shown in photo 2 have a unique character, provide identity to the park, and are in moderate condition. However, they aren't located in ideal locations and limit ADA access for the site.

3. The existing pavilion is functional but bisects functional site uses. The opportunity to build a new pavilion would be ideal for this site to expand event options for the community.

4. The old GMC building and parking lot is located adjacent to the site. It is not functional in its current state for a community center and would be expensive to renovate. Many options should be reviewed to see how this parcel fits into the site.

COMMUNITY FEEDBACK

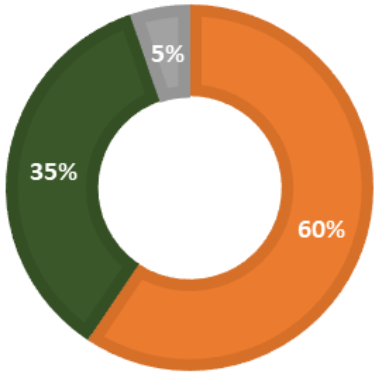
The first round of community engagement began in 2024 to identify the types of programming and amenities residents wanted to see in the park. This early visioning effort focused on gathering ideas and understanding community priorities.

In 2025, the consultant team developed two conceptual site scenarios that translated the 2024 vision into potential layout options. The City then shared these scenarios with the community through roundtable discussions, allowing participants to react to the concepts, evaluate location options on the site, and provide feedback to evaluate different designs for each category. These categories included:

1. Entry Plaza
2. Park Entry
3. Amenity Buildings
4. Seating Plaza
5. Splash Pad
6. Stage Structure
7. Gateway / Screen Wall
8. Stormwater Management Area

2024
Programming + Visioning + Community Engagement

2025
Concept Design



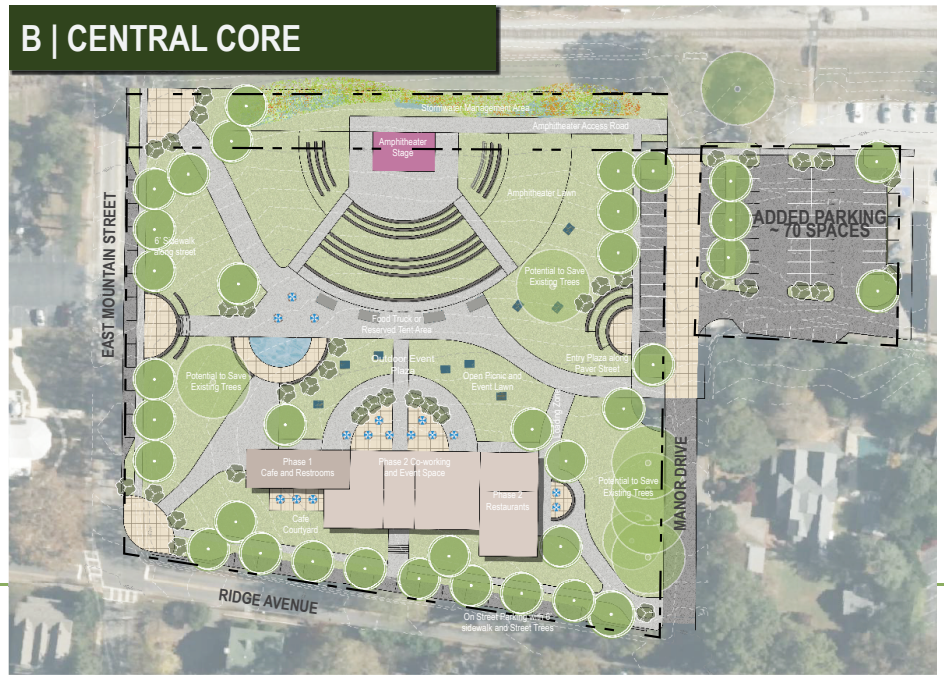
Legend
- Option A Preferred
- Option B Preferred
- Other

The draft design concepts were presented to gather community input on the two layout options. Over 60% of participants preferred Option A, the Organic Lawn. Respondents appreciated the flexibility for food truck zones, the inclusion of a more open lawn, the preservation of views toward Stone Mountain, and the large mixed-use green space.

