

# 20 Years of Park Improvements



## Investments in our Future

*At the 2013 Annual Strategic Planning Retreat, the Council renewed their commitment to continue to invest in our parks system through system-wide maintenance, timely investments, thoughtful improvements, and strategic additions.*

*However, the Parks, Recreation, and Open Space Master Plan currently outlines 20 years of future improvements in a more aggressive time frame than the current budget allows. In order to better plan for investments in the future, Council asked staff to breakdown the future park improvements into tiers or groups for investments.*

*The following pages group park improvements into three tiers. Improvements are divided into the tiers based on factors including users and impact, asset maintenance, and catalytic impact.*





# Tier 1 Park Improvements



#J.1

## Maintenance Investments

Since the transfer in June 2010, the City has invested almost \$2,500,000 in repairs, operations, and maintenance of our park system.

2010 - Repairs, Operations, and Maintenance.....\$191,141  
2011 - Repairs, Operations, and Maintenance.....\$576,637  
2012 - Repairs, Operations, and Maintenance.....\$837,500  
2013 - Repairs, Operations, and Maintenance.....\$832,689

Examples of expenditures in these categories include mold abatement in the Donaldson Bannister Farmhouse, repairs of the Brook Run fountain, and safety mulch around the Windwood Hollow play structures. The City's investments in repairs and maintenance shows the value we place on maintaining our parks system as a quality asset for our community.



Grand Opening - Phase I Multi-Use Trail

## Completed Improvements

In addition to repairs, operations, and maintenance of our park system, the City has made several strategic investments. The following list details investments over \$20,000.

2011 - Demolitions at Brook Run Park.....\$89,000  
2011 - Shade Structures at Brook Run.....\$50,000  
2011 - Key Swipe Security at NDCAC.....\$60,000  
2011 - HVAC system at NDCAC.....\$33,000  
2012 - Phase III Trail Study.....\$25,000  
2012 - HVAC system at DNC.....\$21,000  
2013 - Phase I Trail at Brook Run.....\$459,000  
2013 - Baseball Field Leveling - FIPP Project.....\$40,000

The following park improvements ranked in the top tier of the 20 year Parks Plan based on the factors of users and impacts, asset maintenance, and catalytic impact. Each top tier project is grouped in terms of its strength.

## Users and Impact

Projects in this category are ranked high because of their anticipated user volume, magnitude of impact, specific citizen demand, and geographic equity as compared to prior year investments.

### Perimeter Park Development.....\$1,225,140

Located at 48 Perimeter Center East, this 3 acre property awaits its transformation into a park.

### Volleyball / Basketball / Tennis.....\$508,000

At the front of Brook Run Park, new activity area.

### Great Lawn Development.....\$424,125

Brook Run Park's Great Lawn (middle of the park, where Lemonade Days is held) could be transformed with a restroom and site furnishings

### ✓ Playground.....\$125,000

Windwood Hollow - replacing outdated structures.

### Trails & Tennis Reconditioning...\$699,538

Windwood Hollow Park's tennis courts are currently cracked and its trails are overgrown.

### Future Picnic Pavilion Area.....\$824,125

At the back of Brook Run Park, past the community garden, on the left will be transformed with a pavilion, restrooms, parking, and landscaping.

## Asset Maintenance

Projects in this category should be noted for their importance in terms of asset protection, safety concern mitigation, operating cost reduction, or significance as project for which the City has primary responsibility.

### 1/2✓ Building Stabilization.....\$200,000

Stabilizing the Donald Bannister Farmhouse will ensure this historic asset does not deteriorate further.

### ✓ Dunwoody Park - Parking Lot.....\$100,000

Resurfacing the existing paving and circulators will improve safety and usability for all park visitors.

### ✓ Roof Replacement.....\$320,836

The North DeKalb Cultural Arts Center roof replacement will positively impact the entire facility.

### NDCAC - Parking Lot.....\$340,899

Resurfacing the existing paving and circulators will improve safety and usability for all visitors.

### ✓ Demolition (Hazardous Bldgs)\$300,000

Several unsalvageable buildings in Brook Run Park present a general safety concern, removing these buildings will improve safety and park usability.

