

Brook Run Master Plan



EDAW

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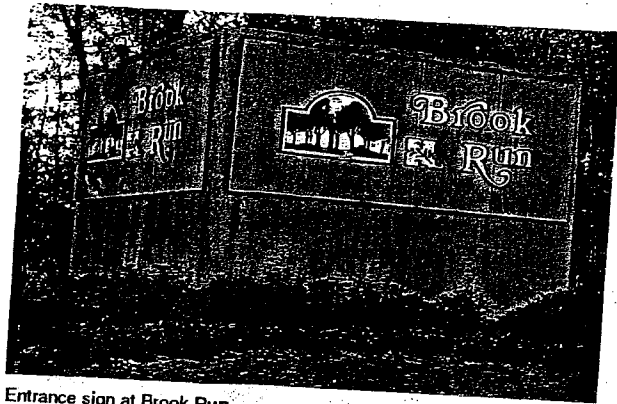
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introduction



Entrance sign at Brook Run



Multi-use trails run throughout the park

PURPOSE & GOALS OF THE PLAN

In 1998, DeKalb County purchased Brook Run, a former hospital and nursing home to the mentally challenged, from the State. Along with the sale of the property to DeKalb County, the State listed six deed restrictions which were intended to guide the development and management of Brook Run. Specifically, the following two deed restrictions were critical guidelines in the development of the master plan concept:

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.

No less than seventy percent (70%) of the property shall be used as urban green space.

In an effort to enhance service delivery and expand revenue generation for Brook Run Park, DeKalb County established a public-private partnership with the Dunwoody Preservation Trust (DPT). In the spirit of this partnership, a \$150,000 grant was awarded to the Dunwoody Preservation Trust by DeKalb County in January 2001 to select the design firm and develop the master plan for the 102-acre property.

An essential component of any community's quality of life is the opportunity for outdoor recreation experiences. Brook Run offers 102 acres of existing infrastructure and buildings that can be transformed into a symbol for DeKalb County's vitality and character.

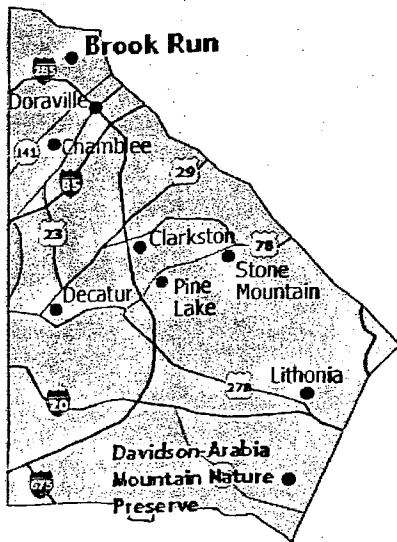
The purpose of this master plan is to guide Brook Run in developing the property into a first-class nature-oriented and educational facility. Like all

plans, however, the master plan is only effective if it is used. It is critical that the plan be a living document that reflects and is able to adapt to discussions and decisions by policy-makers and community stakeholders. The master plan, although very specific in many aspects, is flexible in order to respond over time to community and financial needs. Some of the proposed directions can be implemented almost immediately; others may take many years.

The master plan transforms the 102 acres of green space, vacant buildings, and paved streets into an urban oasis that focuses on education, nature, art, and recreation. The specific goals of the master plan are to 1) create a signature community park with passive recreational and educational opportunities; 2) develop places for community interaction; 3) protect, enhance, and restore environmental resources; and, 4) recommend financial resources.

SITE LOCATION AND DEMOGRAPHICS

Brook Run is located in northern DeKalb County just north of I-285 at the intersection of North Peachtree Road and Peeler Road. The 102-acre parcel is heavily wooded and is surrounded on three sides, north, east and west, by established single-family residential neighborhoods.



Source: www.georgia.gov

The fourth or south side is adjacent to a mixture of land uses including Peachtree Middle School, an apartment complex, and office condominiums.



Brook Run site

DeKalb County is the second most populous county in the state and is the densest in terms of population with approximately 2,459 people per square mile. Brook Run is easily accessible by residents of DeKalb County, as well as residents in nearby Fulton and Gwinnett Counties.