A | ORGANIC LAWN



B | CENTRAL CORE



1 ENTRY PLAZA



Small Entry Plaza With Seating And Sculpture



Small Entry Plaza With Seating

3 AMENITY BUILDINGS



Granite Pavilion with Natural Integration



Two Floor Mixed Use Event Facility

2 STREETSCAPE



Artful Intersection for Traffic Calming and Identity



Flexible Street Plaza with Integrated Parking



Street Plaza With Planting Cutouts. Lawn Close to Road.

5 SPLASH PAD



Nature-Inspired Splash Pad with Shade and Boulders

4 SEATING PLAZA



Compact Seating Niche with Integrated Planters



Food Truck Zone for Social Activation



Flexible Seating Lawn



Civic Plaza Seating with Movable Chairs

6 AMPHITHEATER



Terraced Lawn Amphitheater with Canopy Structure

7 GATEWAY / SCREEN



Vibrant Mural Screen Wall

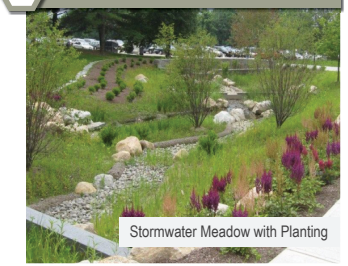


Sculptural Gateway Arch



Rendering of Mountain Street Intersection

8 STORMWATER



Stormwater Meadow with Planting

The images and design precedents most frequently referenced by the community are illustrated on this page. Key features residents responded positively to included vibrant public art and gateways, flexible seating options, a food truck plaza, and the use of natural materials and landscape elements.

One of the most consistent requests was for a large open lawn to support informal play and community events.

Additional elements the community expressed interest in included:

- Historic references and interpretive imagery
- Dedicated play areas for children
- Bicycle parking
- Open space connections to surrounding neighborhoods
- Native stone and brick materials
- Design elements that complement and reinforce the downtown character

PREFERRED CONCEPT

The preferred concept builds on the Organic Lawn vision that the community most strongly supported and incorporates feedback from the key precedent images. The draft design activates all corners of the site with welcoming amenities and connects park elements through a flowing, informal layout. This approach emphasizes flexibility, natural character, and layered experiences throughout the space. Final combined concept includes:

- Amenity buildings for multiple functions
- Entry plaza and seating node along East Mountain Street
- Informal amphitheater with more open lawn
- Splash pad near the parking area with views to the lawn
- Outdoor seating areas for dining, gathering, and events
- Stormwater meadow with natural landscaping along the railroad edge

FULL DESIGN COST
$32 million

THE LAWN ON MAIN

Probable opinion of cost - 10/06/25

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$32,000.00	LS	1	$32,000.00	
Demolition	$46,500.00	LS	1	$46,500.00	2 Structures (Pavilion & GMC Bldg)
Grading / Earthwork	$150,000.00	LS	1	$150,000.00	Very minimal earth work except along roads
Ampitheater	$200.00	SF	30,000	$6,000,000.00	Inclusive of the stage / band shell
Low seat walls	$150.00	LF	800	$120,000.00	Walls around splash pad, walkways, and buildings.
Concrete Retaining Walls	$220.00	FF	650	$143,000.00	
Veichular Pavement	$16.00	SF	70,000	$1,120,000.00	Including GMC site parking
Pedestrian Pavement	$12.00	SF	38,000	$456,000.00	
Enhanced Pavers	$35.00	SF	24,000	$840,000.00	
Concrete stairs	$350.00	LF	400	$140,000.00	
Splash Pad	$650,000.00	LS	1	$650,000.00	Includes all equipment, installation, surfacing
Large Trees	$1,600.00	EA	46	$73,600.00	
Small Trees	$1,000.00	EA	60	$60,000.00	
Large Shrubs	$70.00	EA	250	$17,500.00	
Small Shrub	$50.00	EA	600	$30,000.00	
Grasses, groundcover, sod	$5.00	SF	120,000	$600,000.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
FFE: Site Furnishings	$125,000.00	LS	1	$125,000.00	
Total Site Work				**$10,653,600.00**	
The Buildings					
Mixed-Use Building	$850.00	SF	14,000	$11,900,000.00	Includes all utilities
Restroom / Shelter Building	$600.00	SF	2,400	$1,440,000.00	Anticipated xxx sf of restoom vs covered seating
Total Building Work				**$13,340,000.00**	