## Catalytic Impact

Projects that rank high in this category are noteworthy for their redevelopment potential, their importance to fulfill contractual obligations, or their significance as signature projects.

### ✓ Acquisition - Tract C.....\$1,988,223

The final piece of the Project Renaissance properties. Purchasing in 2013 saved \$66,467 in interest.

### 1/2✓ Construction - 19 acre.....\$2,000,000

Construction of the 5 acre open-field park and the 2 acre nature area on the 19 acre Renaissance property.

### Phase III - Multi-Use Trail.....\$687,500

Connecting Brook Run to Project Renaissance.

### Acquisition of Parkland.....\$2,000,000

Dunwoody Village 'town green' area - location TBD.

### Multi-Use Trail - Phase VI+.....\$3,000,000

Connecting Georgetown to Perimeter Center.



Construction Progress at Georgetown Park Central Square

## 2013 On-going Improvements

The City's investments in our park system can be seen through several on-going initiatives across the City.

Georgetown Park on 16 acre.....\$1,790,559  
Phase II Multi Use Trail.....\$694,600  
Roof Replacement at NDCAC.....\$320,836  
Dog Park Relocation at Brook Run.....\$195,000  
Donaldson Bannister House Stabilization.....\$100,000

## Facilities Improvement

### Partnership Program Projects

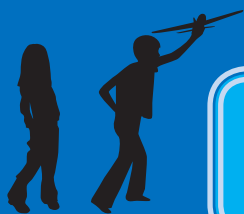
In 2013 the City Council set aside \$250,000 to make improvements in our existing park facilities and asked our Recreation Partners to apply with their project ideas. The City is working through implementation of the last two 2013 FIPP projects (listed below).

NDCAC sinks, counters, and doors.....\$25,000  
Nature Center Classroom Addition Installation of a Public Restroom for Park Visitors.....\$205,000

The City Council budgeted another \$250,000 in 2014 for FIP projects and a call for applications will be released to the Recreation Partners in February 2014.



Rendering of Georgetown Park Central Square



# Additional Park Improvements



## Tier 2 Improvements

*Projects in the second tier were likewise ranked against the same categories and factors as Tier 1 improvements but did not rank nearly as high. In some cases this was due to their contingency against other moving parts or projects anticipated by the Master Plan over the next 20 years.*

### **Site Development.....\$1,128,304**

Donaldson Bannister Farmhouse site work to include landscaping, site furnishings, garden pavilion, fencing, and seat walls.

### **Site Development.....\$1,358,322**

Dunwoody Park site work to include trails, boardwalks, bridges, playground replacement, landscaping, arbor, restroom building, site furnishings, and signage.

### **Restroom and Pavilion.....\$575,577**

Windwood Hollow Park could be transformed with the addition of a restroom building, replacing the pavilion and landscaping.

### **Building Renovations.....\$1,000,000**

Donaldson Bannister Farmhouse site work.

### **Soft Surface Trails.....\$112,600**

Brook Run Park adding natural and soft-surface trails and signage.

### **Multi-Use Lawn.....\$1,580,234**

Brook Run Park, former hospital location, site development, site furnishings, landscaping.

### **2 Baseball w/ Flex Field.... \$6,185,972**

Location to be determined but 2 fields as a replacement for the two in Dunwoody Park. If space allows, Master Plan suggests pairing with a flexible use sports field.

### **Acquisition of Parkland.....\$5,000,000**

Location to be determined but addressing overall goal of increasing parkland per capita.

## Tier 3 Improvements

*Projects in the third tier were not quite as pressing as the top two tiers or were contingent upon multiple moving parts or projects anticipated by the Master Plan over the next 20 years.*

### **Nature Center Rebuild.....\$1,250,000**

Dunwoody Park site work and playground.

### **General Site Work.....\$10,000**

Vernon Springs general site work.

### **Courtyard Renovation.....\$500,000**

North DeKalb Cultural Arts Center.

### **Theater Renovation.....\$250,000**

North DeKalb Cultural Arts Center.

### **Perimeter Fence.....\$1,400,000**

Brook Run Park.

### **Sod and Irrigation.....\$1,258,010**

Brook Run Park - all the play areas.

### **Parking and Roads.....\$1,479,686**

Brook Run Park - throughout the park.