In 2000 (see Table 1), the population of DeKalb was 665,865 residents and consisted of 249,339 households. DeKalb County is also the densest county in the state in terms of housing. There were 261,231 housing units; of those, approximately 59 percent were owner-occupied.

Table 1: Population Overview, U.S. Census 2000

Census 2000	DeKalb County
Population	665,865
Households	249,339
Families	156,670
Housing Units (including vacant units)	261,231
Owner-Occupied HHs	145,825
Renter-Occupied HHs	103,514

Over 49 percent of households in DeKalb County (see Table 2) earned \$50,000 or more and almost 16 percent earned \$100,000 or more per year.

Table 2: Household Income, U.S. Census 2000

Household Income	Population	Percent of Population
<\$15,000	25,957	10.4%
\$15,000 to \$24,999	25,896	10.4%
\$25,000 to \$34,999	30,714	12.3%
\$35,000 to \$49,999	44,229	17.7%
\$50,000 to \$74,999	54,269	21.8%
\$75,000 to \$99,999	29,666	11.9%
\$100,000 to \$149,999	24,116	9.7%
\$150,000 to \$199,999	7,558	3.0%
>\$200,000	6,986	2.8%
Total	249,391	100.0%

Blacks are the largest population in terms of race in DeKalb County (see Table 3) at 54.2 percent followed by whites at 35.8 percent.

Table 3: Race/Ethnicity, U.S. Census 2000

Race	Population	Percent of Population
White	238,521	35.8%
Black	361,111	54.2%
Asian/Pacific	27,047	4.1%
Other	25,065	3.8%
Multi-Racial	14,121	2.1%
Total Population	665,865	100.0%

The largest portion of the population in DeKalb County is between 30 and 39 years of age (see Table 4). The second largest age group is the 5 to 17 years of age with approximately 17.6 percent of the county's population.

Table 4: Age Structure, U.S. Census 2000

Age Structure	Population	Percent of Population
Under 5	47,357	7.1%
5 to 17	116,621	17.6%
18 to 21	39,223	5.9%
22 to 29	99,187	15.0%
30 to 39	125,588	18.9%
40 to 49	99,744	15.0%
50 to 64	84,921	12.8%
65 and up	53,224	8.0%
Total	665,865	100.5%

PLANNING PROCESS: PUBLIC PARTICIPATION

The planning process for Brook Run began with an understanding of the 102 acres and the existing facilities. The inventory and analysis phase examined environmental, architectural, utilities and transportation elements on the site.

The second and third parts of the planning process included stakeholder vision and consensus building. These parts relied on input from the community with public meetings. The first round of public meetings occurred on October 1 and 10, 2002. These meetings included a presentation of the inventory and analysis phase and working session with the residents. During the working session, participants were asked to respond to two questions:

- 1) Uses & Activities: What do you want to be able to do at Brook Run?
- 2) What is a favorite place that you would like Brook Run to be like?

From the list of responses to the first question, residents were then asked to prioritize the answers, which produced a list of top suggested park uses. The suggested park uses included:

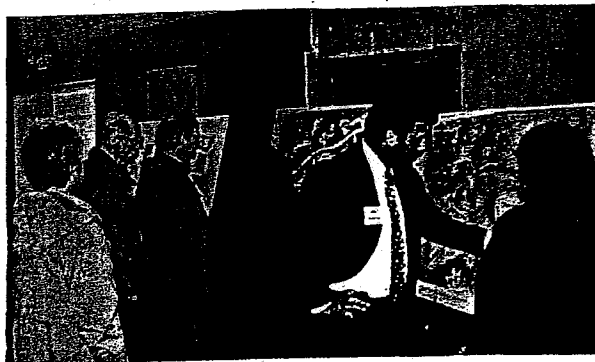
- children's playground
- nature and multi-use trails
- re-use theater
- concert bandstand/amphitheater
- nature center/classes
- kids workshop/summer camp
- picnic/pavilion
- botanical center/gardens
- gathering space/events lawn
- water element
- veterans memorial

For the second question, responses ranged from neighborhood parks to regional parks. Most of the examples given focused on preserving the environment and creating passive recreation opportunities. Some examples included Calloway Gardens, Central Park, Chattahoochee NRA, and Atlanta Botanical Gardens.



