# The City of Dunwoody, GA

*Smart people – Smart city



## PARKS, RECREATION AND OPEN SPACE MASTER PLAN

Revised March 10, 2011

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING • PLANNING
WWW.LOSEASSOC.COM

2011

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## 2011
## Parks, Recreation and Open Space Master Plan



Prepared by:

LOSE & ASSOCIATES, INC.
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# ACKNOWLEDGEMENTS

Lose & Associates would like to thank the elected officials, Dunwoody Recreation and Parks Division and city staff, and all of the citizens of Dunwoody who participated in the Parks and Recreation Master Plan. Your dedication and commitment to your community are a testament to the high quality of life that is present in Dunwoody. Special thanks are due to the follow:

## DUNWOODY CITY COUNCIL

Ken Wright, Mayor
Denis "Denny" Shortal, Post 1
Adrian Bosner, Post 2
Douglas R. Thompson, Post 3
Robert Wittenstein, Post 4
Danny Ross, Post 5
John Heneghan, Post 6

## CITY MANAGER

Warren Hutmacher

## PUBLIC WORKS DIRECTOR

Michael Smith

## DUNWOODY RECREATION AND PARKS DIVISION STAFF

Brent Walker, Park and Recreation Manager

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# SECTION 1

## INTRODUCTION

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# Section 1: Introduction

The community of Dunwoody, Georgia officially became the City of Dunwoody on December 1, 2008. Located in the heart of the Metro Atlanta Region along Interstate 285, Dunwoody is vibrant community with a mix of retail, commercial and residential activities that make it an attractive destination for young and old alike. It is home to MARTA station and major retail establishments in the Perimeter Center area, as well as, the Atlanta Journal-Constitution, the American and the corporate offices of Intercontinental Hotels Group. Dunwoody is an easy commute to downtown Atlanta, but also maintains a suburban feel that is attractive to those who desire a slower pace.

Over the past few decades, Dunwoody saw tremendous growth like many other communities near Atlanta, and over five thousand residential units were approved for development in Dunwoody's Perimeter Center area prior to the recent down turn in the economy. The community currently lacks the adequate facilities to meet the recreation demand, and future developments will only increase the need for additional public parks and open spaces.

During the movement to become a City, the citizens expressed a desire to have a city government that was more responsive to the citizenry and a government that offered quality services. This feeling was restated in the recently completed City of Dunwoody Comprehensive Land Use Plan adopted 2010.

Dunwoody is proud of its history and cultural resources, while also embracing changes necessary to maintain its status as one of the preferred addresses in the Metro Atlanta region. City leaders recognize that good planning is essential to maintaining a high quality of life and attracting high quality development. To this end, the City has commissioned a long range transportation plan, redevelopment plans for several sections of the City and the development of this comprehensive parks and recreation master plan. City leaders appointed Lose & Associates, Inc. to develop this master plan.

The City of Dunwoody 2011 Parks, Recreation and Open Space Master Plan seeks to respond to community needs and determine the desired forms and levels of park and recreation services to be rendered over the next ten years, as well as their necessary administration and funding. In order to develop a full assessment, an extensive public involvement process was conducted, which included interviews, focus group meetings, design charrettes, a community needs assessment and public meetings. Additionally, Lose & Associates, Inc. compiled a demographic analysis, along with department research and facility reviews. The aggregate of information accumulated through this process, as well as the necessary recommendations, can be seen in the following sections.

As the City continues the process to expand services, this Comprehensive Parks and Recreation Master Plan will serve as a blueprint for redeveloping existing parks and facilities and the development of new parks and greenways throughout the City. Having a strong reputation and a distinctive community, the City hopes to establish itself as a model recreation and parks provider, thereby continuing in its tradition of excellence.

# SECTION 2

## DEMOGRAPHICS

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# Section 2: Demographics

Located in the northernmost extent of DeKalb County, the City of Dunwoody takes pride in maintaining its long and rich history. From its beginnings as a Cherokee Indian camp nestled along the banks of the Chattahoochee River, Dunwoody has rediscovered itself as a picturesque community featuring some of metro Atlanta's most popular shopping and dining destinations. Much of Dunwoody's past growth can be directly attributed to the rapid expansion of nearby Atlanta, particularly the development along Dunwoody's southern border, Interstate 285. Following the City's formal incorporation on December 1, 2008, leaders of this highly developed area recognized the need to promote the growth and conservation of green space within the City limits. To better meet this agenda, City leaders recognized the need to develop a Comprehensive Parks and Recreation Master Plan in order to establish and plan sufficient parks and recreation services to its citizens.

Providing adequate recreation opportunities to the citizens of Dunwoody requires a thorough understanding of the community's population, both past and present. Comprehending these demographic trends will aid City officials by providing insight into their ability to meet current service levels and by projecting future demands based on anticipated population levels.

Creating a comprehensive parks and recreation master plan also requires an in-depth analysis of a community's profile in order to understand the composition of the population and their respective needs. To begin the demographic analysis, the planning team gathered information from an online subscription-based resource, DemographicsNow, which compiles U.S. Census data and also provides population estimates and projections. By assembling a demographic profile for Dunwoody and studying trends in population, the planning team was able to better ascertain the needs of each community and substantiate recommendations found throughout this master plan. The aggregate of information contained in this section highlights some of the more notable and relevant statistics in terms of parks and recreation services. Much of this information includes projections to better guide recommendations made over the life of this master plan. In addition, Dunwoody's data will be compared to that of similar cities, the State of Georgia and the nation as a whole to provide benchmarks against which the City may be measured. Gauging where population growth will occur and the composite nature of that growth is the most effective way to determine the level of service required in the next decade. Providing for the future is the key to a successful present.



## Dunwoody Population Trends

An analysis of the data obtained through DemographicsNow provides researchers the information needed to understand the population trends occurring in Dunwoody. In addition to the overall growth patterns, an analysis of the population trends occurring within the City's census tracts allows researchers to understand the dynamic population changes occurring within a specific area. Researchers note that prior to the 2010 Census, information collected for this area was for the Census Designated Place (CDP) of Dunwoody, which does not accurately reflect the City's boundaries. It should be noted the CDP for Dunwoody includes both an area that is not within the incorporated limits of Dunwoody, as well as leaving out a second significant area of the municipal boundaries of the City of Dunwoody. Despite this disparity, this information aids researchers by placing a perspective on the nature of the City's growth and allows researchers to anticipate future demand levels associated with a park or recreation facility.

In order to gain a more thorough understanding of these statistics, Dunwoody's was compared to similar local cities such as Decatur, Johns Creek, Roswell and Sandy Springs. In a similar fashion, Dunwoody was compared against long-established local parks and recreation programs, such as Gainesville, GA and Doral, FL, to gain insight on its program meets the needs of its citizens. Researchers have also drawn data from other samplings such as DeKalb County, the State of Georgia and the United States to further support their findings.

Given the data obtained through DemographicsNow, researchers estimate the current population of Dunwoody at approximately 40,231, representing a 22.4% increase over the 2000 Census figures for the CDP Dunwoody, which placed the city's population at 32,865. Current projections indicate continued growth of 23.8%, bringing the population to 49,822 residents by the year 2015. Due to the current economic state, researchers determined that the City's population growth will likely level-off over the coming years. As a result, the planning team anticipates that Dunwoody will continue to grow by another 11,857 (23.8%) by the year 2020, bringing the projected population to 61,679. Incorporated Dunwoody encompasses 13.2 square miles, resulting in a current population density of 3,431 persons per square mile. Naturally, as the city's population continues to increase, so will its density. Proper planning requires the City to take the necessary steps to ensure that sufficient park land remains available to accommodate this growing population.

Table 2.1 shows Dunwoody's growth compared to other benchmark communities. These statistics indicate that, historically, Dunwoody continues to grow each year at a moderate rate compared to the other data tracts. However, population projections into 2015 indicate that Dunwoody is the only city to have an increase in its rate of growth. In fact, it will be the fastest growing city by 2015, in comparison to the other benchmark communities.



**Table 2.1- Dunwoody, CDP Population Trends with Benchmarks**

| Location | 1990 Census | 2000 Census | Percent Change | 2010 Estimate | Percent Change | 2015 Projection | Percent Change |
|---|---|---|---|---|---|---|---|
| Dunwoody | 26,330 | 32,865 | 24.8% | 40,231 | 22.4% | 49,822 | 23.8% |
| Decatur | 17,513 | 18,444 | 5.3% | 19,710 | 6.9% | 19,805 | 0.5% |
| Johns Creek | 33,794 | 96,879 | 186.7% | 130,337 | 34.5% | 145,728 | 11.8% |
| Roswell | 56,670 | 78,769 | 39.0% | 96,781 | 22.9% | 99,332 | 2.6% |
| Sandy Springs | 68,035 | 85,704 | 26.0% | 99,724 | 16.4% | 104,040 | 4.3% |
| Gainesville | 19,163 | 25,197 | 31.5% | 30,928 | 22.7% | 35,241 | 13.9% |
| Doral, FL | 6,330 | 20,382 | 222.0% | 34,603 | 69.8% | 33,410 | -3.4% |
| DeKalb Co. | 585,840 | 665,865 | 13.7% | 749,466 | 12.6% | 780,876 | 4.2% |
| Georgia | 6,478,221 | 8,186,453 | 26.4% | 9,960,907 | 21.7% | 10,878,486 | 9.2% |
| United States | 248,710,012 | 281,421,906 | 13.2% | 308,332,907 | 9.6% | 322,581,814 | 4.6% |

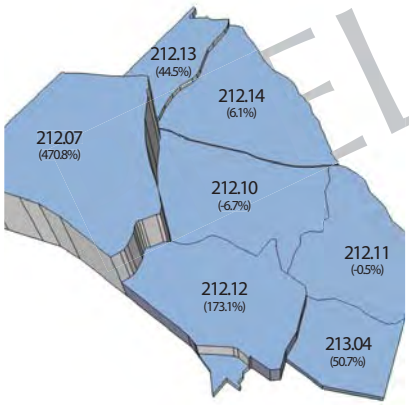
Note: Numbers from the 1990 and 2000 Census reflect the Census Designated Place (CDP) of Dunwoody, and accurately represent the City's boundaries at that time.

### Table 2.2- Dunwoody Population by Gender

| | 2000 Census | Percent | 2010 Estimate | Percent |
|---|---|---|---|---|
| Male | 16,027 | 48.8% | 19,817 | 49.3% |
| Female | 16,837 | 51.2% | 20,413 | 50.7% |

Breaking down population trends into census tracts allows researchers to isolate growth patterns within the city. While the most southwestern tract, 213.04, contains portions of unincorporated areas, this analysis provides a valuable insight as to the regions of the city in need of special consideration. Insert Table 2.3-Dunwoody Population Trends by Census Tracts Table 2.3 shows the population totals compiled since the 1990 census, along with current and projected totals for each census tract. According to this data, Dunwoody witnessed sustained growth, particularly in tract 212.07, which encompasses the city's southwest corner, including Perimeter Center. In fact, this area remains one of the fastest growing portions of the city, even into the coming decade. Tract 212.12, located along I-285, also shares a similar trend of being one of the fastest growing areas within the city. While the population of the rest of the city is expected to grow slowly and, in some cases, decline, these two tracts are expected to rapidly become more densely populated over the next decade. These fluctuations in population indicate the need to redirect parks and recreation services to accommodate the changing population. With the majority of growth occurring in the southwestern portion of the city, additional land and services may be required in these areas.

### Figure 2.1- Graphic: Fastest Growing Census Tracts 1990-2015



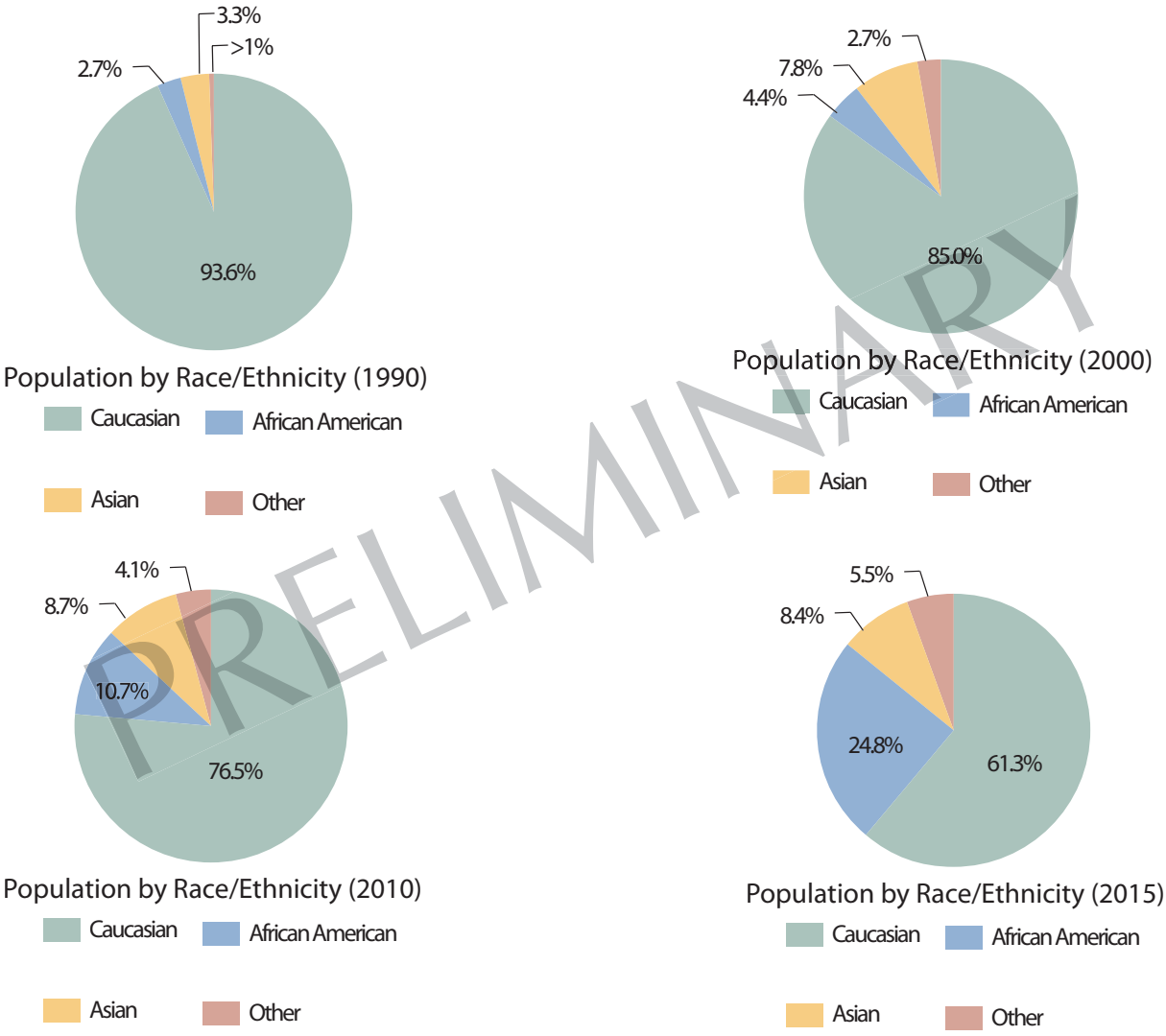

Fastest Growing Census Tracts
1990-2015

Knowing the quantity of people served by a parks and recreation system is important; furthermore, understanding the specific characteristics of the population is just as critical to providing adequate services to the public. Demographic features to consider in addition to population trends include race, ethnicity, age and other community factors. An effective parks and recreation system takes all of these characteristics into consideration when customizing programs and facilities to meet community needs.

## Population by Race and Ethnicity

An analysis of Dunwoody's racial and ethnic makeup reveals a predominantly Caucasian population that has been gradually diversifying over the last two decades. Statistics since 1990 show a slight decrease in the Caucasian population, along with an equally slight increase in the African American and Asian populations. Such diversity is indicative of a stable population, particularly in a large metropolitan area such as Atlanta.

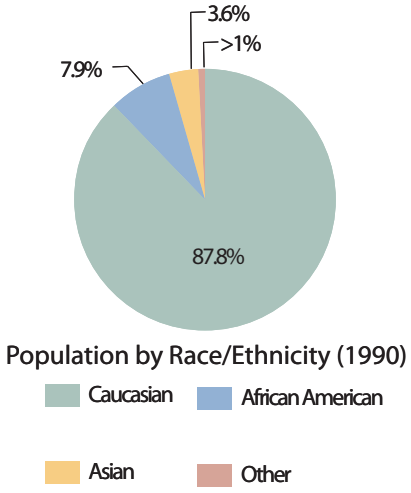
**Figures 2.2-2.5- Graphic: Population by Race/Ethnicity 1990-2015**






Concurrent with this trend of diversification, researchers noted that the Hispanic population has also grown over the last two decades. Following a boom from 1990-2000, the Hispanic population continues to grow at a rate concurrent with the remaining minorities in the city.

**Figure 2.6- Graphic: Hispanic Population Trends 1990-2015**




A further breakdown of these trends into census tracts reveals a contrast in Dunwoody's racial/ethnic profile by geography. All but the two southeast tracts, 212.12 and 213.04, are comprised of 75% or more Caucasian residents. Current estimates show that tract 213.04 is the most diverse of the city's areas with 59% of the population representing minorities. In fact, current estimates show the population being comprised of 26.6% African Americans and 40.7% Hispanics, whereas other areas in the city only contain an average of 9.8% and 5.8%, respectively.

## Population by Age

The age of the city's population plays a critical role in determining the proper amounts and varieties of recreational programming to all age groups. Since the age of a population is constantly changing from year to year, it is pertinent for a recreation provider to understand the current demands of the population to meet this need. Younger populations tend to require more active and structured forms of recreation. Football, soccer, baseball and softball are popular programming preferences for these younger populations. Older populations, while still considered to be "active," tend to prefer more unstructured programming. Parks and recreation systems nationwide are beginning to notice a growing demand for programs and services gears specifically towards senior (55+) citizens and they are making efforts to stay ahead of that demand.

The youngest of the Baby Boomers have finally entered into the 50+ age group, joining the older Baby Boomers in their sixties commonly referred to as "senior citizens." Many professionals have predicted that these seniors will never think of themselves as growing old; therefore, we are compelled to find new terminology when referring to them. In response to this new generation of seniors, a trend has been growing across the nation to design Active Adult Communities (AACs) that cater to the empty-nest adults along with the early and recent retirees. In general, this is an energetic and participatory group in park and recreation activities, as its members have more available time than when they were raising families. Retirees in the 65 to 75 age group also fit this active lifestyle. As a result of this changing demographic, attention should be given to some of the activities most often utilized by this age group, including tennis, swimming, golf, walking, hiking, gardening, wellness programs and facilities, and off-road running facilities.

According to one nationally recognized consultant for Active Adult Communities, William Parks of CDP in Scottsdale, Arizona, the three most highly rated features of an AAC are natural greenways and trails, nature areas and golf availability. This is important to keep in mind during program and capital planning for a parks department after an evaluation of the 50+ age group.

### Table 2.3- Dunwoody Overall Age

| | 0-19 | Percent Change | 20-54 | Percent Change | 55+ | Percent Change |
|---|---|---|---|---|---|---|
| 1990 Census | 6,351 | | 14,399 | | 5,580 | |
| 2000 Census | 6,948 | 9.4% | 17,771 | 23.4% | 8,144 | 45.9% |
| 2010 Estimate | 7,466 | 7.5% | 19,968 | 12.4% | 12,799 | 57.2% |
| 2015 Projection | 8,743 | 17.1% | 24,011 | 20.2% | 17,072 | 33.4% |
| Percent Change (2000-2015) | | 25.8% | | 35.1% | | 109.6% |

As shown in Table 2.4, each age group continued to grow in size over the last two decades, keeping in pace with the overall population growth. This data also reveals that a majority of the population in Dunwoody is comprised of adults between the ages of 20-54. The growth pattern between these adults and children 0-19 years of age is relatively consistent, showing a stable influx of new families within the City. Data such as this tends to indicate that little change is expected over the coming years in terms of accommodating these age groups which will likely be interested in youth and adult athletic programs as well as other child-oriented services. As shown in Table 2.4, Dunwoody can compare itself to cities with similar ratios of households with children, such as Decatur and Sandy Springs, to gauge the relative amounts of programs and facilities being provided to accommodate this demographic.

### Table 2.4- Benchmark Household Child Comparison

| Location | Households with Children | Households without Children |
|---|---|---|
| Dunwoody | 26.2% | 73.8% |
| Decatur | 21.0% | 79.0% |
| Johns Creek | 49.7% | 50.3% |
| Roswell | 34.2% | 65.8% |
| Sandy Springs | 20.4% | 79.6% |
| Gainesville | 36.2% | 63.8% |
| Doral, FL | 36.2% | 63.8% |
| DeKalb Co. | 30.9% | 69.1% |
| Georgia | 36.8% | 63.2% |
| United States | 50.9% | 49.1% |

Additional analysis of Dunwoody's age trends reveals that the senior population has consistently been the fastest growing age group over the past two decades. According to this data the 55+ age group has grown over 109% in the last fifteen years, whereas younger demographics have only grown less than 40% over the same time period. In fact, the median age reported in the 2000 Census for the City was 38.4; however, current projections anticipate the median age to be 45.5 by 2015.

A breakdown of these trends by census tracts reveals that the northernmost portions of the city have the highest rates of senior growth. Conversely, the southern portions of the city represent the highest rates of child population growth. Tracts 202.10 and 212.11 were also identified as having the majority of their populations classified as seniors.

**Figure 2.7- Graphic: Fastest growing Senior Populations (2010)**


Fastest Growing Senior Populations
2010



## Education, Employment and Income Profiles

Another aspect of parks and recreation services that is often overlooked is the effect that a population's education, employment and income characteristics place on service demands. These three profiles often correlate with one another and substantiate the trends found in the others. Typically, lower levels of each of these components tend to indicate a population that would seek more local recreation opportunities, as well as public programs and facilities, rather than private ones. These data sets also provide insight into a population's ability to financially support a growing parks and recreation department.

Table 2.6 shows that Dunwoody falls mid-range across the board in comparisons to the identified benchmark cities. However, these numbers also indicate that Dunwoody is well above the average when compared to larger demographics, such as DeKalb County, the State of Georgia and the United States. By ranking higher among these baseline data sets, researchers can conclude that Dunwoody's population is largely dependant on the City's parks and recreation services. However, the population should be able to sustain increased funding to promote and preserve these services throughout the area.

**Table 2.6- Benchmark Income, Education Comparison**

| Location | Average Household Income | Employed Blue Collar | Employed White Collar | Did not graduate high school | High School Graduate | Education Beyond High School |
|---|---|---|---|---|---|---|
| Dunwoody | $108,217 | 19.7% | 80.9% | 6.8% | 13.7% | 79.5% |
| Decatur | $79,894 | 18.9% | 81.1% | 11.1% | 16.0% | 73.0% |
| Johns Creek | $146,455 | 13.2% | 86.8% | 2.2% | 11.1% | 86.7% |
| Roswell | $118,409 | 21.7% | 78.8% | 5.5% | 14.9% | 79.7% |
| Sandy Springs | $126,356 | 19.7% | 80.3% | 4.4% | 12.1% | 83.6% |
| Gainesville | $65,564 | 56.3% | 43.7% | 31.7% | 25.2% | 43.2% |
| Doral, FL | $103,401 | 17.3% | 82.8% | 5.8% | 17.6% | 76.7% |
| DeKalb Co. | $73,320 | 32.5% | 67.6% | 12.6% | 24.3% | 63.3% |
| Georgia | $68,917 | 40.5% | 59.5% | 16.4% | 30.2% | 53.5% |
| United States | $72,148 | 39.7% | 60.3% | 14.8% | 29.7% | 55.4% |

Additional analysis of this data by census tract reveals a disparity within the city. Areas along the city's southern edge encompassed by census tracts 202.07, 202.12 and 203.04 contain a population with average household incomes lower than the rest of the city's averages. Tract 213.04, in particular, has both an average household income and educational attainment level of nearly half of what has been listed for the city overall. Special focus will have to be placed to provide affordable services locally in the southeast corner of the city to provide for these citizens.



## Summary

The unique combination of a historic setting within a major metropolitan area makes the City of Dunwoody an attractive option for those looking for a balance between a relaxed suburban lifestyle and the shopping, dining and business associated with a large city. As Dunwoody continues to grow, park and recreation service providers must adjust to meet the needs of an ever-changing population.

In anticipation of the city's increasing population density growth, Dunwoody will be challenged to seek out additional park land to meet service level requirements for its growing population. Fortunately, the rapid growth experienced during the 1990s has passed and the population is growing at a more sustainable level. When planning for future park land and recreation programs, additional consideration should be given to the south and southwestern portions of the city, which are expected to grow faster than other data tracts.

With each passing year, the racial/ethnic composition of Dunwoody is becoming more diverse. Previously, the vast majority of the population was comprised of Caucasian residents. However, this trend has been consistently decreasing, giving way to an increase in both African American and Hispanic populations. This trend is expected to continue over the life of this Master Plan. Researchers noticed a growing concentration of Hispanic residents in southeast Dunwoody. Additional consideration may have to be given to meet the recreational needs of this particular demographic.

Establishing the trends within the population's age groups is a critical factor in providing adequate and appropriate recreation services. Like many communities, Dunwoody has a stabilized population comprised mainly of young and middle-aged adults. The youth population continues to grow in stride with the aforementioned adults, indicating consistent demand levels for both youth and adult athletic programming. Conversely, Dunwoody has witnessed a surge in the senior population, particularly in the north and northeast areas of the city. This growing population of active adults will require additional consideration to provide an appropriate diversity of programs and facilities to accommodate the senior population.

Dunwoody is fortunate to have one of the most affluent and highly-educated communities in Georgia, which stems from a strong economic base that draws on nearby Atlanta. This level of prosperity allows the community to support quality recreation as well as opportunities for expansion of existing services. Researchers recommend investigating joint ventures with education and private recreation providers to accommodate the diminishing quantity of developable park land.

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# SECTION 3

## PUBLIC INPUT

# Section 3: Public Input

Public input is the most critical component in developing a comprehensive plan for a Parks and Recreation Division. The citizens are the participants in and users of the parks system and recreation programs, and without strong support and usage by them, the parks system becomes ineffective. For the plan to be effective in improving service delivery and facilities, it must accurately reflect the facilities and programs most desired by the community. The recommendations contained in this master plan were driven by public input gathered through a variety of forums: interviews, public meetings, focus group sessions, a design charrette and both an online user and mail survey of the residents of Dunwoody. Quotes throughout this section are selected from the comments on the returned surveys and input sessions.

The public input process started with interviews that included meetings with the Parks and Recreation Manager, the Mayor and City Council members, citizens who represent groups who currently manage programs or facilities in the parks, conservation and environmental group representatives and other City staff. These interviews were not only necessary to develop an understanding of how the Parks and Recreation Division and City government function, but also to develop an understanding of issues that exist within the community and the Parks and Recreation Division itself. Interviews with the Mayor and Council members provided the planning team with an overview of how the parks and recreation staff interact with elected officials and share information. The interviews also provided insight into their vision for long-term planning and administration of the Division and on their priorities for the Division as part of the overall City government. The input process was complemented by public meetings where issues identified included everything from desired park programs and facilities to safety and maintenance issues to the need for new and renovated facilities.



## Interview Findings

Interviews with parks staff, public officials and with user groups were initiated September 19-21, 2010, and again on October 9-11, 2010. These conversations explored administrative practices, contract maintenance duties, ongoing partnership agreements and factors related to funding and park usage. Interviews with parks and recreation staff revealed information about the daily operations of the Division and also offered insight into the opportunities and constraints that staff are faced with on a day-to-day basis. These interviews provided a historical perspective of the evolution of parks and recreation in the city, as well as additional information about relationships with leagues and organizations and opinions for needed facilities.

The following is a bulleted summary of the issues that were the most commonly discussed in the interviews.

### Operations

- The Parks Manager is the only full-time park staff member at this time and began his employment with the City in June of 2010.
- Management of the City combines a small number of City employees and contract services provided by a variety of firms, including Lowe Engineers, which employs the Park Manager as part of the Public Works Department.
- Park operations and programming is done through a combination of contract maintenance crews and volunteer groups who offer programs and assist with minimal maintenance of facilities.

- Programming of recreation programs as traditionally offered by public recreation agencies is not a priority for the City and is currently not being performed. Partnerships are currently preferred over traditional programming.
- Partnerships with Dunwoody Nature Center, Dunwoody Senior Baseball, Dunwoody Community Garden at Brook Run, Brook Run Dog Park and Spruill Center for the Arts are the primary program providers and facility managers in the park system.
- The Brook Run Skate Park programs are being conducted through a separate contract management agreement.
- "We do not need to try to compete with the County as a youth sports provider."
- "The churches and Jewish Community Center are doing a lot of youth programs and we do not want to compete with them."
- "We need to determine if the existing parks and programs offered by others are sufficient for meeting active recreation demands."
- A maintenance supervisor is needed to improve the quality of maintenance in the parks and make sure facilities are safe.
- A fee system needs to be established to increase revenue generation from the parks.
- Park system lacks an identity, there are no standards in the parks.
- Partnering program providers have their own web sites and own identities.
- Managing special event permits is one of the main duties of the Park Manager.
- Forms for special events need to be automated to make the process easier and more efficient for staff.
- There are no weekend maintenance activities in the parks.
- Trash is picked up in parks by DeKalb County sanitation workers after it is collected by user groups in the parks.
- Programs should cover operating cost but not capital and replacement cost.
- Expand Dunwoody Nature Center programs for all ages, not just small children.
- "We should stress quality over quantity."
- "We should have parks for all ages."
- Our facilities should be maintained with safety as a high priority.
- Donaldson-Chesnut site should be programmed.
- Dunwoody Senior Baseball is challenged by number of games and lack of adequate facilities.



## Marketing

- Due to the age of the division, it has not created a defined brand or identity.
- The City is not known as the facilitator for many of the programs that are operated by volunteer groups in the parks.
- The lack of special events sponsored by the City impacts the image and marketability of the division.
- The City should receive more credit from partnership groups.

## Funding

- Lack of land and cost of land will impact the City's ability to develop additional parks and greenways.
- The City funded the park master plan in order to determine needs and capital cost to provide improved parks and recreation services.
- Funding will limit the City's ability to develop a traditional parks department.
- In order to keep recreation budget within obtainable limits, partnerships and sponsorships should be stressed over growing the department.

- State law does not allow the City to charge out of city fees to DeKalb County residents
- City is seeking bond funds from DeKalb County that were earmarked for Brook Run Park.
- Community gardeners pay $50.00 per year for a plot.
- Community garden plots can be purchased for six or 12 months.
- Most of the groups programming in the parks are 501-C3 non-profit organizations.
- A bond program will be needed to fund major development of parks and land acquisition.
- More revenue generations is needed.
- Parks facilities should be free to use by the community.
- City has increased budget for parks next year.

## Programs and Facilities

- Although the City does not have public swimming or a large number of tennis facilities, most HOAs have pools and/or tennis courts.
- There is currently a lack of green space and parkland to meet the needs of the community.
- There is a need for greenway development to increase walking and bicycling opportunities.
- Most facilities are old and in need of major repair or replacement.
- Dunwoody Nature Center has great programs but needs a new building.
- Dunwoody Senior Baseball needs more fields and existing fields need lots of work.
- We should be a facilitator of programs and partner with community groups.
- We should be a golf cart friendly city.
- Should look at working farm or some combination of programs at Donaldson-Chesnut Home site.
- Donaldson-Chesnut Home site would be a great wedding or corporate rental facility.
- Parking could be an issue for large gatherings at Donaldson-Chesnut site.
- Brook Run Park needs to be developed more fully and should have multi-use trails.
- Buildings at Brook Run Park need to be torn down.
- Theater at Brook Run Park needs to be evaluated for reuse.
- A City operated theater should be in a more urban setting than in a park.
- Need new pavilion in Brook Run Park.
- Need to expand community garden in Brook Run Park.
- Need to fix water feature in Brook Run Park.
- Windwood Park is underutilized.
- Windwood Park tennis courts are in bad condition.
- Windwood Park would be a good trailhead site.
- City needs more public tennis courts.
- City needs more un-programmed greenspace.
- City needs more greenspace.
- City needs more playgrounds.
- Old Emory Hospital site, partially developed PVC farm property and the sister property are all large tracks of land worthy of purchase.
- Buy land along proposed greenways for small parks.
- Purchase old and problematic properties and convert to park land.
- Build a new Dunwoody Nature Center facility.
- Create a public space for community festivals.

# Public Meeting Findings

Another form of public input used during the master plan process was to conduct two public meetings. The planning team held one meeting at City Hall on November 10 and a second on November 11, 2010 at Dunwoody Baptist Church. Approximately 75 individuals came to the meetings to share their opinions of the park system, their desired facilities and programs, and their vision for the future of Dunwoody recreation and parks.

The general "wish lists" developed during these meetings included improvements to existing facilities, development of new facilities and new programming opportunities. All of the comments reflected that the citizens care about the parks system and desire a parks system of which they could be proud. The following bulleted lists include the discussed topics and requested items during the public meetings:

## Facility and Program Needs/Desires, and General Comments

### Trails and Passive Green Space Comments

- Off-road greenways/multi-purpose trails for walking, running and bicycling are needed in both highly populated areas and natural areas
- Bike lanes on roadways
- Bike paths (paved for bicycle only)
- City is not bike friendly
- Lack of exhibits and green building practices
- Develop greenway along creeks
- Form partnerships with land owners and other communities to create walking and biking trail

### Marketing Comments

- Need improved visibility
- Program providers need to do a better job partnering with the City
- Provide links to program providers on City web site

### Athletic Facilities Comments

Additional athletic fields are needed to provide for the demand of several sports:

- Indoor/outdoor multi-generational facility for tennis and indoor, multi-generational programming space
- Aquatics is growing
- Need more tennis facilities
- Need an aquatics facility
- Need a gymnastic facility as new one at Marcus Jewish Community Center is too small
- Murphy Candler has historically met community's youth baseball needs but does not have enough parking

### Programs and General Comments

- North DeKalb Cultural Arts Center has parking issues
- People go to Alpharetta, Roswell, Sandy Springs and Norcross to use their parks
- Make Donaldson-Chesnut House a dual programming facility
- Some volunteers are antagonistic over government
- Expand horticulture programming
- Edible landscaping that is low maintenance

### Brook Run Park Comments

- Get rid of the old buildings; they are creepy
- Provide arts center and include Stage Door Players
- Good location to be home of Community Band
- Provide miniature golf
- Provide Frisbee golf
- Provide senior programs like those at Marcus Jewish Community Center
- Dogs have been in dog park without leash, got into properties
- Buffer areas between dog park and property
- Noise level from music festival and special events is a problem
- Noise from the maintenance traffic
- Support taking building down
- Would like theater to stay and a police precinct be developed in the park
- Open entry from Brook Run to Peeler
- Small amphitheater in back of Brook Run
- Open entry from Peeler Road all the time
- Need new building closer to front
- Need improved visibility
- Treat Brook Run as a blank canvas and start over with new design
- Natural outdoor venue; not a formal amphitheater.
- Passive education & active recreation should be included

### Dunwoody Park Comments

- Expand Dunwoody Nature Center and repurpose Dunwoody Park
- Improve baseball facilities

### Potential property to acquire as park land and land comments

- Need more park land
- Old Emory Hospital
- Vermack property
- Peeler Road/ Glasered/Winters Chapel Road property
- PVC Pipe Farm
- Increase buffers within conditional use areas
- Provide nature preserve areas within communities
- Be creative with Windwood Hollow Park; do more with the land

## Sounding Board Meeting

On the evening of November 10, 2010, a Sounding Board Meeting was held. This meeting was a four hour workshop with representatives appointed by the City Council who represented a cross section of recreation and green space issue in the city. The Sounding Board was comprised of: Dr. Brad Anchors, Kirk Anders, Stephen (Steve) K. Barton, George Binder, Rick Callihan, Clayton W. Coley, Ashley Doolittle, Mike Mey, Alicia Nations, Carl Pirkle, Jay Spearman, Peter Yost, Kathryn Chambless and Blake Tiede. The participants worked in small groups and then collectively to respond to a series of questions. The team and collective reposes to the questions are provided below.

**Question 1. What are the five most critical issues facing the Parks and Recreation Department?**

**Group 1 Responses**

1. Budget
2. Raise standards, not up to church standards or nearby cities
3. Prioritize what needs to be done, programs and facilities to pursue
4. Connectivity
5. Space/land

**Group 2 Responses**

1. Funding
2. Available land
3. Condition/lack of existing facilities
4. Staff levels
5. Council vs study results, whose recommendations will prevail

**Group 3 Responses**

1. Rundown facilities/parks
2. Lack of park/green space
3. Developing Brook Run to include all citizens
4. Need for central community center
5. Additional staffing/community involvement

***Question 2: Identify the strengths and weaknesses of the Parks and Recreation Department.***

**Group 1 Responses**

**Strengths**

- Community support
- Desire to improve
- Blank canvas at Brook Run Park
- 1000+ kids participate with Dunwoody Senior Baseball (13 – 18)
- Nature center – good organization of volunteers
- Community garden/dog park
- Opportunity to learn history at Donaldson-Chesnut House

**Weaknesses**

- No shade at Brook Run Park playground
- Underserved areas in parts of Dunwoody
- Poor drainage at Dunwoody Park
- No opportunities for exercise (trails, bike paths)
- Poor condition of Dunwoody Nature Center building
- Lack of fields for soccer, ultimate Frisbee or flag football

**Group 2 Responses**
**Strengths**
Brook Run Park property
- Brook Run facilities are diverse, size of property and the skate park
- Dunwoody Nature Center is well organized has great programs, camps and volunteers

**Weaknesses**
- Connectivity
- Lack of adult activities
- Lack of space for youth activities

**Group 3 Responses**
**Strengths**
- Brook Run – Playground and skate park
- Potential for trails and bike paths

**Weaknesses**
Dunwoody Nature Center – building and parking
Dunwoody field conditions
Lack of room at Murphy Candler Park, move program to Dunwoody

***Question 3. If money and politics were not issues, what programs would you include in the ideal system for the community? What facilities would you include?***

**Group 1 Responses**
Facilities
Outdoor amphitheatre
More pavilions for gatherings
Trail system through Brook Run and connect to other areas
Professional maintenance for upkeep of facilities (building/fields)
Buy PVC farm and hospital site
Improve look of all parks (aesthetics)
Lots of greenspace
Community center
New roof on well at Vernon Oaks Park

Programs
- Add lots of staff

**Group 2 Responses**
- Horse park (ring and stalls)
- Bike paths
- Community center
- Indoor swimming pool
- Outdoor music venue

- Soccer field
- Multi-use athletic facility (indoors) volleyball, basketball
- Indoor/outdoor tennis facility
- Baseball/softball fields complex
- Shooting facility

Programs
- Youth and adult programs

**Group 3 Responses**
Facilities
- Natatorium
- Playgrounds
- Sports fields
- Bike trails
- Bike paths
- Sports complex
- Indoor tennis facility
- Multi-use football/soccer/lacrosse fields with practice facilities

Programs
- Aquatic programs
- Children's programs
- Seniors
- Community orchestra
- Disabled Citizens
- Evening programs
- Movies
- Family night



### *Question 4. National Facility Standards*

Unlike the other questions where each team was asked to work independently, question 4 was developed by the entire group simultaneously. On this question, Lose & Associates, Inc. team members presented a chart of National Recreation and Parks Association (NRPA) facility standards that are based on per capita standards. These standards make up a level of service provided in each community. The sounding board members were asked to review the national standard and make recommendation regarding the level of service to increase or decrease the level of service based on the unique factors that influence recreation facilities in the City of Dunwoody. Table 3.1 shows the NRPA service standards and those recommended for the City of Dunwoody and details the impact of these recommendation based on current facilities, current and projected population levels.

**Table 3.1 NRPA Standards and Community Based Desired Level of Service**

| Community Based Standard and NRPA Standards for Park Facilities | NRPA Recommended Level of Service | Community-based Desired Level of Service | Existing Number of Dunwoody Park Acres and Facilities | Current Acreage and Facility Need Based on Dunwoody Estimated 2010 Population of 40,231 | NRPA Facility Recommendation Based on Dunwoody Estimated 2010 Population | Current Facility Deficit/ Surplus (using NRPA Recommended Level of Service) | Current Facility Deficit/ Surplus (using Desired Level of Service) | Future Acreage and Facility Need Based on Dunwoody Estimated 2015 Population of 49,822 | NRPA Facility Recommendation Based on Dunwoody Estimated 2015 Population | Future Facility Deficit/ Surplus (using NRPA Recommended Level of Service) | 2015 Facility Deficit/ Surplus (using Desired Level of Service) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Acreage** | 10.5/1,000 | 5.5/1,000 | 160 | 221 | 422 | -262 | **-61** | 274 | 523 | -363 | **-114** |
| **Outdoor Basketball** | 1/5,000 | 1/10,000 | 0 | 4 | 8 | -8 | **-4** | 5 | 10 | -10 | **-5** |
| **Tennis** | 1/2,000 | 1/2,000 | 2 | 20 | 20 | -18 | **-18** | 25 | 25 | -23 | **-23** |
| **Volleyball (outdoor)** | 1/5,000 | 1/10,000 | 0 | 4 | 8 | -8 | **-4** | 5 | 10 | -10 | **-5** |
| **Baseball/Softball** | 1/2,500 | 1/2,500 | 3 | 16 | 16 | -13 | **-13** | 20 | 20 | -17 | **-17** |
| **Football** | 1/20,000 | 1/10,000 | 0 | 4 | 2 | -2 | **-4** | 5 | 2 | -2 | **-5** |
| **Soccer/Multi-Use** | 1/10,000 | 1/10,000 | 1 | 4 | 4 | -3 | **-3** | 5 | 5 | -4 | **-4** |
| **Swimming Pool/Aquatics[1]** | 1/20,000 | 1/20,000 | 0 | 2 | 2 | -2 | **-2** | 2 | 2 | -2 | **-2** |
| **Running Track** | 1/20,000 | 1/20,000 | 0 | 2 | 2 | -2 | **-2** | 2 | 2 | -2 | **-2** |
| **Developed Standards for Park Facilities** | **NRPA Recommended Level of Service** | **Community-based Desired Level of Service** | **Existing Number of Dunwoody Park Acres and Facilities** | **Current Acreage and Facility Need Based on Dunwoody Estimated 2010 Population of 40,241** | **NRPA Facility Recommendation Based on Dunwoody Estimated 2010 Population** | **Current Facility Deficit/ Surplus (using NRPA Recommended Level of Service)** | **Current Facility Deficit/ Surplus (using Desired Level of Service)** | **Future Acreage and Facility Need Based on Dunwoody Estimated 2015 Population of 49,832** | **NRPA Facility Recommendation Based on Dunwoody Estimated 2015 Population** | **Current Facility Deficit/ Surplus (using NRPA Recommended Level of Service)** | **2015 Facility Deficit/ Surplus (using Desired Level of Service)** |
| **Trail System** | 1mile/3,000 | 1/3,000 | 0 | 13 | 13 | -13 | **-13** | 17 | 17 | -17 | **-17** |
| **Playground** | 1/1,000 | 1/5,000 | 5 | 8 | 40 | -35 | **-3** | 10 | 50 | -45 | **-5** |
| **Community Center** | 1/50,000 | 1/50,000 | 0 | 1 | 1 | -1 | **-1** | 1 | 1 | -1 | **-1** |
| **Picnic Pavilion** | 1/2,000 | 1/5,000 | 2 | 8 | 20 | -18 | **-6** | 10 | 25 | -23 | **-8** |
| **Skate Park** | 1/100,000 | 1/100,000 | 1 | 1 | 0 | 1 | **0** | 1 | 0 | 1 | **0** |

*From City of Dunwoody Comprehensive Plan, 2010

[1]Includes spraygrounds

Population Data Source: *DemographicsNow*, 2010 Estimate

Data projects to 2015 until the newest census is published



In comparing the standards set forth by the NRPA, as well as the new community standards based on population needs, the City of Dunwoody is insufficient in all categories, excluding the skate park category. The key deficiencies are found in the amount of sport fields and we find an overall acreage shortage. As the population continues to increase, the gap widens notable with playgrounds, picnic pavilions, tennis courts and baseball/softball.

### *Question 5. Prioritize the lists of ideal programs and facilities identified in question 3.*

The top five facilities that were recommended in question 3 are as follows:

1. Multipurpose community center with indoor and outdoor tennis and aquatic facilities and programming space
2. Multipurpose fields for lacrosse, soccer, frisbee and practice
3. Multi-use trails/bicycle and pedestrian facilities
4. Music venue/outdoor amphitheater
5. Baseball fields

The top five programs that were recommended in question 3 are as follows:

1. Youth programs
2. Adult/Senior programs
3. Aquatic programs
4. Family programs
5. Special needs population programs

***Question 6. How should the City Parks and Recreation Department fund the recommendations that will be identified in this master plan?***

**Group 1 Responses**

- Private donations
- Tax/bond referendum for facility development
- Prayer

**Group 2 Responses**

- Lodging tax
- General obligation bond = to $50.00 per $400K house over 20 years

**Group 3 Responses**

- Special taxes, aimed at non-Dunwoody residents
- Bonds
- Participation fees
- Special events, i.e. Dunwoody Music Festival
- Theme based fund raising

Note: a copy of the workshop questionnaire is provided in Appendix of this document.



## Community Survey Findings

Community surveys were sent out on November 30 and December 12 that allowed recipients to respond online. The survey was coded with a number on the outside of each envelope that had to be entered as part of the survey response to maintain statistical integrity of the survey. The survey went to 2,500 homes. The survey was sent to a random sampling of households in Dunwoody, and a total of 387 surveys were returned or filled out online by the cutoff date. For a population the size of Dunwoody, a sample of at least 250 surveys is needed to make estimates with a sampling error of no more than ±5%, at the 95% confidence level (Salant and Dillman, How to Conduct Your Own Survey). With 387 returned surveys our sampling provides a sampling error between ±5% level of confidence. The same survey was posted on the web for anyone to complete.

In addition to the statistically valid sampling, the same survey was posted on the Parks and Recreation Division's webpage from December 15 to January 21, 2011. The online questions were identical to the mail survey, and a total of 461 responses were submitted.

The survey contained questions assessing the types of programs in which citizens are currently participating and those that show a future interest of participation. Questions also assessed the priority for future facility development and renovations, and possible options for funding the improvements. Survey results were intended to provide insight into the community's desires for public recreation.

The following charts and graphs illustrate some of the survey results and compare responses to both. Also included are selected comments from respondents. To see all survey results and a copy of the mailed survey, refer to the Appendix.

## Program and Activity Participation

The survey results revealed that general park activities (e.g., walking on trails, visiting a playground, picnicking) and special events were the most popular park activities by a wide margin. In fact, 34% of responses to this question were among general park activities. When asked what programs, activities and events that they or their families have participated in, there were five clear preferences:

1. Walking on trails (237 responses)
2. Visiting a playground (217 responses)
3. Lemonade Days (215 responses)
4. Parades (191 responses)
5. Picnic in the park (162 responses)

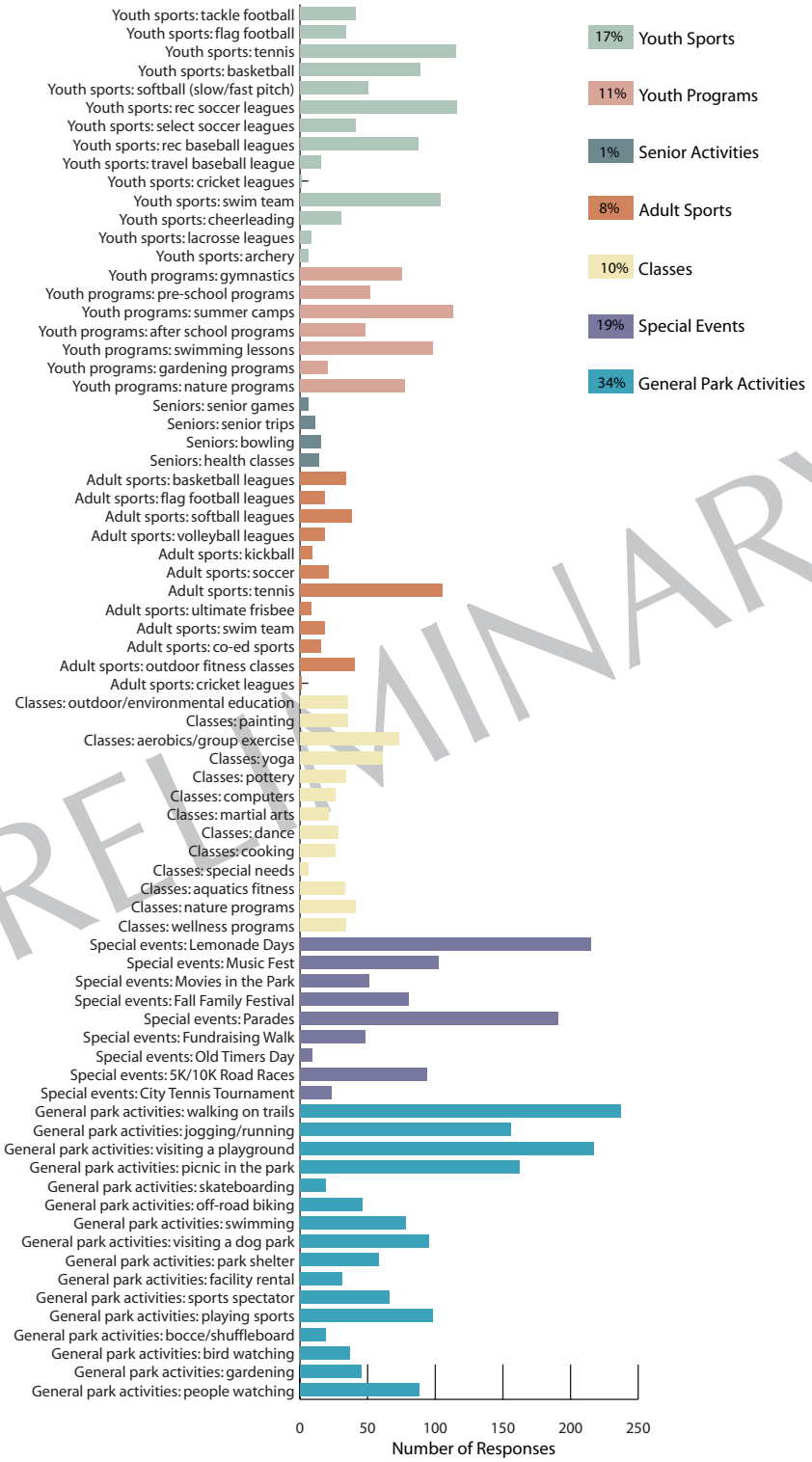
Respondents were asked to identify the programs, activities and events that their families would like to participate in from the same list as used in the aforementioned questions. Walking on trails was clearly the highest ranked on the list. Next, we see a desire for more planned activities and events such as movies in the park and music festivals. The following ten activities received the most responses:

1. Walking on trails (247 responses)
2. Movies in the park (192 responses)
3. Picnic in the park (176 responses)
4. Music Fest (165 responses)
5. Lemonade Days (160 responses)
6. Fall Family Festival (146 responses)
7. Visiting a playground (141 responses)
8. Jogging/running (137 responses)
9. Parades (tied with 137 responses)
10. Cooking classes (122 responses)

The response to general park activities and special events is not surprising as it is consistent with the preferences of many other communities the planning team has studied over the last three years. It is common to see individual-oriented and family-oriented activities ranked high because they are usually free, do not require any special skills or knowledge of a sport, and appeal to a broader audience. Organized team sports and athletics generally rank lower, whereas general or passive park activities rank higher. In Dunwoody, 17% of responses were related to availability of youth sports for the programs in which families have participated in, which corresponds to the youth sports programs that are in the City. This number decreases to 12% in the response to activities in which residents would like to participate. **The decrease in percentage of responses does not indicate that people would like to participate in these activities less; it does indicate that senior activities, adult sports, classes and special events are not offered at a level that people desire.**

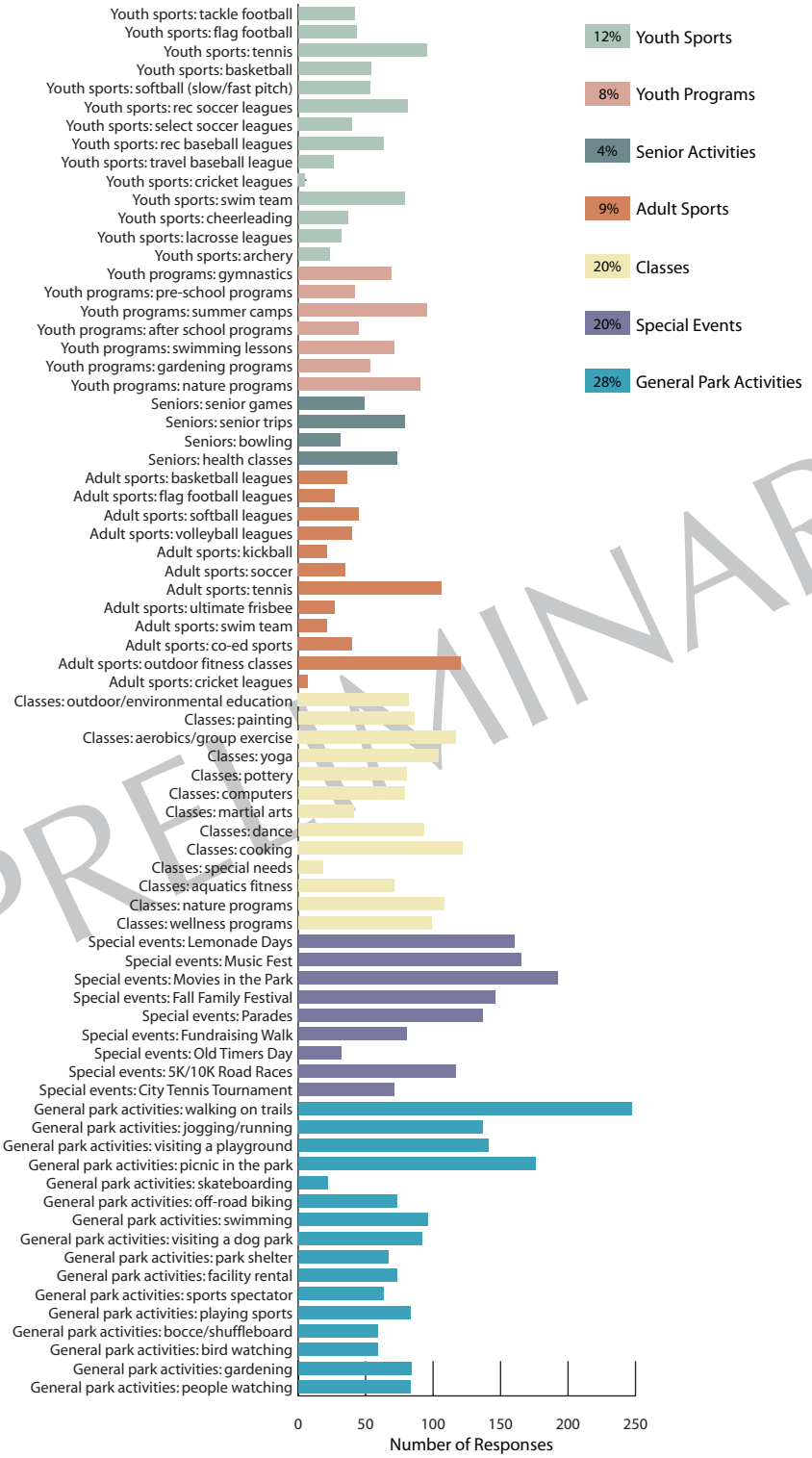
## Figure 3.1: Program Participation

Listed below are programs and activities typically offered by parks and recreation departments. Please place a check next to the programs and activities that you or members of your family have participate in:



## Figure 3.2: Desired/Favorite Programs

Listed below are programs and activities typically offered by parks and recreation departments. Please place a check next to the programs and activities that you or members of your family would like to participate in:



Next, respondents were asked to list five new programs they would like Dunwoody, or through a partnership with local agencies, to offer. The list includes new programs like off-road biking, suggestions for group classes, and gardening opportunities. Some of the programs listed are activities the Department already offers, which may indicate that these individuals are unaware of all of the Departments offerings.
The programs listed most often, include:

1. Biking (off road and road biking)
2. Youth sports (majority soccer)
3. Classes (computer, dancing, etc.)
4. Trails (nature trails, greenways and sidewalks)
5. Gardening

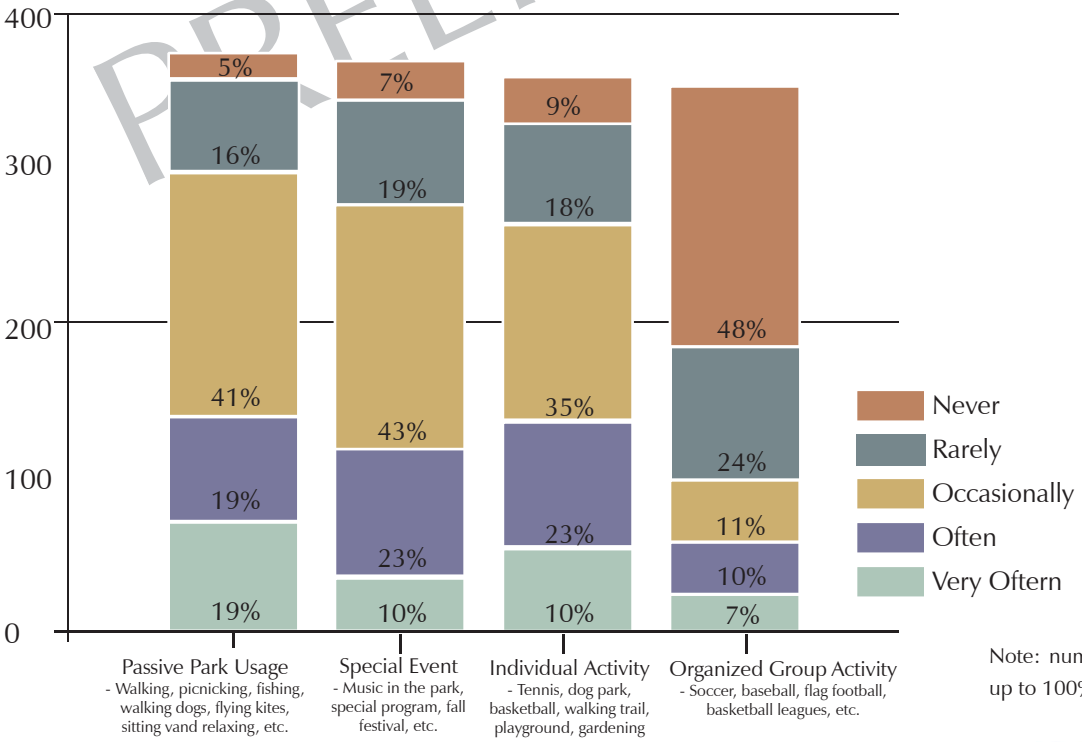
## Park and Program Usage

Survey respondents were asked to describe how they use the programs and parks, if at all, and what parks facilities they use most often (Figure 3.3: Participation). When asked how often they participate in passive park usage, a special event, an individual activity or an organized group activity, the majority of respondents indicated "occasionally." Passive park usage and special events received the highest "occasionally" response with 41% and 42%, respectively. When "very often" and "often" are combined, passive park and individual activities tie at 37% each with special events close behind at 32%. Organized group activities appear to have the lowest participation, as 48% have never participated. The responses to this question support the findings in the first question, which asked respondents what programs they have participated in.



**Figure 3.3: Participation**

Using the list below, indicate how often you take part in the following parks programs:

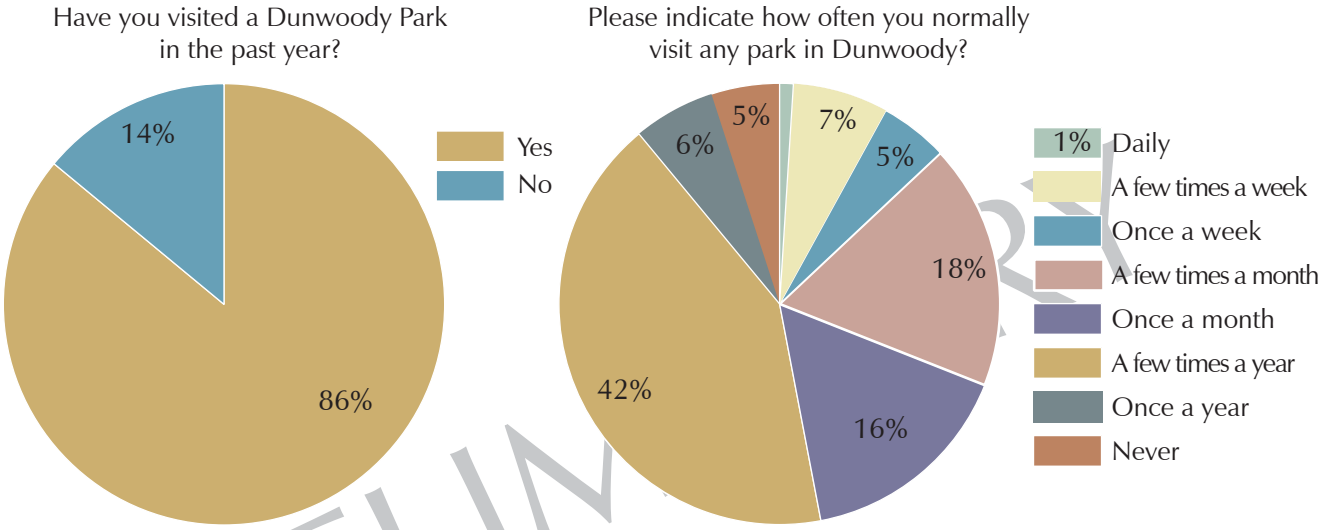



Note: numbers may not add up to 100% due to rounding

Again, respondents show higher participation and involvement in general/passive park activities and special events. This is not entirely surprising as these types of activities are typically free, do not require a special skill or knowledge of a sport, and appeal to a broader audience.

When respondents were asked if they had visited a Dunwoody City Park facility in the past year, 86% said yes. The highest responses to the survey question - how often you normally visit any park - was "a few times a year" with 42% . When asked which parks do you or your family use most often, respondents said Brooks Run Park (81%) and Dunwoody Nature Center (51%)

**Figure 3.4: Park Usage**




Respondents indicated that one of the reasons for not visiting parks was not being familiar with facilities and location. Other responses included walking or jogging in areas closer to home and lack of time.

Do you travel to other communities? 60% answered yes with 78% indicating that the factor that most influences their decision is that the facilities are not available in Dunwoody parks.

**Figure 3.5: Factors Influencing Travel**

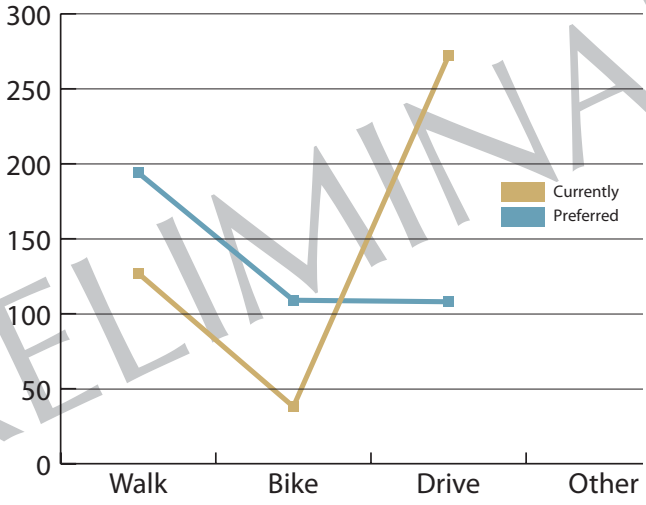
## Access to the Parks

Respondents were asked about their mode of travel to and from the parks (Figure 3.6 ). Currently, 75% travel by car, 35% walk to the parks and 10% bicycle; the percentages do not add up to hundred because respondents were able to select more than one mode of travel that they currently use. When asked how they would prefer to access their parks, the preference for vehicular transportation drops to 30% with a dramatic increase in walking (53%) and cycling tied closely with driving (30%) These results are similar to findings from the City's recent transportation survey where 50% of respondents indicated that they would prefer to walk more.

