

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: February 13, 2023

Re: Park Master Plan for 4809/4819 Vermack Rd.

### **Action**

Discuss the master plan for the park located at 4809/4819 Vermack Rd.

### **Summary**

The City contracted Pond & Company to develop a park master plan through public input meetings and survey data collection. A draft master plan for Vermack Rd. is attached to this memo for Council's consideration.

### **Details**

The City began the master planning process for the park property in July 2021. Since that time, staff has held several public meetings and engaged the community through a robust public engagement process, including an on-site open house held December 10, 2022. The comments received at that meeting are attached to this memorandum for Council consideration. An opinion of probable cost for construction is also attached.

### **Request**

Staff request Council discuss the park master plan for 4809/4819 Vermack Rd. and provide direction of how to proceed towards adoption of the plan.

### Vermack Rd Park Property December 10, 2022 Open House Comments

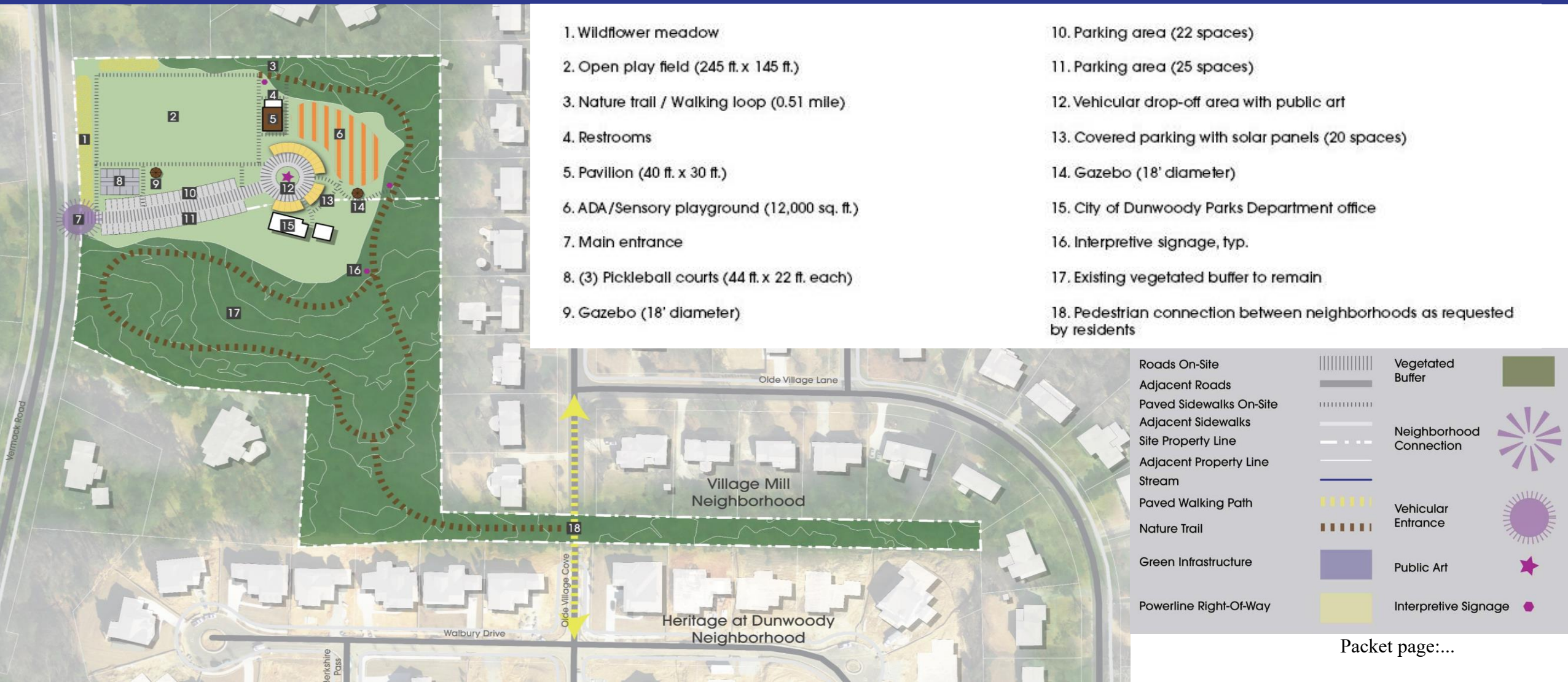
- I 100% support the nature trail and the connections to village mill and heritage. This will be such an amenity for the nearby residents to be able to walk to the park rather than driving.  
I also support some reasonable funding to provide plant buffer or upgrade fencing for residents within 25 to 30 feet of trail.  
I think there is too much parking proposed for the planned uses.  
upgrade / build structures to LEED like certification  
Include in design to capture rainwater from roofs and for landscaping and potential community garden in future.  
solar panels - love proposal and encourage to add to other structures as well.
- As I have stated in all my previous comments/ concerns. The paved road/parking will substantially increase water drain off and cause flooding in village mill of already burdened water runoff drains it will be worse if the play fixtures get artificial turf.
- I would like to see a Senior Center at one of our parks. Brook run, here, etcetera.
- Solar panel return of investment by itself if and cost of canopy by itself.
- do not tear down brick or other house!
- Nature trail. Wildlife habitat has been lost due to heritage home subdivision. How about a traffic calming island in front of park. no parking lot.
- Crosswalk at P and Vermack Rd. Get it to flash.
- Get rid of feature #18, no path from heritage Dunwoody through to village mill neighborhood. Put up speed notification lights by park to alert drivers going too fast. Finish cross walk on West side Vermack Rd.
- Love, love it exclamation so excited to see the final design.
- This is going to be a great asset to the community. Please consider a small special community garden for those with disabilities and the elderly.
- Add tennis courts to proposal.
- Suggest naming the park after a local Native American tribe.
- consider sensory garden with plants that could appeal to multiple senses: fragrance, tactile edible, etc.
- We would like a fence around the park. We live next to the space that is designated to be open field #2 and we do not want people to walk straight into our backyards.
- We think there are too many parking spaces allocated. Too much exhaust and noise.
- I think 655 out of 655 for the nature trail. That means I really like it love McKenna Buckley age 7.
- fencing on Vermack Rd.
- Please leave the trees in the playground area!
- Against the path. Hate the number of parking places. Create a buffer zone of at least 40 feet from neighbors. Deal with the water problem.

