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.
Park Improvements

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.
- **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.
- **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  Windwood Hollow - replacing outdated structures.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.

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.

- **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 unsalvagable 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.
- **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.

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.

- **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**......$832,089

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.

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.
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.
<table>
<thead>
<tr>
<th>Project</th>
<th>Cost</th>
<th>Tier</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Subdivision - $100,000 budgeted in 2013 and DPT has released some matching funds and is planning for the improvements</td>
<td>$320,836</td>
<td>2</td>
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<tr>
<td>Versatile Park - Site Development - landscaping, site furnishings, trails, paving, grading, landscaping, site furnishings, and signage</td>
<td>$11,225,140</td>
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<tr>
<td>Windward Hollow - Trails and Tennis Court Resodding</td>
<td>$69,138</td>
<td>8</td>
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<tr>
<td>Park Development - Grading, trails, site development, parking, landscaping, site furnishings, and irrigation</td>
<td>$1,255,000</td>
<td>10</td>
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<tr>
<td>North DeKalb Cultural Arts Center - Site Replacement - $250,000 budgeted in 2012, $250K in 2013 (capital allocation in budget amendment)</td>
<td>$320,836</td>
<td>2</td>
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<tr>
<td>North DeKalb Cultural Arts Center - Parking - parking lot and circulators</td>
<td>$340,899</td>
<td>2</td>
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<tr>
<td>Brook Run Park - Development of handsome Buildings - $195,000 remaining in 2010 capital allocation for demolition</td>
<td>$300,000</td>
<td>2</td>
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<tr>
<td>Brook Run Park - Exhibited, tennis, basketball activity area - front of the park, where old adobe buildings in school</td>
<td>$580,000</td>
<td>7</td>
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<tr>
<td>Brook Run Park - &quot;Great Lawn&quot; site development, furnishings, restrooms - multi-large formal area and where key amenities Days, health, interstate visibility</td>
<td>$642,125</td>
<td>10</td>
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<tr>
<td>Brook Run Park - phase I - Multi-use Tennis Court</td>
<td>$824,125</td>
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<tr>
<td>Perimeter fence - Establishing sense of place and boundaries, knee</td>
<td>$1,996,000</td>
<td>8</td>
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<tr>
<td>General site work may also be addressed over time through the</td>
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<tr>
<td>Budget</td>
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<tr>
<td>Demolition of Hazardous Buildings - $310,000 remaining in 2010 capital allocation for demolition</td>
<td>$310,000</td>
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<tr>
<td>Theaters renovation - general updating, ADA compliance, building</td>
<td>$687,500</td>
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<tr>
<td>Location TBD - Multi-use Tennis Court (connection between Brook Run Park and the 0.8 acre property in Project Renaissance)</td>
<td>$1,000,000</td>
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<tr>
<td>Windwood Hollow - Perimeter fence - establishing sense of place and boundaries, knee</td>
<td>$1,122,600</td>
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<tr>
<td>Brook Run Park - Millikan Park - demolition</td>
<td>$1,122,600</td>
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<tr>
<td>Windwood Hollow - Park - Millikan Park - Long recht</td>
<td>$1,140,000</td>
<td>10</td>
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<tr>
<td>Location TBD - Millikan Park - primary field (costs do not include land acquisition)</td>
<td>$1,185,972</td>
<td>10</td>
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<tr>
<td>Location TBD - Investment of Additional Funding - master plan encourages acquisition of additional land for greenspace and recreation</td>
<td>$1,000,000</td>
<td>10</td>
</tr>
<tr>
<td>Building Subdivision - redevelopment of kitchen, bathrooms, ADA rooms, mechanical and electrical</td>
<td>$1,000,000</td>
<td>10</td>
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<tr>
<td>Nature Center - Belvedere</td>
<td>$91,000</td>
<td>10</td>
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<tr>
<td>Versace Spring/ Versace Oaks - Completed all the work - may also be addressed over time through the park's budget</td>
<td>$100,000</td>
<td>10</td>
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<tr>
<td>North DeKalb Cultural Arts Center - Site improvements and courtyard renovations - including landscaping, site furnishings, restrooms, and signage</td>
<td>$100,000</td>
<td>10</td>
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<tr>
<td>Brook Run Park - Theaters renovations - general updating, ADA compliance, parking lot</td>
<td>$250,000</td>
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<td>Brook Run Park - Architectural, design, cost - throughout the park may be done over time through maintenance budget</td>
<td>$2,158,000</td>
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<tr>
<td>Brook Run Park - Site development - dressing rooms (2250 sf total, 500 sf accessible)</td>
<td>$1,400,000</td>
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<tr>
<td>Brook Run Park - Parking and roads</td>
<td>$1,278,590</td>
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<tr>
<td>Brook Run Park - Perimeter fence - establishing sense of place and boundaries, knee and with enough room for 250 sf by feet, 500 sf by feet</td>
<td>$1,400,000</td>
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<tr>
<td>Brook Run Park - Design &amp; construction of new greenhouse</td>
<td>$145,000</td>
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<tr>
<td>Brook Run Park - Theater renovations</td>
<td>$1,000,000</td>
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<tr>
<td>Location TBD - Site development - dressing rooms (2250 sf total, 500 sf accessible)</td>
<td>$1,000,000</td>
<td>10</td>
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<tr>
<td>Total</td>
<td>$12,068,970</td>
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