

To: Mayor and City Council

From: Rachel Waldron
 Parks and Recreation Director

Re: Review of Homecoming Park Master Plan

Date: April 28, 2025

Action

Review of current Homecoming Park Master Plan, with specific focus on two sand volleyball courts in place of three pickleball courts, noted as “amenity 8.”

Summary

Parcels at 4809 and 4819 Vermack Road were purchased June 2021. The master planning process began July 2021 with Pond & Company and consisted of public input meetings and survey data collection. The Homecoming Park Master Plan was adopted April 2023.

Details

A community interest form supporting sand volleyball began circulation in August 2024. 350 survey responses were received in favor of advocating for sand volleyball in a Dunwoody park. Currently, sand volleyball is shown in the Brook Run Park Master Plan, Phase II. There are no plans to complete this phase, at this time.

As such, staff researched location alternatives for sand volleyball. Considering park acreage, proximity to Dunwoody High School and other identified master plan amenities, Homecoming Park provides an ideal location. The Homecoming Park Master Plan calls for three pickleball courts; however, Dunwoody Parks and Recreation offers this amenity at Pernoshal Park, Windwood Hollow Park, Waterford Park, and it is shown in the Wildcat Park Master Plan. The closest sand volleyball courts to Dunwoody are at Don White Memorial Park in Roswell, Georgia.

Master Plan with Pickleball	Master Plan with Sand Volleyball
Estimated Construction cost: \$5,595,566	Estimated Construction cost: \$5,507,758
Est. Year One Maintenance Cost: \$92,535	Est. Year One Maintenance Cost: \$94,485
Est. Year Two Maintenance Cost: \$103,035	Est. Year Two Maintenance Cost: \$104,985
Est. Year Three Maintenance Cost: \$103,035	Est. Year Three Maintenance Cost: \$104,985
Est. Year Four Maintenance Cost: \$121,535	Est. Year Four Maintenance Cost: \$123,485

Recommendation

Staff respectfully requests that Council: 1) Review the current Homecoming Park Master Plan, with specific focus on amenity #8; 2) Authorize Staff to make changes to the master plan, if applicable; 3) Authorize Staff to request cost estimates of the approved design, by way of the formal solicitation process.



City of
Dunwoody
Georgia

Homecoming Park Master Plan Review

April 28, 2025

Summary

- Parcels purchased June 2021
- Master planning process July 2021
- City contracted Pond & Company to develop master plan through public input meetings and survey data collection.
- Public engagement process:
 - 9/9/2021: Public Input Food Truck Thursday
 - 10/2/2021: On Site Public meetings
 - 12/6/2021: City Hall Open House
 - 12/6/2021 to 12/19/2021: Online Community Open House
- Master Plan adopted April 2023

Background/Timeline: Sand volleyball

- Interest form began circulation August 2024
- 350 positive responses to date
 - 37.8% of participants are 17 years old or younger
 - 20.4% are between ages 30 and 45
 - 16.8% are between ages 18-29
 - 6.3% are 55 or older
- Shown in Brook Run Park Master Plan
- Closest courts are Don White Memorial Park
- Pickleball offered at Pernoshal Park, Windwood Hollow Park, and Waterford Park; shown in Wildcat Park Master Plan



LET'S GET BEACH VOLLEYBALL IN DUNWOODY

Beach volleyball is an activity that can be enjoyed by people of all ages. Currently, there are no beach volleyball courts in Dunwoody parks. But with your help we can solve this problem. Fill out this survey to show your support!