In Dunwoody, it appears that with more sidewalks, trails and/or greenways and with parks located near uses, residents would not travel by car as they do currently. This indicates that parking in future parks plans could be reduced with the addition of more parks and trails connecting them with residents.

### Figure 3.6: Park Travel to/from Parks

Please indicate which of the following ways you currently as well as prefer to access Dunwoody Parks and Recreation facilities?






Regardless of the reasons for their preference, the survey responses communicate the need for the development of greenways and trails linking the parks to residential areas and to each other.

Survey respondents were also asked how far they would be willing to walk, drive or bike to parks and recreation facilities. Only 14% said they would not walk, but 72% indicated they would walk up to two miles and 14% would walk up to five miles to reach parks. This is a low response rate of those who would not walk and their decision not to may be influence by perceptions of safety along the roadways or sidewalks, the distance of their homes from existing parks or preference for vehicular travel.

Biking yielded very different results in comparison to walking, which appeared to be the preferred method of alternative travel. Thirty-seven percent of respondents would not bike, but 22% are willing to bike at least two miles and 30% said they would bike from 2-5 miles. Respondents who would not bike could mean that they do not prefer the activity or they are not comfortable or willing to ride with traffic. Based on open comments in the survey, bike lanes and other safety improvements are needed

before residents feel comfortable riding. If those respondents had access to off-road multi-use trails or bike lanes their response to this question may have been different.

When asked about drive times, a large percentage of people prefer a drive under 15 minutes (72%) or 15 to 30 minutes (22%). Although not asked, some people may travel farther for specific facilities or to participate on certain leagues. The high response for keeping drive time under 15 minutes could indicate that respondents would like for parks, trails, and facilities to be located closer to their home.

## Perceptions of Safety

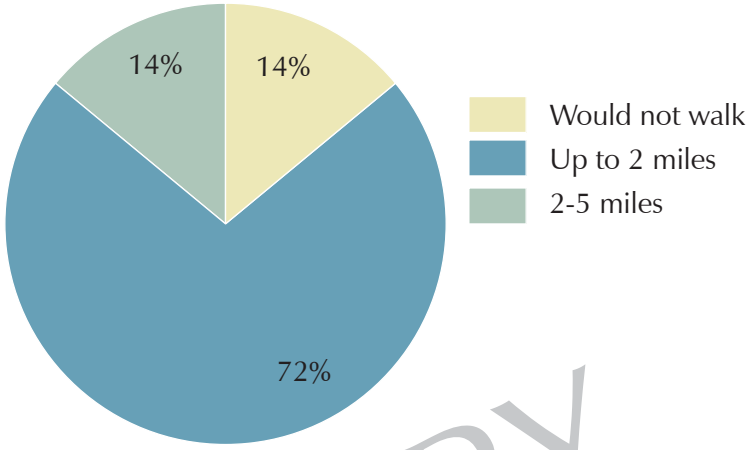
Safety in parks and on trails was addressed in public meetings as well, though it was not identified as being a major issue. When asked in the survey about perceptions of safety within the parks, 47% said that they felt "very safe" and 49% feel "somewhat safe". Only 4.1% feel unsafe and no one feels "very unsafe".

One safety issue that has been cited in Dunwoody parks is a lack of lighting and need for police presence, with several mentioning problems around Brook Run. One of the concerns with Brook Run is its location – it is cited as being secluded and abandon buildings are a problem. Solutions could include renovating or removing buildings to provide more "eyes on the park" as well as installing emergency call phones and other security measures.

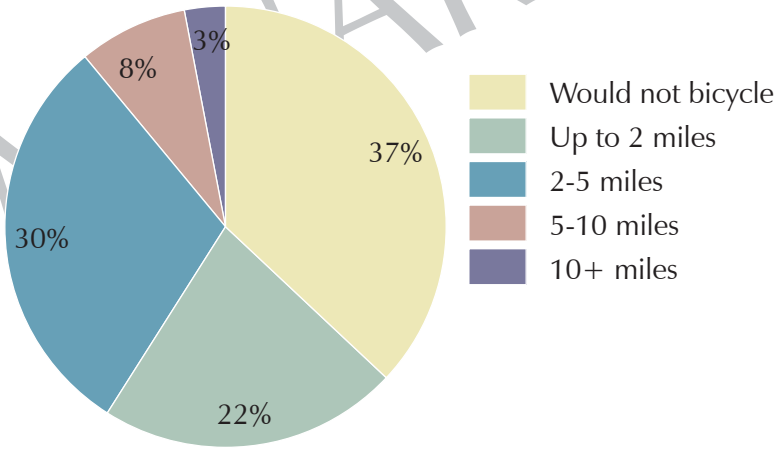
**Figure 3.7: Travel Distance Preferences**

How far would you be willing to walk, drive or ride a bike to park and recreation facilities?

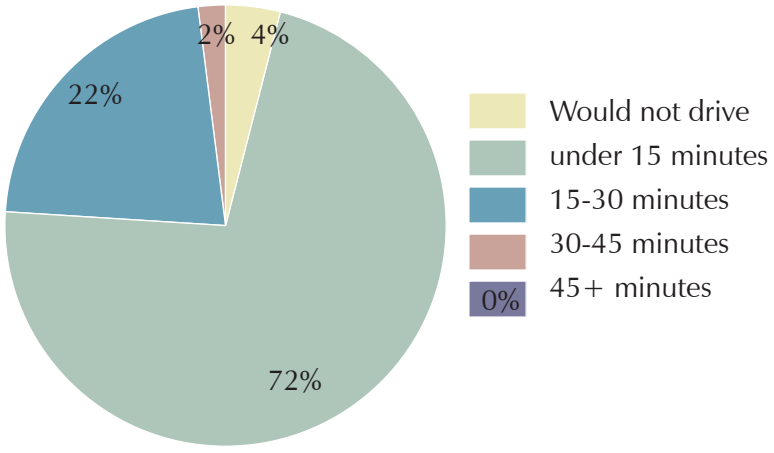
**Walk**




**Bike**



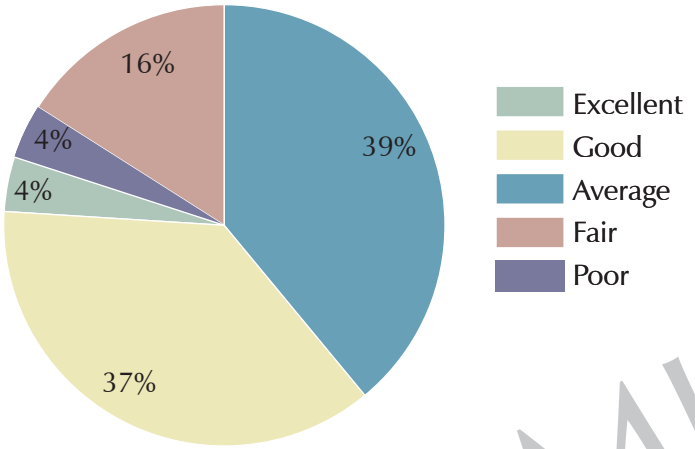

**Drive**



## Overall Performance

Respondents were asked to give the Dunwoody Parks and Recreation Division and their partnering associations an overall grade as to whether park programs met their needs. 39% percent gave an "average" rating and 37% gave a "good" grade (Figure 3.8). Those who gave a grade of "average" or less were then asked to share what would make it better (see below).

**Figure 3.8: Overall Grade for Park Programs**
The Dunwoody Parks and Recreation Department and their partnering associations provide a range of programs, events activities and services. Using the scale below, please give an overall grade as to whether or not the park programs meet your needs.




The most common responses regarding where improvements could be made:

- Publicize park, locations, and programs
- Provide better communication on available services
- Offer more programs and specific activities

These comments are consistent with the responses to other programming questions and what we heard in public meetings, which is that the Parks and Recreation Division is not reaching the people who want more program variety nor are they getting their message out to the public.



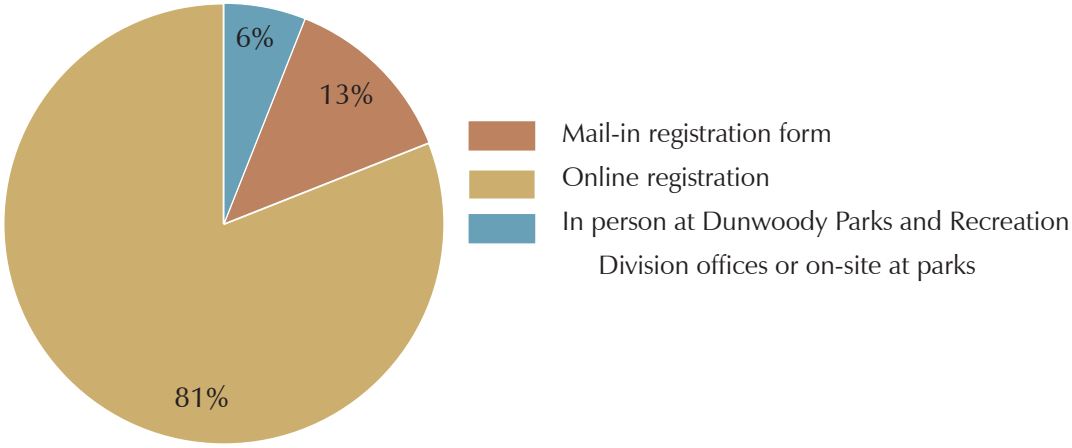
## Marketing

In an attempt to determine how individuals find out about upcoming activities, the survey asked respondents to indicate the most common method for obtaining information about Dunwoody's recreation events and programs. The most common information dissemination methods were through local newspapers (75%), word of month (22%) and email (13%)– results do not equal 100% because respondents could select more than one answer. When asked how the public "prefers" to get information on recreation events and programs, most answered through the Division's website and through a semi-annual Parks and Recreation guide. A preference for receiving information through emails was also extremely popular. Given the vast difference in how people are currently get the information and how they would prefer to receive it, the Dunwoody Parks and Recreation Division may consider a review of new and/or expanded avenues of marketing the parks' activities and programs. One possibility is combining its programs with existing associations into a more comprehensive guidebook to increase the awareness of all programs in Dunwoody.

When asked how you prefer to register, respondents ranked "online registration" extremely high, The Division should consider this information when making updates to the Dunwoody Park and Recreation webpage.

**Figure 3.9: Preference for registration**

How would you prefer to register for Parks and Recreation programs?

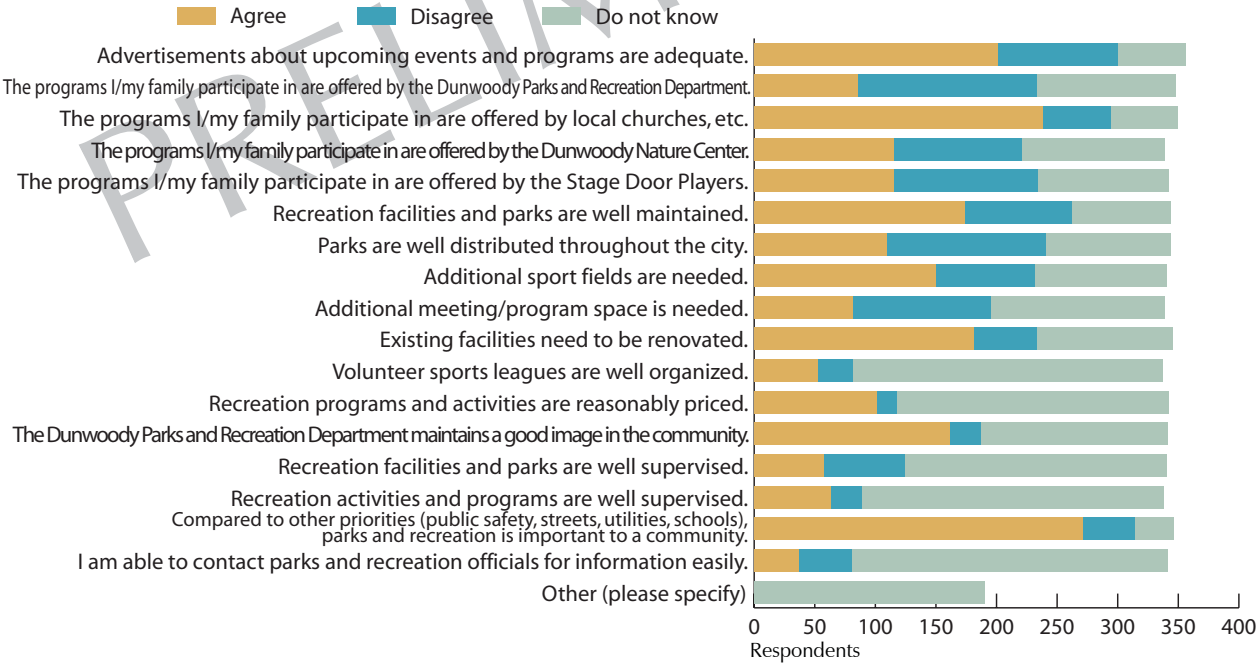



Questions directed at evaluating the overall performance and quality of recreation and parks are shown in Figure 3.10. Perhaps the most significant tally in this figure is the strong belief that parks and recreation opportunities are important to a community (74%). The results also show some conflicting information with facilities and park are well maintained (48%) and the need to renovate existing facilities (44%), which could indicate services may not be balanced across the City.



**Figure: 3.10: Overall Performance**

Please indicate if you agree, disagree or do not know about the following statements:




The most negative response, and the one receiving the largest number of "disagree" votes, concerns the programs offered by the Dunwoody Parks and Recreation Division (40%). Also, respondents are going elsewhere to meet their recreation needs: over half of respondents who participate in programs

say they are not offered by the Division or by associations who run park amenities. Park distribution was in the top three negative aspect of the current park system. In almost all the communities we have worked, these three items typically receive the most "disagree" responses. It should be noted that throughout the public input process, citizens said they want more communication and information from the Division. It should be noted that citizens highly value parks, which is evident by 74% supporting the statement that parks are as important as good streets, public safety and schools.

## Facility Priorities

Respondents were asked to list any enhancements to current park facilities that would improve their recreation and parks experience. The following are a few of those enhancements, in no particular order:

- More walking trails, bicycle paths, sidewalks and greenway
- Locate parks and facilities near residents and connect
- More activities for youth and adults
- More information/better advertising of events
- Swimming facilities

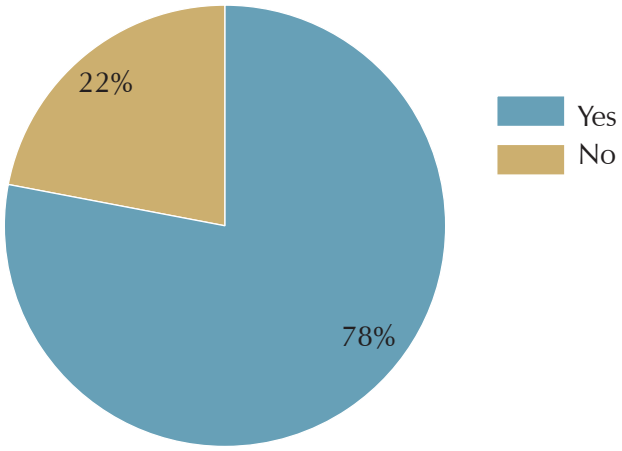
When asked to indicate the high priority, medium priority and low priority for implementation, respondents echoed a strong support for the following prioritized action steps. Listed below are those projects that respondents to believed were the highest priority.

1. Develop more walking trails within existing parks
2. Develop a greenway/trail system throughout the city to connect parks and neighborhoods
3. Develop bike lanes through the city along roads
4. Improve the level of maintenance at current parks and recreation facilities
5. Acquire natural areas for protection with limited development
6. Develop unpaved nature trails
7. Provide passive open space/green space in the city
8. Develop more parks throughout the city
9. Provide a multi-use green for community events
10. Connect greenway systems to neighboring communities

Connections and the need for more parkland and maintenance were popular topics. It is clear that trail connections should be top priorities for the City. The survey continues to support those findings with 85% supporting the development of greenways and multi-use trails to connect parks, schools and neighborhood facilities throughout the city. And 78% would like to see the City work with surrounding communities and governmental entities to develop an interconnected regional greenway system.

**Figure 3.11:**

Would you support the City working with surrounding communities and governmental entities to develop an interconnected regional greenway system with multi-use trails?

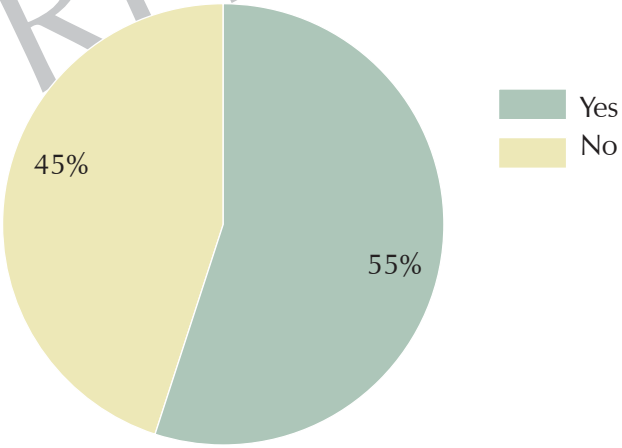



## Funding and Willingness to Contribute

Acquiring right of way is a big obstacle to a greenway trail but nearly 55% respondents citywide said they would be willing to provide an easement for the construction of the trail on their property, provided that it did not interfere with the use of their property.

**Figure 3.12:**

If a multi-use trail were planned to be located on your property, would you be willing to provide an easement for the construction of the trail, provided that it did not interfere with the use of your property? The online survey response was even higher with 67% being wiling to provide an easement.




In Dunwoody, there is a shortage of large parcels of undisturbed land on which to build new parks and provide more public green space. The existing land is quickly being developed and if the City does not act there will be a further decrease in quality parkland. In recognition of this fact, respondents were asked if they would support the purchase of parkland if the city could not develop the land immediately upon making the purchase: 75% of survey respondents said "yes" they would support land acquisition.

The surveys asked respondents what methods of funding were preferred in order to maintain and improve current recreation and parks programs, events, activities and services. Respondents were asked to indicate all funding options that they would support.

The strongest support was for charging non-DeKalb County residents higher fees (58%), followed by sponsoring more tournaments and special events that generate sales tax and hotel tax dollars (43%). Respondents also supported the option to increase rental fees for park facilities (42%). Charging parking fees at parks was the least favorable option.

When asked to share their own ideas for funding methods, responses include seeking more donations and finding corporate sponsorship. Other ideas include requiring an annual parking pass, use property taxes and charge park fees but provide Dunwoody residents with a free pass.

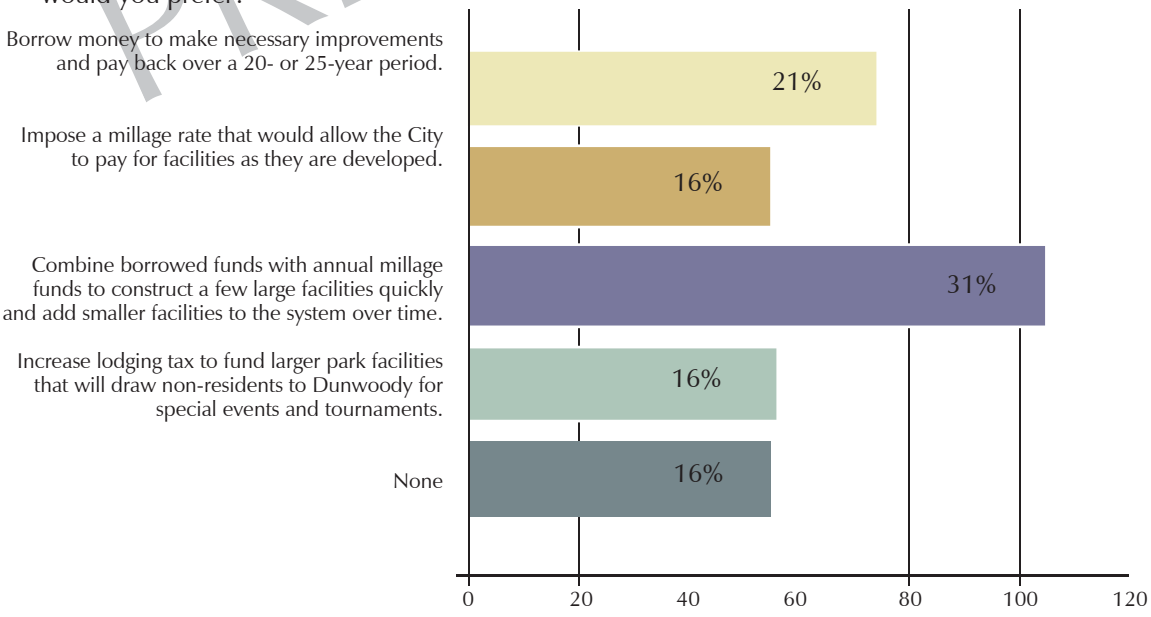
The surveys went on to ask how much respondents would be willing to spend per household per month to support new and/or improved park programs and facilities. The source of these funds was unspecified, but they could come from park user fees, program fees, or a dedicated recreation tax or millage. The mail survey indicated that 50% would be willing to spend $1-$10, followed by $11-$20, per month at 20%. The next highest response (18%), were those not willing to contribute. With 20,278 households in Dunwoody (2010 Census estimate), a $10 per month per household fee would generate over $2,500,000 per year.

In other funding related questions, respondents were asked their preference for funding park renovations, development and capital improvements and whether they would support a recreation authority that could access a dedicated millage. The majority of respondents (30%) combine borrowed funds with annual mileage funds to construct a few large facilities quickly and add smaller facilities to the system over time. 21% support bonds that would be paid over the course of 20-25 years. Options impose a mileage rate, lodging tax or none, all tied at about 16%.



**Figure3.13: Preference for Increasing Park Funds**

Which method of funding for park land acquisition, greenway and park facility renovation and development would you prefer?



## Respondents' Demographics

The vast majority of the responses to the survey came in from the 30338 zip code. See Figure 3.14 for the gender and age groups of respondents; females represented the majority of respondents in the surveys (55%), which is typically the case in the surveys we have conducted. The 35 to 44 age group was the most responsive with 26% of the surveys. A very low response was gathered from residents under the age of 35 (7%). Seniors represent 28% of the respondents, but most respondents were middle-aged adults from 35-54 (44%). This may explain some of the survey responses that indicate the desire for a wide variety of programs and facilities for children to seniors.

Figure 3.15 is a chart of the respondents' household types. The majority of respondents were couples with children (44%). Of those respondents that had children in their homes, most had children ages 5 to 11. The next most common household for the respondents was couple with no children and retired, which may be the same respondent since multiple selections were possible.

**Figure 3.14: Respondent Gender and Age**

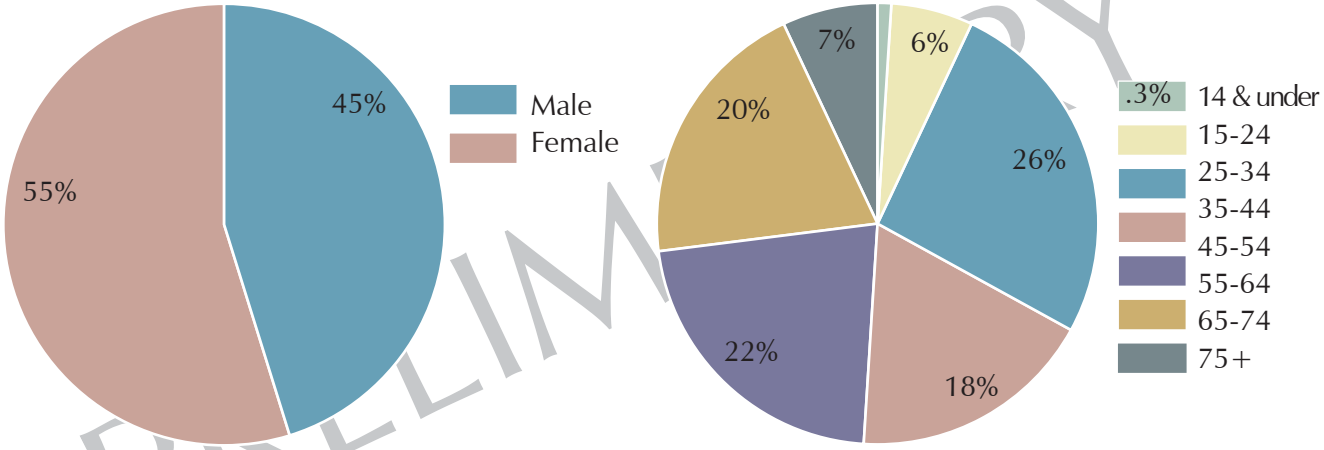
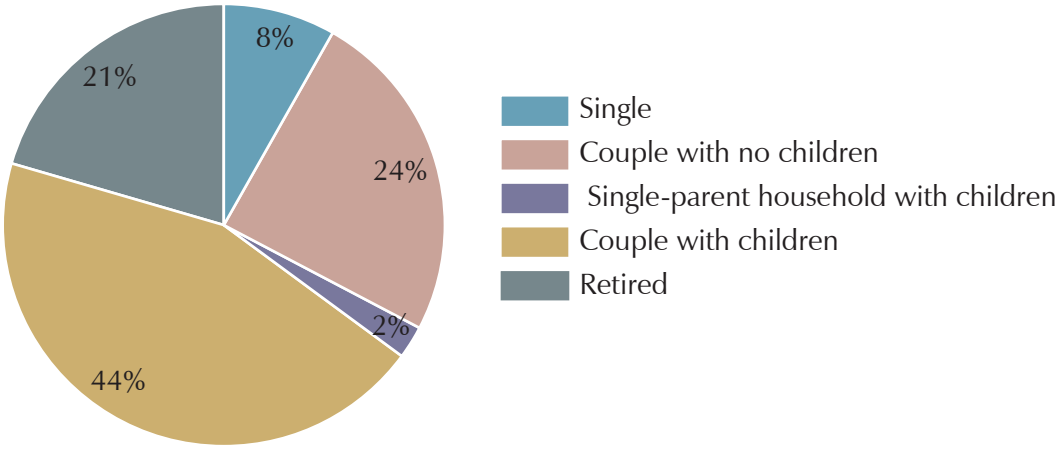





**Figure 3.15: Respondent Household Types**



## Summary of Public Input

Public input is a critical part of any planning process. Through public meetings, we gathered information from residents who are generally represent current park users. The mail and online surveys include a mixture of both users and non-users, which is why it is such an important component of the overall response. While some had stronger desires for specific facilities over others, the overall direction for future improvements was relatively parallel among all the groups. The priorities were also consistent with the deficiencies noted during the planning team's analysis of the current parks and recreation system.

In conclusion, the public input process brought forward consistent themes. The residents of Dunwoody would like more park facilities close to their homes and they want access to these parks through walking and bicycling. They asked for the renovation of existing facilities, and they would like greater variety of programs and facilities. Lastly, they want more communication and information about Dunwoody Parks and Recreation. The residents and stakeholders realize that there are cost associated with these improvements. The survey points to support for dedicated funding for parks, a willingness by the residents to help with land easements and funding, and the use of creative ideas of public-private partnerships to improve public spaces for all residents to enjoy.


# SECTION 4

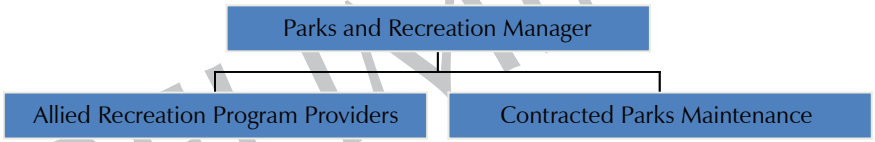
## ORGANIZATION & STAFFING LEVELS

# Section 4: Operations, Staff and Program Analysis

The City of Dunwoody was incorporated in December of 2008 and the staffing of the Parks and Recreation Division reflects the City's young age. Currently, the Parks and Recreation Manager is a contracted employee of the City through a contract with Lowe Engineers. Parks maintenance staffs are also contract employees and work to maintain road rights of way in addition to maintaining the City's parks. The existing contracted maintenance supervisor was formerly an employee from DeKalb County Parks and is familiar with the Dunwoody Parks and facilities. As part of the City's contract with Lowe Engineering, an administrative position in the Public Works Department is shared with the Parks and Recreation Division and assist with rental and special event permits which are administered by the Parks and Recreation Division.

Other staff contracted by the City includes a skate park facility manager and part time staff at the skate park. Other full and part time staff that are paid for by partnering not-for-profit organizations include the staff who operate the North DeKalb Cultural Arts Center, Dunwoody Nature Center staff, Stage Door Players staff and the concessions operator for Dunwoody Senior Baseball. There are no recreation programmers on staff at this time. Figure 4.1 below represents the current organizational structure in parks and recreation including partnering community groups and potential partner groups.

Figure 4.1
Dunwoody Parks and Recreation Division Organizational Structure






In addition to working with the contract staff and partnering groups, the Parks and Recreation Manager is also responsible for special event permits and rentals of park facilities. Field rentals in Dunwoody Park are currently handled by Dunwoody Senior Baseball (DSB). The Parks and Recreation Manager is assisted by an administrative staffer housed in Public Works. It appears that this person does many activities dedicated to Public Works and handles rentals when available.

The Parks and Recreation Division permits a variety of special events, pavilion rentals and other park related activities. Stakeholders indicated that the existing procedure is cumbersome and very time consuming. In many instances, the parks and recreation manager has to participate in coordination and set up of events; this takes him away from his pivotal role of strategically planning and managing operations of the multi-service agency.

## Assessment

The focus of the existing agency is to maintain park properties and facilities throughout the City and to serve as a facilitator in the delivery of recreation programs and special events. Recreation programs, like youth athletics, fitness and other activities are provided through affiliated league associations and private providers, such as churches, the Marcus Jewish Community Center (MJCCA) and other groups.

The current structure appears to work in most cases but more coordination and communication between groups would be beneficial for long-term sustainability.

Relative to parks, the current contracted services needs to be improved in certain areas. First, facilities like the Donaldson-Chesnut Farm need significant attention relative to general maintenance as well as structural attention. Windwood Hollow Park areas also needed improved maintenance, based upon stakeholder and planning team review.

Secondly the practice of having the Dunwoody Senior Baseball League maintain fields and concession facilities at Dunwoody Park has caused major issues that need attention. The fields have severe grading issues and turf conditions are marginal. The concession area has no ADA access and internal conditions were not clean and in need of repair in areas.

### Staffing Levels

The current parks maintenance staffing is done on contract with parks maintenance workers and a working supervisor. This staff is also responsible for assisting with right-of-way maintenance within Dunwoody. Current staff does not collect trash or provide interior building maintenance.

The staffing ratio dedicated to parks maintenance is very low when compared to other agencies studied and industry norms. The International City/County Management Association (ICMA) uses agencies across the nation to provide benchmark guidelines for best-practices. While there is no "concrete" standard, best practice agencies historically have a lower basis of park acreage per person than those that have challenges maintaining developed park areas.

Based upon a current acreage of 170, the staffing ratio for parks maintenance is 42.5 acres per person. The planning team has studied other agencies and reviewed ICMA data: it has determined that the average is typically in the 18 to 20:1 ratio with best practice agencies staffing closer to 12:1 and as low as 9:1.

Administratively, the Division is very lean when compared to agencies of similar size and responsibilities. The parks and recreation manager is primarily "the division" when it comes to managing, budgeting, operating, marketing and planning. In a typical Division for a city of 40,231, many of these duties are delegated to others so the manager can typically strategically plan for agency goals and be the face of the Division in the community.

Most communities benchmarked are long-standing agencies that have grown through the years. Gainesville, for example, features a full-service parks and recreation agency that was created in the 1920s. The administrative section features a director, assistant director, three division superintendents and administrative support staff. Newer cities, like Johns Creek, have two employees and closely mirror Dunwoody's staffing characteristics.

### Spending Comparisons

Another indicator historically used in parks and recreation assessment is per capita spending for services. Based upon services provided, the "averages" can range anywhere from $40 to $80 per capita. Current Dunwoody spending, per capita, is $21; very low when compared to other agencies in the region. Below is table showing regional comparisons

Table 4.1 Per Capita Spending Comparison

| | Per Capita Spending |
|---|---|
| Dunwoody | $21 |
| Gainesville | $107 |
| Alpharetta | $152 |
| Johns Creek | $9 |
| Roswell | $41 |

As shown, more established agencies have been able to adjust staffing levels to a number that better meets the needs of each community. The planning team is familiar with the cities represented and further recognizes that some cities, such as Gainesville, continue to face challenges with parks maintenance, programming and contract management.

### Recommendations

Current city administration has done an admirable job in continuing and improving parks and recreation services to the community since the transfer of park assets from DeKalb County. The Director of Public Works and Parks and Recreation Manager have provided a level of service that has exceeded DeKalb County services in many respects, but the level of service needs to be enhanced based upon community demand for quality and industry norms in respect to staffing levels and job assignments.



## Administration Recommendations – Short Term

### *Policies, Procedures and Standards*

The agency should create policies and procedures as soon as possible. Policies and procedures allow for existing and future employees to understand standard performance expectations within the department. Planning team members just recently completed providing parks and recreation policies and procedures for the young city of Doral, Florida, an established community in Miami-Dade County that was incorporated in 2003. Doral was in need of foundation practices that built upon existing City government policies. Providing the parks and recreation policies of areas such as cash handling, payroll, leave requests and emergency procedures provides a basic structure to which all employees are held.

A critical part of instituting policies for the Division should center on use of City facilities by allied groups. Many facilities within the Dunwoody park system are overused, antiquated, and in critical need of health, safety and welfare improvements. Policies should be created that institute a usage standard; that, for example, would include that concession conditions must meet City inspection requirements.

Another element that needs to be adopted is the City's concurrence on use of Dunwoody facilities by outside groups not affiliated with the City of Dunwoody. Stakeholders indicate that allied groups, like Dunwoody Senior Baseball, allow use of Dunwoody Park ball fields by other organizations. This practice is elevating the exposure of individuals to unsafe playing conditions. The City should have the ability to approve or deny these uses and collect rental revenues for use.

In the future as the City invests in the park facilities and provides maintenance at a consistently higher standard, consideration should be given to collecting fees from the affiliated program providers. This is common practice among public recreation providers. The current arrangement with program providers is based on free or discounted use of City facilities. This benefits Dunwoody residents and

the City recognizes that the administrative costs to provide these programs are borne by the provider, thereby relieving the City of that responsibility. However, since the City is subsidizing the facility use it is reasonable to consider charging a fee to recover as much cost, for services provided by the City, as reasonable without impacting the affiliated partner's ability to provide services.

Many agencies are adopting efficiency and effectiveness measures; these provide a measurable indicator that allows decision-makers to determine whether measures are being met or if other influences, such as resource inadequacies or personnel issues, may be influencing performance measures. Instituting these measures in the short term will allow the City to begin tracking maintenance, special event attendance or outreach to create a baseline of data. The planning team recommends instituting measures and tracking these semi-annually.

### *Facility Use Agreements*

DeKalb County had instituted many facility use agreements with allied groups. Ranging from the North DeKalb Cultural Arts Center to the Dunwoody Nature Center, non-profits were able to use fields, buildings and parks for a variety of uses. Since Dunwoody's takeover of the parks system, these agreements have been allowed to transition on an interim basis.

The planning team recommends that all agreements made with DeKalb County be re-evaluated and terms renegotiated in order to create a true partnership with groups. Some agreements need strict enforcement as it relates to proper maintenance of facilities and which groups (City or user group) should provide supervision, maintenance, capital replacement, or other improvements. The City is currently exposed in many respects to inadequate maintenance of facilities, overuse of park areas and lacking necessary disability access in parks.

### *Staffing*

The Parks and Recreation Manager needs support to administer and manage department operations and contracted and volunteer operated programs. The City should create a list of tasks to be included in the contract for management of Park and Recreation Services. These services include but are not limited to the items listed in Figure 4.2.

Overseeing a major capital program is a time consuming process. The Parks and Recreation Manager will need to work with consulting design firms on the execution of projects, be available to attend community meeting on each project and prepare updates for the Mayor and Council on how the capital projects are progressing. This will leave less time for working on rentals, programming coordination with current user groups and dealing with special event permits.

Figure 4.2
Task Items For Parks and Recreation Services

| |
|---|
| Coordination of facility rentals |
| Working with program partner groups (e.g. Dunwoody Baseball, Dunwoody Nature Center, etc.) |
| Administrative support |
| Special Event Permit coordination |
| Management of routine maintenance and maintenance subcontractors |
| Develop joint use agreements with other recreation service providers |
| Manage capital/deferred maintenance needs |
| Develop standard policies and procedures for park operations |
| Strategic planning |
| Oversee new facility development |
| Promotion of park facilities and affiliated programs |
| Programming of city sponsored park events |

***Skate Park***

The current operation of the skate park is not effective and needs to be changed. Planning team review and stakeholder comments centered on the lack of use, ineffective staffing model, no fee collection controls and lack of promotion of the facility as a whole. While the location of the Skate Park and access has been a challenge, there are alternative operating models that would increase use.

The planning team recommends opening the skate park to free use. This move would allow for more use of the park. The City should create a marketing package for the skate park area to provide naming rights opportunities in the bowls and along the fence line. A multi-year sponsorship agreement (3-5 year) would be the preferred option.

In addition, the City should advertise for a concessionaire to operate the Skate Park snack bar area. The City may wish to consider packaging the Dunwoody Park baseball complex concession as another site for professional operation. The City could structure the contract to incentivize the concessionaire to produce more revenue and collect more money, thus allowing the Department to collect a percentage of sales. The City needs to adjust the current structure that would alleviate the current expense of $40,000 annually.



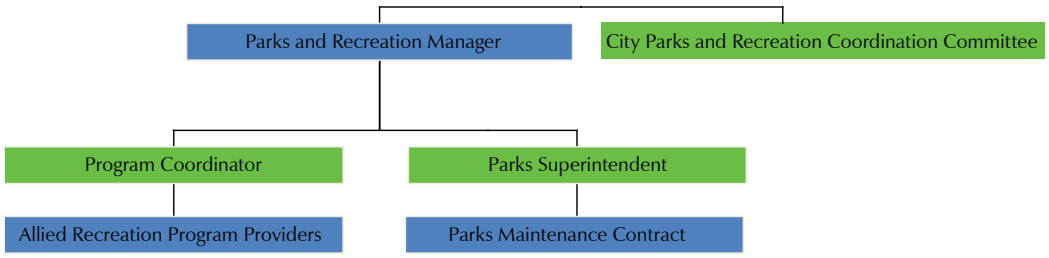
## Administration Recommendations – Year 3 – 5

Based upon the perceived demand from City officials and park users, a Parks Superintendent is recommended in Year 2-3 of this plan. The superintendent should have experience in initiating park services in a jurisdiction and knowledge of managing contracts and crews. This person would have direct oversight of the contract maintenance supervisor and eventually city park maintenance staff.

The Parks Superintendent should spend time each day visiting parks to insure that maintenance contractor are being followed and to look for safety concerns and other issues which require maintenance activities. The Park Superintendent should hold certification in playground safety and conduct regular inspections of all playground facilities. The Park Superintendent shall develop a maintenance budget each year and submit it to the Parks and Recreation Manager as part of the annual budgeting process.

The provision of recreation by the division will need to be considered by 2015. To facilitate this, the planning team recommends a Needs Assessment in 2014 to ascertain resident demand for recreation and whether outside agencies are sufficiently delivering programs desired. The budget for a study would be approximately $20,000.

Figure 4.3
Dunwoody Parks and Recreation Division Mid-term Organization Chart




## Parks

The transition of parks under the management from DeKalb County to the City of Dunwoody was a welcome move and residents are pleased to have improved services. However, the current level of service is well below industry norms. Stakeholders and City officials indicated the desire to be the model parks and recreation department in the region. If this is the case, parks maintenance services needs attention.

A good example of services that are below the industry norm is the level of custodial services in the parks and at facilities operated by partnering groups. As a norm, sports fields made available to the public and scheduled through an athletic association would be maintained by Parks staff. This ensures that the fields and supporting facilities are maintained in a safe manner. Park staff would have safety checklist to be filled out on a regular basis. Staff would be trained in proper field maintenance techniques to reduce the potential for player injury. Staff would also make sure restrooms and bleacher areas are clean and safe. Leaving the responsibility for field maintenance up to volunteers is not within the norm for a community the size of Dunwoody and could create a level of liability of exposure.

The same is true for buildings where community programs are held. Unless it is written into a lease agreement for the community group to maintain their building, grounds and restrooms, full time and part time park maintenance staff would provide both daily and regularly scheduled maintenance. While many agencies contract out specific aspects of maintenance (including janitorial duties), there has to be a standard of care established so that maintenance can be monitored and public safety protected.

Another example of the need for expanded maintenance is the water feature in the Brook Run Park Playground. The fountain has been broken for some time and the lack of staff and resources to repair the fountain has been a cause of complaints by the public. The fountain is a very popular part of the playground and was contributed by a civic partner in Dunwoody. Issues like this will only increase as the park system expands the mix of facilities throughout the system.

A staffing ratio of 40 acres per parks maintenance person is not sufficient based upon other agencies studied and industry norms. In 2011, the department should standardize maintenance expectations of

sub-contracted maintenance crews and require them to provide additional staff to complete necessary tasks in a timely manner. This will provide the needed level of service and, based upon the Brook Run Master Plan recommendations, may need to be enhanced based upon specialized service areas at the park (sports fields, Great Lawn, etc.).

Working with the contracted maintenance firm will be critical to securing the necessary resources to provide adequate maintenance. Based upon our review of existing maintenance, turf care at parks needs to be increased as well as preventive maintenance (ex: playgrounds, sports fields, existing buildings). Landscaping within parks is an area of focus as well.

The correlation between staffing and per capita spending is direct. Dunwoody is far below any comparable model agency in the region. Park maintenance expenditures need to increase if Dunwoody desires to be a leader in parks and recreation provision.

The planning team is aware that other agencies may provide more full services in comparison to Dunwoody (ex: other agencies may provide parks, recreation and special needs programs). Recognizing this, the planning team recommends that the City strive to provide per capita spending of $35 per resident by 2012. Tied to this, the City needs to create maintenance standards that will allocate resources in an economical and effective manner.

Maintenance standards, whether developed regarding City staff maintained parks or contracted personnel, allows decision makers to measure how parks are being maintained and whether adjustments need to occur. For example, some sports fields are for league play while others may be for practice only. Mowing and preparation standards will differ for both. Creating this tool will assist management with allocating resources or managing contracts that allow for the care of parks, facilities, fields, and playground areas.

## Recreation Programs

The current provision of programs in the City of Dunwoody is provided by affiliated partners and other non-profits. Some activity providers have continued from the transfer of facilities from DeKalb County. These providers, like Dunwoody Senior Baseball, continue to provide a beneficial service to residents and City park users.

Discussions with stakeholders and staff indicated that more checks and balances need to be instituted with league providers. Most agreements between municipalities and activity groups include the requirement that allied groups should provide an audited financial statement at the end of each calendar year. This practice needs to be adopted by the City immediately.

Stakeholders did indicate that communications between the City and associated program groups has improved but could be enhanced to provide better information to patrons and residents. The City does not provide links through its website to program providers and this should be initiated as soon as possible. Public workshops indicated confusion about not knowing where to go for youth and adult programs in Dunwoody. The department could be the community portal for information and seek underwriting from businesses in the City.

In the short term, the current structure of having private and non-profit agencies provide recreation programming appears to serve community needs at this time. It is recommended that a needs assessment be considered by 2014 to determine whether the services provided by the department should be enhanced to provide internal recreation programming.

Survey results indicate a desire for more programs of all types. In the area of seniors, several items, including senior games, senior trips and senior health classes, received scores of over 90% for desired programs. General programs that received high scores included computer classes, adult ultimate frisbee leagues, movies in the park, cooking and dance classes. All of these types of programs are commonly provided by public recreation agencies and are not being provided by the current partnering agencies. The survey findings are a good tool for directing future programming opportunities through partnering agencies or through self directed programs.

## Other Mid-term Items

### Revenue Enhancement in Department

Since recreation is not a primary focus of the department at this time, the desire to generate revenue to increase cost recovery is somewhat limited to rentals of facilities, sponsorships and creating agreements that allow the agency to recover some fees. A review of the 2010 budget identifies that only $1,000 was budgeted for pavilion revenues. This equates to less than 1% cost recovery for department services.

Dr. John Crompton, a professor at Texas A&M, has done numerous studies of cost recovery and economic benefits derived from parks and recreation. Dr. Crompton has estimated that a national cost recovery average is approximately 35%. This, of course, varies based upon the types of services provided and whether a community leans more towards parks and recreation services being more self-sufficient versus subsidizing services more for the community.

With the adoption of policies and procedures, creating standards, and revising use agreements, the City should institute a new fees and charges policy for adoption in 2012. This policy would allow the department to recover more costs versus the nominal amount currently received. In year one, the agency should attempt to recover 10% of departmental expenses. When based on the approved 2011 budget (exclusive of capital), this would equate to approximately $91,000.

While this amount may seem sizable without directly managing and operating recreation services, there are mechanisms that could be used to raise revenue within the department. Some examples include:

- Secure a corporate partner for the year that allows for primary sponsorship of park and recreation events throughout the City.
- Entertain a corporate package that allows for naming rights at high profile facilities. This type of revenue generation is being used nationally at school facilities as well as parks.
- In new user group agreements, secure a $5 per person surcharge per season for the use of City park facilities. These dollars could be targeted to provide capital or deferred maintenance assistance at parks where the surcharge is generated.
- Securing funding through a lodging tax. It is estimated that one cent generates approximately $350,000 annually, based upon the Convention and Visitor Bureau estimates. The dollars could be targeted to enhance tourism based ventures, such as a sports tournament complex, Brook Run Park, or other revenue generating venture.

### Formalize Stakeholder Coordination Committee

People in Dunwoody are passionate about finally having "their own" parks system. The enthusiasm that has been generated through this master planning process and recommended actions needs to be continued. The creation of a Parks and Recreation Stakeholder Coordination Committee should be initiated in the near future.

Committees take many shapes nationally. Some committees provide direct oversight of administration and dialogue between the board and the parks and recreation manager could be weekly. In other agencies, the committee is more advisory in nature, providing general guidance to operations and capital improvements. These types of boards also give the manager concurrence on future budgets and planning for future projects, and can be another communication arm between the agency and City Council. This second type of committee meets on a regularly scheduled meeting monthly, quarterly or other set intervals and has subcommittees that meet regularly.

The planning team recommends a Stakeholder Coordination Committee that is representative of the City Council. Members of the board should have an expressed interest in parks and recreation in the City of Dunwoody and represent a diverse cross-section of the community. Members should have an affinity towards youth sports as well as other areas of interest such as the arts, trails, special needs, and active adult populations. At the conclusion of this master plan, it is recommended this group meet monthly for the first year to gain a better understanding of recommendations and action plans.

Before the Stakeholder Coordination Committee is appointed, the Parks and Recreation Manger should work with the City Manger and City Attorney to craft as set of by-laws for the committee. These by-laws should be approved by the Mayor and Council prior to making appointments to the committee. After the committee elects officers, it is recommended that they visit all the parks and facilities in the system as a group and attend an advisory meeting of a nearby parks and recreation department as part of the initial start-up process of the board.

## Administration Recommendations – Year 5 – 10

The inception of creating a parks and recreation department in Dunwoody has provided great opportunities for growth, as well as recognition of the importance of providing what is desired within the City. The response to providing parks services has been appreciated among residents and stakeholders. The continued provision of parks an d recreation in a feasible and efficient manner is important to City residents.

In Year 5, the planning team recommends an update to this first City parks and recreation master plan. Using the recreation needs assessment as a basis, the City can better determine how to allocate resources and maintain spaces through 2020. This update will provide better insight and perspective as the City grows from its incorporation in December of 2008.



## Summary of Recommendations

### Administration

***Immediate Actions***

- Develop Division policies and procedures.
- Create efficiency and effectiveness measures based upon existing resources. Limit the number of measures to three administratively and three for parks.
- Develop usage standards for non-profit user groups.
- Revise all agreements with user groups that reflect better equity between parties.
- Change the skate park to free use and advertise for a concessionaire for the facility; explore bundling this agreement to include the Dunwoody Park baseball concession
- Hire a Program Coordinator that would manage outside contracts with program providers, park services and other groups.

***Short Term***

- Retain a parks superintendent in year 3 to 5 of this plan. The individual should have experience initiating park maintenance services within a jurisdiction and knowledge of managing contracts and crews.
- By 2015, institute a Needs Assessment to ascertain whether recreation needs are being met.

***Long Term***

- Update the parks and recreation strategic plan in 2016

***Parks***

- Increase staffing that would move the existing provision of one person per 42 acres of parks to 30 acres per person. This would equate to six parks maintenance workers. Turf care, preventative maintenance and landscape positions appear to be the areas where staffing additions should occur.
- Enhance per capita spending in the parks maintenance division. Per capita spending should be around $35 per resident by 2015.
- Develop maintenance standards for the Parks and Recreation Division.

***Recreation***

- Enhance communications between affiliated agencies and allow the Department to be the community portal of information regarding recreation and cultural arts programming.
- Continue existing structure of recreation programming and consider a needs assessment by 2014 to determine whether the existing structure is meeting community desires.

## Other Issues

***Revenue Enhancement***

- Institute a Fees and Charges Policy that is reflective of the community's values with regard to cost recovery. At a minimum, the City should strive to recover 10% of departmental expenses in FY 2012

***Stakeholder Coordinator Committee***

- Create a committee board that is made up of park stakeholders and user groups. Members shall represent a cross-section of community park and recreation desires. Prior to making appointments to the board, the Mayor and Council should meet on a consistent basis with Parks and Recreation Manager.

# SECTION 5

## BUDGET ANALYSIS

# 5: Budget Analysis

In 2010, the City provided a "kick-off" budget for parks and recreation to determine foundational operating needs. Services were separated into a professional services contract with Lowe for $72,000 and contracted parks maintenance services in the amount of $125,000. The City elected to amend the budget mid-year to include increases in parks maintenance to $250,000 and increase the agreement with Lowe to $72,000. In addition to these amendments, the City made the following adjustments:

- Added $110,000 for professional services
- Increased the Operating Transfer Out to Capital for $400,000

The 2010 budget increased from $137,000 to $838,000.

The 2011 operating budget includes more appropriations based upon a full operating year and the need for education and outreach. The table below shows the 2011 approved parks and recreation budget.

**Table 5.1**
**2011 Approved Operating Budget**

| Account Name | Approved Budget |
|---|---|
| *Professional Services- Lowe* | $ 144,000 |
| *R&M - Parks* | $ 450,000 |
| *Communications* | $ 3,600 |
| *Advertising* | $ 500 |
| *Printing and Binding* | $ 500 |
| *Dues and Fees* | $ 350 |
| *Supplies* | $ 104,000 |
| *Electricity and Utilities* | $ 207,800 |
| *Small Equipment* | $ 2,000 |
| *Operating Transfers Out-Capital* | $ 150,000 |
| **Total Department Expenditures** | **$ 1,062,750** |

Courtesy: City of Dunwoody Annual Operating and Capital Budget

## Features of Budget

The FY 2011 budget is $1,062,750 and includes one dedicated staff person (Parks and Recreation Manager) and contracted maintenance services. As noted in the table above, direct contracted services costs (personnel) account for only 34% of departmental costs. When compared to other agencies that the planning team has worked, this figure is very low. This percentage may increase with further analysis of the R&M – Parks (Repairs and Maintenance) line item and determining how much of this cost is attributed to staff that maintains parks and how much is for other maintenance activities they provide throughout the City.

## City Taxing Review

According to Finance Department documents, the City of Dunwoody General Fund Budget for FY 2011 is $19,332,889; a 25.97% increase from FY 2010. Of this total, Parks and Recreation represents 5% of the entire City budget.

Tax revenues are collected in the following manner:

**Table 5.2**
**General Fund Revenue Collection in City of Dunwoody**
**FY 2011**

| Revenue Description | Percentage of Budget |
|---|---|
| *Taxes* | 87% |
| *Investment Income, Donations* | .1% |
| *Intergovernmental* | .5% |
| *Licenses and Permits* | 4% |
| *Charges for Services* | 2% |
| *Fines and Forfeitures* | 6% |
| *Miscellaneous* | .3% |

Courtesy: City of Dunwoody; may not equal 100%

Tax collections make up the largest portion of the City's budget. This is typical of governmental agencies.

There are some taxing structures that could be enhanced and used for parks and recreation uses. The current lodging tax is set at 5% but has an additional 3% capacity that could be used. This tax is generated from room stays in Dunwoody hotels and a percent generates approximately $350,000. The Convention and Visitor Bureau (CVB) is funded by 2% of this collection and has a budget of $700,000.



## Revenue Collection

According to City stakeholders, the emphasis on revenue recovery has not been a focal point, but could grow in significance as the parks and recreation budget expands. One area of concern is the existing operation of the skate park at Brook Run. The programming and revenue collection has been marginal and much of the space is underutilized.

## Comparison to Local Jurisdictions

Researchers evaluated data collected from neighboring counties and cities for comparison purposes. The jurisdictions reviewed include:

- City of Johns Creek
- City of Doral (FL)
- City of Alpharetta
- City of Roswell
- City of Gainesville

The cities above were selected due to their size, reputation as a regional park and recreation leader, and the services these cities provide. Doral is a city of 32,000 located in Miami-Dade County that was incorporated in 2003. The park and recreation department has grown to be a leader in South Florida.

## Characteristics of Cities Benchmarked

The cities selected within Metropolitan Atlanta have similar population numbers and diversity. Doral is similar in residential numbers and is a city located in close proximity to the major urban area (Miami). All cities have established parks and recreation agencies.

From 2000 to 2010, population in the benchmarked cities continued to grow with more established communities, like Roswell, growing slower than cities with available developable land (Doral). The table below shows population increases during this time.

**Table 5.3**
**City Growth Statistics**
**From 2000-2010**

| City | Population Increase by Percent |
|---|---|
| *Dunwoody, GA** | 21% |
| *Doral, FL* | 54% |
| *Gainesville, GA* | 40% |
| *Roswell, GA* | 11% |
| *Alpharetta, GA* | 48% |
| *Johns Creek, GA** | 16% |

Source: US Census, Atlanta Journal-Constitution, City of Johns Creek
*Recently incorporated – estimates only



Data sources indicate that a majority of growth occurred during the beginning of the decade with slower growth occurring since 2006.

# Economic Indicators

## Per Capita Income

One way to determine the economic well-being of a community is to assess the per capita income of its counties. The table below shows per capita income levels from 2010.

**Table 5.4**
**City Average Per Capita Income**
**1999**

| City | Per Capita Income |
|---|---|
| *Dunwoody* | $48,412 |
| *Doral* | $29,417 |
| *Gainesville* | $20,072 |
| *Roswell* | $38,916 |
| *Alpharetta* | $42,431 |
| *John Creek* | $65,994 |

Source: US Census, City of Johns Creek

Cities benchmarked averaged above the national average of $27,041 except for Gainesville. Johns Creek was recognized as the most affluent community in the State of Georgia with Dunwoody ranked third.

## Per Capita Spending - Parks and Recreation

Using tax data and budget documents from previous years, researchers analyzed parks and recreation spending. Per capita spending for parks and recreation varies based upon the jurisdiction reviewed.

**Table 5.5**
**City Per Capita Spending for Parks and Recreation Services**
**2010**

| City | Total Per Capita Spending (operating) |
|---|---|
| *Dunwoody* | $21 |
| *Doral* | $107 |
| *Gainesville* | $152 |
| *Roswell* | $41 |
| *Alpharetta* | $158 |
| *Johns Creek* | $9 |

Courtesy, Budget Documents

The City of Dunwoody and Johns Creek spend considerably less than other cities benchmarked. It should be noted that the City of Dunwoody will increase per capita spending to approximately $28 for FY2011. This is still well below comparison cities. These calculations are based solely on costs included in each city's annual budget and do not reflect cost expended by external program providers.

## Cost Recovery

In 2010, the Division collected $17,119 in revenue; primarily from pavilion rental fees. This equates to a cost recovery level of less than 2% of the total Parks and Recreation operating budget. Division staff indicate that the reasons for such low cost recovery is due to leagues and other groups collect user fees for activities in the City. The 2001 Georgia City and County Recreation Services Study reported an

average revenue generation by agencies serving 50,000 to 99,999 residents to be $617,617.37. The current trend across the country is to increase self-generated revenues by parks agencies to reduce tax funding for parks departments.

As stated earlier, the current staff is made up of one Manager and associated maintenance personnel. With the current staff makeup, it would be difficult to generate large amounts of revenue. While the case can be made that more people generates more expense, in many agencies, more staff generates much more revenue, which offsets expenditures. Divisions have adjusted programs where there is more than 100% cost recovery for specialty activities whereas other programs, like swim lessons, are offered at a subsidy since the lessons provide a community and health, safety and welfare benefit.

A source for national funding levels is the International City/County Management Association (ICMA). In 2006, the ICMA surveyed 125 cities and counties and found the average per capita revenue of $45.96 for departments serving fewer than 100,000 residents and excluding golf revenues. Dr. John Crompton from Texas A & M, a leading educator and researcher on the benefits and economic impact of leisure services, indicates that the national average is around 34% cost recovery. Using the City of Dunwoody 2010 estimated population, and the ICMA revenue generation of $45.96, approximately $1.85 million could be generated annually. Based on this information, the Division's cost recovery is well below both the national average cited by Crompton and the ICMA's findings. Due to the fact of outside organizations directly collecting fees and charges, the City should explore whether the Division should collect more direct user fees. This needs to be a focus area in the upcoming years as it could be a major source of additional funding for the Division.



## Summary of Budget

The City of Dunwoody Parks and Recreation Division budget for FY 2011 is $1,062,750 or a 27% increase over the FY 2010 estimated budget. A majority of funds are allocated for contracted labor in both management and parks maintenance. It is not clear how much of the allocation towards parks maintenance is designated towards personnel costs. The City should work towards a financial breakdown of these charges to determine how much personal charges (salary, benefits, leave) are a part of this budget figure.

People continue to move to Dunwoody based upon its proximity to Atlanta, access to major highways and MARTA, and enhanced quality of life. Population estimates show that the City could grow an additional 18% by 2015; stretching the existing ability to access and enjoy city park and recreation areas and creating resource limitations. Current park acreage estimates show that the City has approximately 3.23 acres per thousand population; well below NRPA Guidelines. Since most of the City is developed, the agency will have to adopt creative ways to use existing park lands and acquire other lands through various methods of ownership or use, like conservation easements.

The per capita spending for the department is very low when compared to other departments in the region and with a benchmark figure of $50 per capita. If we used the 2010 Census population data with the $50 per capita figure, the budget would total nearly $2.5 million in operating expenditures.

Taxes account for a large majority of revenue at this time; 87%. Other miscellaneous charges account for the other nearly 13 %. It should be noted that the Department collects less than 2% of self generated revenue through rentals. It is proposed that the department strive to offset more expenses through fees and charges for rentals and special programs.

Revenue collection within the Division is well below national guidelines. A fees and charges study is recommended in the short term to determine rental charges for fields, pavilion and event areas within parks. Once completed, the City should establish annual revenue performance goals. In addition, the City should consider whether some fees which are now collected by outside user groups should go through the City then passed through to user organizations.

## Recommended Actions

- The City should make it a goal to recover 35% of operating expenses through various revenue streams through the 10 years covered by this plan. These would include user fees, corporate underwriting, partnering, and naming rights. Recreation areas, like pavilion rentals and field use, should focus on revenue creation. The City should initiate a fees and charges study immediately to ensure that revenues are based on the existing market. The Division should complete a fees and charges study as soon as is possible in order to prioritize where revenues should be generated in order to offset program and park maintenance expenses.
- Per capita spending is quite low in comparison to higher caliber departments. It is recommended that the City attempt to have a per capita spending level of $50 by the year 2014.
- The City should explore expanding the lodging tax to allot ½ cent towards parks and recreation. This would create an additional $175,000 in revenue that could be targeted towards recreation and tourism related programs.

# SECTION 6

## FACILITIES ASSESSMENTS & RECOMMENDATIONS

FACILITIES

# Section 6: Facilities Assessments and Recommendations

As we evaluate the Division's delivery of recreation services in a community, a primary task of the planning team is an assessment of existing parks and recreation facilities. This assessment includes facilities provided by the City of Dunwoody, as well as other public and private recreation providers in the area, to determine the level of access to facilities and recreation services in the city. There are four primary groups providing recreation facilities in and around Dunwoody: the Parks and Recreation Division, DeKalb County Parks and Recreation Department, churches and other religious organizations, and private not-for-profit providers who use Dunwoody park facilities of offer programs. There are also some private recreation provided in the city, primarily in the form of swim/tennis clubs and home owners' associations that offer swimming, tennis and few other amenities.

All six of the City of Dunwoody's parks and the North DeKalb Cultural Arts Center were visited and an individual site assessment was made for each facility. These assessments were to determine the diversity of facilities, distribution patterns, maintenance practices, age, condition and compliance with accessibility requirements of the Americans with Disabilities Act (ADA). Staff were interviewed regarding the programming and maintenance of the facilities in order to gauge the level of use at each. If there was a private group (such as Dunwoody Senior Baseball) who operate programs in the park or provide any facility maintenance in a park, these groups were interviewed in addition to staff. The planning team also looked for design characteristics that either reduced or increased maintenance requirements or affected the way a park functions. After completing site visits and inventories, concept plans along with a written narrative of recommendations were prepared for each park to address existing conditions, use patterns and the potential for redevelopment and expansion. At Brook Run Park, a design charrette was also held and over 50 citizens attended and provided insight as to how they would like to see the park developed.

Each existing park, along with proposed parks and greenways were mapped according to the National Recreation and Park Association's (NRPA) guidelines for service areas to determine the level of service offered to citizens throughout the city and to identify service gaps based on the location of the existing parks. The team also made recommendations for future park development patterns that will better serve citizens by providing improved access to parks and will reduce travel time and service gaps throughout the city. Existing and proposed greenway routes were also examined to look at possible connections between parks, neighborhoods and other recreation facilities throughout the city.

The NRPA guidelines for facility development and park land on a per capita basis were presented to a citizen sounding board appointed by the Mayor and Council and used to develop local standards based on the unique characteristics of Dunwoody. These community-based standards were then used to identify deficiencies within the system based on acreage, facility type and distribution. These same factors, along with interviews and public comments gathered as part of this planning process, were used to make the recommendations found throughout this section. Recommendations have been made for all existing park properties and new park construction to help reduce current deficiencies and provide more equitable park opportunities for all City of Dunwoody residents. General park recommendations have also been made for issues that exist throughout the entire park system, particularly those that deal with safety, ADA requirements and maintenance reduction.

## Overall Plan Recommendations

*Parks*

- Establish multiple small parks and one slightly larger park to serve as a community gathering area in conjunction with Dunwoody Village Master Plan.
- Establish a neighborhood park (8-16 acres) in the Georgetown / North Shallowford area and multiple small parks to in conjunction with the Georgetown/ North Shallowford Master Plan.
- Set a target to obtain 5.5 acres of parkland per 1,000 residents over the next 10 years.
- Develop a network of small neighborhood parks throughout the City.
- Further study and possibly create a community greenway system to connect park system to other community assets.
- Complete the development of Brook Run Park as detailed in the appendix of this report.
- Complete the conversion of the Donaldson-Chesnut Home site into a City park.
- Do major renovations throughout the park system to improve safety, ADA compliance and to create a unified appearance for park architecture, signage and site furnishings.
- Look at leasing open space on short term basis to provide additional recreation opportunities on development property that is vacant due to current economic conditions.