Total Construction Cost				**$23,993,600.00**
Design & Engineering (10% Construction Cost)				**$2,399,360.00**
General Permitting/Contingency/Soft Costs (20% Construction Cost)				**$4,798,720.00**

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

ORIGINAL PHASE 1 COST
$7.7 million

THE LAWN ON MAIN

Probable opinion of cost PH 1 - 10/20/25

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$28,000.00	LS	1	$28,000.00	
Demolition	$24,000.00	LS	1	$24,000.00	1 Structure (Pavilion)
Grading / Earthwork	$82,000.00	LS	1	$82,000.00	Very minimal earth work except along roads
Ampitheater	$165.00	SF	18,000	$2,970,000.00	Inclusive of the stage / does not include band shell
Low seat walls	$135.00	LF	100	$13,500.00	Walls around splash pad, walkways, and buildings.
Concrete Retaining Walls	$215.00	FF	600	$129,000.00	
Veichular Pavement	$16.00	SF	8,800	$140,800.00	pavement for ampitheater access and road improvements
Pedestrian Pavement	$12.00	SF	13,500	$162,000.00	
Enhanced Pavers	$28.00	SF	8,400	$235,200.00	
Concrete stairs	$350.00	LF	400	$140,000.00	
Splash Pad	$525,000.00	LS	1	$525,000.00	Includes all equipment, installation, surfacing
Large Trees	$1,600.00	EA	16	$25,600.00	
Small Trees	$1,000.00	EA	32	$32,000.00	
Large Shrubs	$70.00	EA	200	$14,000.00	
Small Shrub	$50.00	EA	550	$27,500.00	
Grasses, groundcover, sod	$3.00	SF	100,000	$300,000.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
FFE: Site Furnishings	$100,000.00	LS	1	$100,000.00	
Restroom Building	$500.00	SF	1,750	$875,000.00	Restoom Only
Total Building Work				**$5,573,600.00**	

Total Construction Cost				**$5,573,600.00**
Design & Engineering (10% Construction Cost)				**$557,360.00**
General Permitting/Contingency/Soft Costs (20% Construction Cost)				**$1,174,720.00**
Grand Total				$7,635,680.00