Public Meeting #1, October 2002

The second set of public meetings were held on December 9 and 10, 2002. The findings from the first meeting were presented along with the conceptual master plan and the vision for Brook Run. A playground update and possible funding mechanisms were presented to the community, as well.



Public Meeting #2, December 2002

existing conditions/ site analysis



Open space at Brook Run will provide passive and active recreation areas



Design team reviewing existing conditions on site

EXISTING CONDITIONS/SITE ANALYSIS

The site is characterized by relatively moderate slopes with existing structures intertwined with surrounding wooded areas. The site slopes from an approximate elevation of 1,040 feet above sea level at the northern and eastern edge, to an approximate elevation of 950 at the western portions of the site. Consistent with this topography, there are two existing streams that flow east to west. One of the streams is north of the main entry drive and the other stream is south of the entry drive, just north of the hospital. Both streams feed into Nancy Creek located west of Brook Run.

The main entrance is off of North Peachtree Road and meanders along a main "spine" road through the entire site, terminating at the hospital complex in the western portion of the site. Located off of this main drive are several "outdoor rooms" or open meadows within the forest canopy. Many of these open areas contain existing buildings, others contain passive recreation fields. In the center of the site there is an existing large open flat area that once was the parade grounds. This open area attracts many visitors and currently accommodates a variety of un-programmed activities and gatherings.

From inside the site, the dense vegetation effectively buffers the sounds of traffic on North Peachtree and Peeler roads. As you progress farther into the site from east to west, you are immediately immersed in the natural surroundings and peaceful atmosphere. Even though the entire site is heavily wooded, the western portion of Brook Run is an exceptionally beautiful combination of rolling topography and mature dense forest. This area is very reminiscent of the North Georgia Mountains and, together with the two stream corridors, supports a wide variety of indigenous plant and wildlife.

EXISTING ARCHITECTURAL FACILITIES

There are currently 17 buildings on the site with roads and associated parking areas, sidewalks, landscaping and utilities.

The 17 buildings occupy approximately 463,100 square feet. Each of the existing buildings on the site was assessed for both its current condition and reuse potential. The assessment consisted of the following factors:

- overall current condition of buildings
- quality of design and construction
- reuse potential taking into account cost, programs, etc.

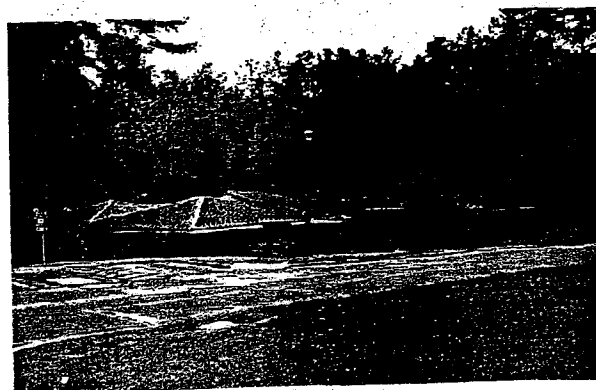
The buildings were then ranked according to each of the three factors from one to three: one being poor, two being fair, and three being good. The ranks were then totaled with a score of three being the lowest and nine being the highest. An illustration of the results is on the following page.

Housing A, which consists of 29,416 square feet and two stories, is a wood frame structure with brick veneer. The building was originally used as housing and recently underwent a general "clean-up" renovation. It has a maximum capacity for 86 residents with approximately 39 double-occupancy rooms and eight single-occupancy rooms. The overall building, in terms of structural integrity and waterproofing, is currently in good condition (score of six) due to its ongoing use and maintenance. The reuse potential of Housing A as a residence hall is excellent.

Housing B, a one-story building with 13,762 square feet, is also of wood frame construction with brick veneer. This building was originally used as housing and has been left abandoned for the past five years. It has a maximum capacity for 42 residents with 16 double-occupancy rooms and 10 single-occupancy rooms. The overall building, in terms of structural integrity and waterproofing, is currently in average condition (score of five). Moderate renovation of the entire building is needed. The reuse potential of Housing B as a residence hall is good.



Front Elevation of Housing A



Front Elevation of Housing B