- I approve of a long trail between heritage and village mill.
- too many parking places.
- the open playfield needs to have a fence between it and Vermack Rd. For safety
- Path connection to village mill will increase security with visibility and traffic. Agricultural exhibit with GSU would be great. Security camera for path connection with lights also.
- More trees (and native plantings as screens) less parking. (unnecessary for a passive park, unless it's to be used as overflow Parking for the farmhouse events. Put that on the table that is the intent for this many spaces and the number of spaces will likely have more support. Thank you for wading through the many strong opinions and your consideration of neighbors.
- Very excited about the park! I spoke with Brent regarding the need to slow the traffic on Vermack for the safety of the park visitors. Brent can share the details of our conversation
- A trail to connect Vermack park to Donaldson Bannister. Programming - allow for overflow of DPT camp flashback, which is completely sold out every year. need shelter for inclement weather.
- I like the idea of the Native American signage history. Definitely would want walking trail. Garden green space.
- Too much parking. Windwood hollow is 11 acres and only has 16 spaces. Vermack park is 9 acres and has 67. That's more than the Nature Center. Please look at community garden planters versus a playfield.
- Bicycle pump track. Great for kids and adults. Cobb city and Roswell have them. We need one closer by. Helps encourage bike use, ride bike to the park and then ride at the park doesn't take a large space.
- Thank you for coming out and marking off the park it really helped seeing all the great amenities. My family and I really appreciate the nature trail. We live in village mill and having that nature trail will really help my family access the park.
- All parking should be on the right of the current driveway.
- I understand the privacy concerns of the heritage subdivision residents that border the "Panhandle" strip, but a natural footpath will develop as other residents in the area walk to the new park. Can we just let it be an undeveloped footpath without concrete hardware etc. Native.
- We love the full connectivity to village mill. This will be a great amenity and the cut through makes it accessible. Thank you for this vision.
- I feel the pickleball court is too close to the road and does not show a green low buffer for residents driving down the street each day. This would not be attractive to look at. I suggest moving the court back some of the road and having plantings (low for security issues) to soften the fencing.
- Please do not add path on the 48 ' wide property between both subdivisions. There would be no privacy.
- Red House should become the loom house. Perfect for Chattahoochee handweavers guild. Spruill will be happy that Chattahoochee is no longer at Dunwoody Community Center.

- Have parking off to side. More green space please. less ball fields please.
- Love the trail idea. Love the connectivity.
- Prefer not to have the path to olde village Cove. Fill the 48 foot area with heavy evergreens.
- Thank you for the path.
- I want the trail and the community garden.
- Please remove the connected path behind homes.
- too much parking please remove some of the spaces. I like the trail.