*Recreation Facilities*

- Develop three multipurpose fields for soccer, lacrosse and football in a new community park to expand recreation opportunities for youth and adult teams.
- Relocate Dunwoody Senior Baseball to Brook Run Park
- Explore joint-use agreement and partnership opportunities with Peachtree Charter Middle School for possible community use of the football field, baseball field, a competition level track and soccer field.
- Expand Dunwoody Nature Center with the relocation of Dunwoody Senior Baseball to include redevelopment of the sports field area and to offer programs for citizens of all ages - not just children. This would include developing a new education center building in the park.
- Develop a community center with multiple programming rooms, wellness equipment, a gymnasium and aquatic components to serve as a community gathering focal point.
- Expand community gardening programs beyond Brook Run Park.
- Expand community arts programs beyond the North DeKalb Cultural Arts Center.
- Develop a new community theater as a component of the Dunwoody Village redevelopment outlined in the Dunwoody Village Master Plan.
- Redevelop the Brook Run dog park to include areas of well developed turf and shade to provide a more environmentally sound approach for dog parks.
- Create multiple community event spaces throughout the city in a variety of sizes to decentralize community events and balance the inconvenience of large community events on surrounding property owners.
- Develop a new Veterans Memorial and retain the Brook Run Theater Chapel as focal points to a community peace garden.
- Develop a variety of small water play features or splash pads at parks throughout the city.
- Create more walking trails in existing parks.
- Restructure the management of the skate park to make it a free amenity.
- Develop picnic facilities and rental pavilions throughout the park system.
- Improve access to public tennis courts by increasing number and distribution.
- Provide outdoor basketball and volleyball courts.

*Greenways*

- Building upon the greenway corridors identified in this Master Plan, further study and investigate different greenway corridors.
- Further study creating north-south greenway corridors connecting community parks and neighborhoods to the proposed regional greenway.
- Further study and investigate the possibility of creating an east-west greenway corridor
- Improve sidewalk and bicycle lanes throughout the city to provide access to greenways, parks and public transportation.
- Greenways should complement complete street initiatives in the city and street crossings should be at controlled intersections or through grade separation (when possible) to improve safety for the greenway user.
- Greenways should be a minimum of 10' paved surface where space allows to better accommodate different user groups.
- Good directional signage and rules should be provided at all trailhead access points.
- Greenways should be built in areas where there is strong neighborhood and community support.

*Conservation*

- Investigate the creation of a non-profit land trust to solicit and hold conservation easements for land in and near the city.
- Remove underutilized buildings in Brook Run Park and convert to public open space and urban forest.
- Create green density bonuses within the land use code to encourage the development of public open space and the elimination of large surface parking lots.
- Create more non-vehicular access routes to MARTA Station to promote healthier lifestyles for community residents.
- Parks and greenways should be developed with best practices for sustainability and green design.
- Minimize impervious surfaces in parks where possible and use porous pavements where possible.
- All parks should have a recycling program.
- Undervalued and underutilized property that is currently developed should be considered as possible targets for park development to reduce urban runoff and improve air quality through reforestation programs.
- Irrigate parks with reclaimed water or captured rain water where feasible.

When viewed collectively, these recommendations reflect the development of a park system that is commonly found in other communities in the Atlanta Metro Region, and are also consistent with comments heard during the public input process and in the survey responses gathered during this master planning effort. Dunwoody is unique because it inherited only portions of a community park system and has not had 30 to 40 years to develop a complete park system as the community grew. While the residential and commercial areas developed in direct relationship to the population growth, the level of park facilities were not equally increased. The City now contends with a park system that lacks a proper mix of facilities, parkland, recreation opportunities and a balanced level of service. Many of the goals outlined above will allow the City to create, over time, a more balanced park system that is more consistent with typical park systems.

## NRPA Guidelines

In 1995, the NRPA published *Park, Open Space, and Greenway Guidelines* by James D. Mertes, Ph.D, CLP, and James R. Hall, CLP. The book laid out a template of typical park classifications, number of acres a system should have and recommended service levels based on population. Strictly intended as a guideline, the book did not take into account the unique character of each community throughout the country. Local trends and the popularity of some activities often dictate a greater need for particular facilities. The guidelines serve as a good baseline for determining a minimum standard. These guidelines, coupled with input received from the community, analysis of participation numbers for various activities and comparisons to similar communities, were used to develop recommended level of service standards for Dunwoody.

For a public park provider, the guidelines suggest, "A park system, at a minimum, should be composed of a 'core' system of park lands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population" (Mertes, 1995). Due to the limited availability of open space and undeveloped land in the city, the Sounding Board recommended a park acreage goal of 5.5 acres of parkland per 1000 residents. This is significantly lower than the 20 acres per 1000 residents contained in the ARC Green communities Certification Checklist, Version 2, February 2010, found in the City of Dunwoody Comprehensive Plan, Community Agenda dated June 2010. The Sounding Board felt that the 20 acres per 1000 residents was not obtainable based on the fact that the City currently has approximately 4 acres per 1000 residents and going to 20 acres per 1000 would be an increase of 500 percent. The alternative to the higher acreage requirement of the ARC checklist is to have a park within one half mile radius of all homes. It is much more likely that this goal could be achieved with the addition of new parks and greenways. The recommended community standards chart showing all the recommended park and facility standards for the City of Dunwoody, along with current and projected deficiencies, is shown in Table 3.1.

Table 3.1 uses Dunwoody's estimated population of 40,241 and NRPA standards to determine where deficiencies and surpluses in the park system exist. The recommended community-based standards reflect other recreation providers in the community, such as churches, schools, neighborhood associations and private clubs. The figures shown in Table 3.1 do not include facilities found on school properties that are not open to the public during the school day, nor do they include the park acreage of churches and private facilities, as they are not fully accessible to the public, either. However, these facilities were considered in order to develop the recommended service levels. Because of the large number of alternative facilities in Dunwoody, many of the recommended facility standards are lower than NRPA standards. However, it should be made clear that these private and school facilities are only available some of the time and do not replace the need for public access facilities that are open to the entire community.

Based on both the established NRPA standards and the recommended community-based standards, the City is deficient in every category. The City lacks public parkland, sports fields, a community center, aquatic facilities, greenways, athletic courts and playgrounds. The facility shortages are being slightly offset by other providers, including DeKalb County Parks such as Murphy Candler Park, where there are numerous sports fields, the Jewish Community Center and churches that offer facilities. It is clear that additional parks, facilities, greenways and natural areas are needed throughout the community. This evaluation is also consistent with the comments heard in interviews, public meetings and the community survey.

The planning team's observations and review of public input indicate deficiencies other than just a lack of facilities. Other deficiencies in the parks include overuse, causing increased maintenance needs and environmental degradation of resources, lack of diversity of facilities, and deferred maintenance that is now creating safety and ADA issues. Many survey comments spoke to a lack of quality and facilities as reasons for using parks in neighboring communities. Based on these findings, it is clear that the City needs to acquire more parkland in order to provide additional facilities. In addition, existing parks should be redeveloped where possible to maximize diversity and the quality of current facilities.

According to the desired level of service ratios per 1000 residents, the City's has significant deficiencies in tennis courts (-16), baseball/softball field (-13), and trails (-13 miles minimum). Again, we know some of the sports field needs are being met by other providers, but it is clear additional sports fields – particularly sports fields that can serve as multipurpose fields – are needed. In addition, there is a need to add diversity in the parks by adding more tennis courts, basketball courts and sand volleyball that serve all ages and to offer quality picnic facilities and rental pavilions for group gatherings. While the many elected officials interviewed expressed a desire to minimize duplication of facilities and to stay out of the recreation programming business, the core of a good park system is its facilities. The current lack of facilities and the condition of those that are provided are limiting and reducing the quality of the recreation experience for Dunwoody residents.

There is also a deficit in indoor programming space, most notably the lack of a community center to provide year-round recreation opportunities. Without a community center or indoor aquatics facility, the City lacks a major recreation resource that the surrounding City and County recreation agencies are providing to their citizens. The recommendations for meeting these needs are detailed in the facility recommendations discussion later in this section.



## Park Classifications

For many years, communities across the country have developed parks within a basic classification system developed by NRPA in order to offer balanced parks and recreation opportunities to residents. The standard park system is made up of the following park classifications:

- Mini Park
- Neighborhood Park
- School Parks
- Community Park
- Large Urban Parks
- Natural Resource Area
- Special-Use Park
- Greenways
- Sports Complex

Critical to the service delivery system of any parks and recreation department is the provision of the four basic park categories: mini, neighborhood, community and regional. In urban or high density areas where the proper level of neighborhood and community parks are not adequate to meet the community needs, a larger hybrid park has developed in recent years known as the large urban park. These parks are larger in size and provide activities commonly found in community parks but also offer areas that preserve natural settings and provide community open space. Brook Run is an example of a large community park that will function as a large urban park because of the diverse facilities that

have been recommended for the park. Beyond these five basic park types are special-use parks, natural areas/preserves, greenways, school parks and private parks/recreation facilities that complete the system of parks in most communities. Each is classified differently based upon the types of amenities, size, service area and how access is gained to the facility. The following gives a description of the different types of parks and facilities common to a system.

## Mini Park

The smallest type of park, a mini park, is typically a site less than five acres. Another term, "pocket park," has been used in some instances to identify a mini park. The park is designed primarily to attract residents who live within a quarter mile of the park. The park is generally a walk-to type park, meaning no parking facilities for vehicles are normally found. Mini parks' service levels are .25 to .5 acres per thousand residents.

Size normally prescribes these parks to be passive, limited-activity park facilities. Common elements include benches, playgrounds and tables in an attractively landscaped setting. The parks are sometimes themed to blend in with the surrounding neighborhood. Designs sometimes match the existing homes, fencing, sidewalk pavers, etc. A park of this size is not developed with fields for league play or community-wide events.

## Neighborhood Park

Neighborhood parks are found in most county and city systems. The park normally has 2 to 10 acres and typically serves a population living within a half mile of the park. Neighborhood parks conceptually concentrate intense recreation activities and facilities into a limited amount of space.

Facilities typical to this park include:

- Playing Fields
- Playgrounds
- Shelters
- Walking Paths
- Swimming Pool
- Parking Facilities
- Restrooms/Concessions

Parking is necessary for this type of facility due to its scope of activities and size. The standard for parking is a minimum of seven spaces for the first ten acres and one additional space for each additional acre. This may vary based upon the activities and program appeal. If team sport facilities or a special feature such as a swimming pool are included, parking spaces in the range of 40 per field or greater will be needed.

Although the park is classified as a neighborhood park, the scope of people served can vary based upon densities and the number of other parks available. Typically, one neighborhood park should serve between 10,000 to 20,000 residents, or one to two acres per 1,000 people.

## Community Park

Community parks are needed within a system to ensure that all users' recreation needs and interests are addressed and included. This type of park expands beyond a local neighborhood and may sometimes include several neighborhoods. The concept behind community parks is to include essentially a one-

stop shop for all recreation users. It should include a mix of active and passive activities and attract users of all ages. From sports fields to a community center, the park should provide as many recreation and support services as possible. A park of this size and scope commonly has from 30 to 50 acres.

Community parks have both day and night activities. Large facilities, such as a large indoor fitness/recreation center or multi-field sports complex, can be placed in such a facility because of the amount of space available and ability to buffer from the surrounding community.

The service area for such a facility can vary based upon the size and scope of activities offered. However, a facility of this type may serve anywhere from 50,000 to 80,000 people, or 5 to 8 acres per 1,000 people. User analyses are often based upon a service radius, while others in more urban areas may be based upon drive times.

## Large Urban Park

A large urban park is typically the largest park within a system. These parks are normally found in large park systems, highly populated communities or in communities with pockets of high populations. The size of these parks varies from minimum of 50 to 75 acres, up to several hundred acres, depending on the type of activities and the amount of use.

The service radius for this type of facility is tied to the facilities provided in the park and the overall community makeup. In many large urban systems where there are multiple large urban parks, each park will serve a five mile or 15 to 30 minute drive time for core recreation services and may serve and entire community if a unique or one-of-a-kind facility is provided there.

## Special-Use Park

Special-use parks are designed to meet the needs of a specific user group. An example of a special-use park would be a golf course, zoo or a museum. A typical feature of these parks is that they are normally good revenue generators. If maintained and properly staffed, these parks can provide a substantial cash flow for the designated entity.

These facilities can vary in size according to the demand and type of layout. For example, a regulation size, par 72 golf course would need at least 140 acres, while an executive style (par 60) layout may only require 100 to 120 acres, based upon amenities such as driving range and practice facilities.

## Natural Resource Area/Preserve

According to the NRPA, natural resource areas are defined as "lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering." These lands consist of:

- Individual sites exhibiting natural resources
- Lands unsuitable for development but offering natural resource potential (examples: parcels with steep slopes and natural vegetation, drainage ways and ravines, surface water management areas and utility easements)
- Protected land, such as wetlands, lowlands and shorelines along waterways, lakes and ponds

Acquisition of natural resource areas and preserves serves to enhance the quality of the community by maintaining a portion of its natural amenities.

## Greenways

Greenways have become one of the most popular family recreation activities across the country. The value of greenways in terms of recreation, education and resource protection is invaluable. Greenways serve as linkages between cities, parks, schools, commercial areas and neighborhoods. They provide a safe mode of transportation that preserves the environment.

Typically, greenways can be anywhere from 10 to 15 feet wide and can be paved or natural surface. When developing a greenway system, corridors should be identified where people will access the area easily and connect elements within the community and incorporate all the characteristics of the natural resource areas. Greenway corridors should be no less than 50 feet in width, except in neighborhoods, where 25 feet may be acceptable. In his article published in 1995, Julius Fabos, a former professor of Landscape Architecture at the University of Massachusetts, divides greenways into three categories: ecological, recreational and cultural.

Greenways can be located in a variety of settings and can be utilized for active and passive recreation activities. Ecologically speaking, they are typically located along natural environments such as rivers, ridgelines and coastal areas. These trails provide connections to nature, protect and maintain biodiversity, minimize development, and provide for wildlife migration across natural and man-made boundaries.

Recreational greenways commonly link elements that have diverse and significant landscapes. Many link rural areas to more urban locales and range from local trails to larger systems. Most are paved trails that accommodate pedestrians, skaters and bicycles.



## School Park

School park sites are an excellent way to combine resources and provide accessible recreation amenities to the community. Depending on the school type (i.e. elementary, middle, high school) the size of the park will be dictated by the land available adjacent to the school. Typically, middle and high schools are constructed with youth athletic fields to support team sports. These facilities provide the basis for developing a community park or, at the very least, youth athletic fields for recreation programs. The selection of school sites is determined by the school district and according to the countywide or citywide distribution of students. The school site selection criteria may or may not meet the needs for parkland distribution. When development of school parks is possible, guidelines for neighborhood/community parks should be followed to meet the needs of residents. When joint developments occur, features common to other parks in the county and surrounding cities (i.e. signs) should be used to identify the property as a public facility.

In Dunwoody, the school that has the greatest potential as a school park site is Peachtree Charter Middle School located adjacent to Brook Run Park. There is interest by parent groups at the school to see the sports fields on the campus developed to a higher level. There is also a need for additional sports fields to meet recreational demand and to take pressure off of the baseball fields at Dunwoody Park. The City should try to work with the DeKalb County Schools and appropriate parent groups to develop a long term partnership agreement for the fields. If a partnership agreement/joint use agreement can be developed, it would be to the City's benefit to spend the necessary capital to upgrade the fields if the City has first right to use the fields during non-school use. The public should also have access to the property, which will include a baseball field, a soccer field and a running track around a football field. These facilities should be developed to match other City facilities and be suitable for school competitive level play.

In addition, there is green space across the front of the school that would allow a multi-use greenway trail to connect neighborhoods with the school and Brook Run Park. Multi-use pathways would then be able to connect to the larger system of greenways that has been proposed for the City.

## Private Park/Recreation Facility and Church/Non-profit Groups

The private park and recreation facility, as described by the NRPA, meets one of the two following characteristics:

- "Private Parks, such as swimming pools, tennis courts, and party houses, are generally within a residential area developed for the exclusive use of residents and are maintained through a neighborhood association. They are not, however, a complete substitute for public recreation space, and
- Private Recreation Facilities that are for-profit enterprises, such as health and fitness clubs, golf courses, water parks, amusement parks and sports facilities." Not-for-profit private providers include churches, foundations and land trusts that provide both active programs and land stewardship activities.

These facility types can be entirely private or, in many cases, be a joint venture between a public entity and a private organization. Partnerships of this kind allow for the provision of facilities and programs at a reduced cost to the public sector. Determining the impact of private providers on the delivery of park and recreation opportunities in a community is difficult to quantify. However, in the case of Dunwoody, the large number of church and not-for-profit providers indicate that the community's need for recreation facilities and opportunities was not being met prior to the City's incorporation and further strengthens the community comments for more parks and greenways. Calls to several of the churches and not-for-profits indicated they were also operating at maximum capacity and, in some cases, on undersized facilities.

The two areas in which the private providers are meeting much of the need are swimming and tennis. Due to the large number of private neighborhood facilities and swim/tennis clubs and the high income levels of the City, there will be less of a need for swimming pools and tennis courts than in some communities we have studied, but there is a need to provide some public courts. We heard request for tennis in most every meeting and there is a desire to have a City sponsored tennis championship.



## Other Park and Recreation Service Providers

Dunwoody is unique compared to most communities in Georgia in that it has taken over a portion of what was a County park system as part of the incorporation of the City. This unique trait is one that has recently occurred in several other communities within the ARC region, including Milton, Sandy Springs and Johns Creek. Because Dunwoody parks were formally DeKalb County parks, many of the facility users are not city residents. In fact, many of the children under the age of 12 still play baseball and softball at a DeKalb County Park with other county residents, until they reach age 13 and move as a group to Dunwoody Park for baseball – whether they are a Dunwoody or a county resident. This is true for other facilities such as the skate park, which has a reach well beyond the city boundaries. Additionally, our survey finding indicate that 60% of residents go outside the city for park activities.

When asked why they travel outside the city, responses indicated the following:

- They are closer to my residence - 4.2%
- They offer facilities that are not available in Dunwoody parks - 78.3%
- They offer better quality facilities - 34.9%

- I feel safer in their parks - 10.4%
- Other - 17.5%

The park locations and service areas are shown in maps that are described in detail in the service area analysis, later in this section.

**Private Providers**

As previously mentioned, the biggest provider of recreation facilities other than the City are local churches and religious based organizations**.**

Dunwoody United Methodist Church, North Atlanta Church of Christ, Dunwoody Baptist Church, Marcus Jewish Community Center of Atlanta (MJCCA), and North Peachtree Baptist Church all operate some athletic programs and offer a variety of athletic faculties including soccer fields, gymnasiums, swimming pools, gymnastic facilities and outdoor programming space. Many run fitness and heal related programs as well. The MJCCA is the most developed of all the religious based providers. Table 6.1 illustrates the disparity between their facilities and other church providers.

Schools, while not private, also have recreation resources that could be a benefit to the City if joint use agreements are negotiated. School facilities are also shown on Table 6.1.

**Private health clubs include:**

- Body Fit Atlanta
  3677 Womack Road
  Dunwoody, GA 30360
- Dunwoody Body Works
  2480 Jett Ferry Road
  Dunwoody, GA 30338-3040
- Fitness Together
  5482 Chamblee Dunwoody Road
  Dunwoody, GA 30338
- Liberty Fitness of Dunwoody
  5495 Chamblee Dunwoody Road
  Dunwoody, GA 30338
- RJG Fitness - Personal Training
  6205 Ashford Gables Dr
  Dunwoody, GA 30338
- Workout Anytime 24 Hour Fitness Center
  4630 Shallowford Road
  Dunwoody, GA 30338

The Cowart Family Ashford Dunwoody YMCA is located just south of the city limits on Ashford Dunwoody Road and offers a full range of indoor and outdoor programming for all ages. These private providers are all membership-based and are commonly found in metropolitan areas. It is the planning team's experience that most private providers serve a different user group than public recreation facilities. Public providers tend to be more family orientated and offer programs that, in many cases, are not revenue generators for the facility, while private facilities offer programs that can cover cost. The same is true for religion-sponsored facilities; there is a segment of the population that does not feel comfortable participating in programs that are religion-based. Therefore a good mix of all types of providers is needed to meet the needs of the entire community.

Table 6.1

| CITY OF DUNWOODY PARKS AND FACILITIES<br>Public School Facilities<br>and Church Facilities | Acreage | Baseball/Softball Field | Basketball Court (outdoor) | Batting Cage | Beach | Boat House | Boat Ramp | Classrooms | Community Center | Community Garden | Concession/Kitchen | Dog Park | Fishing Pier/Dock | Fitness Room | Football Field | Golf Course (holes) | Greenhouse | Gymnasium | Gymnastic Center | Multi-purpose Field | Open Field | Outdoor Classroom | Passive Activities | Pavilion/Shelter | Picnic Area | Playground | Plaza/Amphitheater | Pool | Pool (indoor) | Recreation Center | Restroom Facility | Skate Park | Soccer Field | Tee-Ball | Tennis Court | Theater | Trails (miles) | Track | Volleyball (Sand) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **PARKS** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Brook Run | 102 | 1 | | | | | | | | 1 | | 1 | | | | | 1 | | | | | 2 | | 1 | | 1 | | | | | 1 | 1 | | | 2 | 1 | | | |
| Donaldson-Bannister House and Cemetery | 2.9 | | | | | | | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | |
| Windwood Hollow | 11 | | | | | | | | | | | | | | | | | | | | 1 | | | 1 | | 2 | | | | | | | | | 2 | | x | | |
| Vernon Springs | 1 | | | | | | | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | x | | |
| Dunwoody Park | 29 | 2 | | 2 | | | | | | | 2 | | | | | | | | | | | | | | | | | | | | 1 | | | | | | | | |
| Dunwoody Nature Center | 5 | | | | | | | x | | | | | | | | | | | | | | 1 | 1 | | 1 | 2 | | | | | 1 | | | | | | x | | |
| Spruill Center | 6 | | | | | | | x | | | | | | | | | | | | | | 1 | 1 | | | | | | | | | | | | | 1 | | | |
| Perimeter Park | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **TOTAL** | 160 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 4 | 4 | 2 | 1 | 5 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 0 | 4 | 2 | 0 | 0 | 0 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **SCHOOLS** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Austin Elementary School* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Chestnut Charter Elementary School | | | | | | | | | | | | | | | | | 1 | | 1 | | | | | | | 1 | | | | | | | | | | | | 3 |
| Dunwoody Elementary School | | | | | | | | | | | | | | | | | 1 | | 1 | | | | | | | 1 | | | | | | | | | | | | 3 |
| Kingsley Elementary School* | | | | | | | | | | | | | | | | | 1 | | 1 | | | | | | | 1 | | | | | | | | | | | | 3 |
| Vanderlyn Elementary School* | | 1 | | | | | | | | | | | | | | | 1 | | | | | | | | | 1 | | | | | | | | | | | | 3 |
| Peachtree Charter Middle School | | 1 | | | | | | | | | | | | 1 | | | 1 | | | | | | | | | | | | | | | | | | 1 | | 1 | 5 |
| Dunwoody High School | | 1 | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | 1 | | 1 | 8 |
| **TOTAL** | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 6 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 4 | 0 | 0 | 2 | 25 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **OTHER PROVIDERS (CITIES, ETC.)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dunwoody United Methodist Church | | | | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | |
| North Atlanta Church of Christ | | | | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | |
| Dunwoody Baptist Church | | | | | | | | | | | | | 1 | | | | | | 1 | | | | | | | | | 1 | | | | | | | | | 1 | | |
| Marcus Jewish Community Center of Atlanta | | 5 | | | | | | | | | | | | | | | | 1 | | | | | | | | 1 | | 1 | 1 | | | | 1 | | 6 | | | |
| North Peachtree Baptist Church | | | | | | | | | | | | | | | | | | | 1 | | | | | | | | | | | | | | | | | | | |
| **TOTAL** | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 1 | 0 | 0 | 0 | 1 | 0 | 6 | 0 | 0 | 1 | 0 |

*Multi-purpose fields are open play area not fully developed multi-purpose athletic fields.

corp/10116/production/reports/prelim/tables/10116 Facilities Matrix revised 2011-1-5

### Community Green Space and Zoning Provisions

Other factors that can impact the delivery of parks and recreation services and the provision for greenways and open space in the community are the requirements associated with land development within a community. There is a broad range of community zoning and open space standards across the country. Some communities have strict requirements for funding park development which range from setting aside land for public parks to paying fees that help construct parks. Several rapidly growing communities have charged park impact fees in an effort to keep pace with the growth, while others have used a less clear-cut approach and negotiate with landholders and developers to acquire parkland.

The City's zoning regulations currently set minimum requirements for the amount of land that can be developed and the amount to remain in open space. Most single residential, commercial and office space zoning districts require a minimum of 20% open space. Only when one reviews multi-family and conservation zone districts do you find requirements for more open space, mandatory development of recreation areas, and standards for how the open space is used. A minimum standard of 4,000 square feet of dedicated recreation space is required at multi-family developments, but this is a very small requirement when you consider the total recreation needs of a family for indoor programming space, sports fields, trails, playgrounds and other amenities that are provided by public recreation providers.

Many communities have set up detailed requirements that look at the total recreation needs of a community other than those that can be met on site by each individual development. Many communities start with mandatory park dedication requirements with an option to pay a fee in lieu of dedicating the land. The parkland dedication takes into account the facilities that would normally be found in both neighborhood and community parks. This is done by keeping an inventory of current facilities on an annual basis and developing level of service ratios on a per capita basis. The better ordinances seek to balance the dedication of land that is provided in the community where the development is occurring or at the nearest community park that will actually serve the development. In a city like Dunwoody, where high density vertical development is anticipated, a fee in lieu of arrangement would be a good alternative to address the impact of thousands of new residents living in multi-story units. The money collected could then be used to upgrade or add facilities at one of the existing community parks to meet sport field needs and interior programming space. Collierville, Tennessee, has a good ordinance for both park land and greenway ordinance tied to new development and would be a good one to review if the City decides to pursue mandatory park land dedication requirements.



Another new trend for green development is to offer incentive programs to developers who set aside open space or utilize green infrastructure solutions in their developments. Nashville, Tennessee, has just developed an overlay for the central business district that has incentive for green roofs, rain gardens and structured parking. The incentive is density credits, which can in turn be used to increase density of the development or sold as credits to other developers, who can use them on a different property. These types of incentive programs could work well in gaining valuable green space and parks around the Perimeter Center area, around the MARTA station and the mall as it redevelops over the next 20 years.

## Service Area Analyses

### Gap Analysis

A gap analysis is an assessment of the service areas of facilities to determine if there are areas of a community that are being under served and represent gaps in the overall service standard for each park

category. The service area analysis begins by classifying existing parks using the NRPA park categories. All existing parks were classified as follows based on use patterns as well as size and NRPA standards.

| Park/Facility | Classification | Service Area |
|---|---|---|
| Brook Run | Community/Large Urban Park | 2 miles |
| Donaldson-Chesnut House | Special Use/Neighborhood | ½ mile |
| Windwood Hollow | Neighborhood | ½ mile |
| Vernon Springs | Mini | ¼ mile |
| Dunwoody Park | Community | 2 miles |
| Dunwoody Nature Center | Natural Area | 30 miles |
| North DeKalb Cultural Arts Center | Special Use | 30 miles |
| Perimeter Park | Natural Area/Neighborhood | ½ mile |

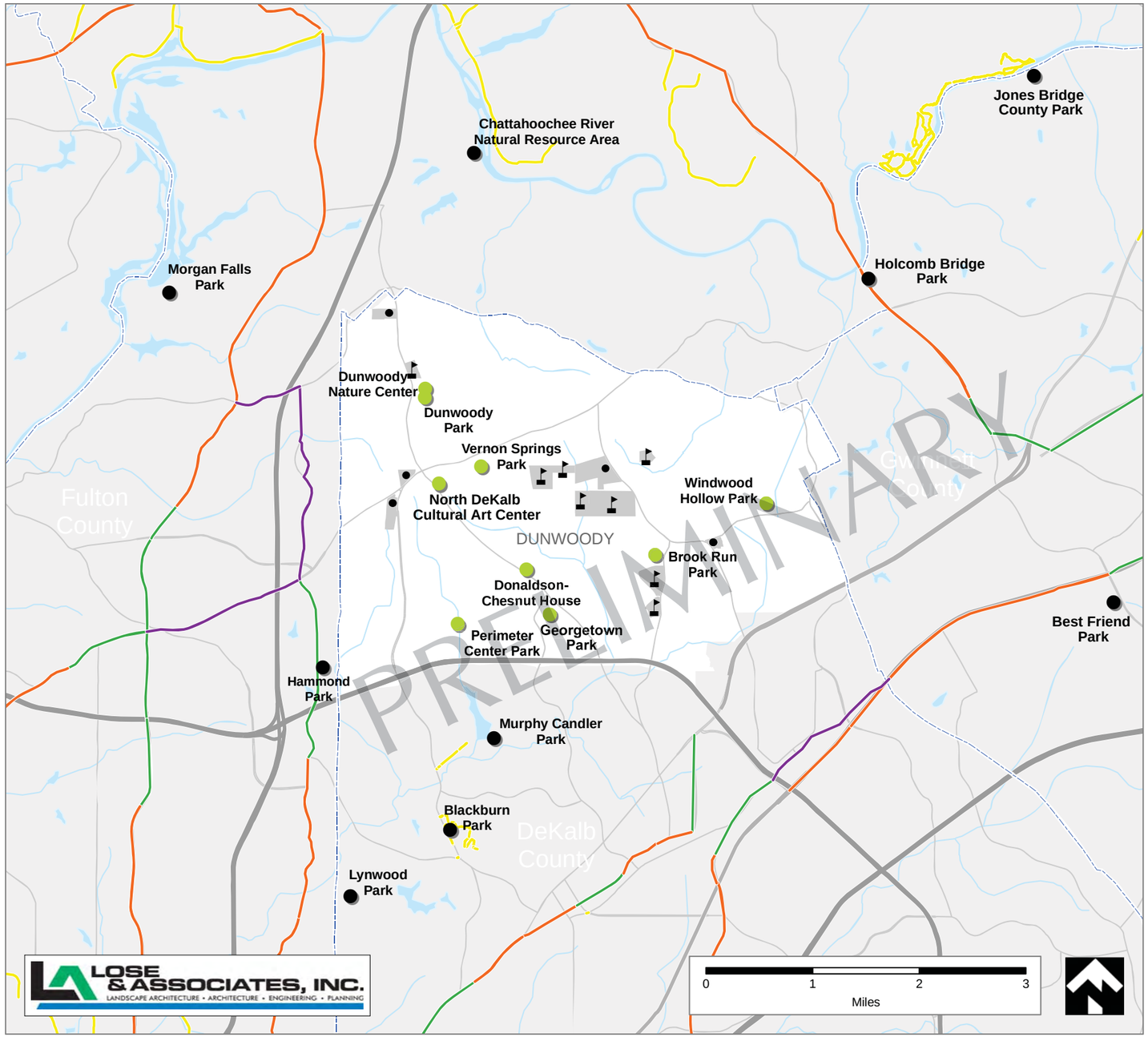
Our findings related to service area gaps are consistent with the findings of the "City of Dunwoody Comprehensive Plan, Short Term Strategies," which includes recommendations to buy additional park land and to begin development of a greenway system. Passive parkland is equally as important for a City to provide as athletic facilities in a park system. This balance is just as important as the geographic placement of facilities. If all of the active parks are located on one side of the city and all the passive parks on the other side, everyone is forced to travel greater distances for park services. The good news about the current parks is they all have some area for passive activities. The current problem is most of the passive lands are undeveloped and lack trails to access much of the passive property and the bulk of the passive land is found at Brook Run Park and Dunwoody Nature Preserve. Protecting these resources and enhancing access should be high priorities as the City increases its role in managing park resources and as resources are added to the system.

One of the best methods to add natural resources to the park system is through greenway development. If the City could obtain easements along stream corridors and develop greenways it would insure both protection of the resources and access. The improved access could be used to increase public awareness of the value of these stream corridor resources and greatly expand city park acreage through the applications of easements rather than fee simple purchases of property. Because the City has increased buffer requirements over the state mandated 25' buffer to 75,' this should allow adequate space to construct a greenway outside the state buffer.

The maps on the following pages illustrate the service area analysis and are described in the text below. Figures 6.1 through 6.10 show the relationships of existing parks, schools and other recreation providers and to the community as a whole. Their service areas reflect the NRPA community park standard of .25 mile for mini parks, .5 mile for neighborhood parks and 2 miles for community parks. Figure 6.7 also shows Brook Run as a Regional Park with a 5 mile radius, which was its intended purpose when initially purchased by DeKalb County.

Figure 6.1 is a simple map showing the location of the City's eight parks and school facilities located within the municipal boundaries. The Division does not own or operate programs in these parks, but rather facilitates the use of the parks by organized groups who do the programming. The majority of the park land lies in the southern half of the city, with the southeastern section being the most well served in terms of acreage. Dunwoody Park and Dunwoody Nature Center share 35 acres in the northwestern section of the city. Residents in the north central section of the city have better access to Brook Run Park than Dunwoody Park, due to the limited number of east to west roads in the city. Figure 6.2 shows

Figure 6.1

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**SURROUNDING PARKS and PROPOSED TRAILS and BIKE ROUTES**

**Legend**

- Other Parks*
- Dunwoody Parks
- Existing Trails
- Schools
- Churches
- Church and School Property
- County Boundaries

**ARC Planned Bikeways***

- Level of Service "B"
- Level of Service "C"
- Standard TBD

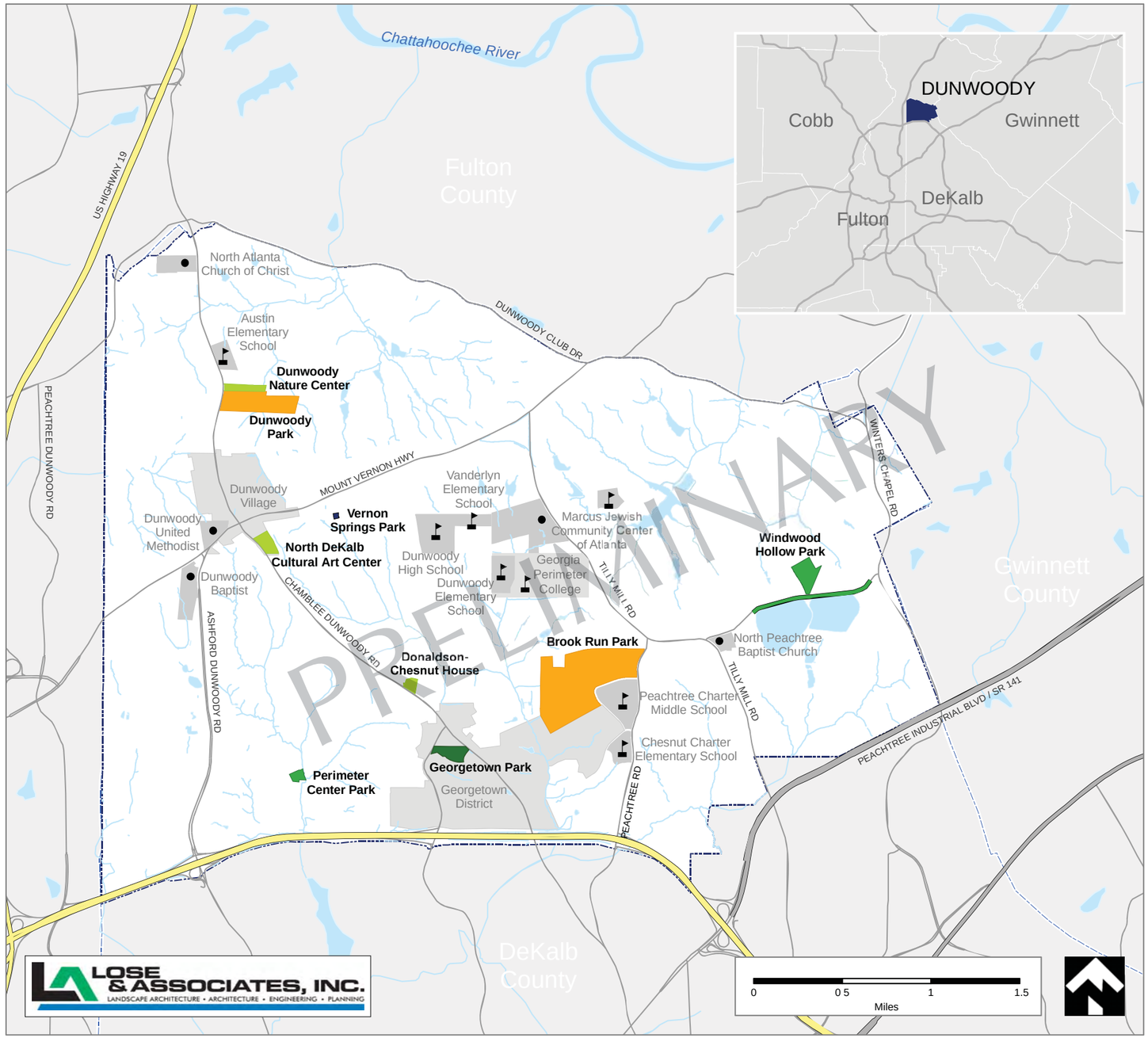
**Major Roads**

- Limited Access
- Highways
- Secondary Roads

DUNWOODY, GA
Parks and Recreation Comprehensive Master Plan
February 25, 2011

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING • PLANNING

Figure 6.2

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## EXISTING PARKS, GREENWAYS, SCHOOLS AND CHURCHES

| Acres | MINI PARKS |
|---|---|
| 1 | Vernon Springs Park |

| Acres | NEIGHBORHOOD PARKS |
|---|---|
| 11 | Windwoody Hollow Park |
| 3 | Perimeter Center Park |

| Acres | COMMUNITY PARKS |
|---|---|
| 29 | Dunwoody Park |
| 102 | Brook Run Park |

| Acres | SPECIAL USE PARKS |
|---|---|
| 5 | Dunwoody Nature Center |
| 6 | North DeKalb Cultural Art Center |
| 2.9 | Donaldson-Chesnut House |

| Acres | NEW PARK ACQUISITION |
|---|---|
| 16 | Georgetown Park |

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- County Boundaries
- Church and School Properties
- Districts
- Existing Greenway/Pedestrian Path

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Parks and Recreation Comprehensive Master Plan
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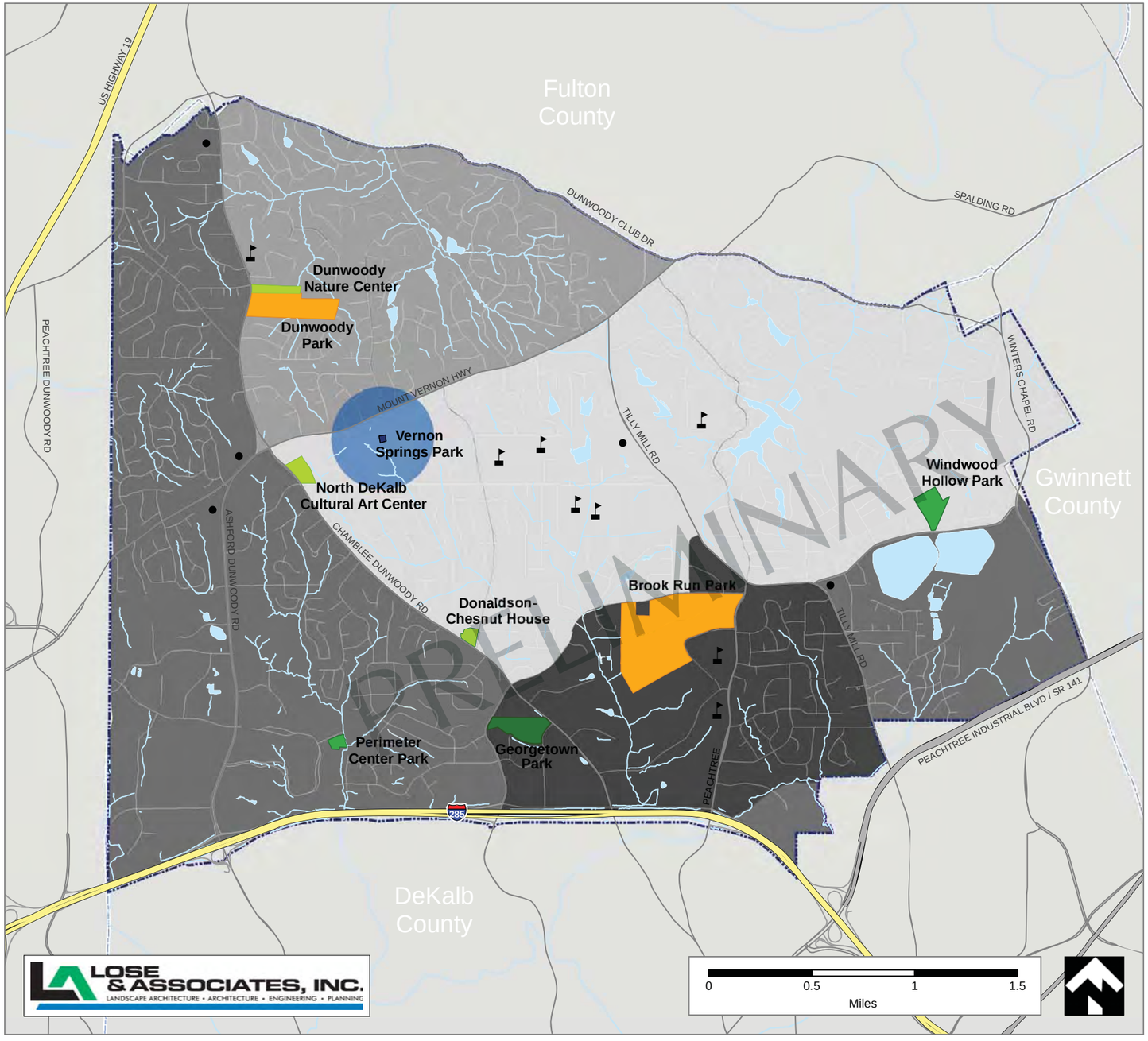
Figure 6.3

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## EXISTING MINI PARK SERVICE AREAS

| Acres | MINI PARKS |
|---|---|
| 1 | Vernon Springs Park |

| Acres | NEIGHBORHOOD PARKS |
|---|---|
| 11 | Windwoody Hollow Park |
| 3 | Perimeter Center Park |

| Acres | COMMUNITY PARKS |
|---|---|
| 29 | Dunwoody Park |
| 102 | Brook Run Park |

| Acres | SPECIAL USE PARKS |
|---|---|
| 5 | Dunwoody Nature Center |
| 6 | North DeKalb Cultural Art Center |
| 2.9 | Donaldson-Chesnut House |

| Acres | NEW PARK ACQUISITION |
|---|---|
| 16 | Georgetown Park |

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- County Boundaries
- 1/4 Mile Service Area

**2010 Population Per Square Mile**

- 2144 - 2500
- 2501 - 3500
- 3501 - 4500
- 4501 - 5500

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Parks and Recreation Comprehensive Master Plan
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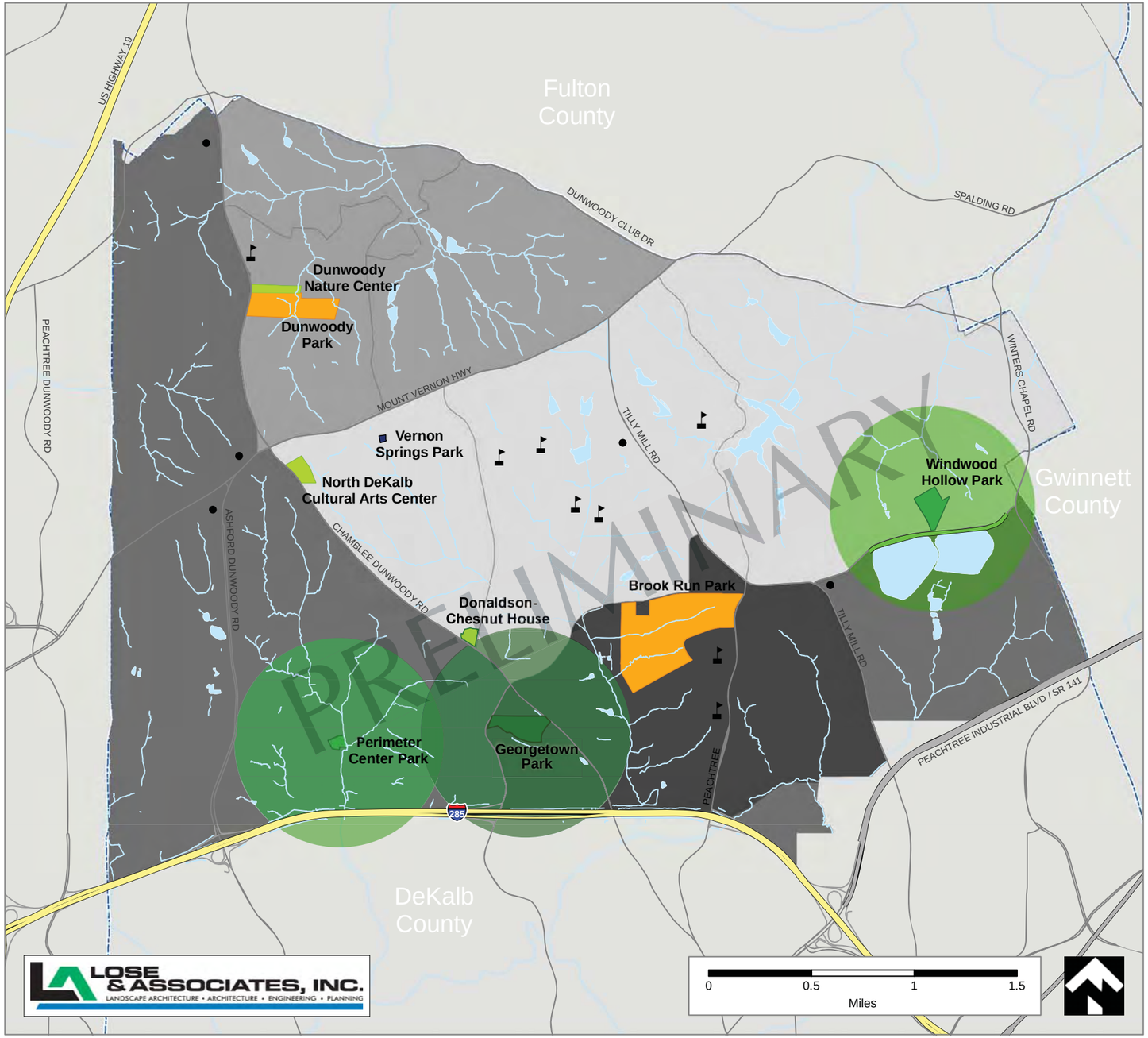
Figure 6.4

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## EXISTING NEIGHBORHOOD PARKS

| Acres | MINI PARKS |
|---|---|
| 1 | Vernon Springs Park |

| Acres | NEIGHBORHOOD PARKS |
|---|---|
| 11 | Windwoody Hollow Park |
| 3 | Perimeter Center Park |

| Acres | COMMUNITY PARKS |
|---|---|
| 29 | Dunwoody Park |
| 102 | Brook Run Park |

| Acres | SPECIAL USE PARKS |
|---|---|
| 5 | Dunwoody Nature Center |
| 6 | North DeKalb Cultural Art Center |
| 2.9 | Donaldson-Chesnut House |

| Acres | NEW PARK ACQUISITION |
|---|---|
| 16 | Georgetown Park |

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- Existing Greenway/Pedestrian Path
- County Boundaries

**2010 Population Per Square Mile**

- 1/2 Mile Service Area
- 2 Mile Service Area
- 1/2 Mile Service Area
- 2144 - 2500
- 2501 - 3500
- 3501 - 4500
- 4501 - 5500

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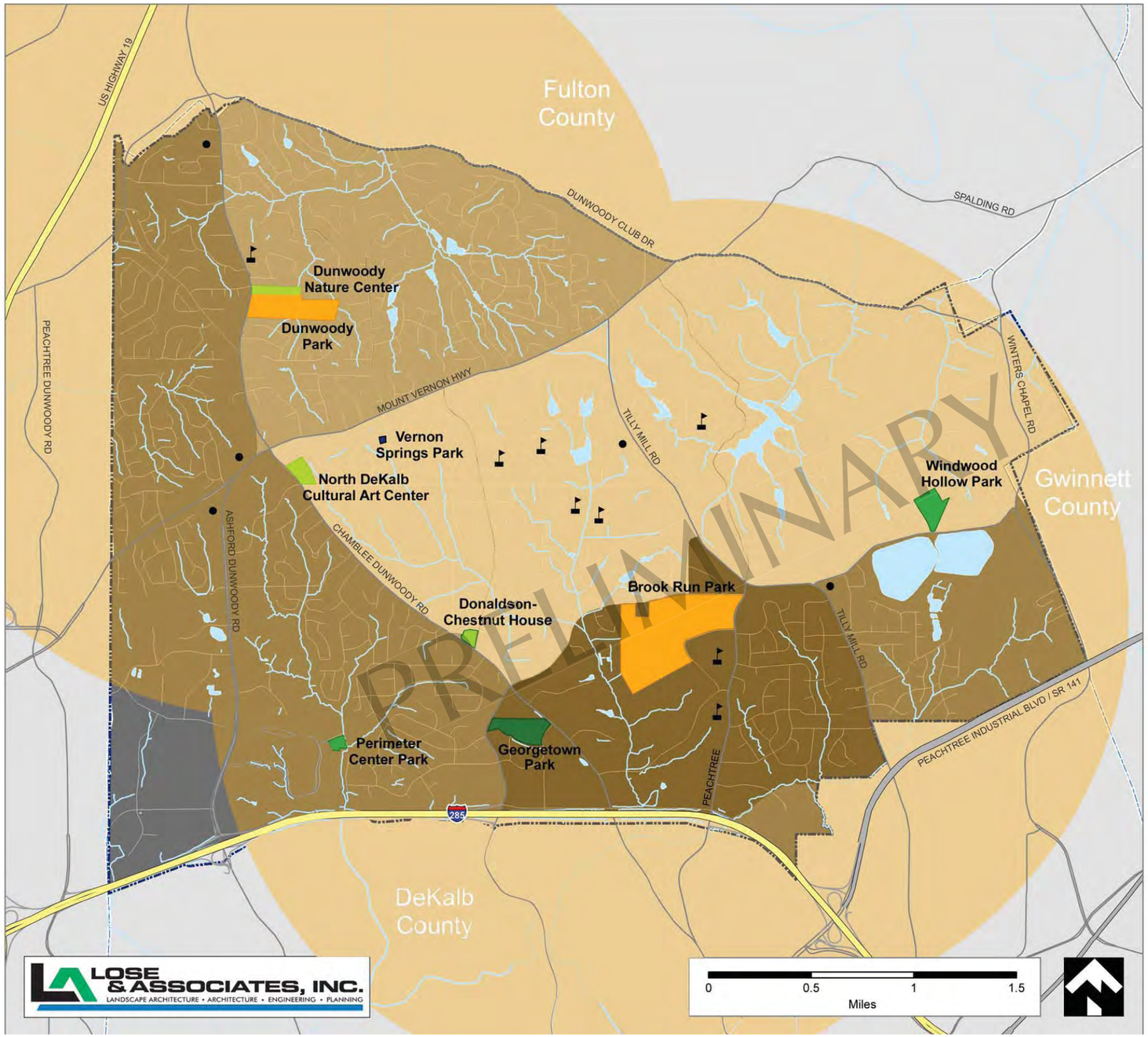
Figure 6.5

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## EXISTING COMMUNITY PARK SERVICE AREAS

**Acres MINI PARKS**

1 Vernon Springs Park

**Acres NEIGHBORHOOD PARKS**

11 Windwoody Hollow Park
3 Perimeter Center Park

**Acres COMMUNITY PARKS**

29 Dunwoody Park
102 Brook Run Park

**Acres SPECIAL USE PARKS**

5 Dunwoody Nature Center
6 North DeKalb Cultural Art Center
2.9 Donaldson-Chesnut House

**Acres NEW PARK ACQUISITION**

16 Georgetown Park

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- County Boundaries
- 2 Mile Service Area

**2010 Population Per Square Mile**

- 2144 - 2500
- 2501 - 3500
- 3501 - 4500
- 4501 - 5500

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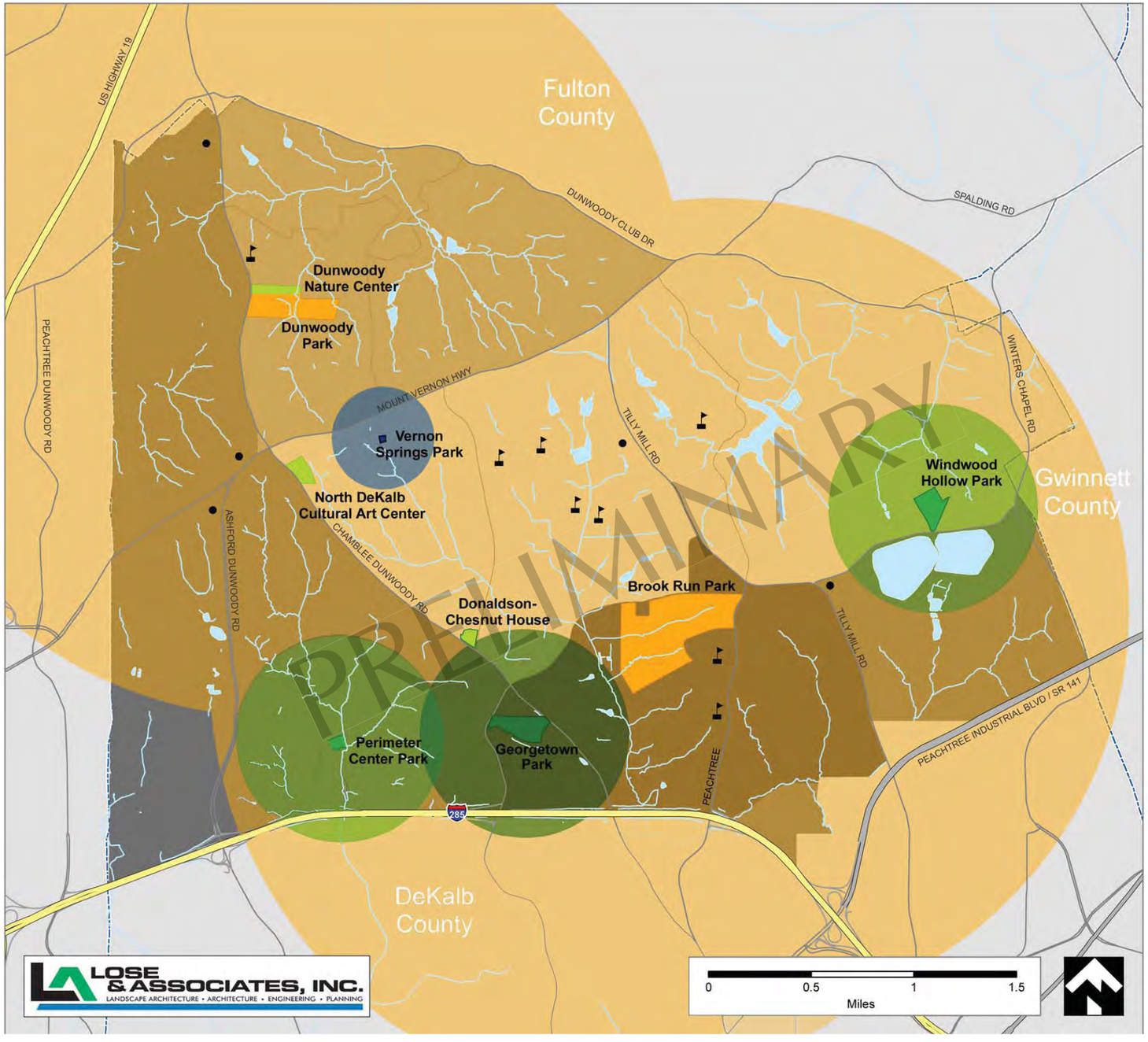
Figure 6.6

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## EXISTING PARK SERVICE AREAS

**Acres MINI PARKS**

1 Vernon Springs Park

**Acres NEIGHBORHOOD PARKS**

11 Windwoody Hollow Park
3 Perimeter Center Park

**Acres COMMUNITY PARKS**

29 Dunwoody Park
102 Brook Run Park

**Acres SPECIAL USE PARKS**

5 Dunwoody Nature Center
6 North DeKalb Cultural Art Center
2.9 Donaldson-Chesnut House

**Acres NEW PARK ACQUISITION**

16 Georgetown Park

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- County Boundaries
- 1/4 Mile Service Area
- 1/2 Mile Service Area
- 2 Mile Service Area

**2010 Population Per Square Mile**

- 2144 - 2500
- 2501 - 3500
- 3501 - 4500
- 4501 - 5500

DUNWOODY, GA
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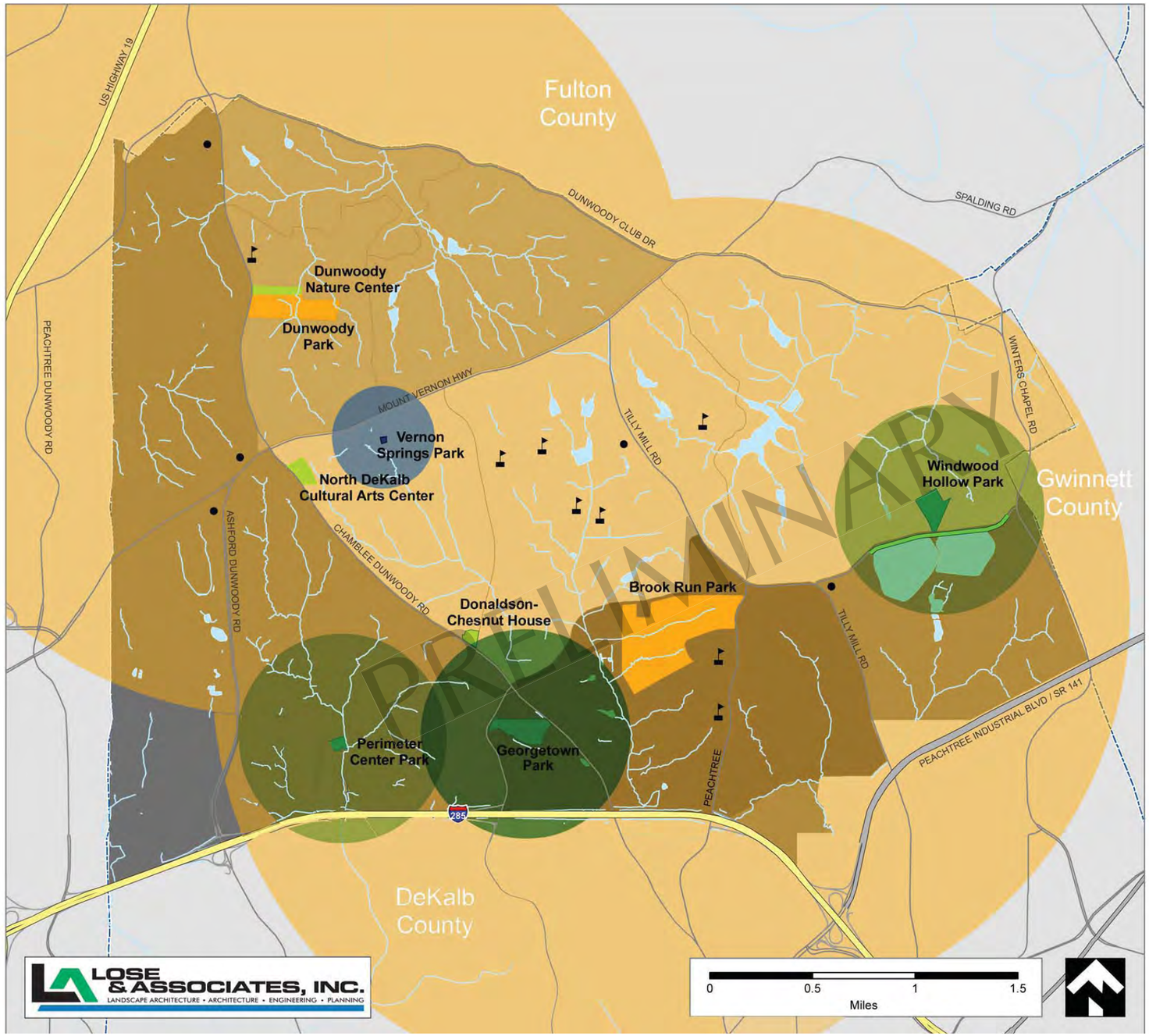
Figure 6.7

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## EXISTING PARK AND GREENWAY SERVICE AREAS

**Acres MINI PARKS**

1 Vernon Springs Park

**Acres NEIGHBORHOOD PARKS**

11 Windwoody Hollow Park
3 Perimeter Center Park

**Acres COMMUNITY PARKS**

29 Dunwoody Park
102 Brook Run Park

**Acres SPECIAL USE PARKS**

5 Dunwoody Nature Center
6 North DeKalb Cultural Art Center
2.9 Donaldson-Chesnut House

**Acres NEW PARK ACQUISITION**

16 Georgetown Park

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- Existing Greenway/Pedestrian Path
- County Boundaries
- 1/4 Mile Service Area
- 1/2 Mile Service Area
- 2 Mile Service Area
- 1/2 Mile Service Area