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

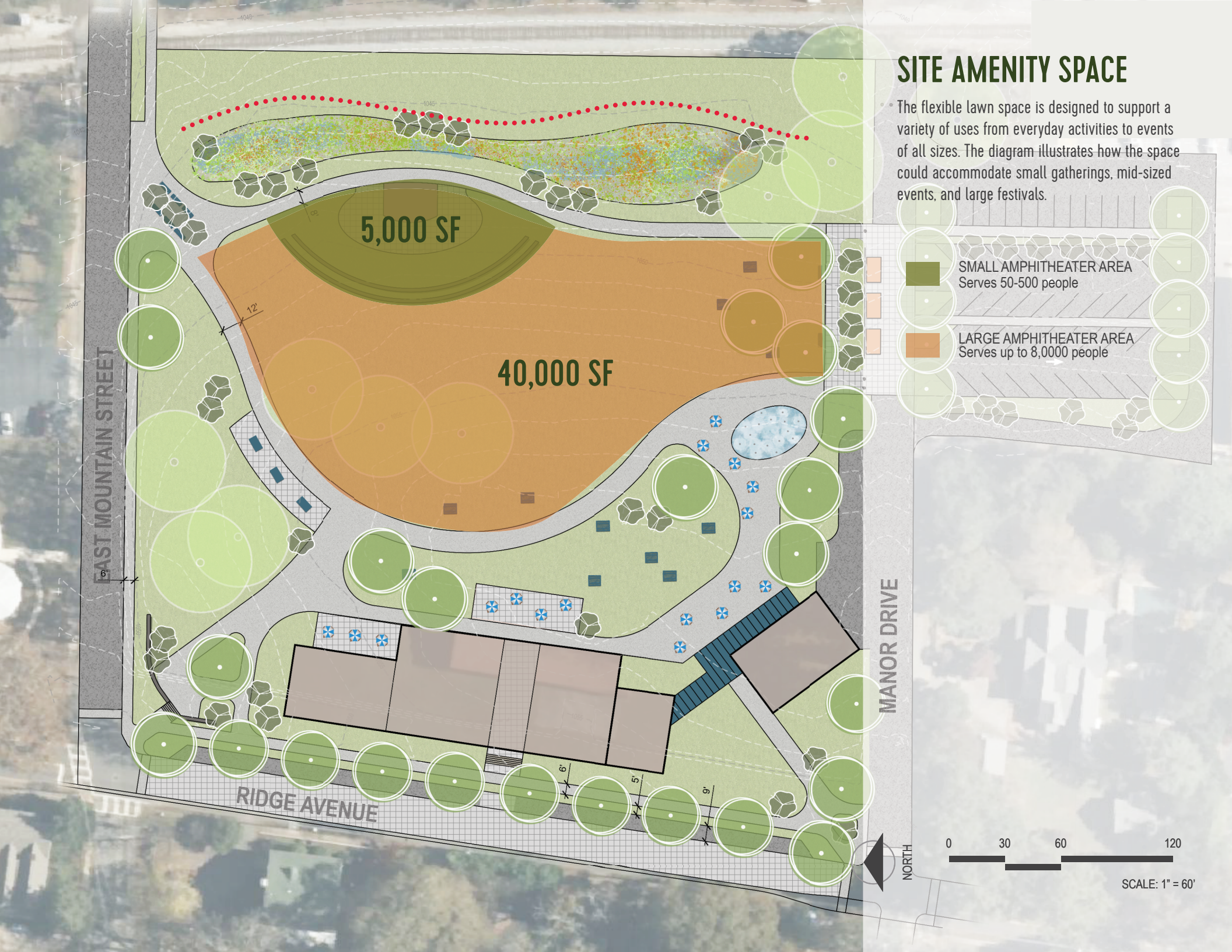
Cost evaluations were done through the final design stage to evaluate the feasibility of all design components. The final opinions are summarized with the phasing plan.



1. Gateway / Screen Wall Along Park Edge to Reduce Noise and Provide Visual Buffering
2. Entry Plaza
3. Park Entry
4. Mixed-Use Amenity Buildings
5. Seating Plaza for Dining, Gathering, and Events
6. Splash Pad with Views to the Lawn
7. Stage Structure
8. Terraced Seating
9. Stormwater Management Area with Natural Landscaping
10. Potential to Save Existing Trees
11. Open Picnic and Event Lawn
12. Amphitheater Lawn Seating
13. Amphitheater Access Road
14. Breezeway
15. On Street Parking with 6' Sidewalk and Street Trees
16. Stamped Concrete or pavers Added to Existing roadway for Defined Entry
17. Loading Zone
18. Removable Bollards
19. Shared Street with Food Truck Parking

SITE AMENITY SPACE

The flexible lawn space is designed to support a variety of uses from everyday activities to events of all sizes. The diagram illustrates how the space could accommodate small gatherings, mid-sized events, and large festivals.



