



41 Perimeter Center East, Suite 250
Dunwoody, Georgia 30346
P (678) 382-6700 F (678) 382-6701
dunwoodyga.gov

MEMORANDUM

To: Mayor and City Council
From: Brent Walker, Parks and Recreation Manager
Date: January 13, 2014
Subject: **Updated Concept Plan for Project Renaissance 5-Acre park**

ITEM DESCRIPTION

Staff reports back modifications to the concept plan for the new 5-acre park at the intersection of North Shallowford Road and Pernoshal Court based on feedback received from the Mayor and City Council following last month's Council Meeting.

BACKGROUND

In March 2012, the City began Project Renaissance, a catalytic public/private partnership covering over 35 acres of underdeveloped land in the Georgetown area. As part of this initiative the City is developing signature park areas across the 35 acres connected by a multi-use trail.

In July 2012, the City partnered with Kimley-Horn and Associates (KHA) to hold public input sessions to assist in the preparation of concept plans and selection of park elements for the public park areas and the multi-use trail connecting them in the Georgetown area as a part of Project Renaissance.

In September 2012, the City and KHA hosted a charette and public workshops to develop concept plans for the park areas and multi-use trail on the 16 acre property as well as the park areas and multi-use trail on the 19 acre property. The charette was held at St. Patrick's Episcopal Church and two workshops were held at the Dunwoody Library.

At the October 2012 Council Meeting, Council reviewed and provided feedback regarding the park concept plans. Council authorized staff to work with KHA to develop final construction drawings for the park areas and multi-use trail on the 16 acre property.

After a competitive bid process, the Council awarded the 16 acre parks construction contract to Georgia Development Partners in March 2013. The Groundbreaking Ceremony was held in April 2013 and the substantial completion remains on schedule for later this month. A Grand Opening of the 16 acre Georgetown Park is being scheduled for December 2013.

Although the Council also reviewed concepts for the park areas on the 19 acre property at the October 2012 meeting and expressed support for elements of both 19 acre park concepts, the Council did not express a strong preference for one concept over the other.

In October 2013, the City acquired the final tract of the 19 acre property and budgeted for



41 Perimeter Center East, Suite 250
Dunwoody, Georgia 30346
P (678) 382-6700 F (678) 382-6701
dunwoodyga.gov

the initial phase of construction (which will likely include at a minimum trail construction, grading, sub-grade utility work, and parking) in the FY 2014 Budget.

At the November 2013 Council Meeting, staff presented an updated concept plan to Council which synthesized the input from the initial meetings (held in 2012) into an updated concept for the park. Staff also shared our intentions to host a public meeting in mid-November to allow for further public discussion of the updated concept plan.

UPDATE

On November 19, 2013 the City hosted a public meeting at St. Patrick's Episcopal Church. Well over fifty members of the community attended and shared their feedback to the plan. Based on their feedback, and that received from the Council at the November and December Council Meeting, some of the features and key elements to the concept plan have been improved.

The key features of the concept plan for the park and trail now include:

- Elimination of the smaller pavilions
- Maximizing the size of the sports and passive field
- Addition of Pickle Ball Court overlay to the Basketball Courts.
- Removal of the playground area
- Removal of the smaller band shell/pavilion.
- Key locations for interactive trail features

Additional highlights of the concept plan that have been consensus points since presented in November include:

- Multi-use trail configuration which maximizes the use of the park for other uses
- Combined pavilion/restroom facility, centralized to all elements of the park
- Optimizing the parking location to avoid conflicts with park and trail users
- Positioning 162 parking spaces on the site plan
- Overflow parking on south side of Pernoshal Court
- Passive recreation and picnic areas
- A heavy vegetative buffer between the sports field and the residential properties

The updated concept plan is attached to this memo.

Staff feels that the current plan satisfies several key recommendations made in the Parks, Recreation and Open Space master Plan.

Specifically, the Parks Master plan documents an unmet need for certain items that are included in this parks concept:

- outdoor basketball courts
- multi use fields
- a connected trail system
- a picnic pavilion



41 Perimeter Center East, Suite 250
Dunwoody, Georgia 30346
P (678) 382-6700 F (678) 382-6701
dunwoodyga.gov

Although there are more unmet needs than the amenities covered in this concept plan, future plans for Brook Run will satisfy some of those needs. They include new tennis courts, more outdoor basketball courts and volleyball courts and additional field space.

This new park (5 acres) isn't large enough to accommodate baseball or softball fields.

IN summary – this concept plan covers some high priority unmet needs as communicated to the City through the master plan in a manner that it is appropriate for the size, location and overall nature of this piece of property.

FINANCIAL CONSIDERATIONS

The amended FY2013 Budget already includes the funding for final construction drawings for the 19 acre property, however, the contract with Kimley-Horn did not plan for the number of revisions to the concept plan that have already been created. This may impact our ability to complete the construction documents without a change order. If a change order is needed in the future, it will be brought to the Council for consideration.

RECOMMENDATION

Staff recommends that the Mayor and Council provide a consensus opinion of Council for the 5-acre park concept plan and allow staff to commence work with Kimley-Horn and Associates to begin with final design and construction documents.