**2010 Population Per Square Mile**

- 2144 - 2500
- 2501 - 3500
- 3501 - 4500
- 4501 - 5500

DUNWOODY, GA
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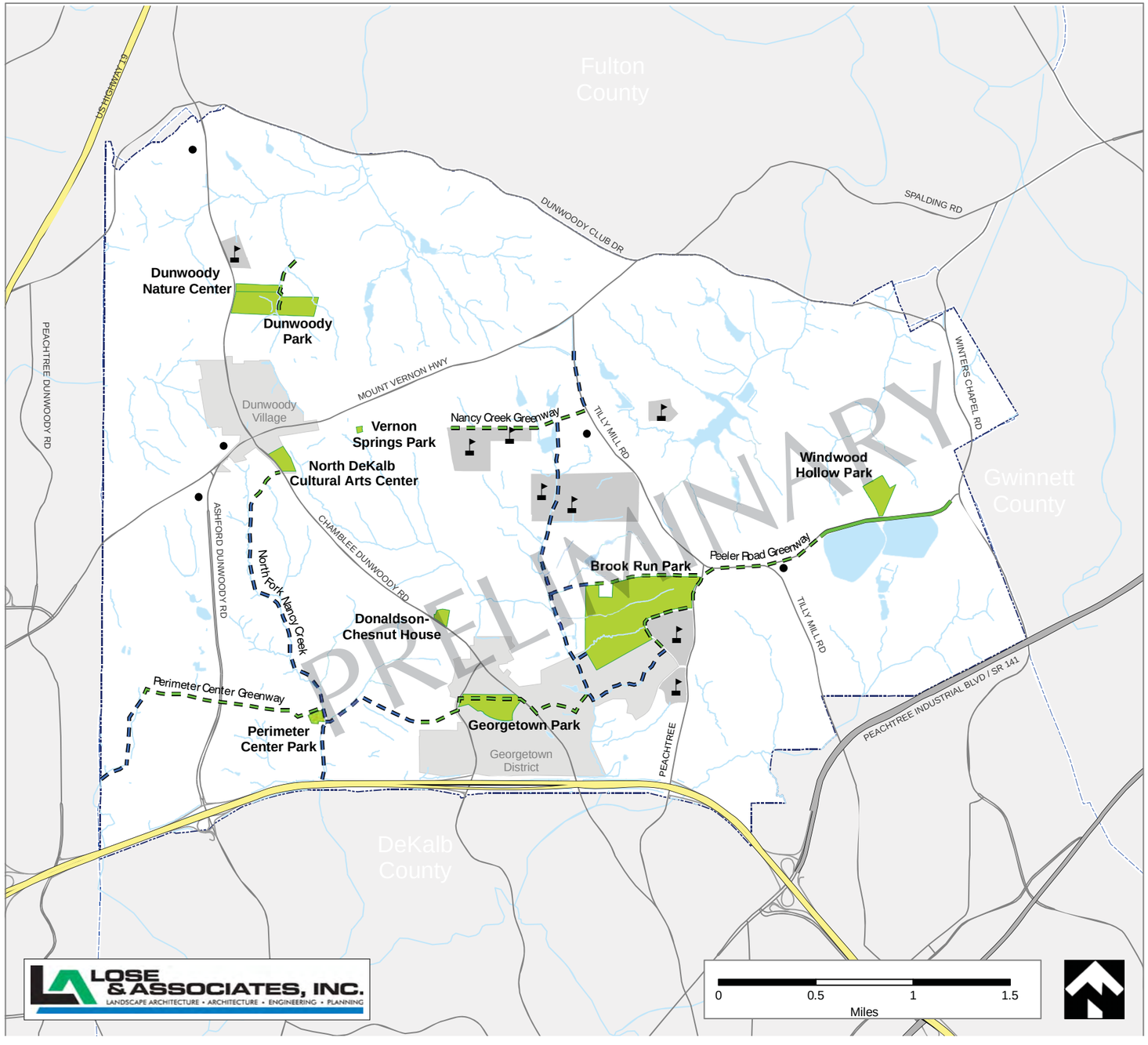
Figure 6.8

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## EXISTING AND PROPOSED GREENWAYS

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- County Boundaries
- Dunwoody Parks
- Existing Greenway
- Proposed Greenway
- Proposed Streamside Greenway

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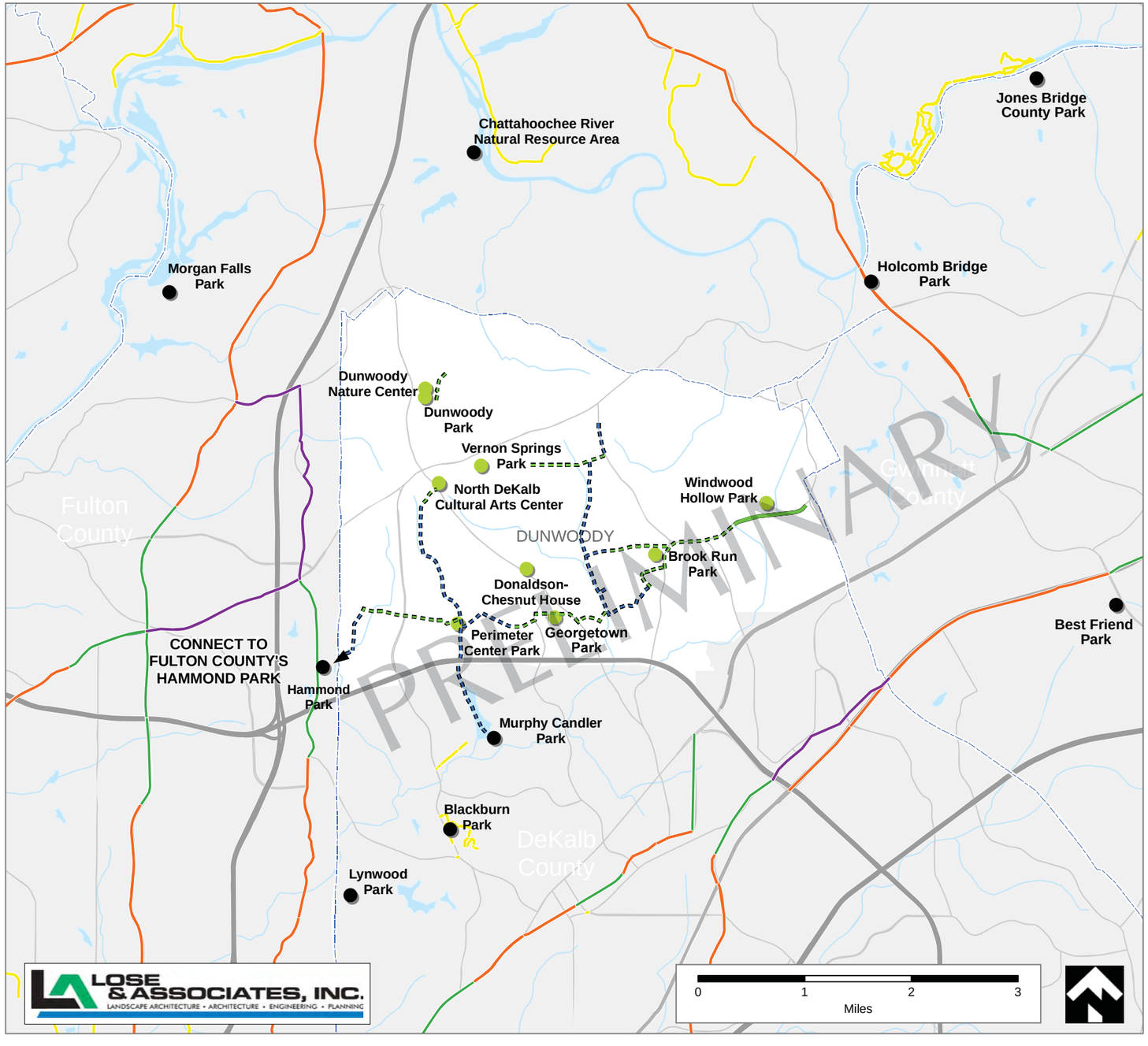
Figure 6.9

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## SURROUNDING PARKS, TRAILS and PLANNED BIKE ROUTES

**Legend**

- Other Parks*
- Dunwoody Parks
- Existing Trails
- Existing Greenway
- Proposed Greenway
- Proposed Streamside Greenway
- County Boundaries

**ARC Planned Bikeways***

- Level of Service "B"
- Level of Service "C"
- Standard TBD

**Major Roads**

- Limited Access
- Highways
- Secondary Roads

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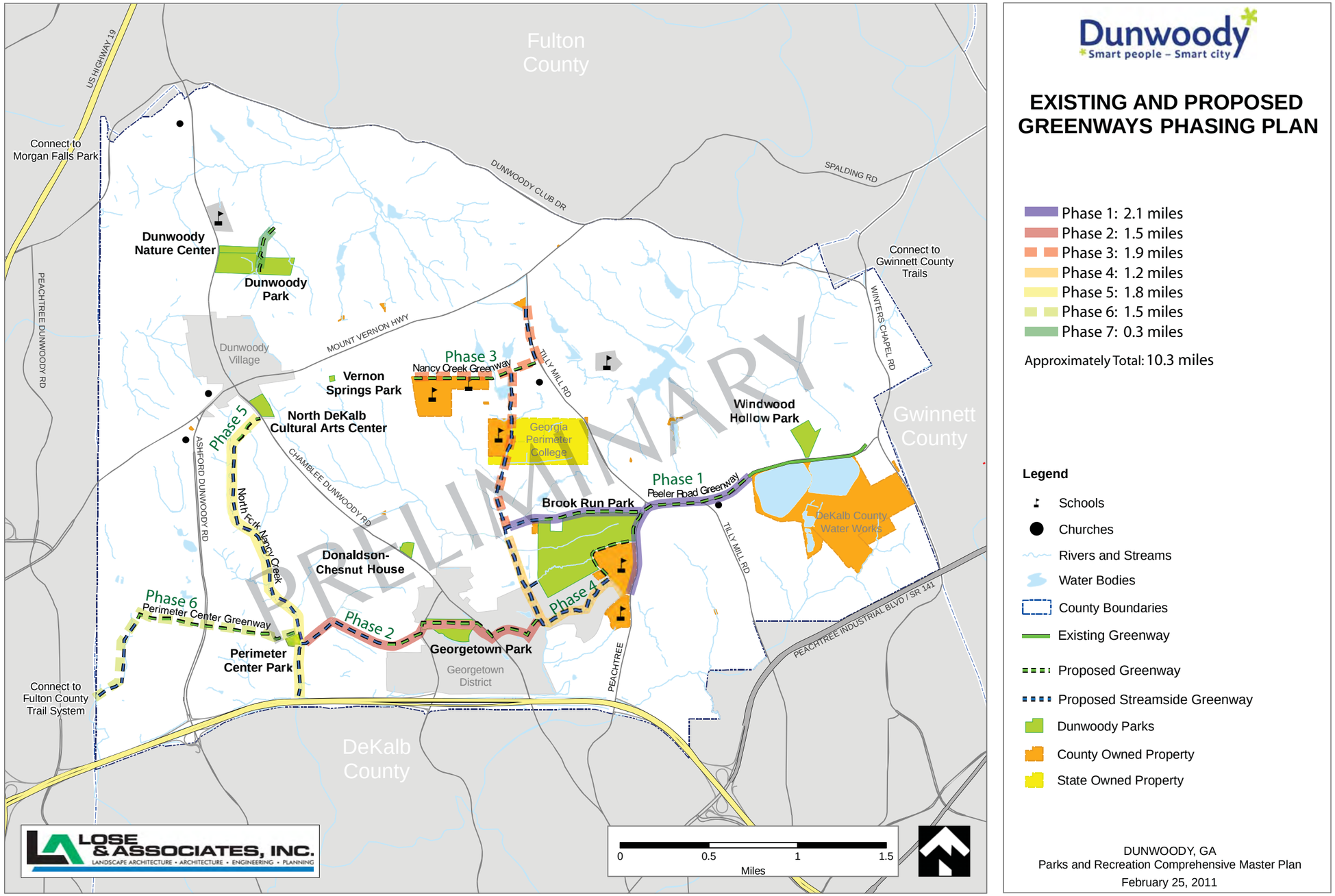
Figure 6.10

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## EXISTING AND PROPOSED GREENWAYS PHASING PLAN

- Phase 1: 2.1 miles
- Phase 2: 1.5 miles
- Phase 3: 1.9 miles
- Phase 4: 1.2 miles
- Phase 5: 1.8 miles
- Phase 6: 1.5 miles
- Phase 7: 0.3 miles

Approximately Total: 10.3 miles

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- County Boundaries
- Existing Greenway
- Proposed Greenway
- Proposed Streamside Greenway
- Dunwoody Parks
- County Owned Property
- State Owned Property

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at a larger scale school and park locations along with the location of churches and other groups who offer recreation facilities in Dunwoody.

Figures 6.3 through 6.7 show what are commonly called gap analysis maps. These maps show the city's housing density and existing park service areas. The most densely populated areas are in the southern section of the city, along Interstate 285. The highest density is south of Brook Run Park, roughly bounded by Tilly Mill Road and Chamblee Dunwoody Road. Densities east and west all along the corporate limits are the second highest in the city. The Perimeter Center area is the most under served area of the city in terms of green space and also has limited remaining undeveloped land. Finding property between the Georgetown District/North Shallowford area and the Perimeter Park area to develop as parks or community open space will have the greatest per capita impact and provide recreation opportunities in an area that currently has no developed parkland.

An analysis of the park service area maps shows that current park properties do not allow the City to meet the stated goal of having a park within one-half mile of all residents. The central part of the City comes closest to this goal if Perimeter Center Park and Donaldson-Chesnut House were developed and open to the public for use. With the development of these two properties and the service areas of Brook Run, you have one small section of the city with coverage overlap at one-half mile. Because Brook Run is a community park, it has a two mile service are for those willing to walk or drive that distance; it also has overlap with Dunwoody Park, which has a two mile service area as a community park as well. The community parks' service areas cover the entire city, with the exception of a small area in the extreme southwestern corner. This is the area dominated by Perimeter Mall and home to several mid-level and high-rise housing developments. Residents of these high-density residential developments need green space, as is revealed by the number of people seen walking their dogs along roadway shoulders and jogging on sidewalks.

Acquiring land in this area to reduce the existing service gap may require the acquisition and assembling of several adjacent parcels which currently have structures on them. There may be business properties which, due to the recession, are currently unoccupied; there may also be development properties that were left incomplete. Another way to assemble green space and park land in these highly developed areas is to assemble linear parks or greenways. Our team has looked at several major stream corridors where, due to flooding and development restrictions, good urban forest remains. In Figure 6.8, we have mapped potential trail routes running north and south along streams that would then link up various neighborhoods and allow residents alternate modes, such as walking and biking, to connect to the parks. If, after further study and conversation with the community, the City moves forward with establishing a greenway in any of these identified possible corridors, greenway trails , at 50' wide, would protect six acres per mile. With over 10 miles of proposed greenway corridor, this could result in the protections of approximately 64 acres of park land along trails. In Figure 6.9, we have shown how these trails can be used to link to a regional trail system and provide an opportunity for expanded off-road recreation opportunities.

Interviews and subsequent discussions with staff regarding the GID Development revealed 5,400 residential units have already been permitted for a mixed use development at this intersection. Given the opportunity, the City should push for as much green space in this GID development as possible – and the reclaiming of as much land as possible – through alternative design of infrastructure systems. As illustrated in the Transit Village Sub-Area plan, the reclaiming of a drainage way to a public park to serve the transit stop is a great example of reclaiming land. With 6000 residents living within walking distance of the station, wide public walkways, bicycle lanes, and green space and park land will be

needed to create a community that reflects the green and sustainability goals outlined in the City's Comprehensive Plan and supported by this plan.

The current recession will likely result in changes to the GID Development plan approved by DeKalb County, which will give the City the opportunity to request green space. The large surplus of residential units in the Atlanta market will most likely delay the GID Development for a number of years City could put in some low cost soft surface walking trails, park benches, some shade arbors and swings. All of these features could be relocated at a later date when the development occurs – if the space is not retained as green space as part of the overall development.

In order to improve the balance of service, it is clear that additional property and facilities will be needed. Greenway development, along with redevelopment of existing parks, will provide the greatest initial impact and expand recreation opportunities. Because there is so little land available and the current state of the economy, it is critical to move on land purchases quickly, even if development has to wait for some years. Therefore, in our summary of recommendations we have ranked the redevelopment of Brook Run and Dunwoody Park as a top priority, followed by the purchase of additional park parcels, and improving the overall safety and ADA accessibility of all park facilities. These priorities are followed by greenway corridor development.



## General Park Evaluations, Observations and Recommendations

The completion of the existing facility assessments revealed a park system that is in fair to poor condition, with the exception of the Brook Run playground and skate park. The facilities vary in age and style, as they have been developed over a number of years. All of the facilities were developed by DeKalb County before they were sold to the City. In addition, many of the facilities have been developed in buildings that were developed for another purpose and have been adapted for their current use. Facilities that fall in this category include the barn and greenhouses at Brook Run Park, North DeKalb Cultural Arts Center, the Donaldson-Chesnut House (which has yet to be open to the public) and the Dunwoody Nature Center. Numerous other building exist at Brook Run Park and uses have not been identified for these buildings. Based on the issues with vandalism and the potential for a larger safety issues, it is recommended that these dilapidated buildings be removed to allow for additional open space and better visibility in the park.

### General Park Observations

- Items listed in "good" condition are either new or require little maintenance or repairs. Items listed in "fair" condition are still functional but require maintenance to ensure their use throughout the life of the master plan. Items listed in "poor" condition will require replacement during the span of this master plan.
- In general, all the parks have major ADA access issues. The lack of designated handicap parking and access routes in the parks to connect facilities could expose the City to costly litigation if the problems are not corrected.
- The playground surfaces were mulch. At the time of installation, these probably met safety and accessibility standards. Over time, however, portions of these surfaces have compacted to less than safe levels and are no longer accessible or level with adjacent sidewalks.
- Most items noted during the assessment were found to be in poor condition. Team members noted that the majority of issues found throughout the site were maintenance-related and primarily due to the high levels of use at each park.

- None of the restrooms in the parks and at park facilities except the skate park and playground at Brook Run are ADA compliant.
- Signage at each park is inconsistent. Recommend developing sign standards to bring park facilities to full compliance and to create a unified look. The new temporary park entry signs installed by the City are the most effective signs in the parks.
- Site furnishing such as benches and trash cans are needed throughout the parks, along with standardization of the site finishing. The use of wheeled trash carts provided by DeKalb County Sanitation division are not consistent with the aesthetic look desired for a public park.
- Several areas of the park require additional maintenance due to excess use and erosion. Where steep slopes are difficult to maintain, recommend low-maintenance plantings for both aesthetics and erosion control. Small patches of turf between facilities or trees should be mulched or planted with other low-maintenance plantings to reduce these demands.
- The athletic fields provided at Dunwoody Park are overused, resulting in poor turf quality. If the current level of programming is to remain, alternative synthetic turf material should be explored or increased maintenance of natural surfaces will be needed.
- Our field observations revealed that none of the City's parks has a pavilion capable of handling large groups. Providing a variety of sizes in rental pavilions is good for revenue generation and to accommodate the different demands of citizens and companies.
- The overall lack of a central design style for the City's parks is not consistent with the ongoing branding of the City. It is recommended that a set of design guidelines for park buildings and facilities be developed to guide all future park development.

## Americans with Disabilities Act (ADA)

A large issue facing both public and private recreation providers is the ability to enhance access for disabled patrons. Park and recreation departments are not exempt from this requirement, and legislation dictates that primary park amenities be barrier-free.

Primary access routes as described in the *Recommendations for Accessibility Guidelines: Recreation Facilities and Outdoor Developed Areas*, by the U.S. Architectural and Transportation Barriers Compliance Board (ATBCB), are defined in the following manner:

> *Outdoor recreation access routes are the paths that connect the primary developed spaces and elements that are basic to the recreation experience being offered at the site. For example, the outdoor recreation access routes at a picnic ground are the paths linking the parking area, restrooms, picnic units, and water hydrants. While many of these elements – parking area, restrooms and water hydrant – are not the primary reason for a person to visit the site, they are basic developed elements that serve all visitors.*
>
> *Designers and managers, in consultation with users, must determine which of the developed activities and elements at a recreation site are basic to the recreation experience being offered. Further, they must insure that there is a comprehensive system of outdoor recreation access routes that connect all primary elements and spaces with each other and with accessible parking spaces and facility entrances. This determination should be based upon visitor expectations as well as the level of development at the site.*

The ADA regulations were updated in July of 2010, when President Obama signed the legislation that governs the design standards. The new standards offer more governance and specifics than the

previous standards, but still leave some room for interpretation for some park facilities; however, they are very specific in their requirements for all playgrounds, hard courts, pathways, spectator areas, fishing piers, water play features, restroom and programming spaces to be accessible. The guidelines provide specifics on maximum vertical and horizontal slopes that can be used along access routes if they are to be compliant. Several of the key standards that will impact new park and renovation projects are as follows:

*206.2.10 Recreational Boating Facilities*. Boat slips required to comply with 235.2 and boarding piers at boat launch ramps required to comply with 235.3 shall be on an accessible route. Accessible routes serving recreational boating facilities shall comply with Chapter 4, except as modified by 1003.2.

*206.2.12 Court Sports*. In court sports, at least one accessible route shall directly connect both sides of the court.

*206.2.13 Exercise Machines and Equipment*. Exercise machines and equipment required to comply with 236 shall be on an accessible route.
206.2.14 Fishing Piers and Platforms. Fishing piers and platforms shall be on an accessible route. Accessible routes serving fishing piers and platforms shall comply with Chapter 4 except as modified by 1005.1.

*206.2.16 Miniature Golf Facilities*. Holes required to comply with 239.2, including the start of play, shall be on an accessible route. Accessible routes serving miniature golf facilities shall comply with Chapter 4 except as modified by 1007.2.

*206.2.17 Play Areas*. Play areas shall provide accessible routes in accordance with 206.2.17. Accessible routes serving play areas shall comply with Chapter 4 except as modified by 1008.2.

*206.2.17.1 Ground Level and Elevated Play Components*. At least one accessible route shall be provided within the play area. The accessible route shall connect ground level play components required to comply with 240.2.1 and elevated play components required to comply with 240.2.2, including entry and exit points of the play components.

*206.2.17.2 Soft Contained Play Structures*. Where three or fewer entry points are provided for soft contained play structures, at least one entry point shall be on an accessible route. Where four or more entry points are provided for soft contained play structures, at least two entry points shall be on an accessible route.

Refer to the following web sites for additional ADA information.
http://www.ada.gov/regs2010/2010ADAStandards/2010ADAStandards.pdf

## Playground Safety Standards

Another prominent issue within some park systems is the non-compliance of playground equipment to safety standards by organizations such as the American Society for Testing and Materials (ASTM), the U.S. Consumer Product Safety Commission (CPSC) and the International Play Equipment Manufacturers' Association (IPEMA). The standards proposed by these organizations are meant to serve as a guideline to help create atmospheres that are safe and pose a minimal threat of injury. Studies show that the majority of injuries sustained on public playgrounds are to the head—a result of falls from the play

structure to the ground. For this reason, consideration has been given as to what the critical fall height would be in which a fatal head injury might occur.

Guidelines have been established measuring the impact performance of various materials. As with ADA issues, alternatives should be studied and a standard established for implementation of safe play environments throughout the parks system.

While the playground at Brook Run Park has proper safety surfaces, the playgrounds in the other parks do not. The use of natural surface wood chips is a common playground surface material but has much higher maintenance requirements to maintain its safety rating. Many of the playgrounds lacked proper maintenance, which should occur daily. Newer poured-in-place rubber surfaces are becoming more cost effective, as they involve a higher initial cost but eliminate the need for annual maintenance and material costs. As playgrounds are added to the system and older equipment is updated, this type of surfacing should be examined as an alternative.

***It is recommended that at least one member of the park staff maintain a playground safety certification (Certified Playground Safety Inspector, CPSI) to monitor playground conditions and limit the City's liability. This is a standard practice in public park agencies across the country.***

### Vandalism

Individual park assessments and evaluations revealed minor issues with vandalism with the exception of Brook Run Park. At Brook Run, graffiti and damage to several of the old buildings has been a problem; vandals are breaking windows and doors to gain access to the buildings due to their isolation and non-use. In some cases, the buildings have been used by homeless for shelter. Two of the existing buildings that have seen the most damage are being removed. The old theater building has been a recent target of vandals; because the Chapel has the potential for some type of reuse, it needs to be secured.

Graffiti is a common problem in parks systems across the country. Many of the departments the planning team has worked with have a zero graffiti policy. This policy requires any area with graffiti to be painted over within 24 hours of a report. It is recommended that the City adopt a policy to deal with graffiti in parks.

Other recommendations to reduce site-based problems that create atmospheres for criminal activity have been made to minimize the threat of vandalism and other illicit behavior. The addition of lighting in parks and the practice of clearing thick vegetative growth to improve visibility into and around parks are two methods that should be employed. Whenever possible, parks should be oriented toward the road to allow maximum visibility into them and eliminate areas where vandals can hide or congregate. Providing materials that are resistant to destruction reduces the frequency of repairs or replacement. Facilities that offer something for everyone increase the number of visitors to the park, thus reducing the potential actions of a criminal.

## Individual Park and Facility Assessments and Recommendations

The following are individual park assessments and recommendations. Information has been provided according to their size, location and amenities provided within each park. Facilities were analyzed for their age, functionality and condition, and recommendations were made accordingly. The Brook Run Assessment is in the Brook Run Master Plan found in the Appendix of this report.

## Brook Run Park

**Location**: North Peachtree Road
**Acreage**: 102
**Classification**: Community Park/Large Urban Park
**Facilities**: Community garden, greenhouse complex, dog park, skate park, large community playground, Veterans' Memorial, pavilion, walking trails, open play areas, roads and parking. Additional non-recreation facilities include a number of buildings that were developed by the former property owner, including an old theater, dormitory and office space. The former maintenance building for the property is currently being used as the City of Dunwoody Public Works Maintenance Compound.

### General Observations and Analysis

Brook Run Park functions partially as a park and partially as an undeveloped property. There are a large number of old buildings on the property, as well as areas that have been cleared of buildings but not developed. The site has tremendous potential to be a wonderful community park once all of the old buildings are removed or redeveloped and the construction of park amenities is complete.

### Specific Condition Assessments

*Vehicular Access and Parking*

- The parking lots currently found on the property are in fair condition, as are the roads. The locations of parking lots are tied to previous uses and should not dictate how the park develops in the future.
- Due to traffic congestion on North Peachtree Road, which serves as the main entry to the park, alternate access points are needed. There is a second access point off of Peeler Road but it is only open during the hours that Public Works crews are on site.
- Several of the old roads lead to dead ends, creating unmonitored areas within the property.
- Some of the old roads are being used by Public Works crews to store materials and debris collected from throughout the city. This practice should be discontinued, as it is not conducive with park activities.
- Parking for the skate park and playground appears to be adequate.
- The community garden lacks a defined parking area.

*Pedestrian Circulation*

- There is no pedestrian system currently in the park.
- Some older paved trails exist in the woods. They are approximately 4' wide and some have new light standards along the trail. It appears that the entirety of the trail was lit at one time.
- There is no signage along the trail or at trail entry points, and the trail has breaks resulting from where buildings and sidewalks that would have provided the connections for a complete trail system were removed.
- The skate park and playground have ADA accessible routes, although they are not marked properly.
- The only sidewalks that connect items in the park are at the skate park and playground.
- There is not good connectivity between the park and surrounding residential neighborhoods or Peachtree Charter Middle School, which is adjacent to the park.
- There is adequate space in the park to develop a good system of interconnected pathways and sidewalks to link park elements.

*Park Signage*

- The main park sign is too large and not in keeping with the new City branding program.
- Individual activity areas of the park are not signed.
- There is no wayfinding signage in the park to direct visitors to their destinations.
- There are limited rules signs in the park.

*Building Assessments*

- The two buildings on site that would require the least amount of money to redevelop based on condition are the old dormitory building and the maintenance compound. However, based on current City needs, there is no need for a dorm. The theater and office buildings near the front of the park would require a much larger investments to restore. However, relocating the Spruill Center for the Arts programs to this site would free up the six acres at the North DeKalb Cultural Arts Center to become a community park or be used for other purposes by the City.
- Saving the theater chapel as a community meeting or art gallery would save the historic stained glass windows in the chapel.
- Several of the buildings appear to have some good mechanical equipment that might have value if resold.
- We would recommend taking all buildings down now, except for the chapel at the theater and the buildings near the front of the park (if the Spruill Center programs is moved here).
- All old building sites should be cleaned of debris and grassed as a temporary measure until full park redevelopment is complete. All utility services should be capped off.

*General Notes*

- The park needs to be reorganized to maximize the available land and create a true park-like setting.
- Old fencing found throughout the park needs to be removed.
- Old tennis courts and other outdated facilities need to be removed.
- The wooden playground and old pavilion need to be removed.
- Restrooms are needed throughout the park.
- The dog park needs to be relocated where there are areas of lawn and shade to reduce the negative impact of compaction of tree roots and erosion in the current dog park.
- Improved water service is needed at the community garden.
- Consideration should be given for developing more entry points to the park but not connecting them with roads that would encourage drive-through traffic in the park.
- Protecting as much of the urban forest in the park as possible should be a consideration of the master plan development.
- Restrictive covenants placed on the deed must be honored when developing park plans.
- The park is large enough to support both active sports and community events.
- The Veterans' Memorial is too small and should be replaced with a memorial more befitting the service branches.
- With the addition of multiple access points to the park, electronic gates should be considered.
- The level of activity at the maintenance compound is not compatible with park activities.
- Two major drainage areas run through the park and are waters of the state.
- Any trail development or enhancements that cross these drainage areas will have to be permitted through the State.
- A focal point is needed near the main entry to the park.
- Centralized shared parking lots should be developed that are connected to park facilities by a good system of sidewalks and trails.

## Final Plan Recommendations

Develop Baseball Fields

To build on the success of the current facilities and programs in the park, the balance of the property should be developed with facilities that are consistent with those found in a community park which tie the facilities together with an interconnected vehicular and pedestrian circulation system. In evaluating the priority of facility development in Brook Run Park, we also have to look at the recommendation made in other parks – in particular, the recommendation at Dunwoody Park to relocate Dunwoody Senior Baseball to a new location. The best alternative site for Dunwoody Senior Baseball is Brook Run Park.

There is adequate space to add sports fields in the park and they should be designed to allow for multiple sports to utilize these facilities. With a joint-use agreement with Peachtree Charter Middle School, additional sports fields can be developed contiguous with the park, creating a destination for sports programs within the city. Sporting parking and concession/restroom facilities will be needed at the ball fields. A quality synthetic sports turf is recommended to maximize use of the fields; therefore, development of sports fields should be a very high priority among the recommended facilities.

Building Reuse and Removal

The recommendation to relocate the Spruill Center for the Arts to Brook Run Park is another recommendation that impacts another park. There is a need for a neighborhood park and community green space in the Dunwoody Village redevelopment area. The six acres occupied by the Spruill Center for the Arts, the DeKalb County Library and the Stage Door Players offer an opportunity to repurpose the property for another community use. Because there is adequate space in buildings at Brook Run Park to house the arts programs, the process of repurposing the existing site can begin. Even if this relocation is only for a few years, the renovated building space can then be converted into public meeting space, program space for other activities in Brook Run Park, and/or administrative space for the Parks Division. It is recommended that the existing theater and all other buildings not currently being used in the park be removed. The chapel portion of the theater should be retained. With the removal of the theater and the conversion of the theater chapel to a gallery space, there will be room to display art in a proper setting that the current art center lacks. In addition, the theater space can be converted into usable park land. The combination of relocation of the arts center and renovation of the existing building is also a high priority.

Community Greenspace

The next high priority item is the development of a community green. Throughout the public input process, a desire for multiuse green space was identified as a critical need. This park can accommodate this need with a community green of 8-10 acres. The community green will be anchored on one end with the chapel gallery and on the opposite end with a new veterans' memorial. It will be surrounded by a 10' sidewalk to meet the pedestrian needs of walkers and a place for venders to set up during special events. This feature will replace smaller spaces that are currently being used during special events.

Dog Park

The next high priority recommendation is the relocation of the dog park from its current location to an area between the current maintenance compound and greenhouse complex. There have been conflicts with adjunct residential property owners over the noise of barking dogs and negative impacts to the forest floor where the current dog park is located. The proposed area offers both open fields and wooded areas which will provide a variety of spaces for dog owners and their pets.

Figure 6.11

# BROOK RUN PARK

## Master Plan

CITY OF DUNWOODY, DEKALB CO., GEORGIA

**SPACE ALLOCATION**

| | |
|---|---|
| ***TOTAL PARK AREA** | ***106 AC** |
| TRAILS, SIDEWALKS, & PLAZAS | 7.1 AC |
| BUILDINGS | 1.5 AC |
| ROADS & PARKING | 10.3 AC |
| SPORTS FIELDS | 7.7 AC |
| ACTIVITY AREA | 15.2 AC |
| COMMUNITY GARDENS | 0.7 AC |
| SPECIAL EVENT LAWN | 3.1 AC |
| GREAT LAWN | 1.2 AC |
| PLAYGROUND FACILITIES | 1 AC |
| SKATE PARK | 1 AC |
| DOG PARK | 4 AC |

URBAN GREEN SPACE = 78.4% (70.7% WITH SYNTHETIC FIELDS)

* Acreage of Total Park Area reflects the addition of Future Acquisition Area

**FUTURE ACQUISITION AREA - ALTERNATE**


**SPORTS FIELD 1 - ALTERNATE**



0 200 400 600

SCALE: 1"= 200'-0"

MARCH 28, 2011

LA# 10116

LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE · ARCHITECTURE · ENGINEERING
1314 5th Avenue North Suite 200 Nashville, TN 37208 615.242.0040

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Roads and Pedestrian Systems

The implementation of a new roadway and parking system will be required to complete these primary recommendations. Along with changes to the roadway system, a combination of paved sidewalks and trails are needed to create pedestrian connections throughout the park. Along the perimeter of the park and Peachtree Charter Middle School, a multi-use greenway path is needed to connect these facilities to the park. All of these circulation components should be attractively landscaped to create a pleasant park experience. Other support facilities include a new restroom building to serve the dog park and community garden.

Playground Area

Additional facilities are needed in the park to complete the redevelopment process. These include expanding the current water feature in the playground to include a splash pad. The development of a splash pad will complement existing play opportunities and add a family friendly feature. Along with the splash pad, adding landscape pathways with areas to display outdoor sculptures is recommended. These pathways will introduce art to people of all ages who visit the park. These features can be added to the park as funds become available.

Community Garden

Expanding the area for the community garden is also recommended. There is additional open space adjacent to the existing community garden that would allow for expansion.

Activity Area

On the north side of the park an area has been developed in an active recreation facility with basketball and volleyball courts, a multi-use sports field and a disc golf course. Parking for these facilities is provided in an area where an old dormitory building once stood and will limit impacts during development. The multi-purpose field is located in an out-parcel of just over three acres. Acquisition of this property will be required to fully developed this section of the park.

Alternate Development for Tennis

A Demand for tennis has been identified in the public meetings. Currently there are two usable public tennis courts in the park system. The community standards set by the Citizen Sounding Board of 1 court per 1000 residents would result in the City providing 20 public tennis courts. Based on 2015 population projections, the City would need 25 public courts. Development of a tennis complex is feasible on this site. Due to the deed restriction adding additional pavement within the existing park boundary would be difficult. However the 3 acre out-parcel recommended for acquisition would not be limited by the deed restrictions and would support development of up to 8-courts. With the use of a small portion of the park property with the deed restrictions an additional 4 indoor courts could be developed. An alternate plan for this complex has been provided.

Property Acquisition

Currently there are three residential properties along Peeler Road that create an out-parcel within the park boundary. It would benefit the City in the long term to purchase these properties and bring the property within the park boundary. The property is not impacted by the current deed restrictions and would be suitable for development as noted earlier in this section.

Recommendations Summary

- Relocate Spruill Center for the Arts to the existing buildings at the front of the park.
- Conversion of the theater chapel into an art gallery

- Sculpture Garden
- Splash Pad
- Activity area with court games and disc golf
- Sports Complex
- Great Lawn
- Picnic Areas and Pavilions
- A system of walking trails
- Restrooms throughout the park
- New park maintenance compound
- Perimeter multi-use greenway trail along Peeler Road and North Peachtree Road.
- New parking lots in several locations

Enhanced or Redeveloped Facilities

- Renovate existing buildings at park entry
- Renovate water feature in existing playground
- Convert Skate Park concessions to park-wide concession facility
- Convert Skate Park to a free use facility
- Develop a new veterans' memorial within the great lawn
- Relocate the dog park to a more central location within the park
- Resurface parking areas that are to remain
- Remove the dormitory
- Complete an agreement with Peachtree Charter Middle School and renovate sports fields on school campus
- Close Barclay Road to thru traffic; control with electronic gates to maintain fire department use of the road
- Enhance shade opportunities around playground facilities and sports facilities

Land Acquisition

- Acquire three parcels along Peeler Road for future park expansion

Alternate Development

- Acquire out parcels for tennis complex or multi-purpose field

## Donaldson-Chesnut House

**Location:** 4831 Chamblee Dunwoody Road
**Acreage:** 3
**Classification**: Mini Park/Special Use Park
**Facilities:** Historic house, various barns and out-buildings, old swimming pool

**General Observations and Analysis**
The facility provides a unique opportunity to interpret the City's rural and agricultural past. Over the years, the desire to preserve the past has in some cases prevented necessary maintenance and sufficient facilities to make the house and farm a desirable destination for the public.

**Specific Condition Assessments**
*Vehicular Access and Parking*

- All vehicular access and paving is on gravel. This prevents ADA accessibility and also creates wear and maintenance problems.
- There is not a defined, dedicated parking area.
- There is no turn-around opportunity for vehicles that arrive and discover a locked gate at the driveway entrance.
- The lower grass pasture has potential to serve as a parking area if an ADA compliant access route can be developed.
- Signage is needed at the street to identify the facility as a City park for motorists.
- Overall acreage and the surrounding residential properties will limit the size of events that can be accommodated due to limited parking.

*Pedestrian Circulation*

- There is no pedestrian access from the street. Should sidewalks be developed along main roads in the future, pedestrian connections will be needed.
- There is no clear pedestrian circulation route on the site. A defined access point from a parking lot to a building entrance is needed to reduce wear and maintenance. Access to other buildings and site uses should also be defined.
- ADA access is not provided, as all circulation is surfaced in gravel. Several brick walks exist that could serve as the starting point for an ADA compliant access network

*Main house and other structures*

- The main house has mold issues that need to be remedied before other renovation work can begin.
- Exterior and interior painting, floor repairs, etc. should be considered for the main house and other buildings.
- The existing arbor is in good shape and needs some minor restoration.
- Other site buildings have some wood rot and other cosmetic condition concerns that need immediate attention to prevent further deterioration and decay. All buildings need to be made watertight, with roof and window repairs a first priority.
- Master plan programming for the overall facility should drive any restoration/renovation work on the house or other buildings, barns, etc. For instance, if interpretive elements are to be added in the interior of the barn, the barn may require more work than if interpretive elements are provided outdoors and the barn is locked from public access.
- Site fencing is in fair shape, with some areas needing replacement.
- A historic fence was removed during a recent work day and needs to be replaced.
- Historic farm equipment in barns needs to be evaluated to determine if it is better to donate to a farm museum or if displaying on the site is preferred.

- A handicap ramp or lift will be required to access most buildings.
- Depending on the intended use of the main house second floor, an elevator may be required for ADA compliance.
- ADA compliant restrooms will be needed for any structure that is rented or has full-time staff.

*Swimming pool area*

- The existing swimming pool area (pool, fencing, etc.) is in poor shape and should be demolished.
- If the pool area is demolished, it will create a large open space suitable for reprogramming (expansion of interpretive features, addition of other passive features, gardens etc.).
- There is an attractive brick wall at the end of the pool that should be retained and a fountain at the base of the wall should be evaluated for repairs.
- A nicer privacy fence is needed around this area and the adjacent cemetery.
- There is a small garden structure that is not historic at the end of the pool that should be removed.
- A garden pavilion is recommended to provide shade for the pool area.

*General Notes*

- There is an overall lack of site furnishings. A consistent package of standard site furnishings (benches, trash cans, picnic tables, etc.) should be applied in the park.
- A consistent package of standard park signs (rules signs, facility identification signs, etc.) should be applied in the park. The main park sign captures some of the elements of other main park signs at other parks, but is not completely consistent with them.
- Because of the historic nature of this property, some deviations from standard site furnishings and signage may be necessary. However, such deviations should be as close to the park standards as possible while still respecting the character of the site.
- As part of the site redevelopment, a detailed landscape plan should be developed after a plant inventory is completed to determine which existing plants should stay and which should be removed.
- Some people have mentioned having farm animals at the site. Based on the small size of the site and the care required to maintain farm animals at the site full–time, it is not recommended. An alternate method or introducing visitors to farm animals would be to bring them to the site when special programs are being held that focus on farm activities.
- There is a tremendous opportunity to celebrate the history of this facility. An interpretive plan should be developed that tells the story of the various building types, what they were used for and how the farm evolved over time.

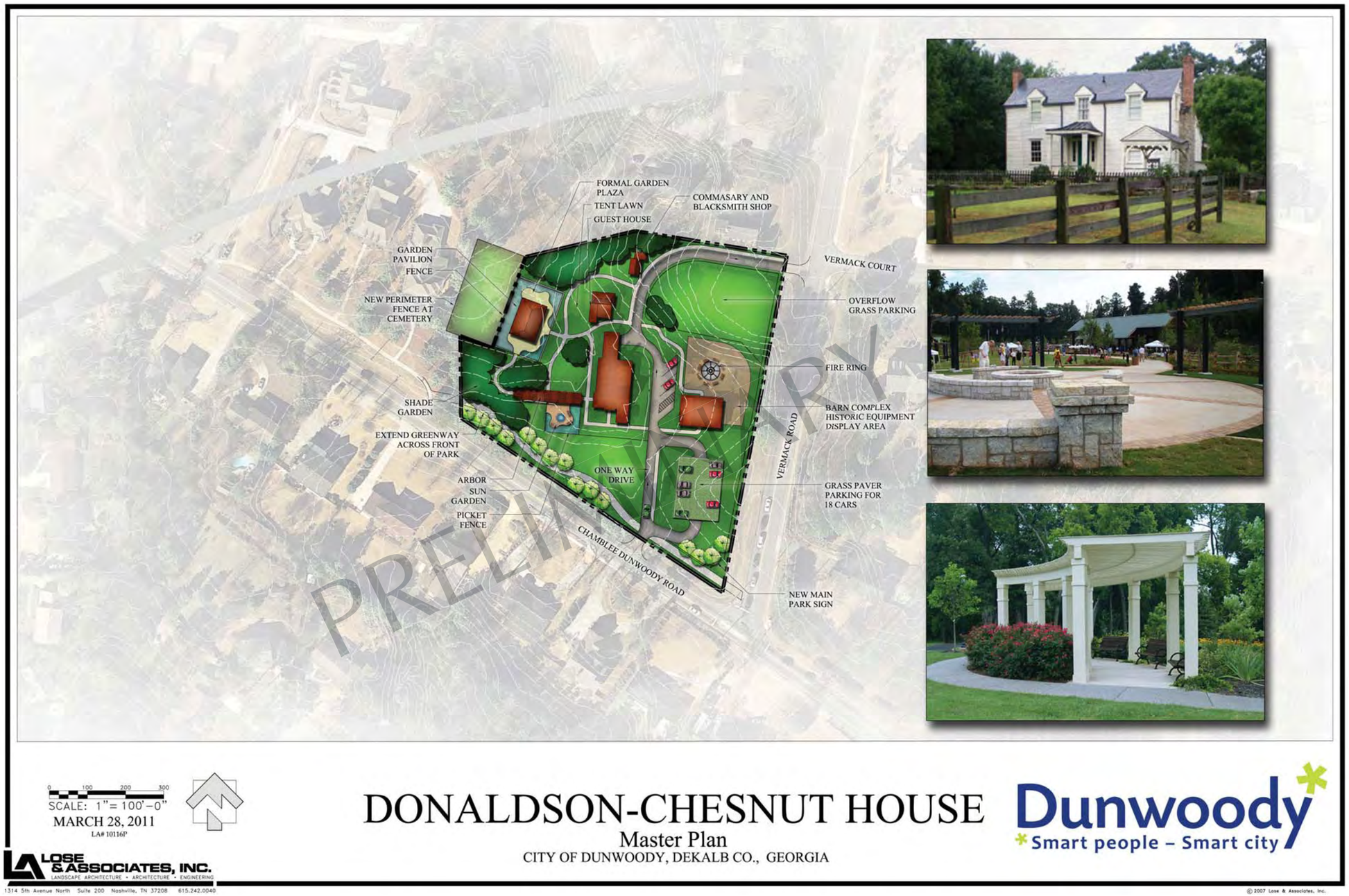


**Recommendations Summary**

*Buildings*

Providing access to the main house and stabilization of the outlying building should be the first priority because the main house is on the Historic Register. An architect who is familiar with restoration requirements should be hired to evaluate how to best convert the home into a rental facility. As part of this evaluation, the master plan developed for the site as part of this planning effort should be updated to reflect ADA access points to the main house and all other facilities on site. Stabilization of outbuildings should also be included in the project. Several known issues with the main house and outbuilding that will have to be addressed to make it functional include:

Figure 6.12


FORMAL GARDEN PLAZA
TENT LAWN
GUEST HOUSE
COMMASARY AND BLACKSMITH SHOP
GARDEN PAVILION
FENCE
NEW PERIMETER FENCE AT CEMETERY
VERMACK COURT
OVERFLOW GRASS PARKING
FIRE RING
SHADE GARDEN
BARN COMPLEX HISTORIC EQUIPMENT DISPLAY AREA
EXTEND GREENWAY ACROSS FRONT OF PARK
ONE WAY DRIVE
VERMACK ROAD
GRASS PAVER PARKING FOR 18 CARS
ARBOR
SUN GARDEN
PICKET FENCE
CHAMBLEE DUNWOODY ROAD
NEW MAIN PARK SIGN
PRELIMINARY
SCALE: 1"= 100'-0"
MARCH 28, 2011
LA# 10116P
LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING
1314 5th Avenue North Suite 200 Nashville, TN 37208 615.242.0040
DONALDSON-CHESNUT HOUSE
Master Plan
CITY OF DUNWOODY, DEKALB CO., GEORGIA
Dunwoody
Smart people – Smart city
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*Main House*

- Complete redevelopment of the kitchen
- Renovation of bathrooms
- Providing ADA access to the house and within the house
- Providing an ADA accessible restroom
- Providing audio, video and communications equipment necessary for rentals and staff functions
- Upgrades and or full replacement of the mechanical and electrical systems
- Removal of mold and water damaged materials

*Outbuildings*

- Renovation of bathrooms
- Providing ADA access to each building that will have staff or public access
- Providing an ADA accessible restroom in the guest house building
- Providing audio and video equipment necessary for rentals and staff functions in bridal rental building
- Upgrades and or full replacement of the mechanical and electrical systems at each building
- Removal of mold and water damaged materials from each building
- Replace windows and roofing materials as needed to make buildings water tight
- Provide interpretive signage at each building which describes the function of the building.

The construction plans should address these known issues and others that are uncovered during the development of construction documents for the buildings and site.

Primary site improvements that are needed are described below.

*Vehicular Circulations*

Access to the site should be limited to a one way drive from Chamblee Dunwoody Road. The drive will serve a grass paver parking lot developed in the front pasture and access handicap and visitor parking provided adjacent to the main house. The drive will continue to the rear of the property and exit onto Vermack Road. A second pasture at the rear of the property can be used for overflow event parking.

It is recommended that all paving materials used in the vehicular transportation system be porous pavers to reduce runoff.

*Pedestrian Circulation*

The framework of a pedestrian circulation system is in place. Several existing pathways are provided but additional pathways are needed. The dominant pathway material for existing paths is brick. New pathways should be constructed of brick set in sand over a stone base. This technique will allow rainwater to flow through the walks and into the stone base materials.

Pathways should be provided to each building on site that will be open to the public or used by staff. All buildings, courtyards, gardens and event areas are required by ADA to be linked to the pathway system. The pathway system should provide alternate routes to various facilities so than when someone has rented one of the site facilities, public access to the remainder of the site and the cemetery are provided.

*Courtyard Complex*
In the area that is currently occupied by the swimming pool, a courtyard should be developed. The courtyard should be constructed of brick or complementary paving materials that will allow for concentrated foot traffic during rentals. The area is ideal as a site for outdoor weddings and similar functions. The courtyard should be heavily landscaped. Support facilities should include lighting, sound system and an electrical service to make the space as versatile as possible.

The brick wall at the end of the space is a nice feature and should be used to guide the construction of additional brick walls to provide separation of the courtyard and the cemetery. This will provide privacy from surrounding properties for the courtyard. A new fence is also needed around the cemetery. This fence should be in keeping with the character of the site. An open metal material is recommended to reduce long term upkeep of the fence. A garden pavilion is recommended to provide a year round rental facility. The garden pavilion should be designed so that it is a conditions space for the winter and summer and can be an open air facility during the spring and fall.

Adjacent to the courtyard is a lawn area. This lawn area offers a good location to place tents for special events that occur during periods of cooler weather or in case of rain. Tents would be offered as an additional item for any rentals and could be a good source of additional revenue for the facility.

*Garden Areas*
The front of the property has large trees and areas of open sun and shade. In addition, a large garden arbor connects the front lawn with the swimming pool area. The areas south of the arbor should be developed into a sun garden and a shade garden. The master gardeners have already started some work on the sun garden. The area north of the arbor is heavily shaded and should be developed into a shade garden to complement the proposed courtyard and to enhance pathways that traverse the area. To enhance the aesthetics of the front gardens, the historic wooden picket fence that was recently removed should be replaced with a copied fence in the original location.

A master plan should be prepared for the gardens as part of the overall site redevelopment plan. Portions of the garden that are needed to enhance the facility as a rental property should be installed as part of the redevelopment. Other portions of the garden can be installed by volunteers as part of an ongoing gardening program at the site.

*Barn Area*
The barn area of the site should be used as a education and display facility. As part of the redevelopment plan, an interpretive plan for displaying the farm equipment should be developed. The plan should document which pieces of equipment are best viewed in the barns and which equipment should be brought outside the barns for display. A hard surface paving material should be installed around the barn to provide ADA access to all displayed equipment and to the interior of the barns.

Near the barn there is currently what appears to be a fire ring made of stone. To accommodate parking adjacent to the building, the fire ring will need to be relocated. It is recommended that the stone fire ring be reused in an area adjacent to the barn and farm equipment displays. This will maintain a feature that is historic to the site and also add a nice feature for visitors to the facility.
*Action Plan*

Organize a committee to include the Dunwoody Preservation Trust headed by the Parks Manager to develop a program to convert the facility to a public park Special Use Park, historic site with interpretive program and rental facility. The committee should formulate a use and management plan for the facility with an emphasis on historic interpretive programs and then develop a request for proposal to hire a consultant to develop the renovation plans and construction documents.

## Dunwoody Park and Dunwoody Nature Center

**Location:** 5343 Roberts Drive
**Acreage:** Dunwoody Park - 5 acres
**Classification**: Community Park/Special Use Park (Dunwoody Nature Center)
**Facilities:** Two baseball fields, nature center with indoor and outdoor exhibits, nature trails, playground in woods, tree house structure, a small storage building, bee keeping area, two separate parking lots

**General Observations and Analysis**
The athletic facilities are worn and are not constructed of materials durable enough to accommodate the heavy use they receive. The nature center site was largely developed with volunteer effort, and as such, is not totally code compliant. Because the facilities appear to have evolved over time (as opposed to being planned as an integrated mixed-use park), there are spatial efficiency issues, situations where one site's stormwater drainage causes erosion on another area of the park, etc. A lack of adequate parking at the baseball complex and inefficient parking at the nature center could probably be addressed together, with each parking lot serving as overflow to the other. The facilities in this park, with the exception of the recently completed tree house, are in very poor conditions and in need of total replacement.

The site is also too small to adequately accommodate both the nature center and the baseball complex and provide the highest level of user experience. The high use of the site is also impacting the natural resources on the site. Consideration should be given to relocating one of the uses to an alternate site to better accommodate the individual programs. Relocation of one of the uses will allow redevelopment of a part of the site to provide additional park amenities and offer a wider array of activities to surrounding neighborhoods.

**Specific Condition Assessments**
*Vehicular Access and Parking*

- The baseball complex parking lot is in poor shape and needs repaving. There are not enough parking spaces to accommodate the two baseball fields.
- Serious storm water runoff problems occur at the bottom of the baseball complex parking lot, creating serious erosion issues for the nature center site.
- Parking at the nature center is also inadequate. Vehicular circulation routes are unclear at the nature center and buses are not well accommodated.

*Pedestrian Circulation*

- There is no pedestrian access from the street. Should sidewalks be developed along main roads in the future, pedestrian connections will be needed.
- There is no signage to direct visitors from the baseball complex to the nature center, or vice versa, and no defined path between the two uses.
- The nature trails at the nature center are unpaved and have occasional erosion issues and large tree root issues. ADA access at the nature trails is non-existent.
- Several of the trails are built on steep terrain or with adjacent drops down steep slopes and do not have protective fencing.
- Bridges at the nature center are in various states of repair and appear to have been built by volunteers. Bridges are not completely code compliant or structurally sound. A detailed evaluation of each bridge is necessary. Future bridges should be built to a much higher level of safety and structural integrity.
- A lack of clear circulation at the baseball complex has resulted in wear and erosion of grassed areas adjacent to the fields.
- Sidewalks and concrete circulation around the fields is in terrible condition.
- No ADA access route is identified from the parking lot to the ball fields
- No ADA access route is provided to the restrooms

*Baseball fields*

- Both fields are sized for older boys' play. The grassed infields accommodate baseball, but not softball. Both outfield fences are approximately 300' from home plate.
- Modern sports lighting was added in 2004. It can easily be relocated and shouldn't be seen as a hindrance to complete renovation of the baseball complex.
- Fencing is in poor to fair shape. Some areas are serviceable, while others have gaps, sharp edges, missing gates, improperly installed materials, etc. that create safety concerns.
- Without a comprehensive overhaul of the fields every few years, field grades have been affected by build-up of infield material. In some cases, drainage on the turf is poor, creating maintenance issues with the turf. In some cases, water drains from fields onto bleacher/dugout areas; in other cases, water from bleacher and paved areas flows onto the fields. Overall drainage problems continually cause maintenance and wear issues.
- Grades between fields contribute to drainage/erosion issues. In some cases, grade separation near pedestrian areas creates a safety concern as well.
- The bleacher areas and dugouts have some pavement while other areas are not paved. The built-in concrete bleachers are cracking and are not code compliant.
- Because each bleacher pad, building slab, dugout, sidewalk, etc. was built independently, the slabs are at different elevations and ADA access to the various slabs is not always present.
- Batting cages are in poor shape.
- Electrical lines and other components are accessible to the public, creating a safety concern.
- Maintenance equipment is stored where it is accessible to the public, causing a safety concern. More storage for dry materials and maintenance materials is needed.
- The main building was built at a time when ADA issues and fire safety issues were not required. Overall condition of the building is fair, but it should not stand in the way of parking expansion, field layout changes, etc. Any overhaul of the baseball complex should also consider a replacement of the building.
- The concession stand should be emptied out if the building is to remain, and it should be thoroughly cleaned and repainted from the floor to the ceiling

*Nature Center*

- Because the overall facility has been largely developed by volunteer efforts, not all facilities can be assured to be code compliant, or to have the best relationships to one another.
- The main building is crowded and over-programmed. More and better organized space is needed. The maintenance storage area needs to be better isolated/screened from the public.
- ADA access to the building is separate from the main entrance, and is not fully code compliant.
- Vehicular access evolved over time and is not efficient. Parking in the rear of the facility does not have good pedestrian access to the front of the building.
- The nature trails at the nature center are unpaved and have occasional erosion issues and large tree root issues. ADA access at the nature trails is non-existent.
- The tree house, other small structures and bridges are in various states of repair and appear to have been built by volunteers. Not all are completely code compliant or structurally sound. A detailed evaluation of each is necessary.
- Erosion caused by runoff from the parking lots needs to be addressed and repaired.

*General Notes*

- There is an overall lack of site furnishings. A consistent package of standard site furnishings (benches, trash cans, picnic tables, etc.) should be applied in the park.
- A consistent package of standard park signs (rules signs, facility identification signs, etc.) should

be applied in the park. The main park sign captures some of the elements of other main park signs at other parks, but is not completely consistent with them.

- The Nature Center staff informed the planning team of their desire to replace the building as part of a change in the focus of their programming. It is their desire to relocate the new building closer to the front of the park to improve visibility and access. As part of the planning effort to relocate the building, redevelopment of the entire six acres managed by the nature center should be included in the site planning study.
- Overuse of the natural resources has led to extensive deforestation of the creek bank where children access the creek. A more permanent, hardened solution is needed at the access point to the creek to withstand the heavy foot traffic and use patterns.

### Recommendation Summary

It is recommended that Dunwoody Senior Baseball be relocated to Brook Run Park. The redevelopment option contained in this plan is based on this relocation. With space currently used by baseball available for redevelopment, the upper field is proposed to be developed with neighborhood park facilities including a restroom, rental pavilion, a terraced lawn and a playground. These elements would be connected with a sidewalk system. A heavy vegetative buffer should be established along the southern property line. The lower field would be redeveloped as the site for Dunwoody Nature Center. There is adequate space to build a new nature center building and a parking lot for 60 cars.

Additional improvements in the park would include redevelopment of the existing baseball field parking, the creation of a loop drive with parking for buses, paved trails at the front of the park, a loop trail around the fire station and water tower and a new playground. It is recommended that the existing playground be replaced or removed in the future. Where existing nature center parking and buildings are removed, an outdoor classroom and additional nature trails can be developed; reforestation can occur where existing pavement is removed.

### Action Plan

Because this concepts impacts existing user groups and the overall ability to provide expanded recreation opportunities for the community, the decision to relocate Dunwoody Senior Baseball is critical to development of this park and other parks in the system. The Parks and Recreation Manager should work the City Manger and Council to evaluate the potential to acquire land to relocate the nature center to an alternate site, to relocate baseball to another site, or to allow both user groups to remain and redevelop the park to accommodate the current uses. Once a decision is reached, the City should work with the user group(s) to develop a final development program for the park. Once a program is agreed upon, a request for proposals can be prepared for the development of construction documents for the park.

Figure 6.13


HOLLY BANK CIRCLE
OPEN AIR CLASSROOM
BEE AREA
BUS PARKING
10' PAVED CONNECTOR TRAIL
10' MULCH TRAIL
OUTDOOR CLASSROOM WITH FIRE RING AND ARBOR
24' DRIVE
COMM GARDEN
EXISTING TREE HOUSE
EXISTING PLAYGROUND
WATER TOWER
PAVILION/ RESTROOM
60 CAR PARKING LOT WITH RAIN GARDEN AND RAIN STRIP
PLAY-GROUND
OPEN LAWN
FIRE STATION
ROBERTS DRIVE
PARK AND NATURE CENTER SIGN
10' WALKING TRAIL
EXISTING NATURE TRAILS
REDEVELOP EXISTING PARKING
INSTALL HEAVY VEGETATIVE BUFFER ALONG PROPERTY LINE, TYP.
NATURE CENTER EXPANSION AREA
WETLAND TREATMENT
BOARDWALK THROUGH WETLAND
EXISTING BOARDWALK TO OUTDOOR CLASSROOM
WYNTER CREEK LANE
PRELIMINARY
0 100 200 300
SCALE: 1"= 100'-0"
MARCH 28, 2011
LA# 10116
LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING
1314 5th Avenue North Suite 200 Nashville, TN 37208 615.242.0040
DUNWOODY NATURE CENTER
Master Plan
CITY OF DUNWOODY, DEKALB CO., GEORGIA
Dunwoody
Smart people – Smart city
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## Perimeter Park

**Location:** Near 48 Perimeter Center East
**Acreage:** 3
**Classification**: Mini Park
**Facilities:** Detention facility for office park, rest of park is undeveloped.

### General Observations and Analysis

The land is largely undeveloped except for a detention facility retaining wall. The site's steep terrain likely prohibited efficient development when the surrounding office park was developed, leaving a pocket of nature. The site's large trees and drainage features would make for a nice natural retreat for the employees of the surrounding office buildings and residents of the surrounding multi-family developments. Due to its isolation from nearby roads, vehicular access will be difficult so connecting to surrounding properties with sidewalks and trails should be a high priority. If parking is to be provided at this park, additional property will need to be purchased. Providing some parallel parking adjacent to the streets would provide improved access for citizens who work or live in the area but are not in immediate walking distance to the park.

### Specific Condition Assessments

*Detention Facility*

- A concrete retaining wall spanning the site's valley provides detention for the surrounding development. The wall is in good shape and the stormwater storage area behind the wall is wooded.

*General Notes*

- There is an overall lack of site furnishings. A consistent package of standard site furnishings (benches, trash cans, picnic tables, etc.) should be applied in the park.
- A consistent package of standard park signs (rules signs, facility identification signs, etc.) should be applied in the park. The main park sign captures some of the elements of other main park signs at other parks, but is not completely consistent with them.
- The site is wooded with a small level area in the northern section of the property and steeply sloping ridge down to the detention area.

*Trail Connections*

- The City, prior to the development of the master plan, has studied routes to connect the park property with the Georgetown area by a multi-use trail. This connection will allow residents from Georgetown area to access Perimeter Park as well as provide better connectivity for these neighborhoods to access the Peter Center area. Our planning team supports this idea and has shown the proposed connection on our plans.

### Land Acquisitions

The City is interested in expanding the size of the park. There is a parking lot on the adjacent property that may become available for purchase. This would add .76 acres to the park. If acquired, it would provide an open area for the establishment of a community green that would greatly enhance the park. It would provide an area for citizens to walk their dogs, play pickup sports games, people watch, or simply gather and talk with friends and neighbors.

### Recommendations

The small overall size of the park and limited level area impact what can be developed at this park. Facilities that can be accommodated include a walking path, an area for central plaza with a water feature, a small playground and additional space for a sculpture plaza and arbor. An 8' brick walkway is proposed to link gathering areas together. The first gathering area is an arrival plaza that is large enough

to display a piece of sculpture. The second and largest gathering area is a central plaza. This plaza would have a water feature surrounded by adult swings and benches. Seatwalls around the plaza with help with grade transitions and provide seating for visitors. The third plaza area located at the east end of the path would have an arbor and benches. Adjacent to this plaza would be a small playground.

The area contained inside the path is currently wooded. It is recommended that selective clearing occur to provide sufficient light to reach the ground to promote several small areas of lawn. There is limited public green space in the area and with large numbers of multi-family developments within walking distance of the park the lawn spaces will provide area for people to gather and to walk pets.

The central plaza water feature should contain water movement that will create pleasant background sounds for park users and help eliminate traffic noise from adjacent roads. In addition to the water feature, a water fountain with a pet bowl should be provided in the park as part of the site furnishings package.

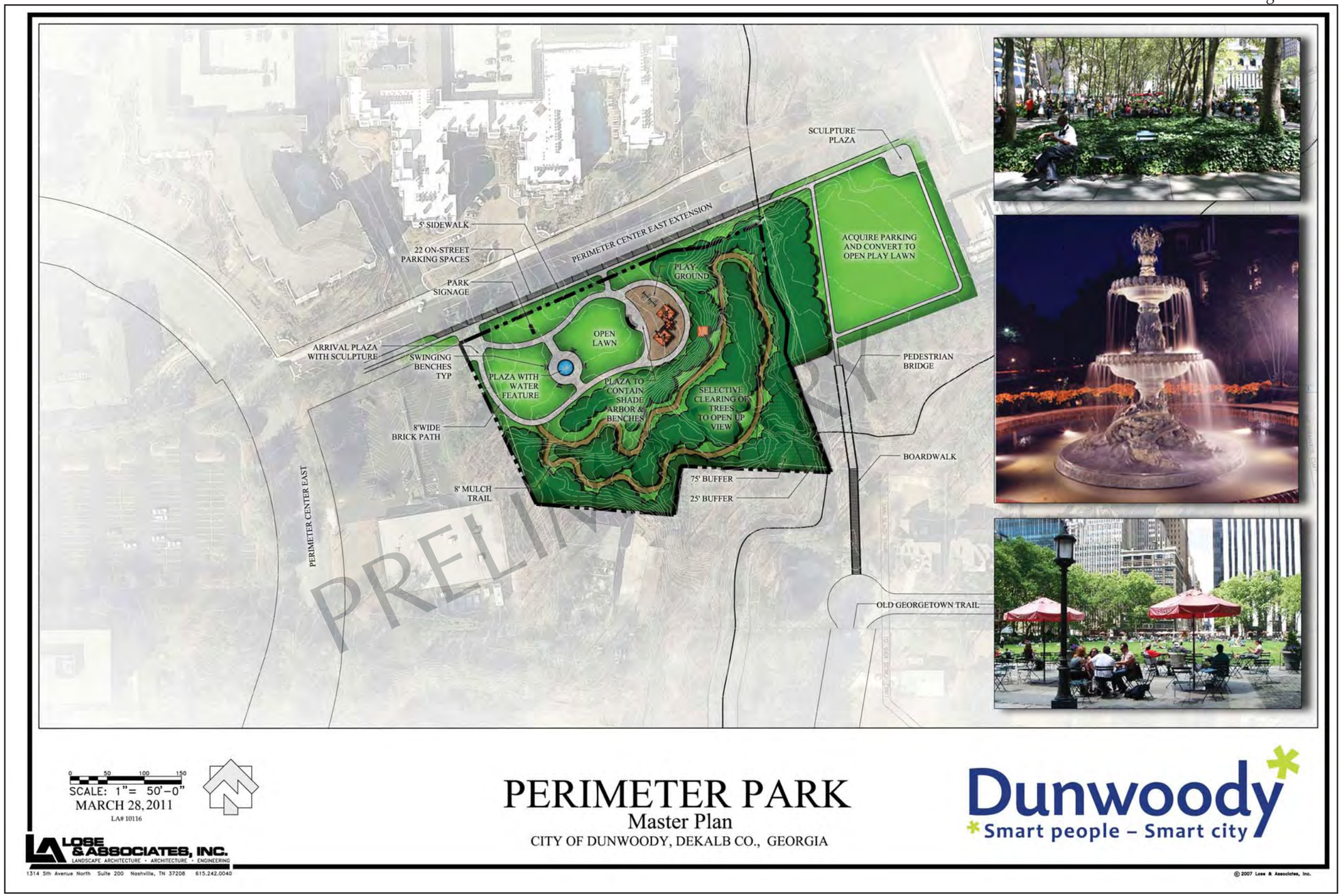
If the parking lot is acquired, the pavement should be removed and a community green developed. The green should have an 8′ sidewalk around the perimeter, with benches and swings along the walk an irrigated lawn. At the corner of the green adjacent to the street right-of-way, a plaza should be developed to display a piece of art to match the proposed plaza on the opposite corner of the park. Between these plazas, parallel parking spaces along the existing public street should be constructed.