DESIGN VIEWS



Food Truck court looking out at splash pad and community center.

Site Plan - Design View Locations



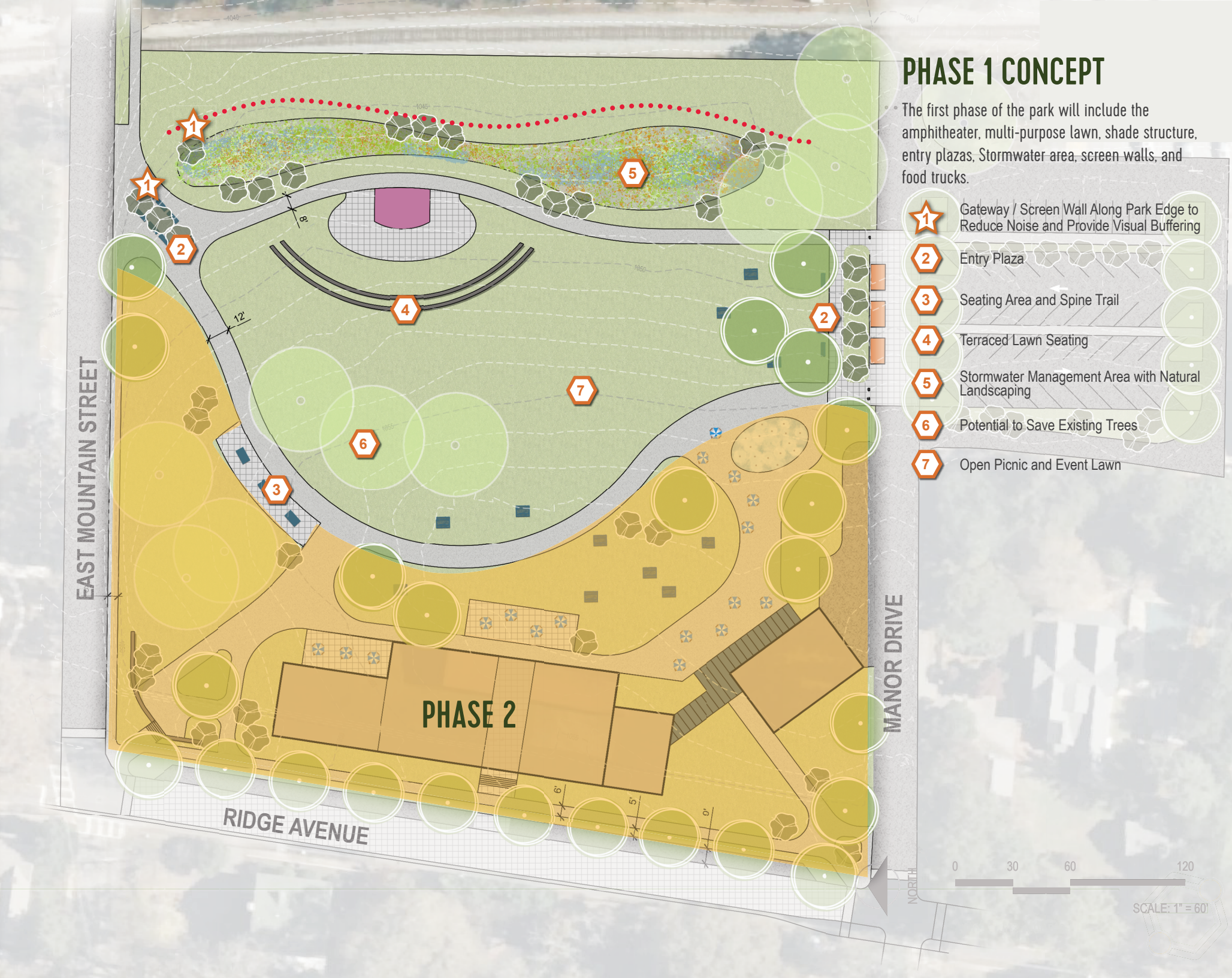
Curved entry path overlooking main lawn and amphitheater



DESIGN VIEWS

View from Mountain and Main Intersection





PHASE 1 CONCEPT

The first phase of the park will include the amphitheater, multi-purpose lawn, shade structure, entry plazas, Stormwater area, screen walls, and food trucks.