PLEASE FILL OUT THIS INTEREST FORM

DONATE HERE:  <https://gofund.me/0ab2e02d>

Current Master Plan: Est. Cost \$5.6m

CONCEPT

EXAMPLE IMAGES

Total Parking = 67 spaces
Total Park Acreage = 9.3 ac

<p>Keynotes:</p> <ul style="list-style-type: none"> 1. Wildflower meadow 2. Open play field (245 ft. x 145 ft.) 3. Nature trail/Walking loop (0.51 mile) 4. Restrooms 5. Pavilion with solar panels on roof (40 ft. x 30 ft.) 6. ADA/Sensory playground (12,000 sq. ft.) 7. Main entrance 8. (2) Pickleball courts (44 ft. x 22 ft. each) 9. Gazebo (18' diameter) 10. Parking area (22 spaces) 	<ul style="list-style-type: none"> 11. Parking area (25 spaces) 12. Vehicular drop-off area with public art 13. Parking area (20 spaces) 14. Gazebo (18' diameter) 15. City of Dunwoody Parks Department office with solar panels on roof (see general note #5) 16. Sensory/community garden 17. Interpretive signage, typ.
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General Notes:

1. Cameras will be installed as needed.
2. Stormwater design will adhere to the guidance provided in the Georgia Stormwater Management Manual.
3. Fence and heavily vegetated buffer are proposed around the periphery of the park.
4. Parks Operations Office will relocate to Brook Run Park once new maintenance facility is constructed and the house will be repurposed for community use.

SCALE: 1"=50'

Legend:

- Road Grade
- Adjacent Block
- Sidewalk
- Driveway
- Site Property Line
- Adjacent Property Line
- Nature Trail
- Cluttered Wooded Area
- Main Entrance
- Park Art
- Interpretive Signage
- Heavily Vegetated Buffer

Note: Photos are for representative example use only. Actual facilities and structures will vary.

Concept w/ sand volleyball: Est. Cost \$5.5m

CONCEPT

EXAMPLE IMAGES

Total Parking = 67 spaces
Total Park Acreage = 9.3 ac

<p>Keynotes:</p> <ol style="list-style-type: none"> 1. Wildflower meadow 2. Open play field (160 ft. x 160 ft.) 3. Nature trail/Walking loop (0.51 mile) 4. Restrooms 5. Pavilion with solar panels on roof (40 ft. x 30 ft.) 6. ADA/Sensory playground (12,000 sq. ft.) 7. Main entrance 8. (2) Sandy Volleyball Courts (72 ft. x 46 ft. each - inclusive of out of bounds area) 9. Gazebo (10' diameter) 	<ol style="list-style-type: none"> 10. Parking area (22 spaces) 11. Parking area (25 spaces) 12. Vehicular drop-off area with public art 13. Parking area (20 spaces) 14. Gazebo (10' diameter) 15. City of Dunwoody Parks Department office with solar panels on roof (see general note #5) 16. Sensory/community garden 17. Interpretive signage, hyp. 18. Existing wooded area to remain 19. Heavily vegetated buffer 	<p>General Notes:</p> <ol style="list-style-type: none"> 1. Cameras will be installed as needed. 2. Stormwater design will adhere to the guidance provided in the Georgia Stormwater Management Manual. 3. Fence and heavily vegetated buffer are proposed around the periphery of the park. 4. Parks Operations Office will relocate to Brook Run Park once new maintenance facility is constructed and the house will be repurposed for community use.
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0' 50' 100' 200'
SCALE: 1"=50'

Note: Photos are for representative example use only. Actual facilities and structures will vary.

Cost Comparison

Master Plan w/ pickleball	Master Plan w/ volleyball
Estimated Construction Cost: \$5,595,566	Estimated Construction Cost: \$5,507,758
Estimated Year One Maintenance Cost: \$92,535	Estimated Year One Maintenance Cost: \$94,485
Estimated Year Two Maintenance Cost: \$103,035	Estimated Year Two Maintenance Cost: \$104,985
Estimated Year Three Maintenance Cost: \$103,035	Estimated Year Three Maintenance Cost: \$104,985
Estimated Year Four Maintenance Cost: \$121,535	Estimated Year Four Maintenance Cost: \$123,485

Staff Recommendation

Staff respectively requests that Council:

1. Determine whether a change should be made to the adopted Master Plan;
2. Authorize Staff to request cost estimates of the approved design, by way of the formal solicitation process.