As with the other parks, porous paving materials should be used to minimize impervious surfaces in the park. Site furnishings should be of a consistent style selected for use in parks throughout the City and include waste receptacles and dog waste bag dispensers in both sections of the park.

In the lower section of the park that serves as a detention pond, nature trails with a wood chip surface should be developed in areas that are not prone to flooding or standing water for long periods of time.

**Action Plan**
Obtain the property to construct the trail and purchase the property where the parking lot is located. Prepare a request for proposal and hire a design consultant to develop construction documents for the park and trail elements.

Figure 6.14


SCULPTURE PLAZA
5' SIDEWALK
22 ON-STREET PARKING SPACES
PARK SIGNAGE
PERIMETER CENTER EAST EXTENSION
PLAY GROUND
ACQUIRE PARKING AND CONVERT TO OPEN PLAY LAWN
ARRIVAL PLAZA WITH SCULPTURE
SWINGING BENCHES TYP
OPEN LAWN
PLAZA WITH WATER FEATURE
PLAZA TO CONTAIN SHADE ARBOR & BENCHES
SELECTIVE CLEARING OF TREES TO OPEN UP VIEW
PEDESTRIAN BRIDGE
8'WIDE BRICK PATH
BOARDWALK
8' MULCH TRAIL
75' BUFFER
25' BUFFER
PERIMETER CENTER EAST
OLD GEORGETOWN TRAIL
PRELIMINARY
0 50 100 150
SCALE: 1"= 50'-0"
MARCH 28, 2011
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PERIMETER PARK
Master Plan
CITY OF DUNWOODY, DEKALB CO., GEORGIA
Dunwoody
Smart people – Smart city
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## North DeKalb Cultural Arts Center

**Location:** 5339 Chamblee Dunwoody Road # B
**Acreage:** 6
**Classification**: Special Use Facility
**Facilities:** Small performing arts theater, several small offices, dressing rooms, storage rooms, set shop, box office, public restrooms (from lobby), back stage restrooms, arts programming classrooms, a outside pottery kiln, hallway exhibit space and an outdoor courtyard space.

**General Observations and Analysis**
The conversion of the space into a performing and visual arts center has worked well to this point, but like any repurposing of an existing building, the various existing spaces fully addresses the needs of neither the theater company nor an arts center that offers all types of visual arts classes. Now that the City has assumed the liability for the facility, certain conditions and building code concerns need to be addressed if the uses that currently are housed at the site are to remain.

Another option that should be considered in the assessment of this property is the property's highest and best use for the City. It is located in the Dunwoody Village Redevelopment District and is in an area that lacks neighborhood parks. The site, at six acres, is large enough to be redeveloped as a neighborhood park. Transportation studies being developed concurrently with this plan show a new road passing through the property and the Dunwoody Village Plan shows the site as a potential residential property and provides parkland in a more central area of the redevelopment district. It is clear that there are many needs to be met in the city and determining the best use of this property will impact both recreation opportunities and the community as a whole.

**Specific Condition Assessments**
*Vehicular Access and Parking*

- Directions from the library parking lot to the theater entrance need to be signed.
- Because there are multiple building entries, it is difficult to provide security with one security guard and also to meet access needs for those using the facility.
- Handicapped parking at the theater is not fully ADA compliant.
- The curbs are in poor shape in most places and need to be cleaned and/or repainted where paint is present.
- The main facility sign at the street is in poor condition and needs to be replaced with signage more in keeping with the City's new branding program.
- Much of the landscaping adjacent to the building is overgrown and needs to be trimmed or removed.

*Pedestrian Circulation*

- There is no pedestrian access from the street. Should sidewalks be developed along main roads in the future, pedestrian connections will be needed.
- Several sidewalks are cracked.
- Water stands in the plaza at the entrance to the theater.

*Exterior Drop-off/Entry Area*

- The awning over the entry area has several cosmetic problems and needs a facelift.
- Water drains from the roof of the building directly into the entry area, and does not properly drain away. This is causing a good bit of mildew to grow on the building face, and also causes a slip hazard during cold weather.

*Interior Spaces*

- The public restrooms are not ADA compliant. The doors are difficult to open, the entry vestibules cannot accommodate wheelchairs and the stalls are not large enough. The cosmetic condition

of the restrooms needs a complete overhaul. Backstage restrooms have the same ADA and cosmetic concerns.

- The box office seems to function well enough for its purpose.
- The theater seating is not code compliant. Dedicated ADA seating is not present and the railing on the raised seating was built with stage set materials. It is loose and does not provide fall height protection. Overall fire code compliance needs further review, but the initial review noted lack of lighting of exit aisles, lack of sprinkler in an assembly area, etc.
- Each of the dressing rooms, offices, storage rooms, etc. appears to function well, but is limited on space.
- Because of an overall lack of storage, many shelving units are stacked in the hallways and other gathering areas, creating a crowded condition.
- The set shop could not be fully observed at the time of the review, but it too was crowded and the storage of flammable materials needs to be addressed in terms of fire suppression, proper storage and handling. Access to and the use of power tools and other construction equipment needs better control.
- Arts classrooms vary in condition but for the most part are functional.
- ADA issues exist in most classrooms, as no accommodations have been made for students who use wheelchairs.
- The pottery kiln is located in a small building outside of the main building, but there is no cover connecting the two buildings for times of inclement weather.
- There is not good access from the classroom space to the courtyard.
- The courtyard is underutilized and is in need of a major face-lift.
- A detailed study of the entire building and how to best meet the needs of the theater and arts center is needed if the two groups are to remain at this site. Once their programming and facilities needs are well defined, then a renovation study of the building can be conducted to determine if it is cost effective to renovate or if replacement is the better option.
- Consider relocating the Spruill Center programs to Brook Run Park in order to convert this site to a neighborhood park. This would include relocating the County library to a new home as well, potentially to another site in the Dunwoody Village as contemplated in the Dunwoody Village Master Plans.



**Recommendations**

The use of this property as a performing and visual arts facility is not thought to be the highest and best use of the property. These functions, along with the library, could be relocated to other locations within the City and it would not negatively impact the programs. There is adequate space to relocate the North DeKalb Cultural Arts Center to Brook Run Park; doing so would free up a large area for redevelopment as a park. If the library was also relocated, there would be approximately four acres that could be developed as park facilities with the existing parking being redefined to serve the park. If this is the preferred use for the property, the following facilities are recommended.

**Actions Needed**

Determine the highest and best use for the property. Develop a time frame to relocate existing facilities to allow for redevelopment of the site. Redevelop the site based on the highest and best use of the property. Give consideration to relocating the theater component of the building to a central location in the village.

## Vernon Springs Park (also known as Vernon Oaks Park)

**Location:** Corner of Vernon Springs Drive and Vernon Oaks Drive
**Acreage:** ½
**Classification**: Mini Park
**Facilities:** Natural surfaced walking trails, stone spring house

**General Observations and Analysis**
The site's steep terrain and flowing stream has prohibited development, providing a pocket of nature for this neighborhood. The park serves its immediate neighborhood, and would not likely draw visitors from across the city. The site is almost completely wooded and has many large trees. Any development in the park should consider compliance with local and state stream buffers.

**Specific Condition Assessments**
*Vehicular Access and Parking*

- Due to the park's terrain and small size, onsite parking is not provided. Parking occurs on the streets surrounding the park.

*Pedestrian Circulation*

- Access into the park is via two staircases. No sidewalks are provided from the roads to the staircases. These staircases are made of large stone steps, many of which are loose and shift with weight. Neither staircase has handrails. Overall pedestrian access into the park is difficult and unsafe. ADA access does not exist.
- Pedestrian circulation routes in the park are via dirt footpaths along the small stream. These are in fair condition, and are crossed by the occasional root of a large tree.
- A small wooden footbridge crosses the stream. It is tilting to one side, is narrow, and does not have handrails/guardrails.

*Stone Spring House*

- The old spring house is in fair shape and is made of stone.
- It does not have a roof.
- Due to its construction and condition, a more detailed structural review should be performed to ensure the structure's safety.
- Any renovation work on the spring house needs to consider the presence of state and local stream buffers.

*General Notes*

- There is an overall lack of site furnishings. A consistent package of standard site furnishings (benches, trash cans, picnic tables, etc.) should be applied in the park.
- A consistent package of standard park signs (facility identification signs, etc.) should be applied in the park. The main park sign captures some of the elements of other main park signs at other parks, but is not completely consistent with them.

**Recommendation**
Do to the limited development potential for this park, no major recommendations are suggested. This park should continue to function as it is currently used. Community work days should be used to maintain the current trail system, repair stone stairways in the park and to keep understory and invasive plant materials under control.

**Action Needed**

Schedule a community work day in the park. The Park and Recreation Manager should identify projects that can be undertaken by volunteers and the work with volunteer coordinators to provide the necessary supplies for the work days.

## Windwood Hollow Park

**Location:** 4865 Lakeside Drive
**Acreage:** 11
**Classification**: Neighborhood Park
**Facilities:** Two tennis courts (not lighted), medium sized picnic shelter, playground, open play areas and sidewalks

**General Observations and Analysis**

The park serves its immediate neighborhood, and would not likely draw visitors from across the city. The mix of active and passive amenities provides recreational opportunities for different ages and interests. Over the years, maintenance has been average. Over time, facility replacement needs have not been met; instead, minor cosmetic repairs to amenities have occurred on an as-needed basis. Most amenities require replacement. A continued mix of passive and active features seems logical. Due to the site's relative small size, introducing large facilities and their parking requirements would not be feasible. Additional parking could be provided along the edges of the access drive or through redevelopment of the circulation system entirely. A lack of restrooms probably limits overall use of the park. The park has no lighted recreation amenities.

**Specific Condition Assessments**

*Vehicular Access and Parking*

- The parking lot is small and probably does not accommodate enough vehicles when all facilities are in use. Spaces need re-striping and handicapped spaces need new signage.
- There is evidence that in the past, vehicles have parked along the edges of the access drive to the parking lot. Wear from these vehicles parking in the grass along the edges of the drive has been controlled with split-rail wood fences located along the edges of the drive.

*Pedestrian Circulation*

- There is no direct pedestrian link back to Lakeside Drive
- Site sidewalks are largely in fair shape, with some isolated areas with significant cracking or other pavement damage.
- Slope on sidewalk from parking lot (on lower level) to pavilion and playground (on upper level) exceeds ADA guidelines for facility access.
- Outside of the park, the City should investigate providing pedestrian access back to the Peeler Road/Lakeside Drive crosswalks and the Lanier Park along the DeKalb County water supply lake.

*Tennis Courts*

- The two tennis courts are asphalt with acrylic surfacing. The asphalt has significant cracks. These courts can not be simply resurfaced. Repaving will be necessary.
- The nets are in fair shape and could probably be recycled.
- The surrounding chain link fence is galvanized and is in fair shape. Unfortunately, it looks to be a recent installation, and the repaving of the courts will likely require the removal/ replacement of the fence.
- There are no tennis accessories (windscreens, brooms, etc.)
- The courts are not lighted.

*Playground*

- The playground is divided into two distinct areas (one for young children, one for older children).
- The material surrounding the playgrounds is in fair to poor shape, with some concrete curbs/ sidewalks needing replacement.
- The playgrounds have mulch as safety surfacing. It does not appear to be deep enough to safely accommodate fall heights of the equipment.

- The equipment is nearing the end of its life expectancy and has some cosmetic condition concerns (i.e. fading or peeling paint, wood that needing replacement). Because of the age of the structures, a more detailed study will be necessary to ensure the playgrounds are safety compliant if the City wishes to continue using the structures.

*Pavilion*

- The pavilion is in fair shape. The wood frame structure and ceiling decking is not rotting, but will begin to deteriorate soon without significant maintenance. The shingle roof is in fair shape, but appears to be linking in several places. It needs to be evaluated before the pavilion is renovated. Fascia boards need to be replaced. The concrete slab is in fair shape. The pavilion currently houses four or five tables; it appears that it could accommodate around eight tables. The pavilion is not lighted. The small railroad tie retaining walls around the pavilion are rotting and need to be removed/replaced.

*Open Play Area*

- The grass in the open lawn area is worn and is not irrigated. Shade from the surrounding trees is nice for some park features, but makes establishment of durable grass difficult.

*General Notes*

- There is an overall lack of site furnishings. A consistent package of standard site furnishings (benches, trash cans, picnic tables, etc.) should be applied in the park.
- A consistent package of standard park signs (rules signs, facility identification signs, etc.) should be applied in the park. The main park sign at Lakeside Drive could be used as a model for the remaining park system.

## Recommendations Summary

### Park Amenities

The amenities recommended for the park include a larger playground, a pavilion with restrooms, a minimum 40 car parking lot, two tennis courts, and site furnishings to support the playground and trail system. To accommodate these facilities, the parking lot has been expanded to provide better access to the playground and pavilion. A pavilion has been placed on the edge of a steep slope to provide views to a wooded hillside. Between the pavilion and Lakeside Drive, a new playground is proposed. This area is currently wooded and selective tree removal is recommended to improve light penetration to the ground so grass lawns can be established adjacent to the playground. The current tennis courts will be redeveloped into a set of two tennis courts. Because the tennis courts are in a residential neighborhood, citizen input should be gathered in order to determine if the courts should be lit for night time play.

### Trail Amenities

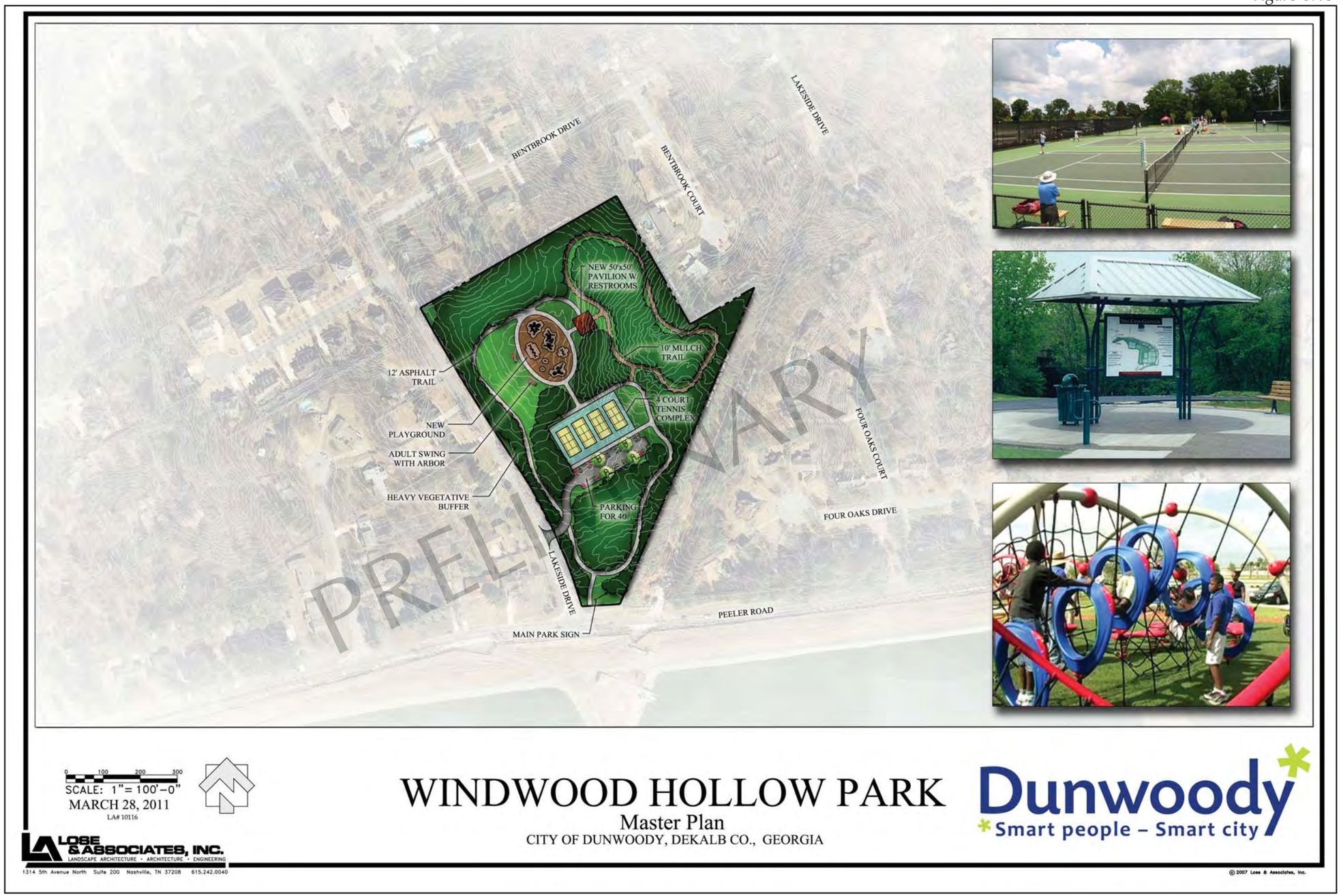
A 12' asphalt trail will start at the parking lot, running parallel to Lakeside Drive and then looping back to the tennis complex. This trail will provide pedestrian circulation from the playground and nature trail to the tennis complex.

Along with the trail and park amenities, site furnishings provided in the park should include a water fountain, benches, adult swings, trash receptacles and a new park identification sign.

### Action Needed

As part of the park redevelopment, neighbors should be polled regarding lighting the tennis courts.

Figure 6.15


BENTBROOK DRIVE
BENTBROOK COURT
LAKESIDE DRIVE
FOUR OAKS COURT
FOUR OAKS DRIVE
PEELER ROAD
LAKESIDE DRIVE
NEW 50'x50' PAVILION W RESTROOMS
10' MULCH TRAIL
12' ASPHALT TRAIL
4 COURT TENNIS COMPLEX
NEW PLAYGROUND
ADULT SWING WITH ARBOR
HEAVY VEGETATIVE BUFFER
PARKING FOR 40
MAIN PARK SIGN
PRELIMINARY
SCALE: 1"= 100'-0"
MARCH 28, 2011
LA# 10116
LOSE & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE • ARCHITECTURE • ENGINEERING
1314 5th Avenue North Suite 200 Nashville, TN 37208 615.242.0040
WINDWOOD HOLLOW PARK
Master Plan
CITY OF DUNWOODY, DEKALB CO., GEORGIA
Dunwoody
Smart people – Smart city
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# Proposed Parks and Facilities

## Urban Greenway Corridors

**Location:** Perimeter Center and Peeler Road Greenways
**Acreage:** Minimal new acreage as greenways will be in roadway rights of ways
**Classification**: Linear Park/Greenway

The Peeler Road Greenway will be an extension of the only greenway that currently exists in the city. Beginning just east of Tilly Mill Road at the western terminus of the existing greenway, the corridor will continue past Brook Run Park and terminate at the Nancy Creek Greenway. The extension will be just 1.5 miles. Because this greenway corridor will be developed in the right–of-way of Peeler Road, we recommend a bike lane be added to Peeler road and a 6′ to 8′ sidewalk be developed parallel to the existing roadway. Like the current trail, we recommend a planting strip of a minimum of 3′ wide be placed between the back of curb and the trail. The trail currently stops just before the intersection of Glaze Drive and Winters Chapel Road. There is an old home site at the intersection of these two roads that would make a great gateway into the city and is large enough to be a trailhead. The City should purchase this property and extend the trail to this location. Additional trailheads for this greenway should be located at Windwood Hollow Park and the intersection with Nancy Creek Greenway. Because the greenway will run through Brook Run Park, the section of trail on the park can be expanded to a full 12′ wide and the park will also function as a trailhead location.

Perimeter Center Greenway will combine urban on-road greenway sections with stream corridor sections. Beginning at the terminus of the Nancy Creek Greenway the trail will have an urban cross section with on-road bicycle lanes and a separate 6′ to 8′ sidewalk behind the curb line. This cross section will be typical in the Georgetown Redevelopment District, moving west through the Perimeter Center District. Beginning west of Ashford Dunwoody, the trail will become a stream-based corridor and continue to the corporate limits in a southwestern direction. The overall length of this section of trail is just over three miles.

Major destinations along this section of trail include Perimeter Center Park, which can function as a trail head, Perimeter Mall and numerous shops and restaurants that will be located along the trail.

Action Plan
As these two trail sections are primarily road-based, their development will be tied with development and redevelopment of existing roads as called for in the recently completed Dunwoody Transportation Master Plan.

## Riparian Greenways Corridors

**Location:** Nancy Creek and North Fork Nancy Creek
**Acreage:** 6 to 12 acres per mile depending on width of right–of-way
**Classification**: Linear Park/Greenway

The Nancy Creek corridor is approximately two miles in length and runs in a north south direction. The corridor – with some short side connecting trails of approximately one mile – will connect Georgia Perimeter College (Dunwoody Campus), Marcus Jewish Community Center of Atlanta, Dunwoody High School, Brook Run Park and Peachtree Charter Middle School to the Georgetown/North Shallowford Master Plan area. Located in this redevelopment district is another trail corridor we are referring to as the Perimeter Center Greenway.

The majority of this trail will follow the stream corridor through an area that was left undeveloped when home and adjacent properties were developed. A small section will have to follow Tilly Mill Road. This corridor is located in almost the geographic center of the city and will connect the southernmost Perimeter Center Greenway.

This greenway should be developed using the new citywide greenway design standards. Trailhead should be located at Dunwoody High School, the community college, at the connector trail to Brook Run Park and at the intersection with the Perimeter Center Greenway.

The North Fork Nancy Creek Greenway is a north-south riparian corridor greenway located on the western side of the city. This greenway will connect the Perimeter Center Greenway with the North DeKalb Cultural Arts Center and the Dunwoody Village Redevelopment district. Like the Nancy Creek Greenway, the corridor will be developed on property that was left undeveloped when homes and adjacent properties were developed. This corridor is approximately two miles in length.

Trailheads should be developed at the southern terminus at Interstate 285, at the intersection with the Perimeter Center Greenway and at the North DeKalb Cultural Arts Center.

## Dunwoody Village Green Space

**Location:** Dunwoody Village and Georgetown District
**Acreage:** Small Parks of 1 to 3 acres
**Classification**: Mini Parks and Green Space

A Dunwoody Village Master Plan is being developed concurrently with this master plan. Members of all planning groups agree that small community green spaces or parks will enhance these developments. Potential park sites and a community green is located in the heart of the Dunwoody Village. Development of these community green spaces should be a requirement of any redevelopment plan that is presented by future developers within this district. The exact locations should be worked out as part of the zoning and plan review process.



## Georgetown / North Shallowford Green Space

**Location:** Georgetown / North Shallowford
**Acreage:** 8-16 acres and other smaller parks of 1/2 to 1 acre
**Classification:** Neighborhood Park and Mini Parks

A Georgetown / North Shallowford Master Plan is being developed concurrently with this master plan. Members of all planning groups agree that a neighborhood park in combination with several smaller mini parks would be critical improvement to this area of the City. Development of these community green spaces should be a requirement of any redevelopment plan that is presented by future developers within this district.

### Negotiate Joint-use Agreement with Peachtree Charter Middle School Athletic Facilities

The high cost of land in Dunwoody creates a situation in which good cooperative agreement with the local school system is a necessity. Programming needs for the 13 to 18 age group as well as adults are going unmet, in part due to the lack of adequate school facilities. It is recommended that the City work with the DeKalb County School System to negotiate a joint-use agreement for the athletic facilities at Peachtree Charter Middle School in order to expand fields that would be available for use by the public

during non-school hours. This would include paying for the development of new athletic fields that meet the proposed Dunwoody Facility Design Standards and would be managed by the City during non-school hours. Because there are no interscholastic athletic programs in the middle schools, the City could oversee the associations and groups who would use these facilities.

A review of the site indicates that there is adequate space to develop a baseball field, soccer field and football field with a seven lane track. All of these fields would expand recreation programming opportunities.

**Action Plan**
Continue to work with the DeKalb County School System to formulate and an agreement that is in the best interest of both parties.

## General Recommendations

**Create a Greenway Conservation Easement Document**
The potential for development of greenways throughout the City creates the need for a greenway conservation easement document. This document is a tool to gain access for greenways across private property without having to purchase the property or acquire the land at a reduced rate. A sample agreement is provided in the appendix. Parks staff should work with the City's legal counsel to craft a similar document to be used for greenway corridor acquisitions.

**Develop Facility Design Standards**
The basis for creating a strong image of the Parks and Recreation Division is to follow design guidelines and standards in park development that allow a visitor to immediately identify a public park by the elements that are present there. Design standards also reinforce the branding efforts of communities who want to present a unified approach among all public facilities. Gwinnett County is a great example of a park system that uses standard design guidelines in their parks, which are readily identifiable by residents and visitors to the county.

*Architectural*
Architectural standards apply to the built structures within a park and dictate such elements as construction materials, roofing materials, paint colors, hardware and furnishings. While a strong park system does not require that every structure look exactly the same, using a combination of the same building materials and colors is enough to create an identity for the park structures. Using common hardware and building materials throughout the park system can reduce maintenance costs by increasing the efficiency of repairs. Our observations indicate a lack of architectural uniformity in Dunwoody parks.

*Athletic Amenity Standards*
Athletic amenity standards relate to backstops/dugouts, bleachers, fencing, gates, lighting, scorers' stands, irrigation, turf, spectator seating, concession/restroom buildings and other elements that support the athletic fields or complexes. Using the same fencing materials and dugout standards, etc. helps to strengthen a system's image by creating uniformity at major features found in the interior of a park. It also allows for the development of uniform field maintenance when all fields contain the same equipment and mechanical systems.

Due to the high usage level of baseball fields and other programs, there are on-going issues with turf care and field safety. Baseball fields and proposed soccer and football fields will be heavily programmed. The City should consider using synthetic turf on some fields in the park system. Not only would synthetic turf

reduce long term maintenance, it would reduce weather-related delays and would support increased play time. A design standard for synthetic fields should be developed with the overall field standards.

*General Site Amenity Standards*

General site amenity standards are some of the easiest and most cost feasible to implement. They include such things as perimeter fencing and gates, furniture, green space irrigation, landscape planting, trash receptacles, lighting and playgrounds. Some basic guidelines for developing a standard package for park amenities include specifying elements that are produced by the same product supplier and are of the same color scheme and design style.

Using the same plant materials at park entrances and around key park features like pavilions or restroom buildings is one way of using site amenity standards to create an identity for the system. Maintenance of these landscapes is simplified because the inventory of replacement landscape material has been established beforehand. Repairs are made faster and scheduling is easier because time standards for repetitive repairs can be tracked. Our observations indicate a lack of uniformity in the site furnishings and landscaping.

*Parking, Circulation and Site Development Standards*

Parking, circulation and site development standards relate to the dimensions and construction specifications of parking, paving, roads, sidewalks and trails. These standards set parameters for the layout of new or redeveloped parks through requirements such as the type of curb and gutter found along roadways and parking lots and the minimum width of sidewalks. In addition, these standards can provide general guidelines that minimize the visual impact of parking to create more efficient circulation by grouping similar activities like basketball, tennis and other court games.

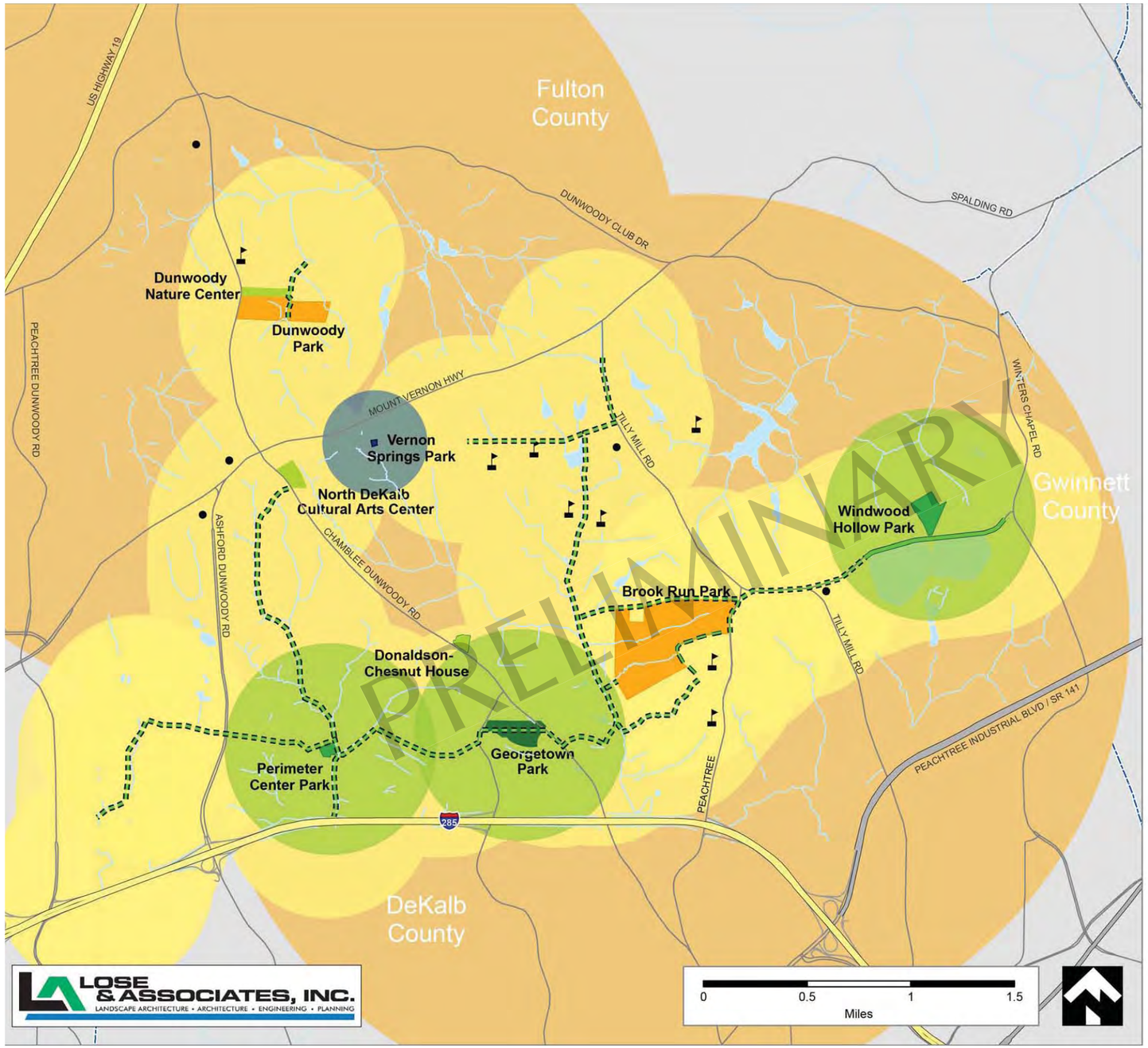
Some parking, circulation and site development standards that should be considered include:

- Providing shade for picnic areas between 11:00 am and 5:00 pm
- Maximum buildable slope of 20% with 2-15% being most desirable
- Providing a proper balance of wooded and open lawn areas
- Minimizing offensive sounds and smells through careful site selection
- Minimizing the impact of lighting though the placement and selection of light fixtures
- Locating large facilities in open areas and on flatter slopes to minimize removal of existing tree canopy
- Providing shade along walking paths and playgrounds
- Providing a central restroom for several recreation facilities to share in more developed parks
- Locating facilities where they are visible from a main road
- Locating unique park facilities in locations that are accessible for walkers and cyclists
- Locating parks along proposed greenway corridors
- Establishing parking ratios for each type of facility
- Providing standard turf and maintenance for dog parks

When looking at parking lot layouts, the following should be considered:

- Minimizing the visual impact of large parking lots with landscaping
- Utilizing right-angled parking for the greatest space efficiency
- Providing overflow parking on stabilized turf or lawn areas
- Separating pedestrian and vehicular circulation routes
- Using wheel stops where parking spaces abut sidewalks
- Using porous pavements and bioswales to reduce and clean stormwater runoff

Figure 6.16




Dunwoody
Smart people – Smart city

## PROPOSED PARK AND GREENWAY SERVICE AREAS

**Acres MINI PARKS**

1 Vernon Springs Park

**Acres NEIGHBORHOOD PARKS**

11 Windwoody Hollow Park
3 Perimeter Center Park

**Acres COMMUNITY PARKS**

29 Dunwoody Park
102 Brook Run Park

**Acres SPECIAL USE PARKS**

5 Dunwoody Nature Center
6 North DeKalb Cultural Art Center
2.9 Donaldson-Chesnut House

**Acres NEW PARK ACQUISITION**

16 Georgetown Park

**Legend**

- Schools
- Churches
- Rivers and Streams
- Water Bodies
- Proposed Greenways
- Existing Greenway/Pedestrian Path
- County Boundaries
- 1/4 Mile Service Area: Mini Parks
- 1/2 Mile Service Area: Neighborhood Parks
- 1/2 Mile Service Area: Proposed Parks
- 1/2 Mile Service Area: Greenways
- 2 Mile Service Area: Community Parks

DUNWOODY, GA
Parks and Recreation Comprehensive Master Plan
February 25, 2011

*Sign Standards*
Entrance signs, directional signs and identification signs are critical elements for providing a standard image of the park system. Park sign programs can be implemented into an existing community-wide wayfinding program or as an independent program.

The existing park entry and identification signs are located at the majority of the parks and were installed as temporary signs to replace signs leftover from when the parks were part of the DeKalb County System. A uniform set of park signage standards should be developed. Figure 6.17 below provides an example of the new park sign standards adopted by the City of Cary, North Carolina.

**Figure 6-17 - Town of Cary Park Sign Standards**


**Action Plan**
As part of the overall capital plan, fund the development of standards documents to create a high quality unified look for all parks and greenways in the City of Dunwoody. This should be initiated prior to or as part of the Brook Run Park redevelopment process as it is the largest and most diverse park and will contain more elements that can be used as the basis for system standards.



## Park Development Priorities

The planning team has prioritized the projects recommended throughout this master plan. For a detailed phasing of these projects, including opinions of cost and the year in which they should be implemented, refer to Section 7, *Land Acquisition and Opinions of Probable Cost*.

**Tier One Priorities**
*Tier One Priorities are the actions that should be taken and the park projects that should be funded in the next 24 months.*

- Develop all recommended design standard documents
- Develop master plan for Georgetown park
- Develop a prioritized capital plan and funding mechanism for implementation
- Secure funding for capital plan
- Begin redevelopment of Brook Run Park
- Determine best use for North DeKalb Cultural Arts Center Property

- Complete redevelopment master plan for Dunwoody Park and Nature Center
- Complete master plan and stabilize all buildings at Donaldson-Chesnut House
- Complete management agreement for Donaldson-Chesnut House
- Continue working on joint use agreement for Peachtree Charter Middle School
- Develop Perimeter Center Park including land acquisition
- Determine future location for Stage Door Players and North DeKalb Cultural Arts Center
- Explore lease options on green space in Perimeter Center area that is unused at this time do to economic conditions.
- Develop Peeler Road Greenway

**Tier Two Priorities**

*Tier Two Priorities are projects to be completed in months 25-60 following adoption of this master plan.*

- Complete redevelopment of Brook Run Park
- Redevelop Brook Run Park
- Further discuss and investigate the greenway system
- Renovate Windwood Hollow Park
- Relocate Spruill Center programs to Brook Run Park
- Relocate Dunwoody Senior Baseball to Brook Run Park
- Redevelop Donaldson-Chesnut House

**Tier Three Priorities**

*Tier Three Priorities are projects to be completed in months 61-120 following adoption of this master plan.*

- Continue to develop additional sections of the City's greenway system
- Develop tennis complex at site to be determined
- Complete an update of the Comprehensive Park and Recreation Master Plan
- Evaluate the need for a community center
- Develop mini parks in redevelopment districts
- Continue to look for additional parkland to meet desired community parkland ratio

**Tier Four Priorities**

*Tier Four Priorities are projects to be completed in the future, beyond the 10 year master plan time frame.*

- Continue to develop additional sections of the City's greenway system
- Complete an update of the Comprehensive Park and Recreation Master Plan
- Evaluate condition of synthetic turf field and determine if replacement is needed
- Evaluate the need for a community center
- Continue to look for additional parkland to meet desired community parkland ratio
- Evaluate condition of synthetic turf field and determine if replacement is needed

Refer to Section 7 for parkland acquisition strategies and key properties for new park development. Section 7 contains a year-by-year spending plan and cost estimates for park renovation and redevelopment.


# SECTION 7

## LAND ACQUISITION & OPINIONS OF PROBABLE COST

ACQUISITION

# Section 7: Land Acquisition and Opinions of Probable Cost

## Goals of Land Acquisition and Open Space Preservation

In June of 2010, the City of Dunwoody completed its first citywide comprehensive plan. This document, titled "City of Dunwoody- Comprehensive Plan- Community Agenda," outlines several citywide vision statements that will be impacted by the recommendation of this plan.
The overall vision statement is as follows:

The City of Dunwoody showcases our "big city appeal with small town feel" from the moment one crosses its gateways. Through our unique, high-quality character as a safe, comfortable and thriving place to live, work, shop and play, the City of Dunwoody preserves the past, promotes economic vitality, protects the residential nature of our neighborhoods, presents viable options of a place to live through all stages of life and ability, and prepares for the future through five vision characteristics:

1. Historical designations designed to save, restore and promote our heritage properties
2. Continued high-quality development of the Perimeter business areas designed to promote the economic engine of the City, while enhancing convenience to products and services for our citizens
3. Conservative, conscientious redevelopment of our other commercial nodes designed to enhance the quality of life of our residential neighborhoods
4. Development of a variety of living options designed for all stages of life and ability
5. Increased connectivity, enhanced transportation options—including bicycle and pedestrian, expanded functional green space and park ownership designed to improve the health, vitality, and recreational enjoyment of our city's businesses and residents and the long term sustainability of our city



Acquiring and developing parks and greenways and protecting both cultural and natural resources are common objectives of a public park and recreation agency. It is clear that the City wants to formulate a strategy for achieving the multiple vision statements and this plan, as detailed in the Section 7: Facilities Gap Analysis, has identified the critical areas where additional parkland is needed and should be used as a guide when looking at potential park and greenway parcels.

## Land Acquisition Recommendations

Few large  park or open space parcels remain in the City. In order to provide more parks open space in the City, The Parks and Recreation Manager should work with planning staff to develop a list of large parcels to determine what is available. Characteristics of individual parcels can then be compared
Overall size and ability of the parcel to accommodate needed facilities identified in this plan
Usable land outside of state and local stream buffers and waters of the state to determine which parcels are suitable for acquisition. Characteristics that should be considered include:

- Topography
- Location in relation to the gap analysis. Parcel in underserved areas should be given higher priority over parcel in areas with existing parks

- Can the parcel be linked to the proposed greenway system
- What is the housing density around the parcel
- Does the site contain urban forest which should be protected
- Are there historic or cultural resources on the property

**Action Plan**
Develop and analyze available properties.

### *Greenways*

As illustrated on the Figure 6.8 in Section 6 of the master plan, proposed greenways are needed to improve connectivity within the city as a whole, promote healthy lifestyles and expand recreation opportunities. Survey responses revealed a willingness of residents to dedicate easements if a greenway was developed in their neighborhoods and crossed their properties. This is an important factor, since the proposed greenway routes will require securing easements form hundreds of property owners in order to complete the construction of multi-use paved trails. The City is not pursuing a greenway within the Georgia Power Liine Easement as part of this plan.

A minimum 50' easement is recommended and 100' is preferred where it can be obtained. The topographic relief found along the proposed greenway corridors will require the trail to have switch backs to comply with ADA grade requirements and to make it more bicycle friendly for the average rider. The wider easement will allow for fewer longer switch backs as the trail climes the steeper terrain. The wider easement will also allow the trail to meander within the easement, adding interest along the greenway corridor. In locations with limited land or impacts of a wider easement would create a hardship for a property owner, a 25' easement should be considered.

The corridors along streams on the proposed trail plan may be more expensive to develop than ones that go through more densely developed areas of the city. Where there is inadequate space along the stream corridor to cost effectively construct a trail, a detailed study may be required to determine exact location and cost effective routing. In some of the developed areas, sidewalks and bicycle lanes can be utilized to make connections through commercial districts or residential areas.

The development of greenways in the city is consistent with vision characteristics 1, 2 and 5.

### *Mini-Parks and Community Greens*

Several other master planning efforts look at the redevelopment of existing sites in the city and converting them into mixed use developments that provide residential, commercial, public and transportation-based components on individual sites. Another major component of mixed use development is providing some community green space and open space. Providing a community green of as little as .5 acres can provide a wide variety of recreation opportunities and should be considered a required element of all major redevelopment projects that occur in the community. In addition to community greens, green roofs on buildings and parking decks, green walls and simple tree lined sidewalks can serve as public gathering spaces or as a mini-park within the development. Maximizing a companion of these elements in each redevelopment project will satisfy all of the vision characteristics.

We support the goals of the Dunwoody Village and Georgetown District redevelopment plans, both of which call for community green space and parkland. Greens space is noted as a critical element in these plans and should be maximized where possible.

### *Brownfields and Conversions*

The limited amount of remaining undeveloped property in Dunwoody will prevent the City from achieving the goal of having a park within .5 miles of all residents. To overcome this issue, the City should not rule out the conversion of developed sites into parks. The Department of the Interior has a grant program to provide funds to assess properties that have potential contaminates that prevent redevelopment of the property. A summary taken from their web site on this program is provided below:

> *The Small Business Liability Relief and Brownfields Revitalization Act ("Brownfields Law", P.L. 107-118) requires the U.S. Environmental Protection Agency (EPA) to publish guidance to assist applicants in preparing proposals for grants to assess and clean up brownfield sites. EPA's Brownfields Program provides funds to empower states, communities, tribes, and nonprofits to prevent, inventory, assess, clean up, and reuse brownfield sites. EPA provides brownfields funding for three types of grants.1. Brownfields Assessment Grants – provides funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites.2. Brownfields Revolving Loan Fund (RLF) Grants – provides funding for a grant recipient to capitalize a revolving fund and to make loans and provide subgrants to carry out cleanup activities at brownfield sites.3. Brownfields Cleanup Grants – provides funds to carry out cleanup activities at a specific brownfield site owned by the applicant.*

A common Brownfields site is an abandoned service station or truck stop. Because these properties had underground fuel storage sites and other petrochemicals on site, they often sit abandoned for years due to fears that purchasing the property would mean inheriting a contaminated site, thus requiring large clean up efforts as a condition for redevelopment. This grant program allows for the assessment to be done by City, using grant funds to determine if contaminates exist and what would be required to clean up the sites. A grant of this type would put the City in a position to maximize negotiating power when purchasing the property. Because these are grant funds, the City would not incur the cost for the evaluations or possibly even the clean up cost.

Not all sites that have existing development will require extensive environmental review and remediation to redevelop the property as a park. In some of the older residential neighborhoods, it can be as simple as acquiring three or four single-family home sites and combining the land in order to provide a small park, or purchasing an older multi-family facility and removing it to make way for park development. In many cases the value of an older home or multi-family unit is a small part of the total purchase price, as the main factor in the evaluation is the cost of the land.



## Opinions of Probable Cost and Phasing Plan

In order to develop a long term capital plan for improving and expanding the park system, opinions of probable cost for suggested park improvements are needed. Opinions of cost have been developed for each park based on a master plan level of plan development. These opinions total just over $49.5 million in capital improvement needs for the next ten years. The recommended facilities discussed in Section 7 of this plan are needed to provide expanded recreation opportunities and improved service to the citizens of Dunwoody and to reduce overuse and overcrowding at existing parks. Survey respondents clearly indicated a desire for more communitywide special programs such as movies in the park, a fall festival, "old times day" and other events which bring the community together. To address this need, a great lawn has been proposed in the Brook Run Park Plan. Other needs that received very high levels of support included youth sports programs, cricket leagues, lacrosse leagues and archery. Multi-use fields are needed to meet this need, and, based on available land, the best option is again field space at Brook Run or at Peachtree Middle school. Multi-use programming space for classes is also needed, as a number of classes, including cooking, health and wellness and computer, received very strong support. Reuse of the buildings at the front of Brook Run can provide space for many classes.

The City is faced with a challenge in meeting the needs and desires of the community in the current economic climate. However, the planning team believes that this level of development is obtainable by the City of Dunwoody based on the income levels found in the city and the survey response related to funding park improvements. Only 17.5% of survey respondents were not being willing to spend a fixed amount monthly for parks, compared to 82.5% who indicated they were willing to spend ten or more dollars per month for park improvements. When the capital needs are broken down per household on a monthly basis, a fee of approximately $10 per month is required to fund the entire package (Table 7.1).

Detailed opinions of probable cost are provided in the following pages. A ten-year phasing plan has been developed from these combined costs. The phasing plan provides a year-by-year spending summary and reflects project funding over a two year period for some construction projects that are expected to exceed 12 months in duration. Project funding is broken into three tiers: Tier One projects are to be completed in the next 24 months, Tier Two projects are to be completed in the next 60 months and Tier Three projects are to be completed within 120 months.

The totals shown for each facility in the phasing plan include a 15% contingency to cover costs that will only be determined when more detailed plans are developed for each facility, and architectural and engineering fees at 7% to cover plan development, testing and construction related services. The planning team has identified land acquisition requirements and, based on the current economy and discussions with local real estate professionals, we estimate land acquisition for recommended parks on a per site basis and for trail right-of-way acquisition for a 100' wide corridor at $50,000 per acre.

For recommendations on how to fund these improvements, refer to Section 8.

Greenway opinions of probable cost are based on a construction cost of $1 million per mile for trail development; $50,000 per acre for right-of-way acquisition when trails are outside of road right-of–way; and a design cost of 10% to cover design, surveying and testing cost during construction. See Figure 6.10 for recommended phasing.



| Peeler Road Greenway* Phase 1 | |
|---|---|
| Trail Development Cost | $ 820,000 |
| Trial in existing ROW | $ 0 |
| Design Fees | $ 82,000 |
| **Total Cost** | **$ 902,000** |

*A portion of this greenway runs in Brook Run Park and at Peachtree Middle School. Costs for those sections of the greenway are included in the Brook Run Park opinions of probable cost.

| Nancy Creek Greenway Phase 3&4 | |
|---|---|
| Trail Development Cost | $2,100,000 |
| Land Cost for 100' ROW | $1,000,000 |
| Design Fees | $ 210,000 |
| **Total Cost** | **$3,310,000** |

| Perimeter Center Greenway Phases 2 & 6 | |
|---|---|
| Trail Development Cost | $4,300,000 |
| Land Cost for 100' ROW | $1,000,000* |
| Design Fees | $ 430,000 |
| **Total Cost** | **$5,730,000** |

* A large portion of this greenway will be developed in existing right-of -way.

| North Fork Nancy Creek Greenway Phase 5 | |
|---|---|
| Trail Development Cost | $1,800,000 |
| Land Cost for with 100 ROW | $1,800,000 |
| Design Fees | $ 180,000 |
| **Total Cost** | **$3,780,000** |

## Total Greenway Development Cost $13,722,000

*Right of Way costs may be reduced if land is acquired through donation or purchased at a reduced rate.

*These opinions of probable cost were prepared using figures from previous park projects developed and bid over the past few years. These cost are subject to economic conditions and with a rebound in the economy there could be cost increases which at this time we can not project. We recommend setting budgets, establishing a phasing plan and using these opinions of cost know there may be project additions and deletions when final park programs and construction documents are produced.

Estimates of construction quantities and opinions of probable cost provided by us are made on the basis of our experience; site mapping provided by the owner, master plan level of design and current construction market trends. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our estimates of quantities and opinions of probable costs. Lose & Associates makes no warrant, express or implied, for the accuracy of such opinions as compared to bid or actual cost.

# Brook Run Park

## Opinion of Probable Cost- 03-28-2011

**Site Acreage: 106 AC (Park only. Not including Peachtree Middle School Property)**

| ITEM | QTY | UNIT | COST/UNIT | COST | TIER |
|---|---|---|---|---|---|
| **PARK DEVELOPMENT** | | | | | |
| **Site Development** | 1 | ls | $750,000.00 | $750,000.00 | 1 & 2 |
| **Interactive Fountain** | 1 | ls | $300,000.00 | $300,000.00 | 1 & 2 |
| **Activity Area** | | | | | |
| Disc Golf Course | 1 | ls | $20,000.00 | $20,000.00 | 1 & 2 |
| Sand Volleyball Courts | 1 | ls | $14,000.00 | $14,000.00 | 1 & 2 |
| Basketball Courts | 1 | ls | $140,000.00 | $140,000.00 | 1 & 2 |
| Concession / Restroom | 1 | ls | $314,000.00 | $314,000.00 | 1 & 2 |
| Light duty concrete pavement | 21960 | sf | $3.50 | $76,860.00 | 1 & 2 |
| Plaza tree grates | 8 | ea | $500.00 | $4,000.00 | 1 & 2 |
| 4 Court Tennis Complex | 1 | ls | $280,000.00 | $280,000.00 | 1 & 2 |
| **Passive Recreation / Lawn Area** | | | | | |
| Electrical service | 1 | ls | $20,000.00 | $20,000.00 | 1 & 2 |
| Storm drainage | 1 | ls | $30,000.00 | $30,000.00 | 1 & 2 |
| 8" Fire service | 547 | lf | $42.00 | $22,974.00 | 1 & 2 |
| Fire hydrant (incl fees.) | 1 | ea | $5,200.00 | $5,200.00 | 1 & 2 |
| Bench | 50 | ea | $1,500.00 | $75,000.00 | 1 & 2 |
| Picnic table | 40 | ea | $1,500.00 | $60,000.00 | 1 & 2 |
| Single waste receptacle | 30 | ea | $1,000.00 | $30,000.00 | 1 & 2 |
| Drinking fountain | 3 | ea | $5,000.00 | $15,000.00 | 1 & 2 |
| Group grill | 3 | ea | $750.00 | $2,250.00 | 1 & 2 |
| Bike rack | 8 | ea | $750.00 | $6,000.00 | 1 & 2 |
| Bench swings | 10 | ea | $2,500.00 | $25,000.00 | 1 & 2 |
| Post and rail fencing (@ community garden) | 1110 | lf | $15.00 | $16,650.00 | 1 & 2 |
| Pavilion rental signage | 1 | ea | $1,000.00 | $1,000.00 | 1 & 2 |
| Trail rules signage | 3 | ea | $1,000.00 | $3,000.00 | 1 & 2 |
| Facility rules signage | 5 | ea | $1,000.00 | $5,000.00 | 1 & 2 |
| 5' Vinyl coated chain link fence (@ dog park) | 1910 | lf | $15.00 | $28,650.00 | 1 & 2 |
| 5' High, 3' wide gate | 2 | ea | $220.00 | $440.00 | 1 & 2 |
| Arts Center Renovations | 1564 | sf | $80.00 | $125,120.00 | 1 & 2 |
| Restroom | 1 | ea | $200,000.00 | $200,000.00 | 1 & 2 |
| Octagon pavilion | 1 | ea | $115,000.00 | $115,000.00 | 1 & 2 |
| Pavilion with restrooms | 1 | ea | $150,000.00 | $150,000.00 | 1 & 2 |
| Group picnic pavilion | 1 | ea | $450,000.00 | $450,000.00 | 1 & 2 |
| **Trailhead/ Trails** | | | | | |
| Asphalt trail 12' wide | 5920 | lf | $35.00 | $207,200.00 | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| Asphalt trail 8′ wide | 16185 | lf | $25.00 | $404,625.00 | 1 & 2 |
| Wood chip trail 8′ wide | 4450 | lf | $8.00 | $35,600.00 | 1 & 2 |
| Bench | 25 | ea | $1,500.00 | $37,500.00 | 1 & 2 |
| Single waste receptacle | 12 | ea | $1,000.00 | $12,000.00 | 1 & 2 |
| Trail rules signage | 3 | ea | $1,500.00 | $4,500.00 | 1 & 2 |
| Trail directional signage | 10 | ea | $500.00 | $5,000.00 | 1 & 2 |
| Kiosk with interpretive signage | 1 | ls | $7,500.00 | $7,500.00 | 1 & 2 |
| | | | | | |
| **Roads & Parking Lots** | | | | | |
| Heavy-duty asphalt pavement | 152806 | sf | $4.50 | $687,627.00 | 1 & 2 |
| Resurfacing of existing roads and parking | 206176 | sf | $2.00 | $412,352.00 | 1 & 2 |
| Curb and Gutter | 3450 | lf | $15.00 | $51,750.00 | 1 & 2 |
| | | | | | |
| **Landscape and Irrigation** | | | | | |
| Landscaping and irrigation | 1 | ls | $1,000,000.00 | $1,000,000.00 | 1 & 2 |
| | | | | | |
| | | | PARK DEVELOPMENT SUBTOTAL | $5,870,798.00 | 1 & 2 |
| | | | | | |
| **SPORTS FIELDS** | | | | | |
| | | | | | |
| **Site Development** | 1 | ls | $400,000.00 | $400,000.00 | 1 & 2 |
| | | | | | |
| **Baseball** | | | | | |
| Electrical service | 1 | ls | $30,000.00 | $30,000.00 | 1 & 2 |
| Storm drainage | 1 | ls | $100,000.00 | $100,000.00 | 1 & 2 |
| 6″ Sewer service | 1 | ls | $10,000.00 | $10,000.00 | 1 & 2 |
| Sanitary sewer manhole | 1 | ea | $2,500.00 | $2,500.00 | 1 & 2 |
| Sanitary sewer cleanout | 1 | ea | $750.00 | $750.00 | 1 & 2 |
| Light duty concrete pavement | 20000 | sf | $3.50 | $70,000.00 | 1 & 2 |
| Stamped concrete accent | 810 | sf | $8.00 | $6,480.00 | 1 & 2 |
| 5′ wide concrete sidewalk | 4500 | sf | $4.00 | $18,000.00 | 1 & 2 |
| Retaining wall | 8050 | lf | $200.00 | $1,610,000.00 | 1 & 2 |
| Skinned infield material | 1 | ls | $4,000.00 | $4,000.00 | 1 & 2 |
| 6′ Chain link fence | 3825 | lf | $20.00 | $76,500.00 | 1 & 2 |
| 6′ High, 5′ wide gate | 6 | ea | $500.00 | $3,000.00 | 1 & 2 |
| 6′ High, 14′ wide gate | 3 | ea | $1,200.00 | $3,600.00 | 1 & 2 |
| 320′ Field sports lighting | 3 | ls | $120,000.00 | $360,000.00 | 1 & 2 |
| 320′ Field backstop | 3 | ea | $19,500.00 | $58,500.00 | 1 & 2 |
| 5 Row concrete bleacher | 11880 | sf | $10.00 | $118,800.00 | 1 & 2 |
| Metal roof dugout | 6 | ea | $6,000.00 | $36,000.00 | 1 & 2 |
| Bench | 6 | ea | $1,000.00 | $6,000.00 | 1 & 2 |
| Picnic table | 3 | ea | $1,500.00 | $4,500.00 | 1 & 2 |
| Single waste receptacle | 12 | ea | $1,500.00 | $18,000.00 | 1 & 2 |
| Team bench | 6 | ea | $1,500.00 | $9,000.00 | 1 & 2 |
| Flagpole | 1 | ea | $1,500.00 | $1,500.00 | 1 & 2 |
| Foul pole | 6 | ea | $750.00 | $4,500.00 | 1 & 2 |
| Drinking fountain | 2 | ea | $5,000.00 | $10,000.00 | 1 & 2 |
| Plaza tree grates | 6 | ea | $500.00 | $3,000.00 | 1 & 2 |
| Artificial turf | 3 | ls | $600,000.00 | $1,800,000.00 | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| Facility rules signage | 1 | ea | $1,000.00 | $1,000.00 | 1 & 2 |
| Restrooms/concession building (w/ breezeway) | 1 | ea | $475,000.00 | $475,000.00 | 1 & 2 |
| | | | | | |
| **Roads & Parking Lots** | | | | | |
| Heavy-duty asphalt pavement | 88965 | sf | $4.50 | $400,342.50 | 1 & 2 |
| Curb and gutter | 3400 | lf | $15.00 | $51,000.00 | 1 & 2 |
| | | | | | |
| **Landscape and Irrigation** | 1 | ls | $250,000.00 | $250,000.00 | 1 & 2 |
| | | | | | |
| | | | SPORTS FIELD SUBTOTAL | $5,941,972.50 | 1 & 2 |
| | | | | | |
| | | | | | |
| | | | **TOTAL BROOK RUN SUBTOTAL** | **$11,812,770.50** | 1 & 2 |
| | | | | | |
| | | | **5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$2,362,554.10** | 1 & 2 |
| | | | | | |
| | | | **A&E Fees (10%)** | **$1,417,532.46** | 1 & 2 |
| | | | | | |
| | | | **PROJECT TOTAL** | **$15,592,857.06** | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| **Future Acquisition Area Alternate 1** | | | | | |
| Multi-Use Field Overlay | 1 | ls | $100,000.00 | $100,000.00 | 1 & 2 |
| Brook Run Subtotal | | | | $11,812,770.50 | 1 & 2 |
| | | | **ALTERNATE 1 SUBTOTAL** | **$11,912,770.50** | 1 & 2 |
| | | | | | |
| | | | **5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$2,382,554.10** | 1 & 2 |
| | | | **A&E Fees (10%)** | **$1,429,532.46** | 1 & 2 |
| | | | **ALTERNATE 1 PROJECT TOTAL** | **$15,724,857.06** | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| **Future Acquisition Area Alternate 2** | | | | | |
| Tennis Complex | 1 | ls | $4,500,000.00 | $4,500,000.00 | 1 & 2 |
| Brook Run Subtotal | | | | $11,812,770.50 | 1 & 2 |
| Concession / Restroom (not included in this alternate) | 1 | ls | $(314,000.00) | $(314,000.00) | 1 & 2 |
| | | | **ALTERNATE 2 SUBTOTAL** | **$15,998,770.50** | 1 & 2 |
| | | | | | |
| | | | **5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$3,199,754.10** | 1 & 2 |
| | | | **A&E Fees (10%)** | **$1,919,852.46** | 1 & 2 |
| | | | **ALTERNATE 2 PROJECT TOTAL** | **$21,118,377.06** | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| **Sports Field 1 Alternate** | | | | | |
| Multi-Use Field Overlay | 1 | ls | $100,000.00 | $100,000.00 | 1 & 2 |
| Brook Run Subtotal | | | | $11,812,770.50 | 1 & 2 |
| | | | **SPORTS FIELD 1 SUBTOTAL** | **$11,912,770.50** | 1 & 2 |
| | | | | | |
| | | | **5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$2,382,554.10** | 1 & 2 |
| | | | **A&E Fees (10%)** | **$1,429,532.46** | 1 & 2 |
| | | | **SPORTS FIELD 1 ALTERNATE PROJECT TOTAL** | **$15,724,857.06** | 1 & 2 |

| Donaldson-Chesnut House | | | | | |
|---|---|---|---|---|---|
| Opinion of Probable Cost: 03-28-2011 | | | | | |
| Site Acreage: 2.96 AC | | | | | |
| ITEM | QUA. | UNIT | COST/UNIT | COST | TIER |
| | | | | | |
| **Site Development** | 1 | ls | $200,000.00 | $200,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Site Furnishings** | | | | | |
| Waste receptacle | 5 | ea | $1,000.00 | $5,000.00 | 2 |
| Bench (6′ coated steel with or without back) | 12 | ea | $1,500.00 | $18,000.00 | 2 |
| Bike rack (inverted "U") | 1 | ea | $750.00 | $750.00 | 2 |
| Fire Ring | 1 | ls | $7,500.00 | $7,500.00 | 2 |
| Garden Fountain | 1 | ls | $25,000.00 | $25,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Site Signage** | | | | | |
| Entrance sign | 1 | ls | $15,000.00 | $15,000.00 | 2 |
| Vehicular & handicapped signs | 7 | ea | $250.00 | $1,750.00 | 2 |
| Construction sign | 2 | ea | $1,000.00 | $2,000.00 | 2 |
| Park rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Trail rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Interpretive signs | 1 | ea | $25,000.00 | $25,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Paving** | | | | | |
| Light duty asphalt pavement | 11550 | sf | $3.25 | $37,537.50 | 2 |
| Pavement striping | 234 | lf | $0.35 | $81.90 | 2 |
| Handicapped striping (symbol) | 2 | ea | $55.00 | $110.00 | 2 |
| Concrete pavers on sand base | 2480 | sf | $16.00 | $39,680.00 | 2 |
| Concrete wheel stops | 23 | ea | $50.00 | $1,150.00 | 2 |
| grass paver | 4860 | sf | $10.00 | $48,600.00 | 2 |
| 5′ brick sidewalk | 1135 | lf | $35.00 | $39,725.00 | 2 |
| | | | | | |
| | | | | | |
| **Masonry** | | | | | |
| Seat walls | 210 | lf | $75.00 | $15,750.00 | 2 |
| 8′ brick privacy wall | 172 | lf | $100.00 | $17,200.00 | 2 |
| | | | | | 2 |
| **Trails/ Boardwalks/ Bridges** | | | | | 2 |
| Asphalt trail- 10′ wide | 470 | lf | $27.00 | $12,690.00 | 2 |
| | | | | | |
| | | | | | |
| **Landscaping & Irrigation** | | | | | |
| Landscaping & irrigation | 1 | ls | $200,000.00 | $200,000.00 | 2 |
| | | | | | 2 |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | 2 |
| **Architecture** | | | | | |
| Garden Pavilion | 1 | ls | $400,000.00 | $400,000.00 | 2 |
| Building renovations | 1 | ls | $1,000,000.00 | $1,000,000.00 | 2 |
| Building stabilization | 1 | ls | $200,000.00 | $200,000.00 | 1 |
| | | | | | |
| | | | | | |
| **Fencing** | | | | | |
| 8′ high, 5′ wide gate @ privacy wall | 2 | ea | $500.00 | $1,000.00 | 2 |
| 4 ′ ornamental fence - Perimeter Fence @ Cemetery | 259 | lf | $45.00 | $11,655.00 | 2 |
| 4′ Picket fence | 75 | lf | $15.00 | $1,125.00 | 2 |
| | | | | | |
| | | | | | |
| | | | **SUBTOTAL** | **$2,328,304.40** | 2 |
| | | | | | |
| **5% mobilization, bonds, etc., & 15% contingency** | | | | **$349,245.66** | 2 |
| | | | **A&E Fees (10%)** | **$267,755.01** | 1 & 2 |
| | | | **PROJECT TOTAL** | **$2,945,305.07** | 2 |