### **Pavilion and Fencing.....\$431,650**

Brook Run Park - at the community garden.

### **Third Baseball Field.....\$756,000**

Location to be determined, cost estimate assumes adjacency to the other two fields.

### **Dormitory Renovations.....\$1,665,125**

Brook Run Park.

### **Theater Renovations.....\$2,068,500**

Brook Run Park.



Park		Project	Cost	Users and Impact Anticipated User Volume, Magnitude of Impact, Geographic Equity (10 = high; 5 = moderate; 1 = low)		Asset Maintenance Asset Protection, Safety Concern Mitigation, Primary City Responsibility (10 = high; 5 = moderate; 1 = low)		Catalytic Impact Redevelopment Potential, Signature Project, Contractual Obligation (10 = high; 5 = moderate; 1 = low)		Master Plan Implementation Contingent on Other Moving Parts (0 = none; 5 = at least one; 10 = multiple)		Score	Tier	2014 Budget or 2013 HOST Amendment
Donaldson Bannister Chesnut		Building Stabilization - \$100,000 budgeted in 2013 and DPT has raised some matching funds and is planning for the improvements	\$200,000	1	10	1	0	12	1	-				
Dunwoody Park		Paving - parking lot and circulators - both parking areas (baseball side and nature center side)	\$100,000	2	10	1	0	13	1	\$75,000				
Perimeter Park		Park Development - Grading, trails, site development, parking, paving, playground, landscaping, site furnishings, and signage	\$1,225,140	10	1	1	0	12	1	-				
Windwood Hollow		Trails and Tennis Court Reconditioning	\$699,538	8	3	1	0	12	1	-				
Windwood Hollow		Playground - replacing outdated and aging existing playground	\$125,000	10	2	1	0	13	1	\$125,000				
North DeKalb Cultural Arts Center		Roof Replacement - \$260,000 budgeted (\$100K in 2012, \$160K in 2013, and added full funding in budget amendment)	\$320,836	2	10	1	0	13	1	\$100,000				
North DeKalb Cultural Arts Center		Paving - parking lot and circulators	\$340,899	2	10	1	0	13	1	-				
Brook Run Park		Demolition of Hazardous Buildings - \$310,000 remaining in 2010 capital allocation for demolition	\$300,000	2	10	1	0	13	1	-				
Brook Run Park		Volleyball, tennis, basketball activity area - front of the park, where old admin buildings sit vacant	\$508,000	7	3	1	0	11	1	-				
Brook Run Park		"Great Lawn" site development, furnishings, restroom - main large festival area (where Lemonade Days is held), improve usability	\$424,125	10	2	1	0	13	1	-				
Brook Run Park		Future Picnic Pavillion area (corner of park - SE of community garden, west of Barclay) - site development, pavilion, restrooms, furnishings	\$824,125	10	2	1	0	13	1	-				
Georgetown		Acquisition - Tract "C" - 19 Acre Property	\$1,988,223	8	1	10	0	19	1	\$1,996,000				
Georgetown		19 Acre Park and Trails - 5 acre active, open park; nature preserve and amenities; Phase IV multi-use trail	\$2,000,000	8	1	10	0	19	1	\$1,025,000				
Brook Run, Georgetown		Phase III Multi-Use Trail (Connection between Brook Run Park and the 19 acre property in Project Renaissance)	\$687,500	9	1	10	0	20	1	\$109,400				
Location TBD		Multi-Use Trail - Connecting to Perimeter from Georgetown (phase VI and beyond, phasing and location still TBD)	\$3,000,000	9	1	10	0	20	1	-				
Dunwoody Village Greenspace		Acquisition of land for "town green," exact location TBD - master plan suggests 'significant' greenspace	\$2,000,000	10	3	5	-5	13	1	-				
Tier 1 Total:			\$14,743,386											
Donaldson Bannister Chesnut		Site Development - landscaping, site furnishings, trails, paving, garden pavilion, signage, fencing, seat walls	\$1,128,304	5	1	1	0	7	2	-				
Dunwoody Park		Site Development - Trails, boardwalk, bridges, playground, landscaping, site furnishings, arbor, restroom building, shade	\$1,358,322	10	1	1	-5	7	2	-				
Windwood Hollow		Restroom building, pavillion, landscaping, playground, site furnishings	\$575,577	7	2	1	0	10	2	-				
Brook Run Park		Soft surface trails and signage - complement the multi-use trail, add to connectivity	\$112,600	7	1	1	0	9	2	-				
Brook Run Park		Multi-use lawn (back of the park, formerly the location of the hospital building) site development, site furnishings, restrooms,	\$1,580,234	10	2	1	-5	8	2	-				
Location TBD		Development of 2 Baseball fields with a flexible use sports field (Costs do not include land acquisition)	\$6,185,972	10	2	5	-10	7	2	-				
Location TBD		Acquisition of Additional Parkland - master plan encourages acquisition of additional land for greenspace and recreation	\$5,000,000	8	1	5	-5	9	2	-				
Tier 2 Total:			\$15,941,009											
Donaldson Bannister Chesnut		Building Renovations - redevelopment of kitchen, bathrooms, ADA access, mechanical and electrical	\$1,000,000	2	1	1	0	4	3	-				
Dunwoody Park		Nature Center Rebuild	\$1,250,000	10	1	1	-10	2	3	-				
Vernon Springs / Vernon Oaks		General site work - may also be addressed over time through the maintenance budget	\$10,000	1	1	1	0	3	3	-				
North DeKalb Cultural Arts Center		Site improvements and Courtyard renovation - including landscaping, sidewalks, site furnishings, and signage	\$500,000	4	1	1	0	6	3	-				
North DeKalb Cultural Arts Center		Theater renovation - general updating, ADA compliance, building code compliance	\$250,000	4	1	1	0	6	3	-				
Brook Run Park		Landscaping, irrigation, sod - throughout the park, may be done over time through maintenance budget	\$1,258,010	3	2	1	0	6	3	-				
Brook Run Park		Perimeter fence - establishing sense of place and boundaries, knee wall with wrought iron is roughly \$250/lin foot, 5,600 feet along	\$1,400,000	2	2	2	0	6	3	-				
Brook Run Park		Parking and roads	\$1,479,686	2	3	1	0	6	3	-				
Brook Run Park		Pavillion outside community garden area, split-rail fencing at community garden, and interactive fountain	\$431,650	3	2	1	0	6	3	-				
Brook Run Park		Dorimtory renovations and disc golf course	\$1,665,125	2	3	1	0	6	3	-				
Brook Run Park		Theater renovations	\$2,068,500	3	2	1	0	6	3	-				
Location TBD		Third field (cost assumes adjacency to other two, figure does not include land acquisition costs)	\$756,000	8	1	5	-10	4	3	-				
Tier 3 Total:			\$12,068,970											
System-wide		TOTAL:	\$42,753,365	Tier 1 = 11+; Tier 2 = 7-10; Tier 3 = 6 and below										