# Vermack – Draft Master Plan



VERMACK ROAD PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST							
City of Dunwoody							
Prepared by Pond & Company							
10/10/2022					COST		
ITEM				QUANTITY	UNIT	COST/UNIT	TOTAL
Demolition and Site Clearing							
Remove existing misc. signage				1	LS	\$2,000.00	\$2,000.00
Tree Protection Fencing/Signage				1	LS	\$10,000.00	\$10,000.00
Tree Removal				1	LS	\$5,000.00	\$5,000.00
Clearing/Grubbing + Site Prep				2	AC	\$14,400.00	\$28,800.00
Driveway Demolition				6800	SF	\$1.00	\$6,800.00
Grading Complete				1	LS	\$87,010.00	\$87,010.00
SUBTOTAL							\$139,610.00
Erosion Control							
E&S Control				4	AC	\$5,200.00	\$20,488.00
SUBTOTAL							\$20,488.00
Utilities							
Electrical conduit				345	LF	\$8.00	\$2,760.00
Electrical power/service assembly				1	LS	\$6,900.00	\$6,900.00
Electrical junction box				3	EA	\$610.00	\$1,830.00
4" PVC Sewer Lateral				322	LF	\$12.00	\$3,864.00
6" PVC Sewer/connection				139	LF	\$20.00	\$2,780.00
Sewer Cleanouts				3	EA	\$500.00	\$1,500.00
Sewer manhole				2	EA	\$5,000.00	\$10,000.00
Septic Tank Demolition				1	LS	\$10,000.00	\$10,000.00
Water connection/tap/meter/backflow preventer				1	LS	\$2,600.00	\$2,600.00
1" PVC water				140	LF	\$8.00	\$1,120.00
Drainage				1	LS	\$45,000.00	\$45,000.00
SUBTOTAL							\$88,354.00
Hardscape + Furnishings							
6' Wide Concrete Sidewalks				8992	SF	\$10.00	\$89,920.00
10' Wide Nature Trail				18830	SF	\$5.00	\$94,150.00
Crosswalk with Signal				1	LS	\$5,000.00	\$5,000.00
Asphalt Parking				22331	SF	\$5.00	\$111,655.00
Gravel 6" Depth Subbase for vehicular pavements				2482	SY	\$60.00	\$148,920.00
Gravel 4" Depth Subbase for ped pavements				2980	SY	\$45.00	\$134,100.00
Concrete Gutter 18"				1108	LF	\$20.00	\$22,160.00
13'x27' Restroom, Prefab, Turnkey				1	EA	\$300,000.00	\$300,000.00
30'x40' Pavilion				1	EA	\$92,400.00	\$92,400.00
18' Gazebo				2	EA	\$30,000.00	\$60,000.00
Parks Rules Signage				1	EA	\$1,600.00	\$1,600.00
Interpretive Signage				3	EA	\$500.00	\$1,500.00
Trash/Recycle Receptacles				2	EA	\$1,400.00	\$2,800.00
Water Fountain w/dog bowl				1	EA	\$6,000.00	\$6,000.00
Dog Waste Station				1	EA	\$200.00	\$200.00
Site Lighting				1	LS	\$60,000.00	\$60,000.00
Bike Rack				1	EA	\$1,200.00	\$1,200.00
Benches				5	EA	\$2,000.00	\$10,000.00
Public Art				3	LS	\$25,000.00	\$25,000.00
SUBTOTAL							\$1,166,605.00
Program Elements							
Pickleball Hardscape Material				2640	SF	\$12.00	\$31,680.00
Pickleball Hardscape Fence (black vinyl chainlink fence)				208	LF	\$150.00	\$31,200.00
Pickleball Lights				4	EA	\$15,000.00	\$60,000.00
145'x245' Multi-Purpose Field				35525	SF	\$2.00	\$71,050.00
Playground (12,000 sf)				12000	SF	\$50.00	\$600,000.00
Solar Panels (20 parking spots x 5 panels per spot)				2000	LS	\$260.00	\$520,000.00
SUBTOTAL							\$1,313,930.00
Landscape							
Sod Grass				69210	SF	\$2.00	\$138,420.00
Shrub/Perennial Plantings (parking islands, landscape around entry)				9800	SF	\$4.00	\$39,200.00
Native Meadow				6731	SF	\$1.00	\$6,731.00
Plant topsoil shrubs				80	CY	\$60.00	\$4,800.00
Plant topsoil meadow				120	CY	\$60.00	\$7,200.00
Trees 4 inch caliper				20	EA	\$1,800.00	\$36,000.00
Trees 2 inch caliper (Understory)				30	EA	\$800.00	\$24,000.00
Landscape mulch				200	SY	\$10.00	\$2,000.00
SUBTOTAL							\$258,351.00
CONSTRUCTION COST TOTAL							\$2,987,338.00
CONTINGENCIES AND SOFT COSTS							
						20% Contingency	\$597,468.00
						General Conditions	\$597,468.00
						Survey	\$10,000.00
						Geotech	\$10,000.00
						Design	\$80,200.00
						Permitting	\$20,000.00
						Bidding + CA	\$25,000.00
CONTINGENCIES AND SOFT COSTS TOTAL							\$1,340,136.00
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS							\$4,327,474.00