| Dunwoody Nature Center | | | | | |
|---|---|---|---|---|---|
| Opinion of Probable Cost; 03-28-2011 | | | | | |
| Site Acreage: 34.8 AC | | | | | |
| ITEM | QUA. | UNIT | COST/UNIT | COST | TIER |
| | | | | | |
| **Site Development** | 1 | ls | $150,000.00 | $150,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Site Furnishings** | | | | | |
| Waste receptacle | 6 | ea | $1,000.00 | $6,000.00 | 2 |
| Bench (6′ coated steel with or without back) | 8 | ea | $1,500.00 | $12,000.00 | 2 |
| Large picnic table (at pavilion) | 12 | ea | $1,500.00 | $18,000.00 | 2 |
| Bike rack (inverted "U") | 2 | ea | $750.00 | $1,500.00 | 2 |
| Drinking fountain | 1 | ea | $5,000.00 | $5,000.00 | 2 |
| Fire ring | 1 | ls | $7,500.00 | $7,500.00 | 2 |
| Built-in earth seating @ outdoor classroom | 1 | ls | $20,000.00 | $20,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Site Signage** | | | | | |
| Entrance sign | 1 | ls | $15,000.00 | $15,000.00 | 2 |
| Directional signs | 6 | ea | $500.00 | $3,000.00 | 2 |
| Vehicular & handicapped signs | 10 | ea | $250.00 | $2,500.00 | 2 |
| Construction sign | 2 | ea | $1,000.00 | $2,000.00 | 2 |
| Park rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Trail rules signage | 2 | ea | $1,000.00 | $2,000.00 | 2 |
| Playground rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Pavilion rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Fishing & revegetative rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Paving** | | | | | |
| Parking lots and roads | 95070 | sf | $3.00 | $285,210.00 | 2 |
| Pavement striping | 1215 | lf | $0.35 | $425.25 | 2 |
| Handicapped striping (symbol) | 6 | ea | $55.00 | $330.00 | 2 |
| Concrete curb and gutter | 5305 | lf | $13.00 | $68,965.00 | 2 |
| Raised crosswalk (concrete) | 1 | ea | $7,000.00 | $7,000.00 | 2 |
| Light duty concrete pavement | 5250 | sf | $3.50 | $18,375.00 | 2 |
| | | | | | |
| | | | | | |
| **Trails/ Boardwalks/ Bridges** | | | | | |
| Asphalt trail- 10′ wide | 3881 | lf | $27.00 | $104,787.00 | 2 |
| Boardwalk- 12′ wide | 108 | lf | $650.00 | $70,200.00 | 2 |
| Wood chip trail- 10′ wide | 2710 | lf | $8.00 | $21,680.00 | 2 |
| | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| **Landscaping & Irrigation** | | | | | |
| Sod | 53650 | sf | $0.35 | $18,777.50 | 2 |
| Landscaping | 1 | ls | $50,000.00 | $50,000.00 | 2 |
| Irrigation | 1 | ls | $30,000.00 | $30,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Architecture** | | | | | |
| Restroom building | 1 | ls | $180,000.00 | $180,000.00 | 2 |
| Shade pavilion (50'x 100') | 1 | ls | $300,000.00 | $300,000.00 | 2 |
| Nature Center | 5000 | sf | $250.00 | $1,250,000.00 | 2 |
| Arbor @ outdoor classroom | 1 | ls | $25,000.00 | $25,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Playground** | | | | | |
| Playground structures | 1 | ls | $150,000.00 | $150,000.00 | 2 |
| Playground surfacing- engineered wood fiber (12" thick including gravel & fabric) | 8675 | sf | $7.00 | $60,725.00 | 2 |
| Gravel subgrade- under wood play surface (4" thick) | 8675 | sf | $1.00 | $8,675.00 | 2 |
| Geotextile fabric | 8675 | sf | $0.50 | $4,337.50 | 2 |
| | | | | | |
| | | | | | |
| | | | **SUBTOTAL** | **$2,902,987.25** | 2 |
| | | | | | |
| **5% mobilization, bonds, etc., & 15% contingency** | | | | **$435,448.09** | 2 |
| | | | | | |
| | | | **A&E Fees (7%)** | **$203,209.11** | 1 |
| | | | | | |
| | | | **PROJECT TOTAL** | **$3,541,644.44** | 2 |

| Perimeter Park | | | | | |
|---|---|---|---|---|---|
| Opinion of Probable Cost: 03-28-2011 | | | | | |
| Site Acreage: 2.77 AC | | | | | |
| ITEM | QUA. | UNIT | COST/UNIT | COST | TIER |
| | | | | | |
| **Site Development** | 1 | ls | $100,000.00 | $100,000.00 | 1 |
| | | | | | |
| | | | | | |
| **Site Furnishings** | | | | | |
| Waste receptacle | 4 | ea | $1,000.00 | $4,000.00 | 1 |
| Bench (6' coated steel with or without back) | 8 | ea | $1,500.00 | $12,000.00 | 1 |
| Bike rack (inverted "U") | 2 | ea | $750.00 | $1,500.00 | 1 |
| Bench swings with arbor | 6 | ea | $3,000.00 | $18,000.00 | 1 |
| Water feature | 1 | ls | $150,000.00 | $150,000.00 | 1 |
| | | | | | |
| | | | | | |
| **Site Signage** | | | | | |
| Entrance sign | 1 | ls | $10,000.00 | $10,000.00 | 1 |
| Directional signs | 2 | ea | $500.00 | $1,000.00 | 1 |
| Vehicular & handicapped signs | 4 | ea | $250.00 | $1,000.00 | 1 |
| Construction sign | 1 | ea | $1,000.00 | $1,000.00 | 1 |
| Park rules signage | 1 | ea | $1,000.00 | $1,000.00 | 1 |
| Trail rules signage | 1 | ea | $1,000.00 | $1,000.00 | 1 |
| | | | | | |
| | | | | | |
| **Paving** | | | | | |
| Heavy-duty asphalt pavement | 4112 | sf | $4.50 | $18,504.00 | 1 |
| Concrete curb and gutter | 514 | lf | $13.00 | $6,682.00 | 1 |
| Pavement striping | 176 | lf | $0.35 | $61.60 | 1 |
| Handicapped striping (symbol) | 2 | ea | $55.00 | $110.00 | 1 |
| Brick pavers on sand base | 12084 | sf | $22.00 | $265,848.00 | 1 |
| Stone under brick pavers | 12084 | sf | $1.50 | $18,126.00 | 1 |
| | | | | | |
| | | | | | |
| **Trails/ Boardwalks/ Bridges** | | | | | |
| Wood chip trail- 8' wide | 1370 | lf | $8.00 | $10,960.00 | 1 |
| Connector trail / sidewalk | 1 | ls | $350,000.00 | $350,000.00 | 1 |
| | | | | | |
| | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| **Playground** | | | | | |
| Playground structures | 1 | ls | $150,000.00 | $150,000.00 | 1 |
| Playground surfacing- engineered wood fiber (12" thick including gravel & fabric) | 4715 | sf | $7.00 | $33,005.00 | 1 |
| Gravel subgrade- under wood play surface (4" thick) | 4715 | sf | $1.00 | $4,715.00 | 1 |
| Geotextile fabric | 4715 | sf | $0.50 | $2,357.50 | 1 |
| | | | | | |
| | | | | | |
| **Landscaping & Irrigation** | | | | | |
| Sod | 1.22 | ac | $3,500.00 | $4,270.00 | 1 |
| Landscaping | 1 | ls | $35,000.00 | $35,000.00 | 1 |
| Irrigation | 1 | ls | $25,000.00 | $25,000.00 | 1 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | **SUBTOTAL** | **$1,225,139.10** | 1 |
| | | | | | |
| **5% mobilization, bonds, etc., & 15% contingency** | | | | **$183,770.87** | 1 |
| | | | | | |
| | | | **A&E Fees (7%)** | **$98,623.70** | 1 |
| | | | | | |
| | | | **PROJECT TOTAL** | **$1,507,533.66** | 1 |

| Windwood Hollow Park | | | | | |
|---|---|---|---|---|---|
| Opinion of Probable Cost - 03-28-2011 | | | | | |
| Site Acreage: 11.13 AC | | | | | |
| ITEM | QUA. | UNIT | COST/UNIT | COST | TIER |
| | | | | | |
| **Site Development** | 1 | ls | $200,000.00 | $200,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Site Furnishings** | | | | | |
| Waste receptacle | 6 | ea | $1,000.00 | $6,000.00 | 2 |
| Bench swings with arbor | 2 | ea | $3,000.00 | $6,000.00 | 2 |
| Bench (6' coated steel with or without back) | 4 | ea | $1,500.00 | $6,000.00 | 2 |
| Large picnic table (at pavilion) | 12 | ea | $1,500.00 | $18,000.00 | 2 |
| Bike rack (inverted "U") | 2 | ea | $750.00 | $1,500.00 | 2 |
| Drinking fountain | 1 | ea | $5,000.00 | $5,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Site Signage** | | | | | |
| Entrance sign | 1 | ls | $15,000.00 | $15,000.00 | 2 |
| Trail directional signs | 2 | ea | $500.00 | $1,000.00 | 2 |
| Vehicular & handicapped signs | 2 | ea | $250.00 | $500.00 | 2 |
| Construction sign | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Park rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Trail rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Playground rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Tennis court rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| Pavilion rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Paving** | | | | | |
| Light duty asphalt pavement | 16990 | sf | $3.25 | $55,217.50 | 2 |
| Pavement striping | 720 | lf | $0.35 | $252.00 | 2 |
| Handicapped striping (symbol) | 2 | ea | $55.00 | $110.00 | 2 |
| Concrete wheel stops | 40 | ea | $50.00 | $2,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Trails** | | | | | |
| Wood chip trail- 10' wide | 1385 | lf | $8.00 | $11,080.00 | 2 |
| Asphalt trail- 12' wide | 2835 | lf | $34.00 | $96,390.00 | 2 |
| | | | | | |
| | | | | | |
| **Landscaping & Irrigation** | | | | | |
| Mass seeding (sod) | 50226 | sf | $0.39 | $19,588.14 | 2 |
| Landscaping | 1 | ls | $25,000.00 | $25,000.00 | 2 |
| Irrigation | 1 | ls | $25,000.00 | $25,000.00 | 2 |

| | | | | | |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| **Architecture** | | | | | |
| Pavilion w/ restroom (50'x 50') | 1 | ls | $175,000.00 | $175,000.00 | 2 |
| | | | | | |
| | | | | | |
| **Tennis** | | | | | |
| Asphalt paving | 24480 | sf | $3.25 | $79,560.00 | 2 |
| Tennis courts reconditioning (acrylic surface) | 24480 | sf | $4.00 | $97,920.00 | 2 |
| Tennis net | 4 | ea | $1,500.00 | $6,000.00 | 2 |
| Striping- per court | 4 | ea | $200.00 | $800.00 | 2 |
| Lighting- 2-court pod- 50fc | 2 | ea | $80,000.00 | $160,000.00 | 2 |
| 12' high vinyl-coated fencing | 648 | lf | $38.00 | $24,624.00 | 2 |
| 4' wide x 7' high vinyl-coated gate | 2 | ea | $332.00 | $664.00 | 2 |
| | | | | | |
| | | | | | |
| **Playground** | | | | | |
| Community playground (budget, includes safety surfacing) | 1 | ls | $225,000.00 | $225,000.00 | 2 |
| Gravel subgrade- under wood play surface (4" thick) | 19144 | sf | $1.00 | $19,144.00 | 2 |
| Geotextile fabric | 19144 | sf | $0.50 | $9,572.00 | 2 |
| | | | | | |
| | | | | | |
| | | | **SUBTOTAL** | **$1,497,921.64** | 2 |
| | | | | | |
| **5% mobilization, bonds, etc., & 15% contingency** | | | | **$224,688.25** | 2 |
| | | | | | |
| | | | **A&E Fees (7%)** | **$329,542.76** | 2 |
| | | | | | |
| | | | **PROJECT TOTAL** | **$2,052,152.65** | 2 |

Table 7.1 - Ten Year Spending Plan

| | TIER 1 | | TIER 2 | | | TIER 3 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **EXISTING PARK RENOVATIONS** | **2012** | **2013** | **2014** | **2015** | **2016** | **2017** | **2018** | **2019** | **2020** | **2021** | **Future** | **TOTAL** |
| Brook Run Park | $2,000,000 | $6,796,429 | $6,796,429 | | | | | | | | | $15,592,857 |
| Donaldson Chesnut House | $67,000 | | $1,539,153 | $1,339,153 | | | | | | | | $2,945,305 |
| Dunwoody Park | | $203,209 | $2,000,000 | $1,338,435 | | | | | | | | $3,541,644 |
| Perimeter Center Park | $1,507,534 | | | | | | | | | | | $1,507,534 |
| North Dekalb Cultural Arts Center | | | | | | | | | | $3,089,237 | | $3,089,237 |
| Windwood Hollow Park | | | | | $2,052,153 | | | | | | | $2,052,153 |
| Peachtree Middle Sports fields | | | | | $5,017,535 | | | | | | | $5,017,535 |
| Vernon Springs Park | | | | | | | | | | | | $0 |
| Georgetown Park | $4,000,000 | | | | | | | | | | | $4,000,000 |
| **RENOVATIONS TOTAL** | **$7,574,534** | **$6,999,638** | **$10,335,581** | **$2,677,588** | **$7,069,687** | **$0** | **$0** | **$0** | **$0** | **$3,089,237** | **$0** | **$37,746,264** |
| **NEW PARK, FACILITY AND GREENWAY CAPITAL COSTS** | | | | | | | | | | | | |
| New Park | | $70,000 | $1,000,000 | | | | | | | | | $1,070,000 |
| New Park | | $70,000 | $1,000,000 | | | | | | | | | $1,070,000 |
| New Park | | | | | $25,000 | $70,000 | $1,000,000 | | | | | $1,095,000 |
| Peeler Road Greenway Phase 1 | $82,000 | $820,000 | | | | | | | | | | $902,000 |
| Nancy Creek Greenway Phases 3 and 4 | | | $210,000 | $2,100,000 | | | | | | | | $2,310,000 |
| Perimiter Center Trail Phases 2 and 6 | | | | | | | | | | | $4,730,000 | $4,730,000 |
| North Fork of Nancy Creek Greenway Phase 5 | | | | | | $1,980,000 | | | | | | $1,980,000 |
| **New Park, Facility and Greenway Total** | **$82,000** | **$960,000** | **$2,210,000** | **$2,100,000** | **$25,000** | **$2,050,000** | **$1,000,000** | **$0** | **$0** | **$0** | **$4,730,000** | **$13,157,000** |
| **LAND ACQUISITION COSTS** | | | | | | | | | | | | |
| Park Land Acquisition | $5,725,000 | | | | | | | | | | | $5,725,000 |
| Greenway Acquisition | | | $1,000,000 | | | $1,800,000 | | | | | $1,000,000 | $3,800,000 |
| **LAND ACQUISITION** | **$5,725,000** | **$0** | **$1,000,000** | **$0** | **$0** | **$1,800,000** | **$0** | **$0** | **$0** | **$0** | **$1,000,000** | **$9,525,000** |
| | | | | | | | | | | | | |
| **GENERAL DESIGN STANDARDS** | | | | | | | | | | | | |
| Sign Standards | $65,000 | | | | | | | | | | | $65,000 |
| Design Standards | $150,000 | | | | | | | | | | | $150,000 |
| **GENERAL PARK DESIGN TOTAL** | $215,000 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $215,000 |
| | | | | | | | | | | | | |
| **YEARLY TOTAL** | **$13,596,534** | **$7,959,638** | **$13,545,581** | **$4,777,588** | **$7,094,687** | **$3,850,000** | **$1,000,000** | **$0** | **$0** | **$3,089,237** | **$5,730,000** | **$60,643,264** |

| | |
|---|---|
| **Tier1 and Tier 2 TOTAL** | **$46,974,027** |
| **Tier3 TOTAL** | **$7,939,237** |
| **TOTAL** | **$54,913,264** |
| **FUTURE** | **$5,730,000** |
| **Existing Funding** | **$7,000,000** |
| **Total Funds Needed for Tier 1 and 2** | **$39,974,027** |

| | |
|---|---|
| **2012-2021 TOTAL** | **$54,913,264** |
| **GRAND TOTAL** | **$60,643,264** |
| **Ten Year Average Spending** | **$3,997,402.73** |
| **Per Capita (51,812) Spending 2011-12** | |
| Population (2010 estimate): | **$77.15** |
| **Per Household (20,278) Spending 2011-12** | **$183.13** |
| Monthly Spending Per Household | **$15.26** |


# SECTION 8

## FUNDING

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FUNDING

# Section 8: Funding Recommendations

As the City continues its transition over the next ten years, Dunwoody officials will have to provide new facilities, maintain existing facilities and operate a growing Recreation and Parks Division. In this section of the report, we have documented current funding practices and identified opportunities to gain additional funding and tools for continued development of the Division. Funding the improvements outlined in this master plan will be more challenging now than in past years for Dunwoody due to the condition of the national economy. In addition, the inability to charge DeKalb County users a higher fee will impact revenue generation from residents who do not pay City property taxes but use City facilities. However, over the ten-year life of this master plan, economic conditions should improve and enable the City to aggressively fund renovation and new development projects that are needed to catch up with the rapid growth and lack of development by the County that has resulted in a park facilities that are in need of major renovation.

As discussed in Section 5, *Budget Analysis*, the City currently collects funds from a variety of sources. While Section 4 primarily focused on operations funding, this section will focus on recommendations for funding capital improvements to the parks system. Historically, the main sources of capital funding for parks and recreation agencies in the state of Georgia are:

- Special Purpose Local Option Sales Tax (SPLOST)
- General Obligation Bond
- Program User Fees
- Local Option Sales Tax (LOS)
- Impact or Other Development Fees
- General Fund Tax Dollars
- State and Federal Grants



## Traditional Primary Funding Methods

### Special Purpose Local Option Sales Tax (SPLOST)

The largest and most commonly used funding source for capital projects in Georgia is the Special Purpose Local Option Sales Tax (SPLOST) program. SPLOST referendums are placed on the ballet by county governments and as such the county controls when and if this type of funding will become available. If a SPLOST is passed in DeKalb County, the City of Dunwoody will receive a proportional share of the funds collected based on the City's population. As part of the process, projects which are to be funded by the tax dollars collected must be identified prior to the vote so voters know what is to be constructed. Because so much of this process is controlled by the County, this is not seen as a viable funding source at this time.

### General Obligation Bonds

As a new city, Dunwoody does not have any outstanding general obligation bonded debt. Georgia law mandates that general obligation debt issued by cities and counties cannot exceed 10% of the assessed value of all taxable property. For Dunwoody, this equates to a legal debt margin of $240,000,000.

The use of a bond program would be a viable option to initiate a major capital program for parks and recreation facilities. The City could do a bond letting to fund a portion of the capital projects outlined in this master plan. The bond would be paid back over a 20 or 25 year period and would allow the City to begin to meet the facility needs of the community.

DeKalb County passed a similar bond program for recreation facilities and is in the process of completing the projects funded by the bonds. Like the SPLOST, projects to be funded by the bond program must be identified prior to voters going to the polls to vote. The DeKalb County bond program identified approximately seven million dollars for the development of Brook Run Park. The City is currently in negotiations with the County over the transfer of these funds to the City. If successful, these funds would expedite the redevelopment of Brook Run Park.

A bond program in the 40 million dollar range would allow the City to quickly complete approximately 30 to 40 million dollars in park projects depending upon the interest rate and payback period. Estimates that were developed that project that at a 4.5% interest rate and a payback of $2,500,000 per year over 20 years, approximately $35 million in projects and land acquisition could be completed over the next three to five years.

A variety of methods exist for funding the repayment of a bond. It can be a single source, such as using a portion of existing tax revenues; it can come from a special fee added to a utility rate, or other similar fees that residents of a community are charged.

### User Fees

User fees assessed by parks and recreation agencies are wide and variable. Fees can be charged for facility maintenance and added to program registrations or for park access that is charged on a daily or annual basis. Other user fees include memberships to special facilities and centers and program fees charged for instructional programs. The combination of these fees can be a major revenue generator for the City.

Program user fees are a collection of entry fees and program registrations. Funds collected are primarily used to offset operating expenses to provide services to Dunwoody citizens. Current program fees and revenue generation have not been a major focus for the Division. As the transition of the Division continues, this should be viewed differently. Two examples of how fees could impact funding for new development are provided below.



### Non-Resident Fees

Programs offered throughout the park system are conducted by partner groups who control all fee collections. In the case of Stage Door Players, Dunwoody Nature Center and Spruill Center for the Arts, they pay the City a flat rental fee and retain all fees. Based on interviews, all of these groups attract non-DeKalb residents to their facilities. Dunwoody Senior Baseball also attracts non-DeKalb County residents through their programs. As the City moves forward with facility use agreements, it should create a revenue policy that mandates a fee be collected from non-DeKalb County residents. The program provided by affiliated organizations benefit Dunwoody residents and the City recognizes that the administrative costs to provide these programs are borne by the provider, thereby relieving the City of that responsibility. However, since the City is subsidizing the facility use and providing maintenance to the facility at a cost, it is reasonable to consider charging a higher fee to non-County residents that are not paying for the services the City provides. House Bill 428, which allowed for the purchase of the park properties from DeKalb County, stipulates that non –resident rates cannot be applied to any DeKalb County residents for City of Dunwoody programs. Therefore these fees would only be for individuals that do not reside within DeKalb County. In the community survey, collecting a fee from non-DeKalb residents was the number one choice for increasing revenue.

### Parks Access Fee

Some communities across the country assess their citizens with an annual park access fee. Butler County Metro Parks System in Ohio charges an annual access fee and uses parking stickers on resident cars to insure the fees have been paid. In the community survey, 34.9 percent of respondents indicated they would use a park fee to improve park maintenance and recreation programs. If the City of Dunwoody were to charge each of the 21,828 households a park access fee of $120.00 dollars annually, this would generate approximately $2,600,000 million per year. This figure would continue to grow as the population of the city grows. This would fund a bond program of approximately $35,000,000 over a 20 year period. In the community survey, 21% of respondents indicated that borrowing funds and repaying them over a 20 to 25 year period was a good option. It was second only to combining borrowed funds with annual millage funds to construct a few large projects quickly and add smaller facilities over time, which received support of 30.5% or respondents.

The implementation of a park access fee would require a few operational changes at parks. Staff would have to be hired to implement the fee program and to monitor the parks to make sure visitors have the parking stickers. A system should also be implemented in which non-DeKalb residents can purchase an access pass for a higher cost. A local ordinance would have to be passed to address fines for those who park in the parks without the parking passes. While these operational changes would require an initial investment, the increased revenue that a park access fee would generate would far exceed the cost.

It is in the Division's best interest to evaluate the existing pricing strategies, develop a cost recovery philosophy and goals for both City-sponsored and association-sponsored programs that truly reflect the community's values placed on recreation and parks services, and to provide for the sustainability of the Division. The Division should examine their current fee structure to identify where increases may be appropriate; factors such as inflation rates, rising energy costs, land values, higher maintenance levels provided by the City and new facility development should all be taken into account.



### Dedicated Millage

As stated in the park access fee discussion, the combination of a millage and borrowed funds was the top choice for funding large park improvements quickly. A dedicated millage could be earmarked for repayment of a city bond program that includes park projects. As the City looks at roads and other community needs, it is clear that a bond program backed by dedicated millage is the most feasible alternative. Unlike county governments who have access to the SPLOST, cities have fewer options when it comes to repaying a bond program. By dedicating a millage for recreation, the City would create a dedicated funding source and know from year to year what funds would be available for debt service and operations of the Parks and Recreation Division.

### Regulatory Funding, Impact Fees or Development Sources

The employment of regulatory means to aid the development of parks and greenways is used by many city governments across the country. In the case of parks, land set aside or a fee in lieu of land set aside are common and would provide either needed parkland or funds for acquisition of parkland. As discussed in Section 7, a mandatory parkland dedication or fee in lieu of dedication is recommended to be added to the Dunwoody Zoning Code in order to gain more public parkland to offset the impacts of residential development in the City.

Impact fees is another dedicated funding source that responds to impacts on a park system that results from new residents moving into a community. Many communities assess park impact fees when any type new residential unit is built. The City of Dunwoody is currently doing an impact fee analysis to

determine the current level of services provided by the City. This is a state requirement that must be completed before impact fees can be assessed. Our planning team strongly recommends that impact fees for parks be adopted.

### Right-of-Way or Greenway Easement Dedication

The City's Greenway Corridors Map envisions a system of multi-use trails that are not roads but do add an important connectivity method for pedestrians and cyclists. However, the City currently does not have any process for dedication of right of way or easements for the development of multi-use greenways as property is developed or redeveloped along proposed greenway corridors.

Establishing a process and policy regarding the dedication of right-of-way or easements should be further explored by the City. Because much of the City is already built-out, the City may want to consider requiring mandatory dedication of right-of-way or easements for property that is developed or redeveloped along proposed greenways.

### Lodging, Car Rentals and Liquor Excise Taxes

Many communities nationally are incorporating lodging taxes to pay for many tourism related programs, including parks and recreation improvements. Jurisdictions have implemented or are considering instituting a lodging tax to fund future capital improvements that may lead to increased tourism and overnight stays.

Silverthorne, Colorado, for example, passed a 2% lodging tax in 1999. Total collections have been divided: 85% going towards capital projects relating to parks, trails, open space and recreation and 15% to market the Town of Silverthorne and its amenities. Other communities from Washington to Texas have adopted similar funding measures that have gone to develop large-scale recreation facilities that would generate out-of-town visits.

Dunwoody currently collects a hotel/motel tax at 5%. By comparison, Johns Creek charges a rate of 7%. Consideration should be given to increasing the tax and dedicating this increase to funding capital development of park facilities. The funds collected could be used as one of the sources to retire a bond program.

On rental vehicles, the City of Dunwoody collects a tax of 3%. This is the same rate charged by Sandy Springs and Johns Creek. Dunwoody should consider an increase in this fee and use the additional funds collect to help retire a bond program.

Dunwoody currently collects liquor tax at 3% per drink and additional wholesale taxes on beer and wine based on size of item sold. Consideration should be given to increasing the tax and dedicating the increase to funding capital development of park facilities. The funds collected could be used as one of the sources to retire a bond program.

A common element of all these fees is that they are paid by residents and non-residents alike. Perimeter Mall is a major attraction and brings to the city many non-residents who purchase alcoholic beverages at restraints and stay in hotels. In addition many business travelers stay in Dunwoody hotels and rent vehicles. These non-residents would be aiding in the development of park facilities if these taxes were increased.

### Local Income Tax

Georgia also authorizes counties and localities to levy a 1% local option income tax, with voter approval. Because the City has a limit on property taxes, this may be another tool for funding capital development for parks. The income tax levee could be set for a predetermined time frame in order to allow the City to purchase land and develop parks and then sunset the income tax when the funding needs have been met.

## Alternative Funding Sources

### Grants

*Transportation Grants/SAFETEA-LU*

The Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) provides funds for various transportation projects, including greenways. Built upon the foundations of the Transportation Equity Act for the 21st Century (TEA-21), SAFETEA-LU was signed into law in August 2005.

*Transportation Enhancements (TE)*

The Transportation Enhancements (TE) program funds a wide variety of transportation-related community projects. This program is the largest source of funding for trails and related facilities. Transportation Enhancement projects must relate to surface transportation and compete among numerous projects. Greenways and other recreational trails are eligible for TE funding as long as the project has a transportation element being funded.

There are 12 eligible Transportation Enhancement categories. The three that most relate to greenways and recreational trails are pedestrian and bicycle facilities, pedestrian and bicycle safety and educational activities, and conversion of abandoned railway corridors to trails. The Georgia Department of Transportation (GDOT) is the agency responsible for administering Transportation Enhancement funds in Georgia. Dunwoody could possibly fund portions of the recommended greenway system through annual applications to GDOT. These grants are 80 percent federal and 20 percent local funding. Therefore, for every $1.00 invested by the City, The City receives $4.00 in grant funds. Individual projects can receive a maximum of $1 million.



*Safe Routes to School (SRTS)*

The Safe Routes to School (SRTS) program, which is also administered by GDOT, funds walking and bicycle facilities that connect residents to schools. The goals of the program are to enable and encourage children to walk and bike to school safely, make walking and biking a safer and more appealing transportation choice, facilitate the planning and development of projects and activities that will improve safety, and to reduce traffic, fuel consumption and air pollution in the vicinity of elementary and middle schools. This grant does not require a match, but grant funds are limited to $500,000 per application per funding cycle. Applications received from a project sponsor may include multiple elements, such as sidewalks, bike lanes and speed humps, but cannot exceed $500,000.

*Recreational Trails Program (RTP)*

This program was initiated through the TEA-21 legislation. Funds are awarded for the construction of trails and support facilities. Emphasis is on the construction of multi-use trails such as biking, hiking, equestrian, motorized, etc. In Georgia, administration of this program is handled by staff of the Department of Natural Resources, Division of Parks, Recreation and Historic Sites.

*Community Development Block Grants*
Although this program funds housing, public facilities, economic development and community projects, recreation could be a minor component of the project. For example, a mini park could be constructed on land purchased through the housing project that services primarily low- to moderate-income individuals. The program is administered through the Georgia Department of Community Affairs.
*Environmental Education Grants*
This program is sponsored by the EPA's Environmental Education Division (EED), Office of Children's Health Protection and Environmental Education. It supports environmental education projects that enhance the public's awareness, knowledge, and skills to help people make informed decisions that affect environmental quality. The EPA awards grants each year based on funding appropriated by Congress. Annual funding for the program ranges between $2 and $3 million. Most grants will be in the $15,000 to $25,000 range.

In Georgia these grants are administered by the Department of Natural Resources. This grant program could be a potential source for funding or programming of nature programs at Dunwoody Nature Center. Grant deadlines for this grant program are normally in December of each year.

*Land and Water Conservation Fund*
For many years since the mid 1960s, the Land and Water Conservation Fund (LWCF) program provided funds for outdoor recreation acquisition and development. However, over the last few years the funding has been extremely limited. In Georgia, administration of LWCF is handled by staff of the Department of Natural Resources (DNR), Division of Parks, Recreation and Historic Sites. In 2008, the DNR awarded $1,200,000 in grants for land acquisition, development of new facilities and the rehabilitation of existing facilities. This is a grant program that the Division should apply to each year to aid in the development of projects.

*Private Grants*
Local governments throughout the country are seeking out funding for outdoor recreation projects from private philanthropic organizations, foundations and corporations, such as the American Greenways Kodak Awards Program. The program, administered by The Conservation Fund, provides grants of $500 to $2500 to local greenways projects. The purpose of the grants is to stimulate the planning, design and development of greenways. Information can be found at www.conservationfund.org.

*Rehabilitation Service Programs*
This program is available through the US Department of Education, Office of Special Education and Rehabilitative Services. The intent of the program is to provide individuals with disabilities recreational activities and related experiences that can be expected to aid in their employment, mobility, socialization, independence and community integration. Specific project activities may include swimming, wheelchair basketball, camping, hiking, water skiing, camping, horseback riding, arts and sports. Historically, applications are due in September of each year.
In 2008, the DNR awarded $1,300,000 in trail grants. These grants were awarded for a variety of trail projects throughout the state. This is a potential source of funding to jump start the City's greenway program. Annual grant applications should be submitted for the highest priority greenway projects. The next application cycle begins in the fall of 2011 and the City should apply for development of portions of the Power Line Greenway.

Like the Transportation Enhancements program, the RTP is a matching grant with 80 percent federal funding and 20 percent local funding. Funds may be used for:

- Maintenance and restoration of existing trails
- Development and rehabilitation of trailside and trailhead facilities and trail linkages
- Purchase and lease of trail construction and maintenance equipment
- Construction of new trails (with restrictions for new trails on Federal lands)
- Acquisition of easements or property for trails
- Assessment of trail conditions for accessibility and maintenance
- Development and dissemination of publications and operation of educational programs to promote safety and environmental protection, (as those objectives relate to one or more of the use of recreational trails, supporting non-law enforcement trail safety and trail use monitoring patrol programs, and providing trail-related training), (limited to 5 percent of a State's funds)
- State administrative costs for the RTP (limited to 7 percent of a State's funds)

*Other Transportation Grant Opportunities*
Because the Atlanta Regional Commission is under federal mandate to improve air quality, there are several other specific grants available through GDOT to fund alternative transportation. The Recreation and Parks Division should work closely with the City's Division of Transportation to pursue funds for sidewalks, trails and bike lanes to connect to the community's parks, many of which are adjacent to schools.

See the Appendix for additional trail funding resources.



## Alternative Funding Methods

### Partnerships

There has been a movement away from public parks and recreation departments being the exclusive provider of facilities and services, toward departments forming partnerships with other entities to produce these amenities. Partnerships can also be an excellent option when the Division is approached by community members to add facilities or amenities to parks that are not part of the master plan priorities. When unique, unforeseen opportunities arise relative to development opportunities and community interest, Dunwoody can consider partnerships rather than rejecting the project. However, when developing partnerships, there must be reciprocal benefits to all parties in the arrangement.

The existing arrangements with Stage Door Players, North DeKalb Cultural Arts Center, Dunwoody Nature Center and Dunwoody Senior Baseball, and other groups using the City parks and facilities are great examples of partnerships that are working. In each of these cases, the City is a facility provider but does not lead in program execution. This model should be continued into the future with annual reviews of all agreements to insure that the public needs are being met in a cost effective and safe manner.

### "Buy-A-Foot" Programs

"Buy-a-Foot" programs have been successful in raising funds and awareness for trail and greenway projects across the country. Under local initiatives, citizens are encouraged to purchase one linear foot of the greenway by donating the cost of construction. An excellent example of a successful endeavor is the High Point (North Carolina) Greenway "Buy-a-Foot" campaign, in which linear greenway "feet" were sold at a cost of $25 per foot. Those who donated were given a greenway T-shirt and a certificate. This project provided an estimated $5,000 in funds.

### Fundraising

Local fundraising is a mechanism that has worked effectively in communities across the country. Although a strong local effort is involved, this mechanism typically generates a vast amount of support and publicity. Local businesses, organizations and private individuals can pledge funding over a specific period of time.

In most communities, a recreation and parks advisory board plays an active role in fundraising for their department. Dunwoody has a parks board and its members should play a vital role in providing guidance, expertise, advocacy, political support, fundraising efforts and representation of the agency's constituents. One of the primary responsibilities of a board is to assist in the development, acquisition and management of Division resources.

Board members can be more proactive by initiating a variety of fundraising tasks, such as collaborating with the "Friends of Parks" groups to send direct mail letters, promoting sponsorship of programs and naming rights, seeking in-kind donations, hosting special events (e.g., golf tournaments, fundraiser dinners, events to honor volunteers, silent auctions and themed socials) and soliciting charitable donations of money and lands.

Currently, the funds that are collected are transferred to agencies that promote tourism within the city. While it is not the main focus of the Recreation and Parks Division, promoting tourism that results in overnight stays in local hotels/motels (e.g., tournaments, special events) is one of its functions and the Division should receive a portion of these funds.

### Naming Rights

Naming rights became prominent in the 1990s, when larger sports venues and cultural spaces were named after a company or individual. Many examples of successful ventures are known today, like Dick's Sporting Goods Park in Denver (home of the Colorado Rapids soccer team), the American Airlines Arena in Miami (home of the Miami Heat NBA team), and the multi-purpose American Airlines Center in Dallas.

Public naming rights have been growing due to tighter agency budgets. The attraction of public venues is the varied tiers of naming rights that can be allowed. In a large sports complex for example, agencies can solicit naming rights for the entire facility for a prescribed amount of money or tailor it towards naming a locker room within the facility for a lesser fee.

Agencies are creative in selling not only spaces but placing products within the Division to generate new revenues. In 2002, Los Angeles City lifeguards sported Izod swimsuits as the "official swimwear of the Los Angeles City Beach Lifeguards" and the Skokie (IL) Park District collected $150,000 annually from Pepsi for it being its "exclusive soft drink provider."

## Funding Recommendations Summary

Survey responses indicated that there is support to borrow money to develop parks and pay it back over a long period of time. Fifty-one percent of the survey respondents indicated their support for funding projects with funds that would be paid back over an extended period of time. This would require the City to approve a general obligation bond for parks. The most likely funding source for bond repayment will be a combination of fees, increases in excise taxes and a millage increase that are imposed by the City in order to pay off the bond over a 20 to 25 year period. City staff should explore

the funding options presented and then work with the City Council to implement the necessary steps to fund the bond program.

Other steps that will increase the rate of park and greenway development but on a much smaller scale include the following:

***Implement regulatory tools for mandatory parkland and greenway rights-of-way or easements in the zoning code.*** This is one of the few no cost options for the City and is a standard requirement in many communities across the country.

***Develop a fees and charges policy.*** The Division should develop a fees and charges policy, as discussed in Section 5, which can be applied to all programs they offer. The fees and charges policy shall clearly define the various levels of general funds that will be used to fund each type of program so that revenue generating goals for the Division can be set for individual programs, as well as the Division as a whole. This should be a high priority for the Division and should be completed in the first six months of fiscal year 2011-12. Increasing self-generated revenues will be a vital part of the increased funding for the Division, but is dependent on providing adequate park facilities, as discussed in Section 6.

***Build on existing partnerships.*** Building stronger relationships with current, non-profit groups and others could allow the Division to provide services through allied providers and save operational costs in the future. The City could continue to make park land available for local groups who raise money to fund improvement such as a new nature center building for Dunwoody Park. This is a common practice across the country. A good example is the Friends of Warner Parks in Nashville, Tennessee; they just raised over 3 million dollars to buy additional land for Nashville's largest park.

Any agreements with these partners should be in writing in the form of intergovernmental agreements (IGA), memorandums of understanding (MOU), memorandums of agreement (MOA) or other similar written agreement formats to ensure that all parties understand their roles and responsibilities.

***Seek grants and leverage existing funds as potential matches.*** Expand the level of grant writing that is done by the Division. Grants have been and will continue to be a credible funding source for special projects and plans. Grants should not be sought as a primary revenue source, but as a supplement to the Division and capital funding. The Recreation and Parks Division should work closely with the City's Transportation Division to pursue GDOT grant funds for sidewalks, trails and bike lanes.

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# APPENDIX

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# APPENDIX: COMMUNITY SURVEY RESULTS

## Mailed Survey

**Dunwoody Parks and Recreation Department Community Survey**

Please take a moment to fill out the questionnaire and **return by January 2020 11**.

**1.** Please enter the **ID code** listed on the attached cover letter: _____

**2.** Listed below are programs and activities typically offered by parks and recreation departments. Please place a check next to the programs and activities that you or members of your family ***have*** and/or ***would like*** to participate in:
(**A. Have Participated** and **B. Would Like to Participate** – you may put a check in both columns)

| **Youth Sports** | **A.** | **B.** |
|---|---|---|
| Tackle Football | ( ) | ( ) |
| Flag Football | ( ) | ( ) |
| Tennis Programs | ( ) | ( ) |
| Basketball Program | ( ) | ( ) |
| Softball - Slow/Fast Pitch | ( ) | ( ) |
| Rec Soccer Leagues | ( ) | ( ) |
| Select Soccer Leagues | ( ) | ( ) |
| Rec Baseball Leagues | ( ) | ( ) |
| Travel Baseball League | ( ) | ( ) |
| Cricket Leagues | ( ) | ( ) |
| Swim Team | ( ) | ( ) |
| Cheerleading | ( ) | ( ) |
| Lacrosse Leagues | ( ) | ( ) |
| Roller Hockey | ( ) | ( ) |
| Archery | ( ) | ( ) |

| **Youth Programs** | **A.** | **B.** |
|---|---|---|
| Gymnastics | ( ) | ( ) |
| Pre-school Programs | ( ) | ( ) |
| Summer Camps | ( ) | ( ) |
| Afterschool Program | ( ) | ( ) |
| Swimming Lessons | ( ) | ( ) |
| Gardening Programs | ( ) | ( ) |
| Nature Programs | ( ) | ( ) |

| **Senior Activities** | **A.** | **B.** |
|---|---|---|
| Senior Games | ( ) | ( ) |
| Senior Trips | ( ) | ( ) |
| Bowling | ( ) | ( ) |
| Health Classes | ( ) | ( ) |

| **Adult Sports** | **A.** | **B.** |
|---|---|---|
| Basketball Leagues | ( ) | ( ) |
| Flag Football Leagues | ( ) | ( ) |
| Softball Leagues | ( ) | ( ) |
| Volleyball Leagues | ( ) | ( ) |
| Kickball | ( ) | ( ) |
| Soccer | ( ) | ( ) |
| Tennis | ( ) | ( ) |
| Ultimate Frisbee | ( ) | ( ) |
| Swim Team | ( ) | ( ) |
| Co-ed Sports | ( ) | ( ) |
| Outdoor Fitness Classes | ( ) | ( ) |
| Cricket Leagues | ( ) | ( ) |

| **Classes** | **A.** | **B.** |
|---|---|---|
| Outdoor/Environmental Education | ( ) | ( ) |
| Painting Classes | ( ) | ( ) |
| Aerobics/Group Exercise | ( ) | ( ) |
| Yoga | ( ) | ( ) |
| Pottery Classes | ( ) | ( ) |
| Computer Class | ( ) | ( ) |
| Martial Arts Classes | ( ) | ( ) |
| Dance Class | ( ) | ( ) |
| Cooking Classes | ( ) | ( ) |
| Classes for people with Special Needs | ( ) | ( ) |
| Aquatics Fitness Classes | ( ) | ( ) |
| Nature Programs | ( ) | ( ) |
| Wellness Programs | ( ) | ( ) |

| **Special Events** | **A.** | **B.** |
|---|---|---|
| Lemonade Days | ( ) | ( ) |
| Music Fest | ( ) | ( ) |
| Movies in the Park | ( ) | ( ) |
| Fall Family Festival | ( ) | ( ) |
| Parades | ( ) | ( ) |
| Fundraising Walk | ( ) | ( ) |
| Old Timers Day | ( ) | ( ) |
| 5K/10K Road Race | ( ) | ( ) |
| City Tennis Tournament | ( ) | ( ) |

| **General Park Activities** | **A.** | **B.** |
|---|---|---|
| Walking on Trails | ( ) | ( ) |
| Jogging/Running | ( ) | ( ) |
| Visiting a Playground | ( ) | ( ) |
| Picnic in the Park | ( ) | ( ) |
| Skateboarding | ( ) | ( ) |
| Off Road Biking | ( ) | ( ) |
| Swimming | ( ) | ( ) |
| Visiting a Dog Park | ( ) | ( ) |
| Park Shelter | ( ) | ( ) |
| Facility Rental | ( ) | ( ) |
| Sports Spectator | ( ) | ( ) |
| Playing Sports | ( ) | ( ) |
| Bocce/Shuffleboard | ( ) | ( ) |
| Bird Watching | ( ) | ( ) |
| Gardening | ( ) | ( ) |
| People Watching | ( ) | ( ) |



**3.** Go back to the list above and **CIRCLE UP TO FIVE** programs, events, activities and services that are your favorites.

**4.** Please list up to **five** new programs you would like offered by the City or through a partnership with a local agency:
1: 4:
2: 5:
3:

**5.** Using the list below, indicate how often you take part in the following parks programs:

| **1** | **2** | **3** | **4** | **5** |
|---|---|---|---|---|
| Very Often | Often | Occasionally | Rarely | Never |

_____ Passive Park Usage - walking, picnicking, fishing, walking dogs, flying kites, sitting and relaxing
_____ A Special Event - music in the park, special program, fall festival, etc.
_____ Individual Activity - tennis, dog park, basketball, walking trail, playground, instructional program, gardening
_____ Organized Group Activity - soccer, baseball, flag football, basketball leagues, lacrosse, cheerleading

**6.** Have you visited a Dunwoody City Park facility in the past year? See question #8 for list of parks. Yes ( ) No ( )

**7.** Please indicate how often you normally visit any park in Dunwoody: (**Check ONE**)

( )Daily ( )Once a week ( )Once a month ( )Once a year
( )A few times a week ( )A few times a month ( )A few times a year ( )Never

If you answered 'Once a month' or less, what would get you to visit parks in Dunwoody more often? (Write in space below)

If you answered 'Never,' is there a specific reason you do not use parks in Dunwoody? (Write in space below)

**8.** Please check the parks that you or your family use most often:

( ) Brook Run Park ( )Windwood Hollow Park ( )Donaldson-Bannister House
( )Dunwoody Park ( )Vernon Springs Park ( )Dunwoody Nature Center
( )Perimeter Park ( )Spruill Arts Center ( )None

If you answered 'None' is there a specific reason you do not use these facilities? (Write in space below)

**9.** Please indicate which of the following ways you ***currently*** as well as ***prefer*** to access Dunwoody Parks and Recreation facilities:

| | **Currently** | **Prefer** |
|---|---|---|
| Walk | ( ) | ( ) |
| Bicycle | ( ) | ( ) |
| Drive | ( ) | ( ) |
| Other: _____ | | |

**10.** How far would you be willing to walk, drive or ride a bike to parks and recreation facilities if safe multi-use trails, sidewalks and on road bicycle lanes were provided throughout the City? (**Check ONE choice per category**)

**Walk**
( )Would not walk
( )Up to 2 miles
( )2-5 miles

**Drive**
( )Would not drive
( )Under 15 minutes
( )15-30 minutes
( )30-45 minutes
( )45+ minutes

**Ride a Bike**
( )Would not bike
( )Up to 2 miles
( )2-5 miles
( )5-10 miles
( )10+ miles

**11.** How safe do you feel when you visit a park? (**Check ONE**)

( ) Very Safe ( ) Somewhat Safe ( ) Somewhat Unsafe ( ) Very Unsafe

If you answered 'Somewhat Unsafe' or 'Unsafe,' please identify what would make you feel safer in the parks: (Write in space below)

**12.** The Dunwoody Parks and Recreation Department and their partnering associations provide a range of programs, events, activities and services. Using the scale below, please give an overall grade as to whether or not park programs meet your needs. (**Check ONE**)

( ) Excellent ( ) Good ( ) Average ( ) Fair ( ) Poor

If average or below, please tell us what would make it better: (Write in space below)

**13.** Please list any enhancements to current park facilities that would improve your parks and recreation experience.

**14.** Do you travel to other communities or to unincorporated DeKalb County to use parks and recreation facilities? Yes ( ) or No ( )

If you answered yes, please check the factors that influence your decision to use these other facilities:
____ They are closer to my residence
____ They offer facilities that are not available in Dunwoody parks
____ They offer better quality facilities
____ I feel safer in their parks
____ Other:

Which parks do you use in other communities? _____

**15.** Do you use recreation facilities offered by a church or other private providers? Yes ( ) No ( )

If you answered yes, please check the factors that influence your decision to use these other facilities:

____ They are closer to your residence
____ They offer facilities that are not available in Dunwoody parks
____ They offer better quality facilities
____ Their programs are better operated than public recreation programs
____ Other:

Which facility provider(s) do you use? _____

**16.** Please indicate with the appropriate number whether you think the following should have a **(1) high priority, (2) medium priority or (3) low priority** for implementation or **(4) should not be implemented**:

____ Develop more walking trails within existing parks
____ Develop a greenway/trail system throughout the city to connect parks and neighborhoods
____ Develop bike lanes throughout the city along roads
____ Develop a multi-court outdoor tennis center
____ Develop a community amphitheater
____ Develop an outdoor aquatic complex
____ Develop an indoor aquatic center with leisure, therapeutic and competition swim facilities
____ Develop additional dog parks
____ Develop more indoor meeting and program space
____ Develop a multi-generational recreation center (with gym, fitness rooms, swimming and tennis courts)
____ Develop unpaved nature trails
____ Develop a larger theater for performances
____ Develop more parks throughout the city
____ Develop a large sports complex for hosting tournaments for soccer, lacrosse, baseball and softball
____ Develop additional community gardens
____ Expand arts classes to more locations
____ Expand nature programs for older children and adults
____ Connect greenway system to neighboring communities
____ Acquire natural areas for protection with limited development
____ Improve the level of maintenance at current parks and recreation facilities
____ Provide a multi-use green for community events
____ Provide passive open space/green space in the city
____ Develop more outdoor adult sports facilities
Other: _____

**17.** Would you support the development of greenways with multi-use trails to connect parks, schools and neighborhood facilities throughout the City? ( ) Yes ( ) No

**18.** If a multi-use trail were planned to be located on your property, would you be willing to provide an easement for the construction of the trail, provided that it did not interfere with the use of your property? ( ) Yes ( ) No

**19.** Would you support the City working with surrounding communities and governmental entities to develop an interconnected regional greenway system with multi-use trails? ( ) Yes ( ) No

**20.** Would you support the purchase of park land if the city could not develop the land immediately upon making the purchase? Yes ( ) No ( )

**21.** Which method of funding for park land acquisition, greenway and park facility renovation and development would you prefer?

( ) Borrow money to make necessary improvements and pay back over a 20- or 25-year period.
( ) Impose a millage rate that will allow the City to pay for facilities as they are developed.
( ) Combine borrowed funds with annual millage funds to construct a few large facilities quickly and add smaller facilities to the system over time.
( ) Increase lodging tax to fund larger park facilities that will draw non-residents to Dunwoody for special events and tournaments.
( ) None

**22.** In order to generate needed revenue to improve park maintenance and recreation programs offered in Dunwoody parks, please indicate **all** options that you would support for increasing funding for parks:

( ) Charge an annual park user fee per household
( ) Increase rental fees for park facilities
( ) Increase program user fees
( ) Charge parking fees in parks
( ) Charge non-DeKalb County residents higher fees
( ) Build more facilities that generate revenue, such as a tournament facility or indoor recreation center
( ) Sponsor more tournaments and special events that generate sales tax and hotel tax dollars
( ) Other: _____

**23.** How much would you be willing to spend per month per household to support improved park maintenance and recreation services? (**Check ONE**)

( ) $1-$10 ( ) $11-$20 ( ) $21-$30 ( ) $31-$50 ( ) More than $50 ( ) None

**24.** Please indicate with the appropriate number if you **(1) agree**, **(2) disagree** or **(3) do not know** about the following statements:

____ Advertisements about upcoming events and programs are adequate.
____ The programs I/my family participate in are offered by the Dunwoody Parks and Recreation Department.
____ The programs I/my family participate in are offered by local churches or similar groups.
____ The programs I/my family participate in are offered by the Dunwoody Nature Center.
____ The programs I/my family participate in are offered by the Spruill Arts Center.
____ The programs I/my family participate in are offered by Stage Door Players.
____ Recreation facilities and parks are well maintained.
____ Parks are well distributed throughout the city.
____ Additional sport fields are needed.
____ Additional meeting/program space is needed.
____ Existing facilities need to be renovated.
____ Volunteer sports leagues are well organized.
____ Recreation programs and activities are reasonably priced.
____ The Dunwoody Parks and Recreation Department maintains a good image in the community.
____ Recreation facilities and parks are well supervised.
____ Recreation activities and programs are well supervised.
____ Compared to other priorities (public safety, streets, utilities, schools), parks and recreation is important to a community.
____ I am able to contact parks and recreation officials for information easily.
____ Other: _____

**25.** How would you ***prefer*** to register for Parks and Recreation programs? (**Check ONE**)

( ) Mail-in registration form ( ) Online registration ( ) In person at Dunwoody Parks and Recreation Department offices or onsite at parks

**26.** Please indicate which of the following ways you ***currently*** as well as ***prefer*** to get information about Dunwoody Parks and Recreation events and programs?

| | **Currently** | **Prefer** |
|---|---|---|
| Dunwoody Parks and Recreation Department Website | ( ) | ( ) |
| Local Newspapers | ( ) | ( ) |
| Local Television Channels | ( ) | ( ) |
| Local Radio Stations | ( ) | ( ) |
| School Flyers | ( ) | ( ) |
| Email | ( ) | ( ) |
| A Semi-Annual Parks and Recreation Guide | ( ) | ( ) |
| Text Messages | ( ) | ( ) |
| Word of Mouth | ( ) | ( ) |

Other: (Please describe) _____

**27.** Please write your zipcode in the following space: _____

**28.** Please indicate your gender and age: ( ) Male ( ) Female

( ) 14 and Under ( ) 25-34 ( ) 45-54 ( ) 65-74
( ) 15 -24 ( ) 35-44 ( ) 55-64 ( ) 75+

**29.** Which of the following best describes your household?

( ) Single ( ) Couple with children
( ) Couple with no children ( ) Retired
( ) Single-parent household with children

If you have children at home, how many children do you have in each of the following age groups?

_____ Under 5 years of age _____ 5 to 11 years of age _____ 12 to 19 years of age

Please return survey in pre-paid envelope to
LOSE & ASSOCIATES, Inc.
1314 5th Ave. N Suite 200
Nashville, TN 37208

## On-Line Survey

* 1. Please enter the ID CODE listed on the letter that you received in the mail:

**2. Listed below are programs and activities typically offered by parks and recreation departments. Please place a check next to the programs and activities that you or members of your family have and/or would like to participate in:**

| | Have Participated | Would Like to Participate |
|---|---|---|
| Youth sports: tackle football | ☐ | ☐ |
| Youth sports: flag football | ☐ | ☐ |
| Youth sports: tennis | ☐ | ☐ |
| Youth sports: basketball | ☐ | ☐ |
| Youth sports: softball (slow/fast pitch) | ☐ | ☐ |
| Youth sports: rec soccer leagues | ☐ | ☐ |
| Youth sports: select soccer leagues | ☐ | ☐ |
| Youth sports: rec baseball leagues | ☐ | ☐ |
| Youth sports: travel baseball league | ☐ | ☐ |
| Youth sports: cricket leagues | ☐ | ☐ |
| Youth sports: swim team | ☐ | ☐ |
| Youth sports: cheerleading | ☐ | ☐ |
| Youth sports: lacrosse leagues | ☐ | ☐ |
| Youth sports: archery | ☐ | ☐ |
| Youth programs: gymnastics | ☐ | ☐ |
| Youth programs: pre-school programs | ☐ | ☐ |
| Youth programs: summer camps | ☐ | ☐ |
| Youth programs: after school programs | ☐ | ☐ |
| Youth programs: swimming lessons | ☐ | ☐ |
| Youth programs: gardening programs | ☐ | ☐ |
| Youth programs: nature programs | ☐ | ☐ |
| Seniors: senior games | ☐ | ☐ |
| Seniors: senior trips | ☐ | ☐ |
| Seniors: bowling | ☐ | ☐ |
| Seniors: health classes | ☐ | ☐ |
| Adult sports: basketball leagues | ☐ | ☐ |
| Adult sports: flag football leagues | ☐ | ☐ |
| Adult sports: softball leagues | ☐ | ☐ |
| Adult sports: volleyball leagues | ☐ | ☐ |
| Adult sports: kickball | ☐ | ☐ |
| Adult sports: soccer | ☐ | ☐ |
| Adult sports: tennis | ☐ | ☐ |
| Adult sports: ultimate frisbee | ☐ | ☐ |
| Adult sports: swim team | ☐ | ☐ |
| Adult sports: co-ed sports | ☐ | ☐ |
| | ☐ | ☐ |

| | | |
|---|---|---|
| Adult sports: outdoor fitness classes | ☐ | ☐ |
| Adult sports: cricket leagues | ☐ | ☐ |
| Classes: outdoor/environmental education | ☐ | ☐ |
| Classes: painting | ☐ | ☐ |
| Classes: aerobics/group exercise | ☐ | ☐ |
| Classes: yoga | ☐ | ☐ |
| Classes: pottery | ☐ | ☐ |
| Classes: computers | ☐ | ☐ |
| Classes: martial arts | ☐ | ☐ |
| Classes: dance | ☐ | ☐ |
| Classes: cooking | ☐ | ☐ |
| Classes: special needs | ☐ | ☐ |
| Classes: aquatics fitness | ☐ | ☐ |
| Classes: nature programs | ☐ | ☐ |
| Classes: wellness programs | ☐ | ☐ |
| Special events: Lemonade Days | ☐ | ☐ |
| Special events: Music Fest | ☐ | ☐ |
| Special events: Movies in the Park | ☐ | ☐ |
| Special events: Fall Family Festival | ☐ | ☐ |
| Special events: Parades | ☐ | ☐ |
| Special events: Fundraising Walk | ☐ | ☐ |
| Special events: Old Timers Day | ☐ | ☐ |
| Special events: 5K/10K Road Races | ☐ | ☐ |
| Special events: City Tennis Tournament | ☐ | ☐ |
| General park activities: walking on trails | ☐ | ☐ |
| General park activities: jogging/running | ☐ | ☐ |
| General park activities: visiting a playground | ☐ | ☐ |
| General park activities: picnic in the park | ☐ | ☐ |
| General park activities: skateboarding | ☐ | ☐ |
| General park activities: off-road biking | ☐ | ☐ |
| General park activities: swimming | ☐ | ☐ |
| General park activities: visiting a dog park | ☐ | ☐ |
| General park activities: park shelter | ☐ | ☐ |
| General park activities: facility rental | ☐ | ☐ |
| General park activities: sports spectator | ☐ | ☐ |
| General park activities: playing sports | ☐ | ☐ |
| General park activities: bocce/shuffleboard | ☐ | ☐ |
| General park activities: bird watching | ☐ | ☐ |
| General park activities: gardening | ☐ | ☐ |
| General park activities: people watching | ☐ | ☐ |

**3. Go back to the question above and list UP TO FIVE programs, events, activities and services that are your favorites:**

1
2
3
4
5

**4. Please list up to FIVE new programs you would like offered by the City or through a partnership with a local agency:**

1
2
3
4
5

**5. Using the list below, indicate how often you take part in the following parks programs:**

| | Very Often | Often | Occasionally | Rarely | Never |
|---|---|---|---|---|---|
| Passive Park Usage - Walking, picnicking, fishing, walking dogs, flying kites, sitting and relaxing | ◯ | ◯ | ◯ | ◯ | ◯ |
| A Special Event - music in the park, special program, fall festival, etc. | ◯ | ◯ | ◯ | ◯ | ◯ |
| Individual Activity - tennis, dog park, basketball, walking trail, playground, instructional program, gardening | ◯ | ◯ | ◯ | ◯ | ◯ |
| Organized Group Activity - soccer, baseball, flag football, basketball leagues, lacrosse, cheerleading | ◯ | ◯ | ◯ | ◯ | ◯ |

**6. Have you visited a Dunwoody City Park facility in the past year? See question #10 for a list of parks:**

- ◯ Yes
- ◯ No

**7. Please indicate how often you normally visit any park in Dunwoody: (Check ONE)**

- ◯ Daily
- ◯ A few times a week
- ◯ Once a week
- ◯ A few times a month
- ◯ Once a month
- ◯ A few times a year
- ◯ Once a year
- ◯ Never

**8. If you answered 'Once a month' or less, what would get you to visit parks in Dunwoody more often?**

**9. If you answered 'Never,' is there a specific reason you do not use parks in Dunwoody?**

**10. Please check the parks that you or your familiy use most often:**

- ☐ Brook Run Park
- ☐ Dunwoody Park
- ☐ Perimeter Park
- ☐ Windwood Hollow Park
- ☐ Vernon Springs Park
- ☐ Spruill Arts Center
- ☐ Donaldson-Bannister House
- ☐ Dunwoody Nature Center
- ☐ None

**11. If you answered 'None' is there a specific reason you do not use these facilities?**

**12. Please indicate which of the following ways you currently as well as prefer to access Dunwoody Parks and Recreation facilities:**

| | Currently | Prefer |
|---|---|---|
| Walk | ☐ | ☐ |
| Bicycle | ☐ | ☐ |
| Drive | ☐ | ☐ |

Other (please specify)

**13. How far would you be willing to WALK to parks and recreation facilities if safe multi-use trails and sidewalks were provided throughout the City? (Check ONE)**

- ◯ Would not walk
- ◯ Up to 2 miles
- ◯ 2-5 miles

**14. How far would you be willing to DRIVE to parks and recreation facilities if safe multi-use trails, sidewalks and on-road bicycle lanes were provided throughout the City? (Check ONE)**

- ◯ Would not drive
- ◯ 15-30 minutes
- ◯ 45+ minutes
- ◯ Under 15 minutes
- ◯ 30-45 minutes

**15. How far would you be willing to BICYCLE to parks and recreation facilities if safe multi-use trails, sidewalks and on-road bicycle lanes were provided throughout the City? (Check ONE)**

- ◯ Would not bicycle
- ◯ 2-5 miles
- ◯ 10+ miles
- ◯ Up to 2 miles
- ◯ 5-10 miles

**16. How safe do you feel when you visit a park?**

◯ Very Safe ◯ Somewhat Safe ◯ Somewhat Unsafe ◯ Very Unsafe

If you answered 'Somewhat Unsafe' or 'Unsafe,' please identify what would make you feel safer in the parks:

**17. The Dunwoody Parks and Recreation Department and their partnering associations provide a range of programs, events, activities and services. Using the scale below, please give an overall grade as to whether or not park programs meet your needs. (Check ONE)**

◯ Excellent ◯ Good ◯ Average ◯ Fair ◯ Poor

If average or below, please tell us what would make it better: (Write in space below)

**18. Please list any enhancements to current park facilities that would improve your parks and recreation experience:**

**19. Do you travel to other communities or to unincorporated DeKalb County to use parks and recreation facilities?**

◯ Yes ◯ No

**20. If you answered yes, please check the factors that influence your decision to use these other facilities:**

☐ They are closer to my residence

☐ They offer facilities that are not available in Dunwoody parks

☐ They offer better quality facilities

☐ I feel safer in their parks

☐ Other (please specify)

**21. Which parks do you use in other communities?**

**22. Do you use recreation facilities offered by a church or other private providers?**

◯ Yes ◯ No

**23. If you answered yes, please check the factors that influence your decision to use these other facilities:**

☐ They are closer to my residence

☐ They offer facilities that are not available in Dunwoody parks

☐ They offer better quality facilities

☐ Their programs are better operated than public recreation programs

☐ Other (please specify)

**24. Which facility provider(s) do you use?**

**25. Please indicate with the appropriate number whether you think the following should have a high priority, medium priority or low priority for implementation, or should not be implemented:**

| | high priority | medium priority | low priority | should not be implemented |
|---|---|---|---|---|
| Develop more walking trails within existing parks | ◯ | ◯ | ◯ | ◯ |
| Develop a greenway/trail system throughout the city to connect parks and neighborhoods | ◯ | ◯ | ◯ | ◯ |
| Develop bike lanes throughout the city along roads | ◯ | ◯ | ◯ | ◯ |
| Develop a multi-court outdoor tennis center | ◯ | ◯ | ◯ | ◯ |
| Develop a community amphitheater | ◯ | ◯ | ◯ | ◯ |
| Develop an outdoor aquatic complex | ◯ | ◯ | ◯ | ◯ |
| Develop an indoor aquatic center with leisure, therapeutic and competition swim facilities | ◯ | ◯ | ◯ | ◯ |
| Develop additional dog parks | ◯ | ◯ | ◯ | ◯ |
| Develop more indoor meeting and program space | ◯ | ◯ | ◯ | ◯ |
| Develop a multi-generational recreation center (with gym, fitness rooms, swimming and tennis courts) | ◯ | ◯ | ◯ | ◯ |
| Develop unpaved nature trails | ◯ | ◯ | ◯ | ◯ |
| Develop a larger theater for performances | ◯ | ◯ | ◯ | ◯ |
| Develop more parks throughout the city | ◯ | ◯ | ◯ | ◯ |
| Develop a large sports complex for hosting tournaments for soccer, lacrosse, baseball and softball | ◯ | ◯ | ◯ | ◯ |
| Develop additional community gardens | ◯ | ◯ | ◯ | ◯ |
| Expand arts classes to more locations | ◯ | ◯ | ◯ | ◯ |
| Expand nature programs for older children and adults | ◯ | ◯ | ◯ | ◯ |
| Connect greenway system to neighboring communities | ◯ | ◯ | ◯ | ◯ |
| Acquire natural areas for protection with limited development | ◯ | ◯ | ◯ | ◯ |
| Improve the level of maintenance at current parks and recreation facilities | ◯ | ◯ | ◯ | ◯ |
| Provide a multi-use green for community events | ◯ | ◯ | ◯ | ◯ |
| Provide passive open space/green space in the city | ◯ | ◯ | ◯ | ◯ |
| Develop more outdoor adult sports facilities | ◯ | ◯ | ◯ | ◯ |
| Other | ◯ | ◯ | ◯ | ◯ |