Park	Completed Improvement Projects	Cost	Year
Brook Run Park	Demolition of Hazardous Buildings - Admin. Bldg & "Cottage #7"	\$89,000	2011
Brook Run Park	Shade Structures for Playground	\$50,000	2011
North DeKalb Cultural Arts Center	Security Key Swipe System	\$60,000	2011
North DeKalb Cultural Arts Center	HVAC System - two rooftop units at NDCAC	\$33,000	2011
Georgetown / Brook Run Park	Phase III - Multi-Use Trail Study	\$25,000	2012
Dunwoody Park	HVAC System at Dunwoody Nature Center	\$21,000	2012
Brook Run Park	Phase I - Multi-Use Trail	\$459,000	2013
Dunwoody Park	Baseball Field Leveling - Facilities Improvement Partnership Project	\$40,000	2013
Total:		\$777,000	

2014 On-going Improvements	Budget
Georgetown Park: Central Square, Playground, Phase V	\$1,790,559
Brook Run Park: Phase II - Multi-Use Trail	\$694,600
Dunwoody Park: Nature Center Classroom & Restroom	\$205,000
NDCAC - Sinks, Counters, Doors, General Upgrades	\$25,000
North DeKalb Cultural Arts Center: Roof Replacement	\$320,836
Brook Run Park: Dog Park Relocation	\$195,000
Donaldson Bannister: Farmhouse Stabilization	\$100,000
Total:	\$3,330,995