1. Gateway / Screen Wall Along Park Edge to Reduce Noise and Provide Visual Buffering
2. Entry Plaza
3. Seating Area and Spine Trail
4. Terraced Lawn Seating
5. Stormwater Management Area with Natural Landscaping
6. Potential to Save Existing Trees
7. Open Picnic and Event Lawn

PHASE 1 OPINION OF COST

THE LAWN ON MAIN

Probable opinion of cost PH 1 - FEB 2026

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$24,000.00	LS	1	$24,000.00	
Selective Site Demolition	$32,000.00	LS	1	$32,000.00	Demo and clearing of trees, fencing, existing pavilion, and existing walkways
Grading / Earthwork	$54,000.00	LS	1	$54,000.00	Grading along roadways and main entries into park
Amphitheater	$165.00	SF	7,400	$1,221,000.00	Inclusive of the stage and seat wall with terraced lawn / does not include band shell
Fencing and Art wall along railroad edge	$175.00	LF	360	$63,000.00	Walls around walkways and entries
Concrete Retaining Walls	$215.00	FF	165	$35,475.00	Walls for amphitheater seating and lawn
Vehicular Pavement	$16.00	SF	7,200	$115,200.00	Pavement for amphitheater access and road improvements
Pedestrian Pavement	$12.00	SF	8,820	$105,840.00	Pavement for circulation Trail
Enhanced Pavers	$25.00	SF	4,200	$105,000.00	
Concrete stairs	$350.00	LF	200	$70,000.00	As needed around amphitheater and entryways
Large Trees	$1,250.00	EA	10	$12,500.00	
Small Trees	$750.00	EA	18	$13,500.00	
Large Shrubs	$70.00	EA	120	$8,400.00	
Small Shrub	$50.00	EA	360	$18,000.00	
Grasses, groundcover, sod	$3.00	SF	64,500	$193,500.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
Utilities	$16,500.00	LS	1	$18,500.00	
FFE: Site Furnishings	$100,000.00	LS	1	$100,000.00	To include all tables, benches, and site furnishings
Total Building Work				$2,239,915.00	

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

Total Construction Cost				$2,239,915.00
Design & Engineering				$235,191.08
General Permitting/Contingency/Soft Costs				$447,983.00
Grand Total				$2,923,089.08

10% of construction cost

20% of construction cost

PHASE 1 COST

$3 million

NEXT STEPS

1- Schematic Design (SD)
- Preliminary engineering
- Develop initial site elements (grading, utilities, circulation, landscape, etc.)
- Coordinate with key stakeholders.

2 months

2- Design Development (DD)
- Detailed site plans
- Integrate building systems and landscape features
- Detailed cost estimates and constructability reviews

4 months

3- Construction Documents (CD)
- Detailed drawings and specifications
- Coordinate all disciplines (civil, MEP, structural, landscape, architecture)
- Ensure code compliance and regulatory requirements
- Finalize bid-ready documents

3 months

4- Permitting
- Submit documents for approval
- Coordinate with relevant agencies (zoning, stormwater, DOT, fire, etc)
- Revise plans as needed based on agency comments

5- Bidding / Procurement
- Release Invitation to Bid to Qualified Contractors
- Respond to RFIs and clarify scope
- Review bids, interview contractors, and select builder
- Negotiate contract terms and finalize construction contract

6- Construction Administration
- Send Construction Documents to pre-qualified contractors
- Respond to RFIs
- Monthly Coordination Meetings throughout construction
- Punch List and Project Close Out