**26. Would you support the development of greenways with multi-use trails to connect parks, schools and neighborhood facilities throughout the City?**

◯ Yes ◯ No

**27. If a multi-use trail were planned to be located on your property, would you be willing to provide an easement for the construction of the trail, provided that it did not interfere with the use of your property?**

◯ Yes ◯ No

**28. Would you support the City working with surrounding communities and governmental entities to develop an interconnected regional greenway system with multi-use trails?**

◯ Yes ◯ No

**29. Would you support the purchase of park land if the city could not develop the land immediately upon making the purchase?**

◯ Yes ◯ No

**30. Which method of funding for park land acquisition, greenway and park facility renovation and development would you prefer?**

- ◯ Borrow money to make necessary improvements and pay back over a 20- or 25-year period.
- ◯ Impose a millage rate that would allow the City to pay for facilities as they are developed.
- ◯ Combine borrowed funds with annual millage funds to construct a few large facilities quickly and add smaller facilities to the system over time.
- ◯ Increase lodging tax to fund larger park facilities that will draw non-residents to Dunwoody for special events and tournaments.
- ◯ None

**31. In order to generate needed revenue to improve park maintenance and recreation programs offered in Dunwoody parks, please indicate all options that you would support for increasing funding for parks:**

- ☐ Charge an annual park user fee per household
- ☐ Increase rental fees for park facilities
- ☐ Increase program user fees
- ☐ Charge parking fees in parks
- ☐ Other (please specify)
- ☐ Charge non-DeKalb County residents higher fees
- ☐ Build more facilities that generate revenue, such as a tournament facility or indoor recreation center
- ☐ Sponsor more tournaments and special events that generate sales tax and hotel tax dollars

**32. How much would you be willing to spend per month per household to support improved park maintenance and recreation services? (Check ONE)**

- ◯ $1-$10
- ◯ $11-$20
- ◯ $21-$30
- ◯ $31-$50
- ◯ More than $50
- ◯ None

**33. Please indicate if you agree, disagree or do not know about the following statements:**

| | Agree | Disagree | Do not know |
|---|---|---|---|
| Advertisements about upcoming events and programs are adequate. | ◯ | ◯ | ◯ |
| The programs I/my family participate in are offered by the Dunwoody Parks and Recreation Department. | ◯ | ◯ | ◯ |
| The programs I/my family participate in are offered by local churches or similar groups. | ◯ | ◯ | ◯ |
| The programs I/my family participate in are offered by the Dunwoody Nature Center. | ◯ | ◯ | ◯ |
| The programs I/my family participate in are offered by the Stage Door Players. | ◯ | ◯ | ◯ |
| Recreation facilities and parks are well maintained. | ◯ | ◯ | ◯ |
| Parks are well distributed throughout the city. | ◯ | ◯ | ◯ |
| Additional sport fields are needed. | ◯ | ◯ | ◯ |
| Additional meeting/program space is needed. | ◯ | ◯ | ◯ |
| Existing facilities need to be renovated. | ◯ | ◯ | ◯ |
| Volunteer sports leagues are well organized. | ◯ | ◯ | ◯ |
| Recreation programs and activities are reasonably priced. | ◯ | ◯ | ◯ |
| The Dunwoody Parks and Recreation Department maintains a good image in the community. | ◯ | ◯ | ◯ |
| Recreation facilities and parks are well supervised. | ◯ | ◯ | ◯ |
| Recreation activities and programs are well supervised. | ◯ | ◯ | ◯ |
| Compared to other priorities (public safety, streets, utilities, schools), parks and recreation is important to a community. | ◯ | ◯ | ◯ |
| I am able to contact parks and recreation officials for information easily. | ◯ | ◯ | ◯ |

Other (please specify)

**34. How would you prefer to register for Parks and Recreation programs? (Check ONE)**

- ◯ Mail-in registration form
- ◯ Online registration
- ◯ In person at Dunwoody Parks and Recreation Department offices or on-site at parks

**35. Please indicate which of the following ways you currently as well as prefer to get information about Dunwoody Parks and Recreation events and programs?**

| | Currently | Prefer |
|---|---|---|
| Dunwoody Parks and Recreation Department Website | ☐ | ☐ |
| Local Newspapers | ☐ | ☐ |
| Local Television Channels | ☐ | ☐ |
| Local Radio Stations | ☐ | ☐ |
| School Flyers | ☐ | ☐ |
| Email | ☐ | ☐ |
| A Semi-Annual Parks and Recreation Guide | ☐ | ☐ |
| Text Messages | ☐ | ☐ |
| Word of Mouth | ☐ | ☐ |

Other (please specify)

**36. Please write your zip code in the following space:**

**37. Please indicate your gender:**

- ◯ Male
- ◯ Female

**38. Please indicate your age:**

- ◯ 14 and Under
- ◯ 15-24
- ◯ 25-34
- ◯ 35-44
- ◯ 45-54
- ◯ 55-64
- ◯ 65-74
- ◯ 75+

**39. Which of the following best describes your household?**

- ◯ Single
- ◯ Couple with no children
- ◯ Single-parent household with children
- ◯ Couple with children
- ◯ Retired

**40. If you have children at home, how many children do you have in each of the following age groups?**

Under 5 years of age

5 to 11 years of age

12 to 19 years of age

## Dunwoody Parks and Recreation Department
## Updated Community Mail Survey

SurveyM

| 1. Please enter the ID CODE listed on the letter that you received in the mail: |
| --- |
| |
| |
| answered questio |
| skipped questio |

**2. Listed below are programs and activities typically offered by parks and recreation departments. Please place a check next to the programs and activities that you or members of your family have and/or would like to participate in:**

| | Have Participated | Would Like to Participate | Response Count |
|---|---|---|---|
| Youth sports: tackle football | 58.6% (41) | **60.0% (42)** | 70 |
| Youth sports: flag football | 54.8% (34) | **69.4% (43)** | 62 |
| Youth sports: tennis | **71.0% (115)** | 58.6% (95) | 162 |
| Youth sports: basketball | **74.8% (89)** | 45.4% (54) | 119 |
| Youth sports: softball (slow/fast pitch) | 61.0% (50) | **64.6% (53)** | 82 |
| Youth sports: rec soccer leagues | **78.4% (116)** | 54.7% (81) | 148 |
| Youth sports: select soccer leagues | **63.1% (41)** | 61.5% (40) | 65 |
| Youth sports: rec baseball leagues | **69.6% (87)** | 50.4% (63) | 125 |
| Youth sports: travel baseball league | 45.5% (15) | **78.8% (26)** | 33 |
| Youth sports: cricket leagues | 16.7% (1) | **83.3% (5)** | 6 |
| Youth sports: swim team | **69.8% (104)** | 53.0% (79) | 149 |
| Youth sports: cheerleading | 50.0% (30) | **61.7% (37)** | 60 |
| Youth sports: lacrosse leagues | 22.2% (8) | **88.9% (32)** | 36 |
| Youth sports: archery | 22.2% (6) | **85.2% (23)** | 27 |
| Youth programs: gymnastics | **64.7% (75)** | 59.5% (69) | 116 |
| Youth programs: pre-school programs | **63.4% (52)** | 51.2% (42) | 82 |
| Youth programs: summer camps | **67.3% (113)** | 56.5% (95) | 168 |
| Youth programs: after school programs | **58.5% (48)** | 54.9% (45) | 82 |
| Youth programs: swimming lessons | **71.0% (98)** | 51.4% (71) | 138 |

| | | | |
|---|---|---|---|
| Youth programs: gardening programs | 30.3% (20) | **80.3% (53)** | 66 |
| Youth programs: nature programs | 58.8% (77) | **68.7% (90)** | 131 |
| Seniors: senior games | 12.0% (6) | **98.0% (49)** | 50 |
| Seniors: senior trips | 13.6% (11) | **97.5% (79)** | 81 |
| Seniors: bowling | 40.5% (15) | **83.8% (31)** | 37 |
| Seniors: health classes | 18.7% (14) | **97.3% (73)** | 75 |
| Adult sports: basketball leagues | 63.0% (34) | **66.7% (36)** | 54 |
| Adult sports: flag football leagues | 48.6% (18) | **73.0% (27)** | 37 |
| Adult sports: softball leagues | 60.3% (38) | **71.4% (45)** | 63 |
| Adult sports: volleyball leagues | 39.1% (18) | **87.0% (40)** | 46 |
| Adult sports: kickball | 36.0% (9) | **84.0% (21)** | 25 |
| Adult sports: soccer | 51.2% (21) | **85.4% (35)** | 41 |
| Adult sports: tennis | 70.5% (105) | **71.1% (106)** | 149 |
| Adult sports: ultimate frisbee | 25.0% (8) | **84.4% (27)** | 32 |
| Adult sports: swim team | 56.3% (18) | **65.6% (21)** | 32 |
| Adult sports: co-ed sports | 33.3% (15) | **88.9% (40)** | 45 |
| Adult sports: outdoor fitness classes | 29.0% (40) | **87.0% (120)** | 138 |
| Adult sports: cricket leagues | 12.5% (1) | **87.5% (7)** | 8 |
| Classes: outdoor/environmental education | 36.5% (35) | **85.4% (82)** | 96 |
| Classes: painting | 34.0% (35) | **83.5% (86)** | 103 |
| Classes: aerobics/group exercise | 48.3% (73) | **77.5% (117)** | 151 |
| Classes: yoga | 46.6% (61) | **79.4% (104)** | 131 |
| Classes: pottery | 34.7% (34) | **81.6% (80)** | 98 |
| Classes: computers | 30.2% (26) | **91.9% (79)** | 86 |

| | | | |
|---|---|---|---|
| Classes: martial arts | 38.9% (21) | **75.9% (41)** | 54 |
| Classes: dance | 26.4% (28) | **87.7% (93)** | 106 |
| Classes: cooking | 19.1% (26) | **89.7% (122)** | 136 |
| Classes: special needs | 31.6% (6) | **94.7% (18)** | 19 |
| Classes: aquatics fitness | 38.4% (33) | **82.6% (71)** | 86 |
| Classes: nature programs | 33.1% (41) | **87.1% (108)** | 124 |
| Classes: wellness programs | 29.6% (34) | **86.1% (99)** | 115 |
| Special events: Lemonade Days | **82.4% (215)** | 61.3% (160) | 261 |
| Special events: Music Fest | 48.1% (102) | **77.8% (165)** | 212 |
| Special events: Movies in the Park | 24.3% (51) | **91.4% (192)** | 210 |
| Special events: Fall Family Festival | 43.7% (80) | **79.8% (146)** | 183 |
| Special events: Parades | **83.4% (191)** | 59.8% (137) | 229 |
| Special events: Fundraising Walk | 48.0% (48) | **80.0% (80)** | 100 |
| Special events: Old Timers Day | 25.0% (9) | **88.9% (32)** | 36 |
| Special events: 5K/10K Road Races | 60.6% (94) | **75.5% (117)** | 155 |
| Special events: City Tennis Tournament | 29.1% (23) | **89.9% (71)** | 79 |
| General park activities: walking on trails | 73.6% (237) | **76.7% (247)** | 322 |
| General park activities: jogging/running | **79.6% (156)** | 69.9% (137) | 196 |
| General park activities: visiting a playground | **90.8% (217)** | 59.0% (141) | 239 |
| General park activities: picnic in the park | 69.5% (162) | **75.5% (176)** | 233 |
| General park activities: skateboarding | 55.9% (19) | **64.7% (22)** | 34 |
| General park activities: off-road | 50.5% (46) | **80.2% (73)** | 91 |

| | | | |
|---|---|---|---|
| biking | | | |
| General park activities: swimming | 60.0% (78) | **73.8% (96)** | 130 |
| General park activities: visiting a dog park | **71.4% (95)** | 69.2% (92) | 133 |
| General park activities: park shelter | 65.2% (58) | **75.3% (67)** | 89 |
| General park activities: facility rental | 34.8% (31) | **82.0% (73)** | 89 |
| General park activities: sports spectator | **71.7% (66)** | 68.5% (63) | 92 |
| General park activities: playing sports | **80.3% (98)** | 68.0% (83) | 122 |
| General park activities: bocce/shuffleboard | 30.2% (19) | **93.7% (59)** | 63 |
| General park activities: bird watching | 52.1% (37) | **83.1% (59)** | 71 |
| General park activities: gardening | 43.3% (45) | **80.8% (84)** | 104 |
| General park activities: people watching | **75.2% (88)** | 70.9% (83) | 117 |
| | | **answered question** | **380** |
| | | **skipped question** | **7** |

**3. Go back to the question above and list UP TO FIVE programs, events, activities and services that are your favorites:**

| | | Response Percent | Response Count |
|---|---|---|---|
| 1 |  | **100.0%** | **328** |
| 2 |  | 98.2% | 322 |
| 3 |  | 92.4% | 303 |
| 4 |  | 79.3% | 260 |
| 5 |  | 67.1% | 220 |
| | | **answered question** | **328** |
| | | **skipped question** | **59** |

| | | Response Percent | Res Co |
|---|---|---|---|
| 1 |  | **100.0%** | |
| 2 |  | 63.5% | |
| 3 |  | 44.3% | |
| 4 |  | 27.5% | |
| 5 |  | 21.0% | |
| | | **answered question** | |
| | | **skipped question** | |

| 5. Using the list below, indicate how often you take part in the following parks programs: | | | | | | |
|---|---|---|---|---|---|---|
| | Very Often | Often | Occasionally | Rarely | Never | Response Count |
| Passive Park Usage - Walking, picnicking, fishing, walking dogs, flying kites, sitting and relaxing | 18.9% (71) | 18.9% (71) | **41.1% (154)** | 16.3% (61) | 4.8% (18) | 375 |
| A Special Event - music in the park, special program, fall festival, etc. | 9.5% (35) | 22.5% (83) | **42.5% (157)** | 18.7% (69) | 6.8% (25) | 369 |
| Individual Activity - tennis, dog park, basketball, walking trail, playground, instructional program, gardening | 15.0% (54) | 22.8% (82) | **35.3% (127)** | 17.5% (63) | 9.4% (34) | 360 |
| Organized Group Activity - soccer, baseball, flag football, basketball leagues, lacrosse, cheerleading | 6.8% (24) | 9.6% (34) | 11.3% (40) | 24.4% (86) | **47.9% (169)** | 353 |
| | | | | | **answered question** | **377** |
| | | | | | **skipped question** | **10** |

| 6. Have you visited a Dunwoody City Park facility in the past year? See question #10 for a list of parks: | | | |
|---|---|---|---|
| | | Response Percent | Response Count |
| **Yes** | | **86.4%** | **319** |
| No | | 13.6% | 50 |
| | | **answered question** | **369** |
| | | **skipped question** | **18** |

**7. Please indicate how often you normally visit any park in Dunwoody: (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Daily | 0.8% | 3 |
| A few times a week | 6.6% | 25 |
| Once a week | 5.1% | 19 |
| A few times a month | 18.4% | 69 |
| Once a month | 16.0% | 60 |
| **A few times a year** | **41.8%** | **157** |
| Once a year | 5.9% | 22 |
| Never | 5.6% | 21 |
| | **answered question** | **376** |
| | **skipped question** | **11** |

**8. If you answered 'Once a month' or less, what would get you to visit parks in Dunwoody more often?**

| | Response Count |
|---|---|
| | 136 |
| **answered question** | **136** |
| **skipped question** | **251** |

**9. If you answered 'Never,' is there a specific reason you do not use parks in Dunwoody?**

| | Response Count |
|---|---|
| | 18 |
| **answered question** | **18** |
| **skipped question** | **369** |

**10. Please check the parks that you or your familiy use most often:**

| | Response Percent | Response Count |
|---|---|---|
| **Brook Run Park** | **81.4%** | **306** |
| Dunwoody Park | 13.6% | 51 |
| Perimeter Park | 2.4% | 9 |
| Windwood Hollow Park | 1.1% | 4 |
| Vernon Springs Park | 1.1% | 4 |
| Spruill Arts Center | 19.1% | 72 |
| Donaldson-Bannister House | 1.9% | 7 |
| Dunwoody Nature Center | 51.3% | 193 |
| None | 6.6% | 25 |
| **answered question** | | **376** |
| **skipped question** | | **11** |

**11. If you answered 'None' is there a specific reason you do not use these facilities?**

| | Response Count |
|---|---|
| | 24 |
| **answered question** | **24** |
| **skipped question** | **363** |

**12. Please indicate which of the following ways you currently as well as prefer to access Dunwoody Parks and Recreation facilities:**

| | Currently | Prefer | Response Count |
|---|---|---|---|
| Walk | 52.7% (127) | **80.5% (194)** | 241 |
| Bicycle | 29.5% (38) | **84.5% (109)** | 129 |
| Drive | **95.8% (272)** | 38.0% (108) | 284 |
| | | Other (please specify) | 13 |
| | | **answered question** | **363** |
| | | **skipped question** | **24** |

**13. How far would you be willing to WALK to parks and recreation facilities if safe multi-use trails and sidewalks were provided throughout the City? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Would not walk | 14.2% | 50 |
| **Up to 2 miles** | **71.4%** | **252** |
| 2-5 miles | 14.4% | 51 |
| | **answered question** | **353** |
| | **skipped question** | **34** |

**14. How far would you be willing to DRIVE to parks and recreation facilities if safe multi-use trails, sidewalks and on-road bicycle lanes were provided throughout the City? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Would not drive | 3.7% | 13 |
| **Under 15 minutes** | **71.7%** | **251** |
| 15-30 minutes | 22.3% | 78 |
| 30-45 minutes | 2.3% | 8 |
| 45+ minutes | 0.0% | 0 |
| **answered question** | | **350** |
| **skipped question** | | **37** |

**15. How far would you be willing to BICYCLE to parks and recreation facilities if safe multi-use trails, sidewalks and on-road bicycle lanes were provided throughout the City? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| **Would not bicycle** | **36.7%** | **127** |
| Up to 2 miles | 22.3% | 77 |
| 2-5 miles | 30.3% | 105 |
| 5-10 miles | 7.8% | 27 |
| 10+ miles | 2.9% | 10 |
| **answered question** | | **346** |
| **skipped question** | | **41** |

**16. How safe do you feel when you visit a park?**

| | Response Percent | Response Count |
|---|---|---|
| Very Safe | 47.4% | 175 |
| **Somewhat Safe** | **48.5%** | **179** |
| Somewhat Unsafe | 4.1% | 15 |
| Very Unsafe | 0.0% | 0 |
| If you answered 'Somewhat Unsafe' or 'Unsafe,' please identify what would make you feel safer in the parks: | | 61 |
| | **answered question** | **369** |
| | **skipped question** | **18** |

**17. The Dunwoody Parks and Recreation Department and their partnering associations provide a range of programs, events, activities and services. Using the scale below, please give an overall grade as to whether or not park programs meet your needs. (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Excellent | 3.9% | 13 |
| Good | 37.2% | 123 |
| **Average** | **38.7%** | **128** |
| Fair | 15.7% | 52 |
| Poor | 4.5% | 15 |
| If average or below, please tell us what would make it better: (Write in space below) | | 136 |
| | **answered question** | **331** |
| | **skipped question** | **56** |

**18. Please list any enhancements to current park facilities that would improve your parks and recreation experience:**

| | Response Count |
|---|---|
| | 178 |
| **answered question** | **178** |
| **skipped question** | **209** |

**19. Do you travel to other communities or to unincorporated DeKalb County to use parks and recreation facilities?**

| | Response Percent | Response Count |
|---|---|---|
| **Yes** | **60.5%** | **219** |
| No | 39.5% | 143 |
| **answered question** | | **362** |
| **skipped question** | | **25** |

**20. If you answered yes, please check the factors that influence your decision to use these other facilities:**

| | Response Percent | Response Count |
|---|---|---|
| They are closer to my residence | 4.2% | 9 |
| **They offer facilities that are not available in Dunwoody parks** | **78.3%** | **166** |
| They offer better quality facilities | 34.9% | 74 |
| I feel safer in their parks | 10.4% | 22 |
| Other (please specify) | 17.5% | 37 |
| **answered question** | | **212** |
| **skipped question** | | **175** |

| 21. Which parks do you use in other communities? | |
|---|---|
| | Response Count |
| | 221 |
| answered question | 221 |
| skipped question | 166 |

| 22. Do you use recreation facilities offered by a church or other private providers? | | | |
|---|---|---|---|
| | | Response Percent | Response Count |
| Yes | | 64.0% | 236 |
| No | | 36.0% | 133 |
| answered question | | | 369 |
| skipped question | | | 18 |

| 23. If you answered yes, please check the factors that influence your decision to use these other facilities: | | | |
|---|---|---|---|
| | | Response Percent | Response Count |
| They are closer to my residence | | 29.3% | 67 |
| **They offer facilities that are not available in Dunwoody parks** | | **73.4%** | **168** |
| They offer better quality facilities | | 32.3% | 74 |
| Their programs are better operated than public recreation programs | | 29.7% | 68 |
| Other (please specify) | | 14.4% | 33 |
| answered question | | | 229 |
| skipped question | | | 158 |

| 24. Which facility provider(s) do you use? | |
|---|---|
| | Response Count |
| | 212 |
| answered question | 212 |
| skipped question | 175 |

**25. Please indicate with the appropriate number whether you think the following should have a high priority, medium priority or low priority for implementation, or should not be implemented:**

| | high priority | medium priority | low priority | should not be implemented | Response Count |
|---|---|---|---|---|---|
| Develop more walking trails within existing parks | **58.6% (197)** | 28.3% (95) | 11.9% (40) | 1.2% (4) | 336 |
| Develop a greenway/trail system throughout the city to connect parks and neighborhoods | **52.2% (179)** | 28.9% (99) | 14.0% (48) | 5.0% (17) | 343 |
| Develop bike lanes throughout the city along roads | **40.1% (137)** | 29.8% (102) | 19.6% (67) | 10.5% (36) | 342 |
| Develop a multi-court outdoor tennis center | 16.9% (54) | 28.1% (90) | **29.1% (93)** | 25.9% (83) | 320 |
| Develop a community amphitheater | 19.3% (61) | **34.5% (109)** | 28.8% (91) | 17.4% (55) | 316 |
| Develop an outdoor aquatic complex | 13.8% (44) | 19.1% (61) | 32.0% (102) | **35.1% (112)** | 319 |
| Develop an indoor aquatic center with leisure, therapeutic and competition swim facilities | 18.2% (59) | 23.5% (76) | 24.4% (79) | **34.0% (110)** | 324 |
| Develop additional dog parks | 12.1% (38) | 17.2% (54) | **38.9% (122)** | 31.8% (100) | 314 |
| Develop more indoor meeting and program space | 10.0% (31) | 22.5% (70) | **42.1% (131)** | 25.4% (79) | 311 |
| Develop a multi-generational recreation center (with gym, fitness rooms, swimming and tennis courts) | 21.3% (70) | **33.7% (111)** | 23.4% (77) | 21.6% (71) | 329 |

| | | | | | |
|---|---|---|---|---|---|
| Develop unpaved nature trails | **38.5% (125)** | 34.2% (111) | 20.6% (67) | 6.8% (22) | 325 |
| Develop a larger theater for performances | 11.0% (35) | 23.2% (74) | **35.4% (113)** | 30.4% (97) | 319 |
| Develop more parks throughout the city | **35.6% (114)** | 29.4% (94) | 21.9% (70) | 13.1% (42) | 320 |
| Develop a large sports complex for hosting tournaments for soccer, lacrosse, baseball and softball | 10.3% (33) | 21.3% (68) | 25.1% (80) | **43.3% (138)** | 319 |
| Develop additional community gardens | 16.5% (53) | 32.3% (104) | **37.9% (122)** | 13.4% (43) | 322 |
| Expand arts classes to more locations | 10.3% (33) | 27.3% (87) | **46.4% (148)** | 16.0% (51) | 319 |
| Expand nature programs for older children and adults | 12.7% (40) | 36.5% (115) | **38.7% (122)** | 12.1% (38) | 315 |
| Connect greenway system to neighboring communities | 30.0% (96) | **32.2% (103)** | 22.2% (71) | 15.6% (50) | 320 |
| Acquire natural areas for protection with limited development | **40.3% (131)** | 30.2% (98) | 17.8% (58) | 11.7% (38) | 325 |
| Improve the level of maintenance at current parks and recreation facilities | 41.9% (137) | **43.4% (142)** | 13.1% (43) | 1.5% (5) | 327 |
| Provide a multi-use green for community events | 34.0% (109) | **36.8% (118)** | 21.2% (68) | 8.1% (26) | 321 |
| Provide passive open space/green space in the city | **37.8% (121)** | 36.6% (117) | 20.0% (64) | 5.6% (18) | 320 |
| Develop more outdoor adult sports facilities | 8.1% (25) | 30.0% (92) | **39.4% (121)** | 22.5% (69) | 307 |
| Other | 30.0% (6) | 10.0% (2) | 15.0% (3) | **45.0% (9)** | 20 |
| | | | | **answered question** | **364** |
| | | | | **skipped question** | **23** |

**26. Would you support the development of greenways with multi-use trails to connect parks, schools and neighborhood facilities throughout the City?**

| | Response Percent | Response Count |
|---|---|---|
| Yes | 85.2% | 310 |
| No | 14.8% | 54 |
| answered question | | 364 |
| skipped question | | 23 |

**27. If a multi-use trail were planned to be located on your property, would you be willing to provide an easement for the construction of the trail, provided that it did not interfere with the use of your property?**

| | Response Percent | Response Count |
|---|---|---|
| Yes | 54.7% | 192 |
| No | 45.3% | 159 |
| answered question | | 351 |
| skipped question | | 36 |

**28. Would you support the City working with surrounding communities and governmental entities to develop an interconnected regional greenway system with multi-use trails?**

| | Response Percent | Response Count |
|---|---|---|
| Yes | 78.3% | 275 |
| No | 21.7% | 76 |
| answered question | | 351 |
| skipped question | | 36 |

**29. Would you support the purchase of park land if the city could not develop the land immediately upon making the purchase?**

| | Response Percent | Response Count |
|---|---|---|
| **Yes** | **75.0%** | **270** |
| No | 25.0% | 90 |
| | **answered question** | **360** |
| | **skipped question** | **27** |

**30. Which method of funding for park land acquisition, greenway and park facility renovation and development would you prefer?**

| | Response Percent | Response Count |
|---|---|---|
| Borrow money to make necessary improvements and pay back over a 20- or 25-year period. | 21.4% | 75 |
| Impose a millage rate that would allow the City to pay for facilities as they are developed. | 16.0% | 56 |
| **Combine borrowed funds with annual millage funds to construct a few large facilities quickly and add smaller facilities to the system over time.** | **30.5%** | **107** |
| Increase lodging tax to fund larger park facilities that will draw non-residents to Dunwoody for special events and tournaments. | 16.2% | 57 |
| None | 16.0% | 56 |
| | **answered question** | **351** |
| | **skipped question** | **36** |

**31. In order to generate needed revenue to improve park maintenance and recreation programs offered in Dunwoody parks, please indicate all options that you would support for increasing funding for parks:**

| | Response Percent | Response Count |
|---|---|---|
| Charge an annual park user fee per household | 34.9% | 124 |
| Increase rental fees for park facilities | 42.0% | 149 |
| Increase program user fees | 35.5% | 126 |
| Charge parking fees in parks | 15.8% | 56 |
| **Charge non-DeKalb County residents higher fees** | **57.7%** | **205** |
| Build more facilities that generate revenue, such as a tournament facility or indoor recreation center | 32.1% | 114 |
| Sponsor more tournaments and special events that generate sales tax and hotel tax dollars | 43.4% | 154 |
| Other (please specify) | 11.0% | 39 |
| | **answered question** | **355** |
| | **skipped question** | **32** |

**32. How much would you be willing to spend per month per household to support improved park maintenance and recreation services? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| **$1-$10** | **50.1%** | **181** |
| $11-$20 | 19.7% | 71 |
| $21-$30 | 7.8% | 28 |
| $31-$50 | 3.6% | 13 |
| More than $50 | 1.4% | 5 |
| None | 17.5% | 63 |
| **answered question** | | **361** |
| **skipped question** | | **26** |

| 33. Please indicate if you agree, disagree or do not know about the following statements: | | | | |
|---|---|---|---|---|
| | Agree | Disagree | Do not know | Response Count |
| Advertisements about upcoming events and programs are adequate. | **56.5% (201)** | 27.8% (99) | 15.7% (56) | 356 |
| The programs I/my family participate in are offered by the Dunwoody Parks and Recreation Department. | 24.4% (85) | **42.5% (148)** | 33.0% (115) | 348 |
| The programs I/my family participate in are offered by local churches or similar groups. | **68.0% (238)** | 16.0% (56) | 16.0% (56) | 350 |
| The programs I/my family participate in are offered by the Dunwoody Nature Center. | 33.9% (115) | 31.3% (106) | **34.8% (118)** | 339 |
| The programs I/my family participate in are offered by the Stage Door Players. | 33.6% (115) | **34.8% (119)** | 31.6% (108) | 342 |
| Recreation facilities and parks are well maintained. | **50.6% (174)** | 25.6% (88) | 23.8% (82) | 344 |
| Parks are well distributed throughout the city. | 31.7% (109) | **38.4% (132)** | 29.9% (103) | 344 |
| Additional sport fields are needed. | **44.1% (150)** | 23.8% (81) | 32.1% (109) | 340 |
| Additional meeting/program space is needed. | 23.9% (81) | 33.6% (114) | **42.5% (144)** | 339 |
| Existing facilities need to be renovated. | **52.3% (181)** | 15.0% (52) | 32.7% (113) | 346 |
| Volunteer sports leagues are well organized. | 15.4% (52) | 8.6% (29) | **76.0% (256)** | 337 |
| Recreation programs and activities are reasonably priced. | 29.5% (101) | 5.0% (17) | **65.5% (224)** | 342 |
| The Dunwoody Parks and Recreation Department maintains a good image in the community. | **47.2% (161)** | 7.6% (26) | 45.2% (154) | 341 |

| | | | | |
|---|---|---|---|---|
| Recreation facilities and parks are well supervised. | 16.7% (57) | 19.6% (67) | **63.6% (217)** | 341 |
| Recreation activities and programs are well supervised. | 18.6% (63) | 7.7% (26) | **73.7% (249)** | 338 |
| Compared to other priorities (public safety, streets, utilities, schools), parks and recreation is important to a community. | **78.3% (271)** | 12.4% (43) | 9.2% (32) | 346 |
| I am able to contact parks and recreation officials for information easily. | 10.9% (37) | 12.6% (43) | **76.5% (261)** | 341 |
| | | | Other (please specify) | 190 |
| | | | **answered question** | **364** |
| | | | **skipped question** | **23** |

**34. How would you prefer to register for Parks and Recreation programs? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Mail-in registration form | 13.4% | 50 |
| **Online registration** | **80.9%** | **301** |
| In person at Dunwoody Parks and Recreation Department offices or on-site at parks | 5.6% | 21 |
| | **answered question** | **372** |
| | **skipped question** | **15** |

| 35. Please indicate which of the following ways you currently as well as prefer to get information about Dunwoody Parks and Recreation events and programs? | | | |
|---|---|---|---|
| | **Currently** | **Prefer** | **Response Count** |
| Dunwoody Parks and Recreation Department Website | 21.1% (44) | **92.3% (193)** | 209 |
| Local Newspapers | **86.8% (276)** | 64.8% (206) | 318 |
| Local Television Channels | **67.3% (35)** | 53.8% (28) | 52 |
| Local Radio Stations | **60.9% (28)** | 56.5% (26) | 46 |
| School Flyers | 46.7% (35) | **74.7% (56)** | 75 |
| Email | 24.4% (49) | **91.5% (184)** | 201 |
| A Semi-Annual Parks and Recreation Guide | 10.6% (20) | **95.2% (180)** | 189 |
| Text Messages | **72.1% (31)** | 37.2% (16) | 43 |
| Word of Mouth | **85.3% (81)** | 30.5% (29) | 95 |
| | | Other (please specify) | 17 |
| | | **answered question** | **366** |
| | | **skipped question** | **21** |

| 36. Please write your zip code in the following space: | |
|---|---|
| | **Response Count** |
| | 372 |
| **answered question** | **372** |
| **skipped question** | **15** |

**37. Please indicate your gender:**

| | Response Percent | Response Count |
|---|---|---|
| Male | 45.2% | 146 |
| **Female** | **54.8%** | **177** |
| | **answered question** | **323** |
| | **skipped question** | **64** |

**38. Please indicate your age:**

| | Response Percent | Response Count |
|---|---|---|
| 14 and Under | 0.0% | 0 |
| 15-24 | 0.3% | 1 |
| 25-34 | 6.4% | 24 |
| **35-44** | **26.4%** | **99** |
| 45-54 | 17.6% | 66 |
| 55-64 | 21.6% | 81 |
| 65-74 | 20.5% | 77 |
| 75+ | 7.2% | 27 |
| | **answered question** | **375** |
| | **skipped question** | **12** |

**39. Which of the following best describes your household?**

| | Response Percent | Response Count |
|---|---|---|
| Single | 8.2% | 31 |
| Couple with no children | 24.5% | 92 |
| Single-parent household with children | 2.4% | 9 |
| **Couple with children** | **44.4%** | **167** |
| Retired | 20.5% | 77 |
| | **answered question** | **376** |
| | **skipped question** | **11** |

**40. If you have children at home, how many children do you have in each of the following age groups?**

| | Response Average | Response Total | Response Count |
|---|---|---|---|
| Under 5 years of age | 1.39 | 100 | 72 |
| **5 to 11 years of age** | **1.51** | **127** | 84 |
| 12 to 19 years of age | 1.43 | 86 | 60 |
| | | **answered question** | **158** |
| | | **skipped question** | **229** |

## Dunwoody Parks and Recreation Department Community Survey

SurveyMonkey

**1. Listed below are programs and activities typically offered by parks and recreation departments. Please place a check next to the programs and activities that you or members of your family have and/or would like to participate in:**

| | Have Participated | Would Like to Participate | Response Count |
|---|---|---|---|
| Youth sports: tackle football | **67.7% (67)** | 47.5% (47) | 99 |
| Youth sports: flag football | 60.0% (66) | **62.7% (69)** | 110 |
| Youth sports: tennis | **68.2% (163)** | 61.1% (146) | 239 |
| Youth sports: basketball | **78.3% (159)** | 50.2% (102) | 203 |
| Youth sports: softball (slow/fast pitch) | **64.4% (85)** | 57.6% (76) | 132 |
| Youth sports: rec soccer leagues | **82.9% (209)** | 44.8% (113) | 252 |
| Youth sports: select soccer leagues | 53.0% (61) | **61.7% (71)** | 115 |
| Youth sports: rec baseball leagues | **77.3% (133)** | 48.8% (84) | 172 |
| Youth sports: travel baseball league | **64.3% (45)** | 54.3% (38) | 70 |
| Youth sports: cricket leagues | 9.1% (1) | **90.9% (10)** | 11 |
| Youth sports: swim team | **77.7% (157)** | 46.5% (94) | 202 |
| Youth sports: cheerleading | 53.4% (47) | **59.1% (52)** | 88 |
| Youth sports: lacrosse leagues | 29.4% (25) | **82.4% (70)** | 85 |
| Youth sports: archery | 21.9% (14) | **89.1% (57)** | 64 |
| Youth programs: gymnastics | **67.1% (114)** | 60.6% (103) | 170 |
| Youth programs: pre-school programs | **81.7% (103)** | 35.7% (45) | 126 |
| Youth programs: summer camps | **72.6% (175)** | 56.4% (136) | 241 |

| | | | |
|---|---|---|---|
| Youth programs: after school programs | **62.7% (69)** | **62.7% (69)** | 110 |
| Youth programs: swimming lessons | **76.8% (146)** | 44.2% (84) | 190 |
| Youth programs: gardening programs | 28.9% (28) | **83.5% (81)** | 97 |
| Youth programs: nature programs | 57.0% (85) | **67.1% (100)** | 149 |
| Seniors: senior games | 11.1% (6) | **92.6% (50)** | 54 |
| Seniors: senior trips | 9.6% (5) | **92.3% (48)** | 52 |
| Seniors: bowling | 25.6% (11) | **79.1% (34)** | 43 |
| Seniors: health classes | 16.3% (8) | **89.8% (44)** | 49 |
| Adult sports: basketball leagues | 60.3% (41) | **66.2% (45)** | 68 |
| Adult sports: flag football leagues | 45.5% (25) | **67.3% (37)** | 55 |
| Adult sports: softball leagues | 53.8% (50) | **67.7% (63)** | 93 |
| Adult sports: volleyball leagues | 44.1% (26) | **67.8% (40)** | 59 |
| Adult sports: kickball | 20.9% (9) | **86.0% (37)** | 43 |
| Adult sports: soccer | 47.1% (24) | **70.6% (36)** | 51 |
| Adult sports: tennis | **69.5% (121)** | 62.1% (108) | 174 |
| Adult sports: ultimate frisbee | 26.4% (14) | **83.0% (44)** | 53 |
| Adult sports: swim team | 48.7% (19) | **74.4% (29)** | 39 |
| Adult sports: co-ed sports | 43.8% (28) | **79.7% (51)** | 64 |
| Adult sports: outdoor fitness classes | 26.5% (40) | **87.4% (132)** | 151 |
| Adult sports: cricket leagues | 7.1% (1) | **92.9% (13)** | 14 |
| Classes: outdoor/environmental education | 37.6% (38) | **81.2% (82)** | 101 |
| Classes: painting | 37.0% (40) | **81.5% (88)** | 108 |
| Classes: aerobics/group exercise | 46.4% (85) | **79.2% (145)** | 183 |
| Classes: yoga | 40.0% (68) | **81.2% (138)** | 170 |

| | | | |
|---|---|---|---|
| Classes: pottery | 29.9% (35) | **87.2% (102)** | 117 |
| Classes: computers | 18.6% (16) | **87.2% (75)** | 86 |
| Classes: martial arts | 43.8% (28) | **71.9% (46)** | 64 |
| Classes: dance | 33.3% (39) | **82.9% (97)** | 117 |
| Classes: cooking | 24.0% (37) | **87.0% (134)** | 154 |
| Classes: special needs | 12.5% (2) | **93.8% (15)** | 16 |
| Classes: aquatics fitness | 36.7% (33) | **81.1% (73)** | 90 |
| Classes: nature programs | 41.1% (44) | **75.7% (81)** | 107 |
| Classes: wellness programs | 30.2% (26) | **81.4% (70)** | 86 |
| Special events: Lemonade Days | **89.7% (278)** | 53.2% (165) | 310 |
| Special events: Music Fest | 55.1% (119) | **66.7% (144)** | 216 |
| Special events: Movies in the Park | 37.3% (88) | **81.4% (192)** | 236 |
| Special events: Fall Family Festival | 54.8% (114) | **68.8% (143)** | 208 |
| Special events: Parades | **81.7% (206)** | 54.0% (136) | 252 |
| Special events: Fundraising Walk | 52.3% (56) | **65.4% (70)** | 107 |
| Special events: Old Timers Day | 25.9% (7) | **85.2% (23)** | 27 |
| Special events: 5K/10K Road Races | **69.2% (126)** | 62.6% (114) | 182 |
| Special events: City Tennis Tournament | 35.8% (34) | **84.2% (80)** | 95 |
| General park activities: walking on trails | **72.9% (248)** | 70.9% (241) | 340 |
| General park activities: jogging/running | **78.7% (174)** | 65.6% (145) | 221 |
| General park activities: visiting a playground | **93.0% (279)** | 52.0% (156) | 300 |
| General park activities: picnic in the park | **78.8% (208)** | 61.7% (163) | 264 |

| | | | |
|---|---|---|---|
| General park activities: skateboarding | **72.6% (53)** | 61.6% (45) | 73 |
| General park activities: off-road biking | 60.0% (60) | **72.0% (72)** | 100 |
| General park activities: swimming | **70.1% (110)** | 60.5% (95) | 157 |
| General park activities: visiting a dog park | **83.2% (153)** | 54.3% (100) | 184 |
| General park activities: park shelter | **73.7% (101)** | 62.8% (86) | 137 |
| General park activities: facility rental | 45.5% (60) | **79.5% (105)** | 132 |
| General park activities: sports spectator | **74.2% (89)** | 52.5% (63) | 120 |
| General park activities: playing sports | **78.4% (109)** | 54.7% (76) | 139 |
| General park activities: bocce/shuffleboard | 43.4% (36) | **78.3% (65)** | 83 |
| General park activities: bird watching | 58.1% (43) | **75.7% (56)** | 74 |
| General park activities: gardening | 59.3% (64) | **74.1% (80)** | 108 |
| General park activities: people watching | **75.0% (99)** | 62.1% (82) | 132 |
| | | **answered question** | **455** |
| | | **skipped question** | **6** |

**2. Go back to the question above and list UP TO FIVE programs, events, activities and services that are your favorites:**

| | | Response Percent | Response Count |
|---|---|---|---|
| 1 |  | **100.0%** | **381** |
| 2 |  | 95.5% | 364 |
| 3 |  | 88.5% | 337 |
| 4 |  | 75.6% | 288 |
| 5 |  | 65.1% | 248 |
| | | **answered question** | **381** |
| | | **skipped question** | **80** |

**3. Please list up to FIVE new programs you would like offered by the City or through a partnership with a local agency:**

| | | Response Percent | Response Count |
|---|---|---|---|
| 1 |  | **100.0%** | **291** |
| 2 |  | 80.4% | 234 |
| 3 |  | 60.1% | 175 |
| 4 |  | 41.2% | 120 |
| 5 |  | 32.3% | 94 |
| | | **answered question** | **291** |
| | | **skipped question** | **170** |

**4. Using the list below, indicate how often you take part in the following parks programs:**

| | Very Often | Often | Occasionally | Rarely | Never | Response Count |
|---|---|---|---|---|---|---|
| Passive Park Usage - Walking, picnicking, fishing, walking dogs, flying kites, sitting and relaxing | 22.0% (97) | 24.0% (106) | **39.0% (172)** | 10.7% (47) | 4.3% (19) | 441 |
| A Special Event - music in the park, special program, fall festival, etc. | 8.8% (38) | 27.9% (121) | **47.2% (205)** | 14.1% (61) | 2.1% (9) | 434 |
| Individual Activity - tennis, dog park, basketball, walking trail, playground, instructional program, gardening | 27.4% (120) | 23.5% (103) | **34.7% (152)** | 11.0% (48) | 3.4% (15) | 438 |
| Organized Group Activity - soccer, baseball, flag football, basketball leagues, lacrosse, cheerleading | 20.1% (87) | 15.0% (65) | 12.3% (53) | 23.4% (101) | **29.2% (126)** | 432 |
| | | | | | **answered question** | **442** |
| | | | | | **skipped question** | **19** |

**5. Have you visited a Dunwoody City Park facility in the past year? See question #10 for a list of parks:**

| | Response Percent | Response Count |
|---|---|---|
| **Yes** | **94.5%** | **413** |
| No | 5.5% | 24 |
| | **answered question** | **437** |
| | **skipped question** | **24** |

| 6. Please indicate how often you normally visit any park in Dunwoody: (Check ONE) | | |
|---|---|---|
| | Response Percent | Response Count |
| Daily | 2.1% | 9 |
| A few times a week | 14.0% | 61 |
| Once a week | 10.1% | 44 |
| A few times a month | 19.9% | 87 |
| Once a month | 19.9% | 87 |
| **A few times a year** | **28.6%** | **125** |
| Once a year | 3.0% | 13 |
| Never | 2.5% | 11 |
| | **answered question** | **437** |
| | **skipped question** | **24** |

| 7. If you answered 'Once a month' or less, what would get you to visit parks in Dunwoody more often? | |
|---|---|
| | Response Count |
| | 206 |
| **answered question** | **206** |
| **skipped question** | **255** |

| 8. If you answered 'Never,' is there a specific reason you do not use parks in Dunwoody? | |
|---|---|
| | Response Count |
| | 19 |
| **answered question** | **19** |
| **skipped question** | **442** |

**9. Please check the parks that you or your familiy use most often:**

| | Response Percent | Response Count |
|---|---|---|
| **Brook Run Park** | **86.9%** | **379** |
| Dunwoody Park | 14.9% | 65 |
| Perimeter Park | 1.1% | 5 |
| Windwood Hollow Park | 4.6% | 20 |
| Vernon Springs Park | 1.4% | 6 |
| Spruill Arts Center | 20.0% | 87 |
| Donaldson-Bannister House | 2.5% | 11 |
| Dunwoody Nature Center | 60.8% | 265 |
| None | 2.3% | 10 |
| **answered question** | | **436** |
| **skipped question** | | **25** |

**10. If you answered 'None' is there a specific reason you do not use these facilities?**

| | Response Count |
|---|---|
| | 23 |
| **answered question** | **23** |
| **skipped question** | **438** |

**11. Please indicate which of the following ways you currently as well as prefer to access Dunwoody Parks and Recreation facilities:**

| | Currently | Prefer | Response Count |
|---|---|---|---|
| Walk | 45.6% (120) | **79.1% (208)** | 263 |
| Bicycle | 33.0% (60) | **82.4% (150)** | 182 |
| Drive | **94.8% (345)** | 24.2% (88) | 364 |
| | | Other (please specify) | 25 |
| | | **answered question** | **424** |
| | | **skipped question** | **37** |

**12. How far would you be willing to WALK to parks and recreation facilities if safe multi-use trails and sidewalks were provided throughout the City? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Would not walk | 12.2% | 52 |
| **Up to 2 miles** | **77.4%** | **329** |
| 2-5 miles | 10.4% | 44 |
| | **answered question** | **425** |
| | **skipped question** | **36** |

**13. How far would you be willing to DRIVE to parks and recreation facilities if safe multi-use trails, sidewalks and on-road bicycle lanes were provided throughout the City? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Would not drive | 4.0% | 17 |
| **Under 15 minutes** | **61.7%** | **264** |
| 15-30 minutes | 31.5% | 135 |
| 30-45 minutes | 2.3% | 10 |
| 45+ minutes | 0.5% | 2 |
| **answered question** | | **428** |
| **skipped question** | | **33** |

**14. How far would you be willing to BICYCLE to parks and recreation facilities if safe multi-use trails, sidewalks and on-road bicycle lanes were provided throughout the City? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Would not bicycle | 27.2% | 116 |
| Up to 2 miles | 19.2% | 82 |
| **2-5 miles** | **39.3%** | **168** |
| 5-10 miles | 11.9% | 51 |
| 10+ miles | 2.3% | 10 |
| **answered question** | | **427** |
| **skipped question** | | **34** |

**15. How safe do you feel when you visit a park?**

| | Response Percent | Response Count |
|---|---|---|
| **Very Safe** | **51.2%** | **220** |
| Somewhat Safe | 42.3% | 182 |
| Somewhat Unsafe | 6.3% | 27 |
| Very Unsafe | 0.2% | 1 |
| If you answered 'Somewhat Unsafe' or 'Unsafe,' please identify what would make you feel safer in the parks: | | 83 |
| | **answered question** | **430** |
| | **skipped question** | **31** |

**16. The Dunwoody Parks and Recreation Department and their partnering associations provide a range of programs, events, activities and services. Using the scale below, please give an overall grade as to whether or not park programs meet your needs. (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Excellent | 5.7% | 23 |
| **Good** | **39.2%** | **159** |
| Average | 30.0% | 122 |
| Fair | 17.7% | 72 |
| Poor | 7.4% | 30 |
| If average or below, please tell us what would make it better: (Write in space below) | | 168 |
| | **answered question** | **406** |
| | **skipped question** | **55** |

**17. Please list any enhancements to current park facilities that would improve your parks and recreation experience:**

| | Response Count |
|---|---|
| | 222 |
| **answered question** | **222** |
| **skipped question** | **239** |

**18. Do you travel to other communities or to unincorporated DeKalb County to use parks and recreation facilities?**

| | Response Percent | Response Count |
|---|---|---|
| **Yes** | **74.0%** | **311** |
| No | 26.0% | 109 |
| **answered question** | | **420** |
| **skipped question** | | **41** |

**19. If you answered yes, please check the factors that influence your decision to use these other facilities:**

| | Response Percent | Response Count |
|---|---|---|
| They are closer to my residence | 9.4% | 29 |
| **They offer facilities that are not available in Dunwoody parks** | **79.0%** | **244** |
| They offer better quality facilities | 42.7% | 132 |
| I feel safer in their parks | 8.7% | 27 |
| Other (please specify) | 17.5% | 54 |
| **answered question** | | **309** |
| **skipped question** | | **152** |

| 20. Which parks do you use in other communities? | | |
|---|---|---|
| | | Response Count |
| | | 294 |
| | answered question | 294 |
| | skipped question | 167 |

| 21. Do you use recreation facilities offered by a church or other private providers? | | | |
|---|---|---|---|
| | | Response Percent | Response Count |
| Yes | | **69.6%** | **286** |
| No | | 30.4% | 125 |
| | answered question | | **411** |
| | skipped question | | **50** |

| 22. If you answered yes, please check the factors that influence your decision to use these other facilities: | | | |
|---|---|---|---|
| | | Response Percent | Response Count |
| They are closer to my residence | | 22.6% | 65 |
| **They offer facilities that are not available in Dunwoody parks** | | **78.4%** | **225** |
| They offer better quality facilities | | 30.3% | 87 |
| Their programs are better operated than public recreation programs | | 31.4% | 90 |
| Other (please specify) | | 12.9% | 37 |
| | answered question | | **287** |
| | skipped question | | **174** |

| 23. Which facility provider(s) do you use? | |
|---|---|
| | Response Count |
| | 254 |
| answered question | 254 |
| skipped question | 207 |

**24. Please indicate with the appropriate number whether you think the following should have a high priority, medium priority or low priority for implementation, or should not be implemented:**

| | high priority | medium priority | low priority | should not be implemented | Response Count |
|---|---|---|---|---|---|
| Develop more walking trails within existing parks | **50.1% (192)** | 39.4% (151) | 9.7% (37) | 0.8% (3) | 383 |
| Develop a greenway/trail system throughout the city to connect parks and neighborhoods | **55.6% (218)** | 29.1% (114) | 11.5% (45) | 3.8% (15) | 392 |
| Develop bike lanes throughout the city along roads | **46.0% (179)** | 29.6% (115) | 19.5% (76) | 4.9% (19) | 389 |
| Develop a multi-court outdoor tennis center | 21.9% (83) | 24.0% (91) | **38.5% (146)** | 15.6% (59) | 379 |
| Develop a community amphitheater | 23.4% (90) | **38.8% (149)** | 27.1% (104) | 10.7% (41) | 384 |
| Develop an outdoor aquatic complex | 15.5% (58) | 22.5% (84) | **33.2% (124)** | 28.7% (107) | 373 |
| Develop an indoor aquatic center with leisure, therapeutic and competition swim facilities | 24.5% (93) | **28.5% (108)** | 26.1% (99) | 20.8% (79) | 379 |
| Develop additional dog parks | 10.2% (39) | 17.3% (66) | **44.8% (171)** | 27.7% (106) | 382 |
| Develop more indoor meeting and program space | 8.6% (32) | 27.8% (104) | **43.3% (162)** | 20.3% (76) | 374 |
| Develop a multi-generational recreation center (with gym, fitness rooms, swimming and tennis courts) | **34.0% (130)** | 30.4% (116) | 21.7% (83) | 13.9% (53) | 382 |

| | | | | | |
|---|---|---|---|---|---|
| Develop unpaved nature trails | 34.2% (132) | **36.3% (140)** | 25.6% (99) | 3.9% (15) | 386 |
| Develop a larger theater for performances | 11.1% (42) | 25.1% (95) | **42.9% (162)** | 20.9% (79) | 378 |
| Develop more parks throughout the city | 33.4% (125) | **36.4% (136)** | 24.9% (93) | 5.3% (20) | 374 |
| Develop a large sports complex for hosting tournaments for soccer, lacrosse, baseball and softball | 17.2% (65) | 26.2% (99) | **31.2% (118)** | 25.4% (96) | 378 |
| Develop additional community gardens | 18.1% (69) | 32.5% (124) | **38.8% (148)** | 10.5% (40) | 381 |
| Expand arts classes to more locations | 12.8% (48) | 27.3% (102) | **44.7% (167)** | 15.2% (57) | 374 |
| Expand nature programs for older children and adults | 18.5% (70) | 34.1% (129) | **39.4% (149)** | 7.9% (30) | 378 |
| Connect greenway system to neighboring communities | **34.1% (129)** | 32.3% (122) | 22.0% (83) | 11.6% (44) | 378 |
| Acquire natural areas for protection with limited development | **43.7% (166)** | 31.6% (120) | 19.7% (75) | 5.0% (19) | 380 |
| Improve the level of maintenance at current parks and recreation facilities | **47.9% (183)** | 36.4% (139) | 14.7% (56) | 1.0% (4) | 382 |
| Provide a multi-use green for community events | 35.1% (133) | **38.5% (146)** | 21.1% (80) | 5.3% (20) | 379 |
| Provide passive open space/green space in the city | 36.2% (137) | **39.7% (150)** | 20.1% (76) | 4.0% (15) | 378 |
| Develop more outdoor adult sports facilities | 16.3% (61) | 31.0% (116) | **39.0% (146)** | 13.6% (51) | 374 |
| Other | 20.3% (15) | 5.4% (4) | 27.0% (20) | **47.3% (35)** | 74 |
| | | | | **answered question** | **409** |
| | | | | **skipped question** | **52** |

**25. Would you support the development of greenways with multi-use trails to connect parks, schools and neighborhood facilities throughout the City?**

| | Response Percent | Response Count |
|---|---|---|
| Yes | **84.8%** | **345** |
| No | 15.2% | 62 |
| **answered question** | | **407** |
| **skipped question** | | **54** |

**26. If a multi-use trail were planned to be located on your property, would you be willing to provide an easement for the construction of the trail, provided that it did not interfere with the use of your property?**

| | Response Percent | Response Count |
|---|---|---|
| Yes | **67.3%** | **268** |
| No | 32.7% | 130 |
| **answered question** | | **398** |
| **skipped question** | | **63** |

**27. Would you support the City working with surrounding communities and governmental entities to develop an interconnected regional greenway system with multi-use trails?**

| | Response Percent | Response Count |
|---|---|---|
| Yes | **80.5%** | **326** |
| No | 19.5% | 79 |
| **answered question** | | **405** |
| **skipped question** | | **56** |

**28. Would you support the purchase of park land if the city could not develop the land immediately upon making the purchase?**

| | Response Percent | Response Count |
|---|---|---|
| **Yes** | **84.7%** | **342** |
| No | 15.3% | 62 |
| | **answered question** | **404** |
| | **skipped question** | **57** |

**29. Which method of funding for park land acquisition, greenway and park facility renovation and development would you prefer?**

| | Response Percent | Response Count |
|---|---|---|
| Borrow money to make necessary improvements and pay back over a 20- or 25-year period. | 17.4% | 66 |
| Impose a millage rate that would allow the City to pay for facilities as they are developed. | 15.6% | 59 |
| **Combine borrowed funds with annual millage funds to construct a few large facilities quickly and add smaller facilities to the system over time.** | **34.6%** | **131** |
| Increase lodging tax to fund larger park facilities that will draw non-residents to Dunwoody for special events and tournaments. | 19.8% | 75 |
| None | 12.7% | 48 |
| | **answered question** | **379** |
| | **skipped question** | **82** |

**30. In order to generate needed revenue to improve park maintenance and recreation programs offered in Dunwoody parks, please indicate all options that you would support for increasing funding for parks:**

| | Response Percent | Response Count |
|---|---|---|
| Charge an annual park user fee per household | 34.6% | 127 |
| Increase rental fees for park facilities | 34.1% | 125 |
| Increase program user fees | 22.6% | 83 |
| Charge parking fees in parks | 12.3% | 45 |
| **Charge non-DeKalb County residents higher fees** | **56.1%** | **206** |
| Build more facilities that generate revenue, such as a tournament facility or indoor recreation center | 43.3% | 159 |
| Sponsor more tournaments and special events that generate sales tax and hotel tax dollars | 47.1% | 173 |
| Other (please specify) | 7.6% | 28 |
| | **answered question** | **367** |
| | **skipped question** | **94** |

**31. How much would you be willing to spend per month per household to support improved park maintenance and recreation services? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| **$1-$10** | **42.3%** | **166** |
| $11-$20 | 23.5% | 92 |
| $21-$30 | 12.0% | 47 |
| $31-$50 | 6.4% | 25 |
| More than $50 | 3.6% | 14 |
| None | 12.2% | 48 |
| **answered question** | | **392** |
| **skipped question** | | **69** |

| 32. Please indicate if you agree, disagree or do not know about the following statements: | | | | |
|---|---|---|---|---|
| | Agree | Disagree | Do not know | Response Count |
| Advertisements about upcoming events and programs are adequate. | **57.2% (215)** | 29.8% (112) | 13.0% (49) | 376 |
| The programs I/my family participate in are offered by the Dunwoody Parks and Recreation Department. | 27.1% (100) | **55.3% (204)** | 17.6% (65) | 369 |
| The programs I/my family participate in are offered by local churches or similar groups. | **72.4% (265)** | 15.6% (57) | 12.0% (44) | 366 |
| The programs I/my family participate in are offered by the Dunwoody Nature Center. | **46.6% (171)** | 35.4% (130) | 18.0% (66) | 367 |
| The programs I/my family participate in are offered by the Stage Door Players. | 27.4% (100) | **48.2% (176)** | 24.4% (89) | 365 |
| Recreation facilities and parks are well maintained. | **52.1% (189)** | 35.0% (127) | 12.9% (47) | 363 |
| Parks are well distributed throughout the city. | 33.2% (122) | **50.3% (185)** | 16.6% (61) | 368 |
| Additional sport fields are needed. | **56.9% (209)** | 24.5% (90) | 18.5% (68) | 367 |
| Additional meeting/program space is needed. | 30.3% (111) | **41.3% (151)** | 28.4% (104) | 366 |
| Existing facilities need to be renovated. | **61.4% (226)** | 12.2% (45) | 26.4% (97) | 368 |
| Volunteer sports leagues are well organized. | 19.8% (72) | 14.3% (52) | **65.9% (240)** | 364 |
| Recreation programs and activities are reasonably priced. | 34.9% (127) | 8.2% (30) | **56.9% (207)** | 364 |
| The Dunwoody Parks and Recreation Department maintains a good image in the community. | **47.1% (172)** | 11.8% (43) | 41.1% (150) | 365 |

| | | | | |
|---|---|---|---|---|
| Recreation facilities and parks are well supervised. | 21.9% (79) | 28.5% (103) | **49.6% (179)** | 361 |
| Recreation activities and programs are well supervised. | 25.6% (92) | 8.1% (29) | **66.3% (238)** | 359 |
| Compared to other priorities (public safety, streets, utilities, schools), parks and recreation is important to a community. | **84.2% (310)** | 8.4% (31) | 7.3% (27) | 368 |
| I am able to contact parks and recreation officials for information easily. | 23.1% (83) | 8.3% (30) | **68.6% (247)** | 360 |
| | | | Other (please specify) | 15 |
| | | | **answered question** | **383** |
| | | | **skipped question** | **78** |

**33. How would you prefer to register for Parks and Recreation programs? (Check ONE)**

| | Response Percent | Response Count |
|---|---|---|
| Mail-in registration form | 4.1% | 16 |
| **Online registration** | **93.5%** | **361** |
| In person at Dunwoody Parks and Recreation Department offices or on-site at parks | 2.3% | 9 |
| **answered question** | | **386** |
| **skipped question** | | **75** |

**34. Please indicate which of the following ways you currently as well as prefer to get information about Dunwoody Parks and Recreation events and programs?**

| | Currently | Prefer | Response Count |
|---|---|---|---|
| Dunwoody Parks and Recreation Department Website | 39.2% (98) | **78.8% (197)** | 250 |
| Local Newspapers | **85.0% (278)** | 52.9% (173) | 327 |
| Local Television Channels | **56.8% (42)** | 52.7% (39) | 74 |
| Local Radio Stations | 57.1% (36) | **58.7% (37)** | 63 |
| School Flyers | 43.2% (48) | **71.2% (79)** | 111 |
| Email | 40.9% (113) | **76.4% (211)** | 276 |
| A Semi-Annual Parks and Recreation Guide | 12.5% (23) | **90.2% (166)** | 184 |
| Text Messages | 44.8% (13) | **55.2% (16)** | 29 |
| Word of Mouth | **92.9% (158)** | 18.2% (31) | 170 |
| | | Other (please specify) | 16 |
| | | **answered question** | **384** |
| | | **skipped question** | **77** |



**35. Please write your zip code in the following space:**

| | Response Count |
|---|---|
| | 383 |
| **answered question** | **383** |
| **skipped question** | **78** |

**36. Please indicate your gender:**

| | Response Percent | Response Count |
|---|---|---|
| Male | 31.5% | 124 |
| **Female** | **68.5%** | **270** |
| | **answered question** | **394** |
| | **skipped question** | **67** |

**37. Please indicate your age:**

| | Response Percent | Response Count |
|---|---|---|
| 14 and Under | 0.0% | 0 |
| 15-24 | 0.8% | 3 |
| 25-34 | 6.6% | 26 |
| **35-44** | **37.6%** | **149** |
| 45-54 | 27.3% | 108 |
| 55-64 | 14.1% | 56 |
| 65-74 | 11.1% | 44 |
| 75+ | 2.5% | 10 |
| | **answered question** | **396** |
| | **skipped question** | **65** |

**38. Which of the following best describes your household?**

| | Response Percent | Response Count |
|---|---|---|
| Single | 5.1% | 20 |
| Couple with no children | 16.2% | 64 |
| Single-parent household with children | 2.8% | 11 |
| **Couple with children** | **66.2%** | **262** |
| Retired | 9.8% | 39 |
| | **answered question** | **396** |
| | **skipped question** | **65** |

**39. If you have children at home, how many children do you have in each of the following age groups?**

| | Response Average | Response Total | Response Count |
|---|---|---|---|
| Under 5 years of age | 1.73 | 154 | 89 |
| **5 to 11 years of age** | **1.79** | **330** | 184 |
| 12 to 19 years of age | 1.42 | 172 | 121 |
| | **answered question** | | **267** |
| | **skipped question** | | **194** |

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# AGREEMENT FOR GRANT OF EASEMENT

## for

## CONSERVATION GREENWAY

THIS AGREEMENT, made and entered into this the _____ day of _____, 2001, by and between The Metropolitan Government of Nashville and Davidson County, acting by and through its Board of Parks and Recreation (herein referred to as "Metro"), and The Metropolitan Government of Nashville and Davidson County, acting by and through the Water Services Department, property owner (herein referred to as Grantor).

WHEREAS, Metro recognizes the increasing benefit of protecting open spaces within the Metropolitan Government area; and

WHEREAS, greenways provide the general public with recreational opportunities in natural areas, preserve, and protect native plant and animal species and their habitat, and provide low-impact transportation routes for pedestrian and bicycle traffic; and

WHEREAS, Metro, by Ordinance No. 091-13, created a Greenways Commission to assist Metro in the development of a system of open space greenways; and

WHEREAS, Grantor is the sole owner in fee simple of certain real property in Davidson County, Tennessee, more particularly described in Exhibit A, Exhibit B, Exhibit C and Exhibit D attached hereto and incorporated by this reference (herein referred to as "the Property"); and

WHEREAS, the Property possesses natural, open space, and recreational values (collectively, "conservation values") of great importance to Grantor and the people of Nashville and Davidson County; and

WHEREAS, Grantor intends that the conservation values of the Property be preserved and made more accessible for public enjoyment by the anticipated incorporation and maintenance of the property as part of the Metro greenways system; and

WHEREAS, Grantor further intends, as owner of the Property, to convey to Metro the right to preserve and protect the conservation values of the Property in perpetuity; and

WHEREAS, Metro has the authority to accept this grant pursuant to Tennessee Code Annotated, Section 66-9-305(d), and Section 11.1002 of the Metropolitan Charter; and

WHEREAS, Metro agrees by accepting this grant to honor the intentions of Grantor stated herein, and to preserve and protect, in perpetuity, the conservation values of the Property for the benefit of the people of Tennessee and the public-at-large.

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions, and restrictions contained herein, Grantor hereby voluntarily grants and conveys to Metro, its successors and assigns, an easement in perpetuity over the Property of the Grantor (herein referred to as "the Easement") to be located as more particularly shown on Exhibit A and Exhibit B attached hereto and incorporated by this reference.

1. Purpose. It is the purpose of this grant to allow Metro to utilize the Easement area for one or more of the following: a pathway for pedestrian or bicycle travel, nature trail, and/or natural area. Metro, at its discretion, shall design, construct, and maintain any pathway or physical structure in a manner that best preserves the open and natural condition of the Property. It is the intention of the parties hereby expressed that the granting of the Easement will not significantly interfere with the

conservation values of the Property. Grantor intends that the Easement will confine the use of the Property to such activities as are consistent with the purpose of the Easement.

2. Rights of Metro. To accomplish the purpose of the Easement, the following rights are conveyed to Metro by this grant:

a. To preserve and protect the conservation values of the Property; and

b. To construct and maintain a pathway to be located on the Easement, including, at the discretion of Metro, necessary trailheads, signage, benches, and other improvements consistent with the recreational and educational uses of the pathway and other conservation values; and

c. To prevent any activity on or use of the Property that is inconsistent with the purpose of the Easement and to require the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

3. Metro Covenants. Metro, by accepting this grant, covenants and agrees, on behalf of itself, its successors and assigns, that the following shall constitute real covenants that shall attach to and run with the easement hereby granted and shall be binding upon anyone who may hereafter come into ownership of such Easement, whether by purchase, devise, descent, or succession, or to be authorized to use said Easement area:

a. It will make the Easement area available for use by all members of the general public without distinction or illegal discrimination on the grounds of race, color, national origin, handicap, or age.

b. It will adopt rules and regulations governing the use of the Easement area so as not to permit or suffer any use of the Easement by Grantor or others in violation of such rules and regulations. At a minimum, the rules and regulations will provide as follows:

i. That the hours of public access of the Easement shall be from sunrise to sunset.

ii. That all persons utilizing the Easement area must remain on the pathway.

iii. That all pets of persons utilizing the pathway must be on a leash at all times.

iv. That the following activities shall be strictly prohibited:

1. consumption or possession of alcoholic beverages;
2. horseback riding;
3. unauthorized motor vehicles;
4. collecting or distributing plants, animals or other natural features;
5. littering or dumping;
6. possession of firearms, weapons or projected objects;
7. playing of radios, musical instruments or other devices in a manner that might disturb others;
8. vending or other concessions with out proper permits;
9. advertising or posting of bills;
10. trespassing on adjacent property of Grantor.

4. Other Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of the Easement is prohibited. The aforementioned express prohibitions shall not limit the generality of this paragraph.

5. Reserved Rights. Grantor reserves to itself, and to its personal representatives, heirs, successors, and assigns, all rights accruing from their ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of the Easement. Further, Grantor reserves

the right to maintain the subject property consistent with the purposes herein set forth and will maintain it in accordance with all local laws until improvements are made by Metro.

6. Metro's Remedies. If Metro determines that Grantor is in violation of the terms of this Agreement or that a violation is threatened, Metro shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of the Easement, to restore the portion of the Property so injured. If Grantor fails to cure the violation within thirty (30) days after receipt of notice thereof from Metro or, under circumstances where the violation cannot reasonably be cured within a thirty (30) day period, fails to continue diligently to cure such violation until finally cured, Metro may bring an action in a court of competent jurisdiction to enforce the terms of this Agreement to enjoin the violation by temporary or permanent injunction, and to recover any damages to which it may be entitled for violation of the terms of this Agreement or for injury to any conservation values protected by the Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to any such injury. If Metro, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the conservation values of the Property, Metro may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the expiration of the period provided for cure. Metro's rights under this paragraph apply equally in the event of either actual or threatened violations of the terms of this Agreement. Metro's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

7. Metro's Discretion. Enforcement of the terms of this Agreement shall be at the discretion of Metro, and any forbearance by Metro to exercise its rights under this Agreement in the event of any breach of any terms of this Agreement by Grantor shall not be deemed or construed to be a waiver by Metro of such term, or of any subsequent breach of the same, or any other term of this Agreement, or of any of Metro's rights under this Agreement. No delay or omission by Metro in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

8. Waiver of Certain Defenses. Grantor hereby waives any defense of laches, estoppel, or prescription.

9. Acts Beyond Grantor's Control. Nothing contained in this Agreement shall be construed to entitle Metro to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

10. Amendment. If circumstances arise under which an amendment to or modification of this Agreement is appropriate, the Grantor, or the then current owner of the Property, and Metro are free to jointly amend this Agreement without prior notice to any other party; provided that any amendment shall be in writing; shall be consistent with the purpose of the Easement; shall not affect its perpetual duration; and shall have the unanimous consent of the Metro Greenways Commission.

11. Extinguishment. If circumstances arise in the future that render the purpose of the Easement impossible to accomplish, the Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent jurisdiction.

12. Assignment. The Easement is transferable, but Metro may assign its rights and obligations under this Agreement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the Internal Revenue Code of 1954, as amended, and the applicable regulations promulgated thereunder and authorized to acquire and hold conservation easements. As a condition of such transfer, Metro shall require that the conservation purposes which this grant is

intended to advance continue to be carried out.

13. Subsequent Transfers. Grantor agrees to incorporate the terms of this Agreement in any deed or other legal instrument by which it divests itself of any interest in all or a portion of the Property, including, without limitation, a leasehold interest. Grantor further agrees to give written notice to Metro of the transfer of any interest at least thirty (30) days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of the Easement or limit its enforceability in any way.

14. General Provisions.

a. Controlling Law. The interpretation and performance of this Agreement shall be governed by the laws of the State of Tennessee.

b. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Agreement shall be liberally construed in favor of the grant to effect the purpose of the Easement and the policy and purpose of Tenn. Code Ann. §§ 66-9-301 to 309. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of the Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

c. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

d. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein. No alteration or variation of this instrument shall be valid or binding unless contained in an amendment that complies with paragraph ten (10).

e. Successors. The covenants, terms, conditions, and restrictions of this Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Property.

TO HAVE AND TO HOLD said Easement unto Metro, its successors, and assigns, forever.

IN WITNESS WHEREOF, we have caused this instrument to be executed as of this _____ day of _____, 2001.



GRANTOR:

_____

____

ACCEPTED:
THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

_____

DIRECTOR, PARKS AND RECREATION

## Brook Run Park

**Location**: North Peachtree Road
**Acreage**: 102
**Classification**: Community Park/Large Urban Park
**Facilities**: Community garden, greenhouse complex, dog park, skate park, large community playground, Veterans' Memorial, pavilion, walking trails, open play areas, roads and parking. Additional non-recreation facilities include a number of buildings that were developed by the former property owner, including an old theater, dormitory and office space. The former maintenance building for the property is currently being used as the City of Dunwoody Public Works Maintenance Compound.

## Use Initiations

**Exhibit B**
**Deed Restrictions**

1. The Property may be used only for parks and recreation purposes, public education purposes, public cultural purposes, or any combination thereof by DeKalb County, but not assignee of the County.
2. The Property, neither as a while nor any subdivided portion, may be sold, leased or otherwise assigned without the expressed written consent of the Georgia State Properties commission, which consent shall be given or not in the sole and absolute discretion of the State Properties Commission. Any sale, lease or other assignment made without the consent of the State Properties Commission shall be void ab initio. This provision shall not prohibit the county's allowing other parties to use the Property on a short term basis, but only as a part of the County's use of the Property for parks and recreation purposes, public education purposes, public cultural purposes, or any combination thereof.
3. No less than seventy percent (70%) of the property shall be used as urban green space.
4. The Purchaser is responsible for all necessary licenses and permits to all for construction of any portion of the conceptual plan (see Exhibit "C"), including, but not limited to, that portion which may lie within the 100 year floodplain, which may be within the fifty (50) foot undisturbed stream buffer on state waters, and which may lie within wetlands, as that term is defined by applicable Federal and State law and regulations.
5. The property is subject to all applicable zoning, land use and development restrictions and requirements imposed by Federal, State and local governments.
6. The Purchaser is solely responsible for obtaining all required applicable permits, licenses and certificates.

Deed restriction number three is the only restriction that will have a major impact on the future development of Brook Run Park. There is a need to provide a much better vehicular and pedestrian circulation system and parking areas, which will impact the percentage of green space in the park. Park buildings that are added to the park should be offset by the removal of buildings already slated for demolition and the recommendation of this plan to take out additional buildings.

## General Observations and Analysis

Brook Run Park functions partially as a park and partially as an undeveloped property. There are a large number of old buildings on the property, as well as areas that have been cleared of buildings but not developed. The site has tremendous potential to be a wonderful community park once all of the old buildings are removed or redeveloped and the construction of park amenities is complete.

## Specific Condition Assessments

*Vehicular Access and Parking*

- The parking lots currently found on the property are in fair condition, as are the roads. The locations of parking lots are tied to previous uses and should not dictate how the park develops in the future.
- Due to traffic congestion on North Peachtree Road, which serves as the main entry to the park, alternate access points are needed. There is a second access point off of Peeler Road but it is only open during the hours that Public Works crews are on site.
- Several of the old roads lead to dead ends, creating unmonitored areas within the property.
- Some of the old roads are being used by Public Works crews to store materials and debris collected from throughout the city. This practice should be discontinued, as it is not conducive with park activities.
- Parking for the skate park and playground appears to be adequate.
- The community garden lacks a defined parking area.

*Pedestrian Circulation*

- There is no pedestrian system currently in the park.
- Some older paved trails exist in the woods. They are approximately 4' wide and some have new light standards along the trail. It appears that the entirety of the trail was lit at one time.
- There is no signage along the trail or at trail entry points, and the trail has breaks resulting from where buildings and sidewalks that would have provided the connections for a complete trail system were removed.
- The skate park and playground have ADA accessible routes, although they are not marked properly.
- The only sidewalks that connect items in the park are at the skate park and playground.
- There is not good connectivity between the park and surrounding residential neighborhoods or Peachtree Charter Middle School, which is adjacent to the park.
- There is adequate space in the park to develop a good system of interconnected pathways and sidewalks to link park elements.

*Park Signage*

- The main park sign is too large and not in keeping with the new City branding program.
- Individual activity areas of the park are not signed.
- There is no wayfinding signage in the park to direct visitors to their destinations.
- There are limited rules signs in the park.

*Building Assessments*

- The two buildings on site that would require the least amount of money to redevelop based on condition are the old dormitory building and the maintenance compound. However, based on current City needs, there is no need for a dorm and the maintenance compound is much too large for the park needs and is incompatible for use within Brook Run. The theater and office buildings near the front of the park would require a much larger investments to restore.

However, relocating the Spruill Center for the Arts to this site would free up the six acres at the Spruill Center to become a community park or be used for other purposes by the City.
- Saving the theater chapel as a community meeting or art gallery would save the historic stained glass windows in the chapel.
- Several of the buildings appear to have some good mechanical equipment that might have value if resold.
- We would recommend taking all buildings down now, except for the chapel at the theater and the buildings near the front of the park (if the Spruill Center for the Arts is moved here).
- All old building sites should be cleaned of debris and grassed as a temporary measure until full park redevelopment is complete. All utility services should be capped off.

*General Notes*
- The park needs to be reorganized to maximize the available land and create a true park-like setting.
- Old fencing found throughout the park needs to be removed.
- Old tennis courts and other outdated facilities need to be removed.
- The wooden playground and old pavilion need to be removed.
- Restrooms are needed throughout the park.
- The dog park needs to be relocated where there are areas of lawn and shade to reduce the negative impact of compaction of tree roots and erosion in the current dog park.
- Improved water service is needed at the community garden.
- Consideration should be given to relocating the community garden closer to the greenhouse complex, creating one central area for gardening activities.
- Consideration should be given for developing more entry points to the park but not connecting them with roads that would encourage drive-through traffic in the park.
- Protecting as much of the urban forest in the park as possible should be a consideration of the master plan development.
- Restrictive covenants placed on the deed must be honored when developing park plans.
- The park is large enough to support both active sports and community events.
- The Veterans' Memorial is too small and should be replaced with a memorial more befitting the service branches.
- With the addition of multiple access points to the park, electronic gates should be considered.
- The level of activity at the maintenance compound is not compatible with park activities.
- Two major drainage areas run through the park and are waters of the state.
- Any trail development or enhancements that cross these drainage areas will have to be permitted through the State.
- A focal point is needed near the main entry to the park.
- Centralized shared parking lots should be developed that are connected to park facilities by a good system of sidewalks and trails.

## Development of the Plan

The development of the updated master plan began with the planning team obtaining site mapping from the City and conducting a site visit to the park to walk the property and observe how the park was currently being used. Upon completing the site visit, a site analysis plan was developed and a community design charrette was conducted on December 11, 2010. The meeting started with a presentation of the site analysis to the citizens who gathered for the charrette.

## Site Analysis Findings

Brook Run Park is the former site of a state facility that was transferred by DeKalb County for the purpose of being converted to a regional park within the DeKalb County Parks Department. When the City of Dunwoody was incorporated, the land was purchased by the City from DeKalb County along with other park properties. At the time of the transfer, the park contained a new playground and skate park, an older playground and pavilion, a small veterans' memorial, a community garden and dog park. There were also a large number of buildings developed by the State when they operated the site. The City had deemed two of the buildings safety hazards and had issued a request for proposals to remove the buildings. Four other buildings, including a theater and dormitory building, were vacant and a fifth building was in use as the City's Public Works maintenance compound.

Visits to the buildings and discussion with staff and citizens who were familiar with the buildings provided a good bit of background on the buildings. While structurally sound, the buildings near the front of the park have been victim to vandalism and moisture. There are known mold issues with some of them. The theater has been heavily vandalized and, while structurally sound, is in need of complete renovations. Citizens familiar with the theater said estimates done during an earlier park planning process were around $1.5 million to renovate the theater and now guess the cost would be closer to 2 million dollars. The theater also contains a small chapel that has beautiful stained glass windows, which were donated by the Kennedy Family . The reuse of this portion of the building should be a high priority because of the unique quality and history of the stained glass windows.

The dormitory building was in use until recently and is in the best condition. However, because it was a dormitory, it is dominated by very small rooms and has limited potential for conversion into building suitable for park activities or other city government functions. All of the buildings have large mechanical systems and there may be some potential to salvage and sell some of the large mechanical components if the buildings are removed. Those buildings that are kept and renovated will need mechanical and electrical system upgrades to bring them into compliance with new energy codes and standards. The buildings will also have to be brought up to the current development codes.

A thorough review of the site revealed two major drainage conveniences in the park. Both streams are mapped as waters of the state, and as such have a State-mandated 25' buffer and an additional City buffer of 50' to promote improved water quality along state waters. The two streams drain from east to west and empty into Nancy Creek, which is a much larger stream. The two streams divide the park into three distinct regions, two of almost equal size and a third area on the south side of the park that is smaller. The most northern region contains the existing skate park and playground complex, a greenhouse facility, the maintenance compound the old dormitory. The center section contains the old theater and surrounding buildings, the veterans' memorial, a small older playground the community garden and dog park. The southern tracts include open space and forested areas and the site of the old hospital, which has been removed from the property. The removal of the hospital has left a large open space that is relatively flat and highly suitable for redevelopment.

The topographic relief on the property ranges from steep side slopes to gently rolling. There are also numerous flat areas where buildings, since removed, once stood. There are three distinct highpoints on the property; they are located in the northeast corner of the park, the area of the current dog park and along the northwest corner of the park. The larger of the two streams collects runoff from these ridges, as water flow is primarily from south by south west from Peeler Road and north by west from the dog park. The largest portion of the center of the park drains north by west into the larger stream.

The smaller stream captures water for a portion of the dog park and the old hospital site, which drains north by west.

Within the park there are several areas of very steep topography resulting from where buildings have been removed. Some buildings had wall components that held back earth; when the building and wall elements were removed, the steep slopes were not graded back to a predevelopment condition. This will necessitate some regrading activities when these areas are redeveloped. The topography of the site will also make it more difficult to achieve proper slopes on pathways and access routes that will be developed in the park.

The site is heavily vegetated with a mixed forest of pine trees and hardwoods. The larger trees are on the step slopes and ridge tops. The placement of the dog park on a wooded ridge top has resulted in erosion problems on the forest floor from the concentrated dog foot traffic. Areas that are not impacted by the dogs remain in a natural state. Along the streams there is a good bit of privet and other invasive plant species that should be removed over time. Overall the forest appears to be in good shape and is an attractive element in the park.

The existing infrastructure system in the park is dominated by the old roads and parking lots. While buildings were removed from the park, the roadway system that once served the state facilities remains intact. The condition of most of the roads and parking areas is fair. There is an old paved trail system that runs throughout much of the park. The trail is approximately four feet wide and was paved with asphalt. Much of the trail system has older light fixtures which do not work, though a small portion does have new light fixtures. We did not observe the new fixtures at night but were told they do not work. Much of the asphalt trail needs repairs due to root damage.

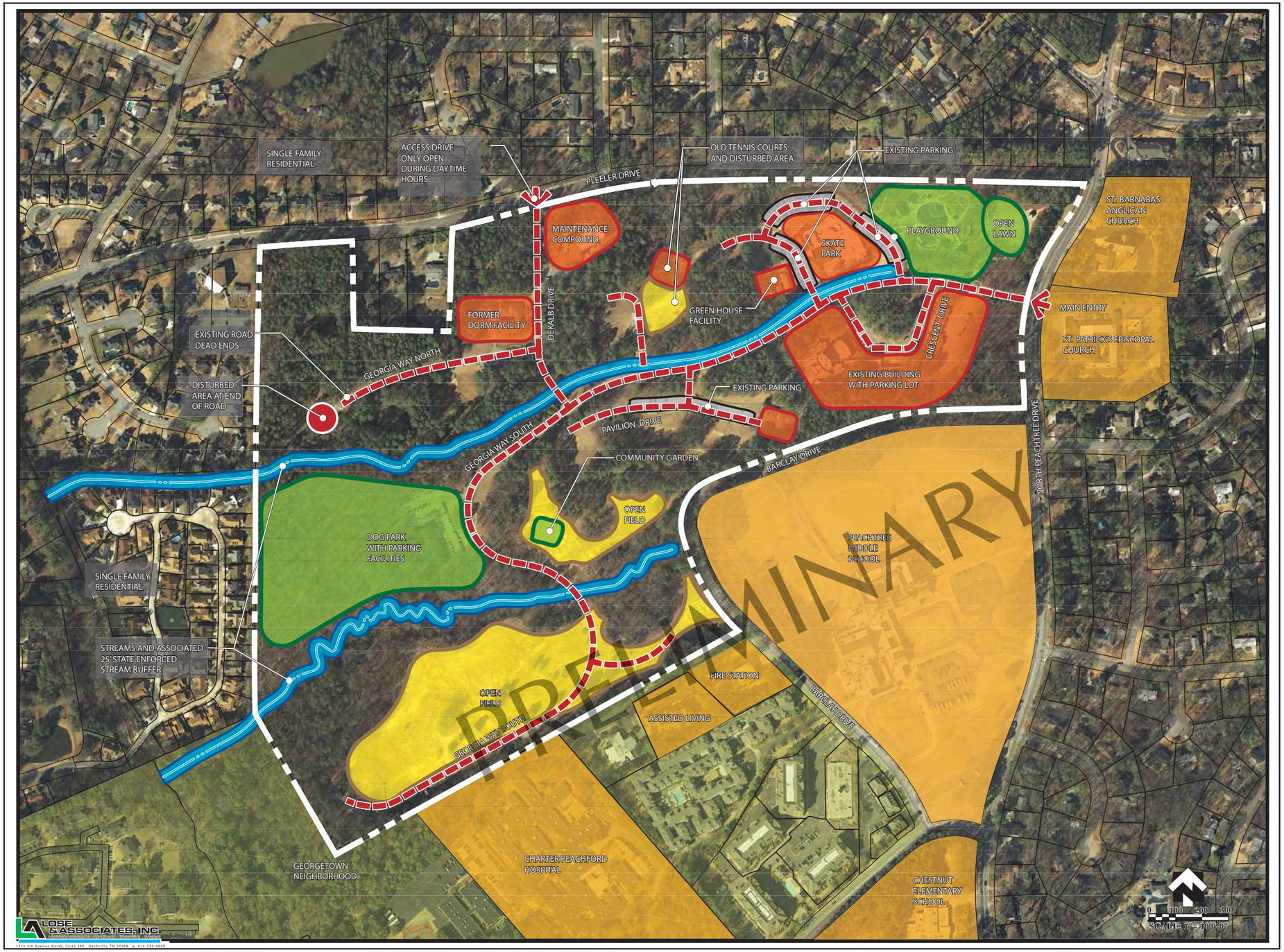
Water and sewer systems are provided throughout the site and served the buildings which were once widely distributed across the property. Not pressure test or video test were done as part of the site analysis, but we were told most of the system is in working order. The presence of these utility systems throughout the site should lower the overall development cost to develop the park.

Concurrent with the development of the site analysis, an existing greenhouse complex on the site was undergoing renovation. A barn in the complex is being converted as meeting and storage space for the community garden. The members of the community garden have also been given control of the two greenhouses in the complex. Some work will be required to weatherize the two greenhouses, as the original heating and ventilation systems have been removed from both.

A work day was also held at the park during the planning process and a new access path was developed to the playground and a great deal of understory vegetation was removed along roadways to improve views into park spaces. Both projects have enhanced the park and additional understory vegetation should be removed throughout the park to improve safety.

The areas of the park with the greatest potential for development are the open fields and old building sites that are widely distributed throughout the park. The largest of these is the old hospital site. It is large enough to accommodate large sports facilities with limited grading and clearing of additional trees. The other sites range from under an acre to several acres, and will accommodate development with minimal grading but will require some tree clearing for larger activities. The removal of the dormitory building, theater and existing maintenance compound will create additional open space for the development of new park amenities.

In discussions with citizens throughout the planning process, it was felt that additional access points are needed. There are two access points to the park now: one from North Peachtree Road, which is the primary entry, and one from Peeler Road that is only open when the Public Works crews are present. Discussions with consultants working on a transportation plan for the City also expressed a concern with all the traffic being forced to exit onto North Peachtree Road. These concerns should be addressed as part of the redevelopment of the park. Insert Site Analysis.


SINGLE FAMILY RESIDENTIAL
ACCESS DRIVE ONLY OPEN DURING DAYTIME HOURS
PLEFELER DRIVE
OLD TENNIS COURTS AND DISTURBED AREA
EXISTING PARKING
MAINTENANCE COMPOUND
SKATE PARK
PLAYGROUND
OPEN LAWN
ST. BARNABAS ANGLICAN CHURCH
FORMER DORM FACILITY
DEKALB DRIVE
GREEN HOUSE FACILITY
MAIN ENTRY
ST. PATRICK'S EPISCOPAL CHURCH
EXISTING ROAD DEAD ENDS
GEORGIA WAY NORTH
CRESCENT DRIVE
EXISTING BUILDING WITH PARKING LOT
DISTURBED AREA AT END OF ROAD
EXISTING PARKING
PAVILION DRIVE
GEORGIA WAY SOUTH
COMMUNITY GARDEN
BARCLAY DRIVE
NORTH PEACHTREE DRIVE
OPEN FIELD
DOG PARK WITH PARKING FACILITIES
PEACHTREE MIDDLE SCHOOL
SINGLE FAMILY RESIDENTIAL
STREAMS AND ASSOCIATED 25' STATE ENFORCED STREAM BUFFER
FIRE STATION
OPEN FIELD
ASSISTED LIVING
BARCLAY DRIVE
GEORGIA WAY SOUTH
GEORGETOWN NEIGHBORHOOD
CHARTER PEACHFORD HOSPITAL
CHESTNUT ELEMENTARY SCHOOL
PRELIMINARY
LOSE & ASSOCIATES, INC.
1514 5th Avenue North, Suite 200 Nashville, TN 37208 p. 615-242-8040
0 100 200 300
SCALE: 1" = 100'-0"

## Design Charette Meeting Findings

The next step in the charette process was to divide those present into two groups to make a list of potential park facilities, desired park programs and enhancements, or concerns of the park.
The list developed by the two groups is provided below.

**Group 1 Facility, Programs and Park Enhancements**

- Main Entrance – traffic improvements
- Acquire property on Peeler Road
- *Central community green or lawn
- Protect green space
- Indoor Theater
- *Athletics program for young & seniors
- Gymnasium, outdoor fields
- Improve access, signage
- Small dog area in dog park
- Erosion, "snow fence" turf recovery, provide way to divide dog park
- Sculpture garden
- *Multi use trails and ecosystem center
- Remove dead trees
- Dog park buffer adjacent to existing home
- Radio control air plan facility
- Dog park fountain
- Outdoor theater
- *Restrooms
- *Community Center
- Pavilions
- Band shell, stage, seating
- *Festivals
- Outdoor classroom
- 10 ball fields 50K population
- Lighting throughout park
- Pedestrian bike access to park
- Nature Center
- Community garden expansion

* These items were considered high priority by the group.

**Group 2 Facility, Programs and Park Enhancements**

- Ensure flood control
- Keep dogs from neighbors
- Limit size of gatherings
- Prioritize theater
- Consider parking deck to limit surface parking
- Improve lighting
- Volleyball
- Spectator areas of skate park

- Public art, location for urban art participation
- Remote control boats
- Community Center
- Comprehensive parking, sensitive to environment
- Keep woods
- Festival space
- Trails
- Crafts classes
- Picnic Shelters
- Sit down restaurant
- Lots of shade
- Open lawn in dog park – keep away from neighbors
- Purchase adjoining property
- Track and field next to high school
- Improve access to greenhouse
- Informal athletics fields
- Perimeter fence
- Swings along trail
- Native plantings – shade and sun
- Interpretive trails
- Lighted tennis courts
- Lake
- Mini golf
- Entrance/exit to Peeler Road
- Well for gardening/everything
- Open space
- Special needs playground
- Bike trails – dedicated
- Ornamental/botanical garden
- Band shell
- Keep it city scale
- Make water for future operation
- Functional theater



Each team then develop a bubble diagram of where facilities might go to guide the planning team in developing two concept plans for the park. The meeting ended with each groups plan being presented.

Following the charette, the planning team developed the two concept plans. These plans were presented to staff and focus group members for comment on January 13,2011. Comments at this meeting included:

- Provide more sports fields for youth and adults
- Like school athletic facilities
- Like closing Barclay Drive
- Need to maintain fire vehicle access on Barclay Drive
- Like splash pad at front of park

- Like sculpture garden and trails
- Like ideal of larger veterans' memorial
- Like dog park in central location
- Look at keeping small dogs in current location
- Concern that active fields are not in keeping with deed restrictions
- Move community center to expansion property
- Relocate tennis courts to existing property
- Like the community lawn
- Like the chapel gallery ideal and redevelopment of building at front of park
- Like third entry from Barclay Drive
- Think community garden should stay in current location and be expanded

The comments were then used to develop a preliminary master plan, which was presented to the public on January 27, 2011, along with plans for the other existing parks. Comments at the meeting included:

- Some supported the inclusion of athletic fields at the park, while others were concerned it was in conflict with deed restrictions
- Like multiple entries into park
- Like additional parking and need to maximize parking
- Some were concerned that youth sports fields could not be used during large community events
- Dunwoody Senior Baseball would like to stay at Dunwoody Park and have additional fields
- Concern concentrating facilities in one park will increase traffic issues
- Saturdays will be crowded in the park
- Need to add basketball Courts and more youth sports fields
- Need a minimum of 12 tennis courts
- Provide lots of open green space for families
- Provide covered tennis courts
- Like the trails
- Provide buffer around current dog park to ease conflicts with neighbors and leave dog park in current location
- Like addition of restrooms in park
- Want larger dog park if moved

Comments from this public meeting along with staff and council comments were used to guide the development of the final plan, along with the site observations made by the planning team with respect to facility redevelopment, safety, proper circulation and adherence to the deed restrictions.

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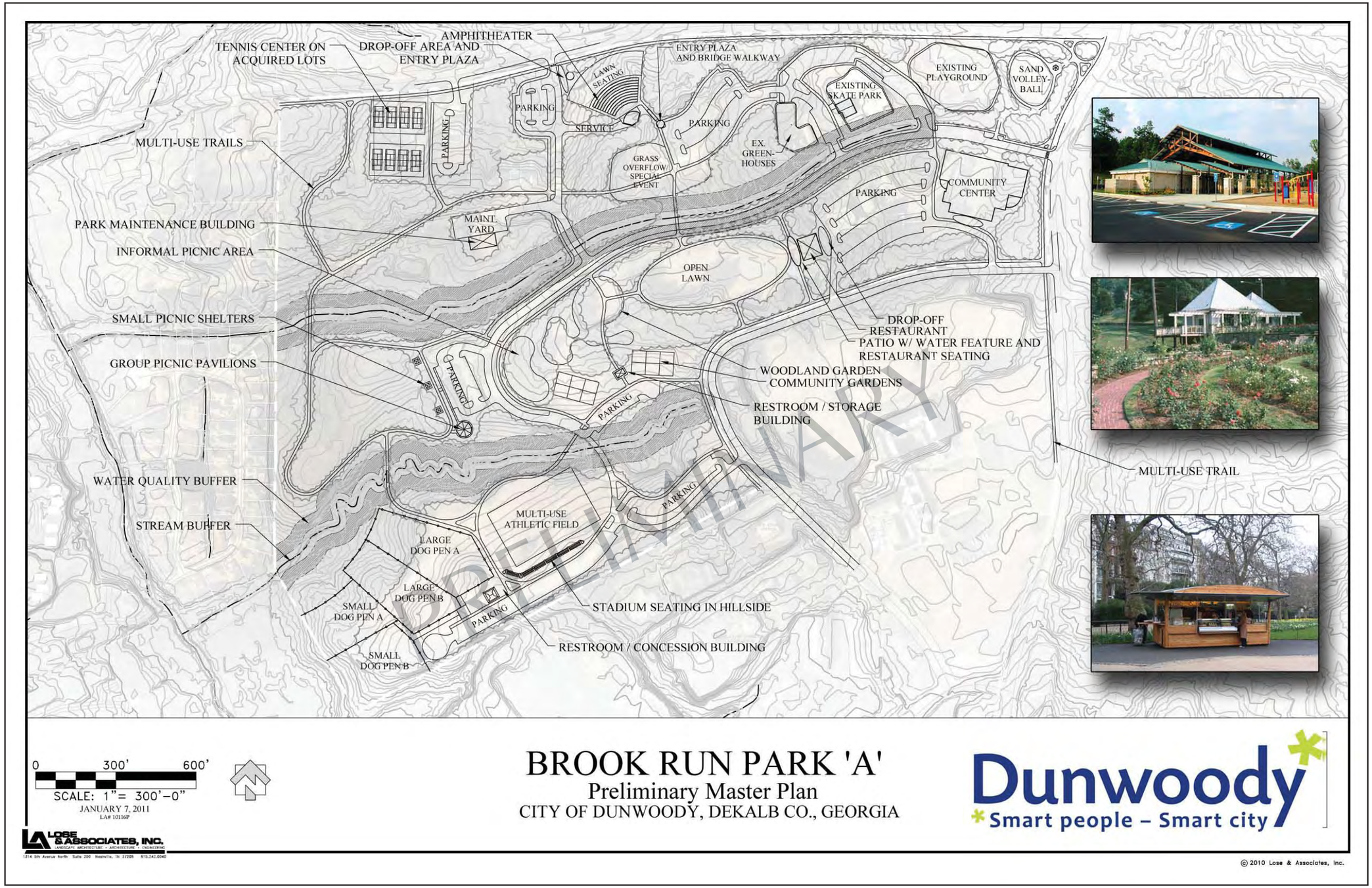
AMPHITHEATER
TENNIS CENTER ON ACQUIRED LOTS
DROP-OFF AREA AND ENTRY PLAZA
ENTRY PLAZA AND BRIDGE WALKWAY
LAWN SEATING
PARKING
SERVICE
PARKING
EXISTING SKATE PARK
EXISTING PLAYGROUND
SAND VOLLEY-BALL
MULTI-USE TRAILS
PARKING
GRASS OVERFLOW/ SPECIAL EVENT
EX. GREEN-HOUSES
COMMUNITY CENTER
PARKING
PARK MAINTENANCE BUILDING
MAINT. YARD
INFORMAL PICNIC AREA
OPEN LAWN
SMALL PICNIC SHELTERS
DROP-OFF
RESTAURANT
PATIO W/ WATER FEATURE AND RESTAURANT SEATING
GROUP PICNIC PAVILIONS
PARKING
WOODLAND GARDEN
COMMUNITY GARDENS
PARKING
RESTROOM / STORAGE BUILDING
MULTI-USE TRAIL
WATER QUALITY BUFFER
STREAM BUFFER
MULTI-USE ATHLETIC FIELD
PARKING
LARGE DOG PEN A
LARGE DOG PEN B
SMALL DOG PEN A
PARKING
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SMALL DOG PEN B
RESTROOM / CONCESSION BUILDING
PRELIMINARY
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JANUARY 7, 2011
LA# 10116P
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1514 5th Avenue North Suite 200 Nashville, TN 37208 615.242.0040
BROOK RUN PARK 'A'
Preliminary Master Plan
CITY OF DUNWOODY, DEKALB CO., GEORGIA
Dunwoody
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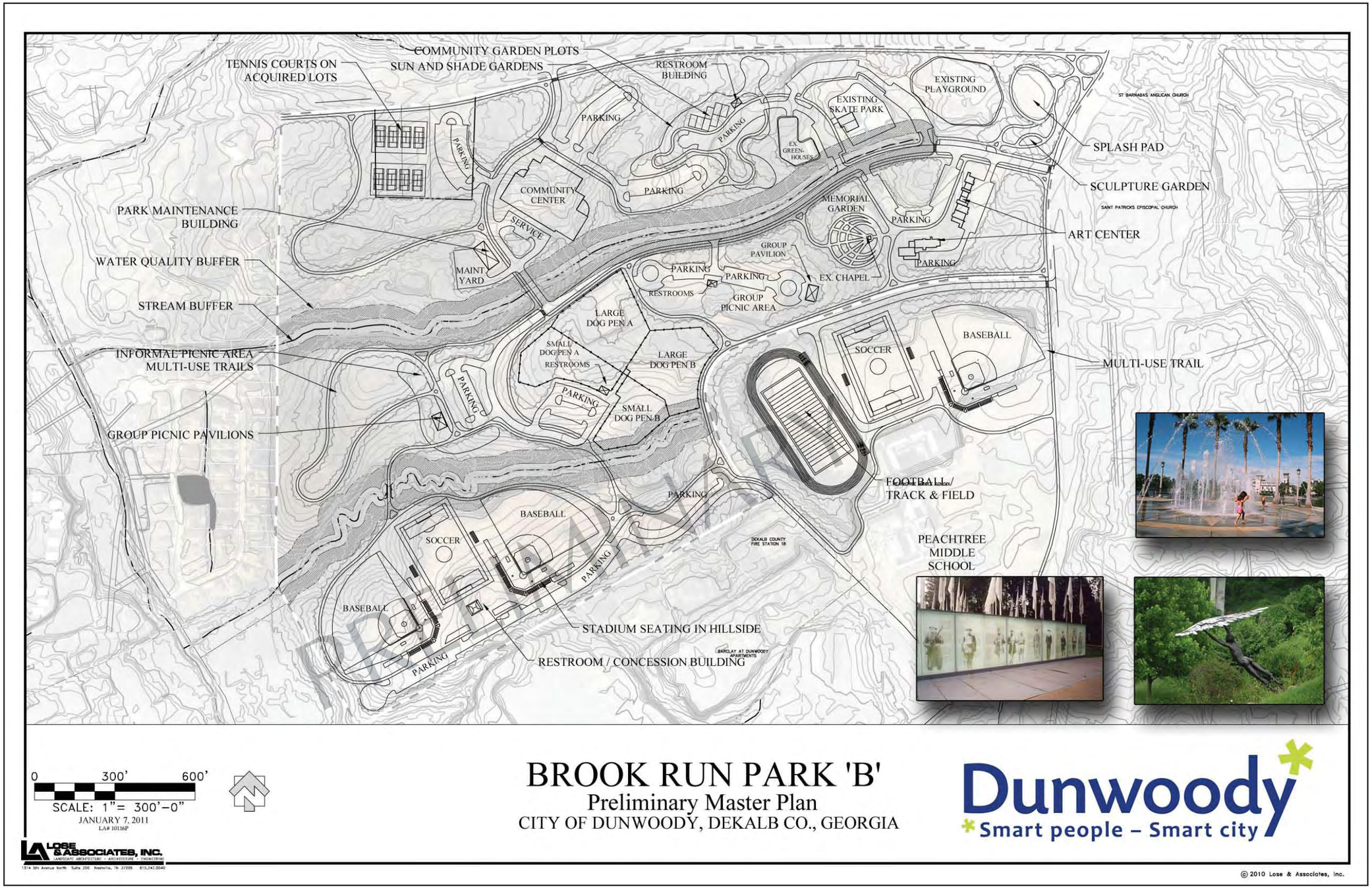


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JANUARY 7, 2011

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# BROOK RUN PARK 'B'

## Preliminary Master Plan

CITY OF DUNWOODY, DEKALB CO., GEORGIA

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## Final Plan Recommendations

### Develop Baseball Fields

To build on the success of the current facilities and programs in the park, the balance of the property should be developed with facilities that are consistent with those found in a community park which tie the facilities together with an interconnected vehicular and pedestrian circulation system. In evaluating the priority of facility development in Brook Run Park, we also have to look at the recommendation made in other parks – in particular, the recommendation at Dunwoody Park to relocate Dunwoody Senior Baseball to a new location. The best alternative site for Dunwoody Senior Baseball is Brook Run Park. There is adequate space to add baseball fields in the park, and with a joint-use agreement with Peachtree Middle School, additional sports fields can be developed contiguous with the park, creating a destination for sports programs within the city. Sporting parking and concession/restroom facilities will be needed at the ball fields. A quality synthetic sports turf is recommended to maximize use of the fields; therefore, development of baseball fields should be a very high priority among the recommended facilities.

### Building Reuse and Removal

The recommendation to relocate the North DeKalb Cultural Arts Center to Brook Run Park is another recommendation that impacts another park. There is a need for a neighborhood park and community green space in the Dunwoody Village redevelopment area. The six acres occupied by the North DeKalb Cultural Arts Center, the DeKalb County Library and the Dunwoody Players offer an opportunity to repurpose the property for another community use. Because there is adequate space in buildings at Brook Run Park to house the arts programs, the process of repurposing the existing site can begin. Even if this relocation is only for a few years, the renovated building space can then be converted into public meeting space, program space for other activities in Brook Run Park, and/or administrative space for the Parks Division. It is recommended that the existing theater and all other buildings not currently being used in the park be removed. The chapel portion of the theater should be retained. With the removal of the theater and the conversion of the theater chapel to a gallery space, there will be room to display art in a proper setting that the current art center lacks. In addition, the theater space can be converted into usable park land. The combination of relocation of the arts center and renovation of the existing building is also a high priority.



### Community Greenspace

The next high priority item is the development of a community green. Throughout the public input process, a desire for multiuse green space was identified as a critical need. This park can accommodate this need with a community green of 8-10 acres. The community green will be anchored on one end with the chapel gallery and on the opposite end with a new veterans' memorial. It will be surrounded by a 10' sidewalk to meet the pedestrian needs of walkers and a place for venders to set up during special events. This feature will replace smaller spaces that are currently being used during special events.

### Dog Park

The next high priority recommendation is the relocation of the dog park from its current location to an area between the current maintenance compound and greenhouse complex. There have been conflicts with adjunct residential property owners over the noise of barking dogs and negative impacts to the forest floor where the current dog park is located. The proposed area offers both open fields and wooded areas which will provide a variety of spaces for dog owners and their pets.

### Roads and Pedestrian Systems

The implementation of a new roadway and parking system will be required to complete these primary recommendations. Along with changes to the roadway system, a combination of paved sidewalks and trails are needed to create pedestrian connections throughout the park. Along the perimeter of the park and Peachtree Middle School, a multi-use greenway path is needed to connect these facilities to the park. All of these circulation components should be attractively landscaped to create a pleasant park experience. Other support facilities include a new restroom building to serve the dog park and community garden.

### Playground Area

Additional facilities are needed in the park to complete the redevelopment process. These include expanding the current water feature in the playground to include a splash pad. The development of a splash pad will complement existing play opportunities and add a family friendly feature. Along with the splash pad, adding landscape pathways with areas to display outdoor sculptures is recommended. These pathways will introduce art to people of all ages who visit the park. These features can be added to the park as funds become available.

### Community Garden

Expanding the area for the community garden is also recommended. There is additional open space adjacent to the existing community garden that would allow for expansion. Consideration should be given to possibly providing an area within the expanded community garden that is not certified organic. This would allow an additional opportunity to gardeners who do not want to garden using exclusively organic techniques.

### Activity Area

On the north side of the park an area has been developed in an active recreation facility with basketball and volleyball courts, a multi-use sports field and a disc golf course. Parking for these facilities is provided in an area where an old dormitory building once stood and will limit impacts during development. The multi-purpose field is located in an out-parcel of just over three acres. Acquisition of this property will be required to fully developed this section of the park.

### Alternate Development for Tennis

A Demand for tennis has been identified in the public meetings. Currently there are two usable public tennis courts in the park system. The community standards set by the Citizen Sounding Board of 1 court per 1000 residents would result in the City providing 20 public tennis courts. Based on 2015 population projections, the City would need 25 public courts. Development of a tennis complex is feasible on this site. Due to the deed restriction adding additional pavement within the existing park boundary would be difficult. However the 3 acre out-parcel recommended for acquisition would not be limited by the deed restrictions and would support development of up to 8-courts. With the use of a small portion of the park property with the deed restrictions an additional 4 indoor courts could be developed. An alternate plan for this complex has been provided.

### Property Acquisition

Currently there are three residential properties along Peeler Road that create an out-parcel within the park boundary. It would benefit the City in the long term to purchase these properties and bring the property within the park boundary. The property is not impacted by the current deed restrictions and would be suitable for development as noted earlier in this section.

**Recommendations Summary**

- Relocate North DeKalb Cultural Arts Center to the existing buildings at the front of the park.
- Conversion of the theater chapel into an art gallery
- Sculpture Garden
- Splash Pad
- Activity area with court games and disc golf
- Sports Complex
- Great Lawn
- Picnic Areas and Pavilions
- A system of walking trails
- Restrooms throughout the park
- New park maintenance compound
- Perimeter multi-use greenway trail along Peeler Road and North Peachtree Road.
- New parking lots in several locations

**Enhanced or Redeveloped Facilities**

- Renovate existing buildings at park entry
- Renovate water feature in existing playground
- Convert Skate Park concessions to park-wide concession facility
- Convert Skate Park to a free use facility
- Develop a new veterans' memorial within the great lawn
- Relocate the dog park to a more central location within the park
- Resurface parking areas that are to remain
- Remove the dormitory and grass the area as open space
- Complete an agreement with Peachtree Middle School and renovate sports fields on school campus
- Close Barclay Road to thru traffic; control with electronic gates to maintain fire department use of the road

**Land Acquisition**

- Acquire three parcels along Peeler Road for future park expansion

**Alternate Development**

- Acquire out parcels for tennis complex or multi-purpose field

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# BROOK RUN PARK

## Master Plan

CITY OF DUNWOODY, DEKALB CO., GEORGIA

**SPACE ALLOCATION**

| | |
|---|---|
| ***TOTAL PARK AREA** | ***106 AC** |
| TRAILS, SIDEWALKS, & PLAZAS | 7.1 AC |
| BUILDINGS | 1.5 AC |
| ROADS & PARKING | 10.3 AC |
| SPORTS FIELDS | 7.7 AC |
| ACTIVITY AREA | 15.2 AC |
| COMMUNITY GARDENS | 0.7 AC |
| SPECIAL EVENT LAWN | 3.1 AC |
| GREAT LAWN | 1.2 AC |
| PLAYGROUND FACILITIES | 1 AC |
| SKATE PARK | 1 AC |
| DOG PARK | 4 AC |

URBAN GREEN SPACE = 78.4% (70.7% WITH SYNTHETIC FIELDS)
* Acreage of Total Park Area reflects the addition of Future Acquisition Area

**FUTURE ACQUISITION AREA - ALTERNATE**


**SPORTS FIELD 1 - ALTERNATE**





0 200 400 600
SCALE: 1"= 200'-0"
MARCH 28, 2011
LA# 10116

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## Opinions of Probable Cost

In developing opinions of probable cost, two options have been provided for sports fields. One is to provide all baseball fields in the park and the alternate is to provide a combination of baseball fields and a multi-use field. See opinions of probable cost below.

| Brook Run Park | | | | | |
|---|---|---|---|---|---|
| Opinion of Probable Cost- 03-28-2011 | | | | | |
| **Site Acreage: 106 AC (Park only. Not including Peachtree Middle School Property)** | | | | | |
| ITEM | QTY | UNIT | COST/UNIT | COST | TIER |
| | | | | | |
| **PARK DEVELOPMENT** | | | | | |
| | | | | | |
| **Site Development** | 1 | ls | $750,000.00 | $750,000.00 | 1 & 2 |
| | | | | | |
| **Interactive Fountain** | 1 | ls | $300,000.00 | $300,000.00 | 1 & 2 |
| | | | | | |
| **Activity Area** | | | | | |
| Disc Golf Course | 1 | ls | $20,000.00 | $20,000.00 | 1 & 2 |
| Sand Volleyball Courts | 1 | ls | $14,000.00 | $14,000.00 | 1 & 2 |
| Basketball Courts | 1 | ls | $140,000.00 | $140,000.00 | 1 & 2 |
| Concession / Restroom | 1 | ls | $314,000.00 | $314,000.00 | 1 & 2 |
| Light duty concrete pavement | 21960 | sf | $3.50 | $76,860.00 | 1 & 2 |
| Plaza tree grates | 8 | ea | $500.00 | $4,000.00 | 1 & 2 |
| 4 Court Tennis Complex | 1 | ls | $280,000.00 | $280,000.00 | 1 & 2 |
| | | | | | |
| **Passive Recreation / Lawn Area** | | | | | |
| Electrical service | 1 | ls | $20,000.00 | $20,000.00 | 1 & 2 |
| Storm drainage | 1 | ls | $30,000.00 | $30,000.00 | 1 & 2 |
| 8" Fire service | 547 | lf | $42.00 | $22,974.00 | 1 & 2 |
| Fire hydrant (incl fees.) | 1 | ea | $5,200.00 | $5,200.00 | 1 & 2 |
| Bench | 50 | ea | $1,500.00 | $75,000.00 | 1 & 2 |
| Picnic table | 40 | ea | $1,500.00 | $60,000.00 | 1 & 2 |
| Single waste receptacle | 30 | ea | $1,000.00 | $30,000.00 | 1 & 2 |
| Drinking fountain | 3 | ea | $5,000.00 | $15,000.00 | 1 & 2 |
| Group grill | 3 | ea | $750.00 | $2,250.00 | 1 & 2 |
| Bike rack | 8 | ea | $750.00 | $6,000.00 | 1 & 2 |
| Bench swings | 10 | ea | $2,500.00 | $25,000.00 | 1 & 2 |
| Post and rail fencing (@ community garden) | 1110 | lf | $15.00 | $16,650.00 | 1 & 2 |
| Pavilion rental signage | 1 | ea | $1,000.00 | $1,000.00 | 1 & 2 |
| Trail rules signage | 3 | ea | $1,000.00 | $3,000.00 | 1 & 2 |
| Facility rules signage | 5 | ea | $1,000.00 | $5,000.00 | 1 & 2 |
| 5' Vinyl coated chain link fence (@ dog park) | 1910 | lf | $15.00 | $28,650.00 | 1 & 2 |
| 5' High, 3' wide gate | 2 | ea | $220.00 | $440.00 | 1 & 2 |
| Arts Center Renovations | 1564 | sf | $80.00 | $125,120.00 | 1 & 2 |
| Restroom | 1 | ea | $200,000.00 | $200,000.00 | 1 & 2 |
| Octagon pavilion | 1 | ea | $115,000.00 | $115,000.00 | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| Pavilion with restrooms | 1 | ea | $150,000.00 | $150,000.00 | 1 & 2 |
| Group picnic pavilion | 1 | ea | $450,000.00 | $450,000.00 | 1 & 2 |
| | | | | | |
| **Trailhead/ Trails** | | | | | |
| Asphalt trail 12′ wide | 5920 | lf | $35.00 | $207,200.00 | 1 & 2 |
| Asphalt trail 8′ wide | 16185 | lf | $25.00 | $404,625.00 | 1 & 2 |
| Wood chip trail 8′ wide | 4450 | lf | $8.00 | $35,600.00 | 1 & 2 |
| Bench | 25 | ea | $1,500.00 | $37,500.00 | 1 & 2 |
| Single waste receptacle | 12 | ea | $1,000.00 | $12,000.00 | 1 & 2 |
| Trail rules signage | 3 | ea | $1,500.00 | $4,500.00 | 1 & 2 |
| Trail directional signage | 10 | ea | $500.00 | $5,000.00 | 1 & 2 |
| Kiosk with interpretive signage | 1 | ls | $7,500.00 | $7,500.00 | 1 & 2 |
| | | | | | |
| **Roads & Parking Lots** | | | | | |
| Heavy-duty asphalt pavement | 152806 | sf | $4.50 | $687,627.00 | 1 & 2 |
| Resurfacing of existing roads and parking | 206176 | sf | $2.00 | $412,352.00 | 1 & 2 |
| Curb and Gutter | 3450 | lf | $15.00 | $51,750.00 | 1 & 2 |
| | | | | | |
| **Landscape and Irrigation** | | | | | |
| Landscaping and irrigation | 1 | ls | $1,000,000.00 | $1,000,000.00 | 1 & 2 |
| | | | | | |
| | | | PARK DEVELOPMENT SUBTOTAL | $5,870,798.00 | 1 & 2 |
| | | | | | |
| **SPORTS FIELDS** | | | | | |
| | | | | | |
| **Site Development** | 1 | ls | $400,000.00 | $400,000.00 | 1 & 2 |
| | | | | | |
| **Baseball** | | | | | |
| Electrical service | 1 | ls | $30,000.00 | $30,000.00 | 1 & 2 |
| Storm drainage | 1 | ls | $100,000.00 | $100,000.00 | 1 & 2 |
| 6″ Sewer service | 1 | ls | $10,000.00 | $10,000.00 | 1 & 2 |
| Sanitary sewer manhole | 1 | ea | $2,500.00 | $2,500.00 | 1 & 2 |
| Sanitary sewer cleanout | 1 | ea | $750.00 | $750.00 | 1 & 2 |
| Light duty concrete pavement | 20000 | sf | $3.50 | $70,000.00 | 1 & 2 |
| Stamped concrete accent | 810 | sf | $8.00 | $6,480.00 | 1 & 2 |
| 5′ wide concrete sidewalk | 4500 | sf | $4.00 | $18,000.00 | 1 & 2 |
| Retaining wall | 8050 | lf | $200.00 | $1,610,000.00 | 1 & 2 |
| Skinned infield material | 1 | ls | $4,000.00 | $4,000.00 | 1 & 2 |
| 6′ Chain link fence | 3825 | lf | $20.00 | $76,500.00 | 1 & 2 |
| 6′ High, 5′ wide gate | 6 | ea | $500.00 | $3,000.00 | 1 & 2 |
| 6′ High, 14′ wide gate | 3 | ea | $1,200.00 | $3,600.00 | 1 & 2 |
| 320′ Field sports lighting | 3 | ls | $120,000.00 | $360,000.00 | 1 & 2 |
| 320′ Field backstop | 3 | ea | $19,500.00 | $58,500.00 | 1 & 2 |
| 5 Row concrete bleacher | 11880 | sf | $10.00 | $118,800.00 | 1 & 2 |
| Metal roof dugout | 6 | ea | $6,000.00 | $36,000.00 | 1 & 2 |
| Bench | 6 | ea | $1,000.00 | $6,000.00 | 1 & 2 |
| Picnic table | 3 | ea | $1,500.00 | $4,500.00 | 1 & 2 |
| Single waste receptacle | 12 | ea | $1,500.00 | $18,000.00 | 1 & 2 |
| Team bench | 6 | ea | $1,500.00 | $9,000.00 | 1 & 2 |
| Flagpole | 1 | ea | $1,500.00 | $1,500.00 | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| Foul pole | 6 | ea | $750.00 | $4,500.00 | 1 & 2 |
| Drinking fountain | 2 | ea | $5,000.00 | $10,000.00 | 1 & 2 |
| Plaza tree grates | 6 | ea | $500.00 | $3,000.00 | 1 & 2 |
| Artificial turf | 3 | ls | $600,000.00 | $1,800,000.00 | 1 & 2 |
| Facility rules signage | 1 | ea | $1,000.00 | $1,000.00 | 1 & 2 |
| Restrooms/concession building (w/ breezeway) | 1 | ea | $475,000.00 | $475,000.00 | 1 & 2 |
| | | | | | |
| **Roads & Parking Lots** | | | | | |
| Heavy-duty asphalt pavement | 88965 | sf | $4.50 | $400,342.50 | 1 & 2 |
| Curb and gutter | 3400 | lf | $15.00 | $51,000.00 | 1 & 2 |
| | | | | | |
| **Landscape and Irrigation** | 1 | ls | $250,000.00 | $250,000.00 | 1 & 2 |
| | | | | | |
| | | | SPORTS FIELD SUBTOTAL | $5,941,972.50 | 1 & 2 |
| | | | | | |
| | | | **TOTAL BROOK RUN SUBTOTAL** | **$11,812,770.50** | 1 & 2 |
| | | | | | |
| | | | **5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$2,362,554.10** | 1 & 2 |
| | | | **A&E Fees (10%)** | **$1,417,532.46** | 1 & 2 |
| | | | **PROJECT TOTAL** | **$15,592,857.06** | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| **Future Acquisition Area Alternate 1** | | | | | |
| Multi-Use Field Overlay | 1 | ls | $100,000.00 | $100,000.00 | 1 & 2 |
| Brook Run Subtotal | | | | $11,812,770.50 | 1 & 2 |
| | | | **ALTERNATE 1 SUBTOTAL** | **$11,912,770.50** | 1 & 2 |
| | | | | | |
| | | | **5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$2,382,554.10** | 1 & 2 |
| | | | **A&E Fees (10%)** | **$1,429,532.46** | 1 & 2 |
| | | | **ALTERNATE 1 PROJECT TOTAL** | **$15,724,857.06** | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| **Future Acquisition Area Alternate 2** | | | | | |
| Tennis Complex | 1 | ls | $4,500,000.00 | $4,500,000.00 | 1 & 2 |
| Brook Run Subtotal | | | | $11,812,770.50 | 1 & 2 |
| Concession / Restroom (not included in this alternate) | 1 | ls | $(314,000.00) | $(314,000.00) | 1 & 2 |
| | | | **ALTERNATE 2 SUBTOTAL** | **$15,998,770.50** | 1 & 2 |
| | | | | | |
| | | | **5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$3,199,754.10** | 1 & 2 |
| | | | **A&E Fees (10%)** | **$1,919,852.46** | 1 & 2 |
| | | | **ALTERNATE 2 PROJECT TOTAL** | **$21,118,377.06** | 1 & 2 |

| | | | | | |
|---|---|---|---|---|---|
| **Sports Field 1 Alternate** | | | | | |
| Multi-Use Field Overlay | 1 | ls | $100,000.00 | $100,000.00 | 1 & 2 |
| Brook Run Subtotal | | | | $11,812,770.50 | 1 & 2 |
| | | | **SPORTS FIELD 1 SUBTOTAL** | **$11,912,770.50** | 1 & 2 |
| | | | | | |
| | | | **5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$2,382,554.10** | 1 & 2 |
| | | | **A&E Fees (10%)** | **$1,429,532.46** | 1 & 2 |
| | | | **SPORTS FIELD 1 ALTERNATE PROJECT TOTAL** | **$15,724,857.06** | 1 & 2 |

With a project development cost of just under $18 million, there are two options for development. One is to develop all of the passive elements in the park as one phase and then develop the sports fields in the park as a second phase. If the City receives the $7 million settlement form DeKalb County, this will allow for extensive renovation to occur at one time. The second option is to obtain bond funds and complete the entire park project as one phase. This second option would expand recreation programming significantly and also minimize disruption of existing programs during construction.

During the renovation of the park, staging of construction will be a critical component. Sections of the park can remain open during construction by creating new access points to the park from Barclay Drive and shifting constructions to specific zones within the park. Temporary closing of all facilities should be expected, but none of these closings should be for significant lengths of time.

Action Plan

Conduct a detailed condition assessment and programming session on the existing buildings at the front of the park and the chapel to determine cost and feasibility of redevelopment for the North DeKalb Cultural Arts Center or other park programming opportunities. Upon completion of the feasibility and programming study, prepare a request for proposals for initial phase of park redevelopment. These plans should include the removal of remaining buildings and the theater from the park. Phase 1, at a minimum, should include the building renovations, community green and veterans' memorial, relocation of the dog park, construction of a restroom for the dog park, and development of baseball fields and associated roads and parking improvements. Critical trail and sidewalk connections should also be completed. Restoration of the playground water feature should be included in the project.

Phase 2 improvements should include constructing additional trails, adding the splash pad and sculpture garden, expanding the community garden, improving the greenhouse complex and developing a tennis complex.

School/Park Fields

The development of the school/park fields is subject to a joint-use and development agreement. Because this requires approvals outside of the City's control, the timeframe for these fields is unknown. Should the agreement be secured during the development of either Phase 1 or Phase 2, these facilities should be developed concurrently with the other facilities. Otherwise, the school/park fields can be developed as an independent project.

# Peachtree Middle School

## Opinion of Probable Cost- 03-02-2011

| ITEM | QTY | UNIT | COST/UNIT | COST | TIER |
|---|---|---|---|---|---|
| **PEACHTREE MIDDLE SCHOOL FIELDS** | | | | | |
| **Site Development** | 1 | ls | $300,000.00 | $300,000.00 | 2 |
| **Football / Track & Field** | | | | | |
| Storm drainage | 1 | ls | $10,000.00 | $10,000.00 | 2 |
| Artificial Turf | 1 | ls | $1,000,000.00 | $1,000,000.00 | 2 |
| Synthetic track equipment | 1 | ls | $25,000.00 | $25,000.00 | 2 |
| 6" Stone base | 3463 | sy | $8.00 | $27,704.00 | 2 |
| Synthetic track surface | 1 | ls | $300,000.00 | $300,000.00 | 2 |
| 6" Concrete band | 2912 | lf | $10.00 | $29,120.00 | 2 |
| 2" Asphalt base | 31164 | sf | $2.00 | $62,328.00 | 2 |
| 1" Asphalt top course | 31164 | sf | $1.50 | $46,746.00 | 2 |
| Goal posts | 2 | ea | $1,825.00 | $3,650.00 | 2 |
| 5 Row elevated bleachers | 2 | ea | $90,000.00 | $180,000.00 | 2 |
| Bleacher pad | 450 | sf | $2.50 | $1,125.00 | 2 |
| Sports field lighting | 1 | ls | $120,000.00 | $120,000.00 | 2 |
| Single waste receptacle | 4 | ea | $1,000.00 | $4,000.00 | 2 |
| Team bench | 2 | ea | $1,500.00 | $3,000.00 | 2 |
| Drinking fountain | 1 | ea | $5,000.00 | $5,000.00 | 2 |
| Facility rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| **Baseball Field** | | | | | |
| Electrical service | 1 | ls | $30,000.00 | $30,000.00 | 2 |
| Storm drainage | 1 | ls | $10,000.00 | $10,000.00 | 2 |
| ADS Drain basin | 13 | ea | $750.00 | $9,750.00 | 2 |
| Concrete headwall | 3 | ea | $750.00 | $2,250.00 | 2 |
| Light duty concrete pavement | 3600 | sf | $3.00 | $10,800.00 | 2 |
| Skinned infield material | 1 | ls | $3,000.00 | $3,000.00 | 2 |
| 6' Chain link fence | 1275 | lf | $20.00 | $25,500.00 | 2 |
| 6' High, 5' wide gate | 2 | ea | $500.00 | $1,000.00 | 2 |
| 6' High, 14' wide gate | 1 | ea | $1,200.00 | $1,200.00 | 2 |
| 320' Field sports lighting | 1 | ls | $120,000.00 | $120,000.00 | 2 |
| 320' Field backstop | 1 | ea | $19,500.00 | $19,500.00 | 2 |
| 10 Row bleacher | 2 | ea | $7,500.00 | $15,000.00 | 2 |
| Metal roof dugout | 2 | ea | $6,000.00 | $12,000.00 | 2 |
| Bench | 2 | ea | $1,000.00 | $2,000.00 | 2 |
| Picnic table | 2 | ea | $1,500.00 | $3,000.00 | 2 |
| Single waste receptacle | 4 | ea | $1,000.00 | $4,000.00 | 2 |

| | | | | | |
|---|---|---|---|---|---|
| Team bench | 2 | ea | $1,500.00 | $3,000.00 | 2 |
| Flagpole | 1 | ea | $1,500.00 | $1,500.00 | 2 |
| Foul pole | 2 | ea | $750.00 | $1,500.00 | 2 |
| Drinking fountain | 1 | ea | $5,000.00 | $5,000.00 | 2 |
| Plaza tree grates | 2 | ea | $500.00 | $1,000.00 | 2 |
| Artificial turf | 1 | ls | $600,000.00 | $600,000.00 | 2 |
| Facility rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| | | | | | |
| **Soccer Field** | | | | | |
| Artificial Turf | 1 | ls | $600,000.00 | $600,000.00 | 2 |
| Electrical service | 1 | ls | $25,000.00 | $25,000.00 | 2 |
| Storm drainage | 1 | ls | $10,000.00 | $10,000.00 | 2 |
| Drinking fountain | 1 | ea | $5,000.00 | $5,000.00 | 2 |
| Double waste receptacle | 2 | ea | $500.00 | $1,000.00 | 2 |
| Single waste receptacle | 2 | ea | $260.00 | $520.00 | 2 |
| Team bench | 2 | ea | $1,500.00 | $3,000.00 | 2 |
| Soccer goals (pair) | 1 | ea | $4,000.00 | $4,000.00 | 2 |
| Sports field lighting | 1 | ls | $120,000.00 | $120,000.00 | 2 |
| Facility rules signage | 1 | ea | $1,000.00 | $1,000.00 | 2 |
| | | | | | |
| **Paths / Trails** | | | | | |
| 8′ concrete walk | 1840 | sf | $4.00 | $7,360.00 | 2 |
| | | | | | |
| | | | PEACH TREE MIDDLE SCHOOL FIELDS SUBTOTAL | $3,777,553.00 | 2 |
| | | | **Subtotal with 5% Mobilization, Bonds, Fees, Etc. and 15% Contingency** | **$4,561,395.25** | 2 |
| | | | | | |
| | | | **A&E Fees (10%)** | **$456,139.52** | 2 |
| | | | | | |
| | | | **PROJECT TOTAL** | **$5,017,534.77** | 2 |

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