



# Little River Park Master Plan

Brian Borden  
February 24, 2025



O  
U  
R  
  
S  
T  
O  
R  
Y

CRAFTED  
BY  
YOUR  
DREAMS



# SITE

Located within the eastern portion of the City of Woodstock, the approximate 106 acre Little River Park lies adjacent to Trickum Road along the Little River Corridor. The project site is comprised of three (3) distinct tracts of land that are located along the river corridor and consist of:



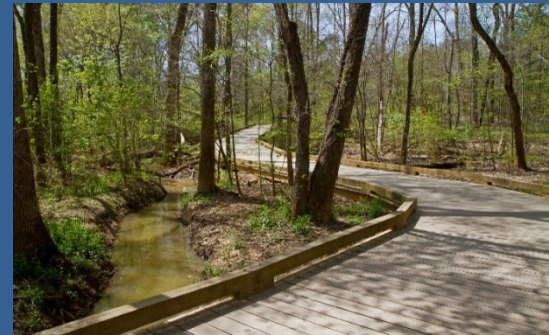
**1. Trickum Road Park Zone** - This tract of land was acquired by the City in 2017 for the purpose of developing a new park for the residents of Woodstock. The site consists of approximately 35 acres of gently rolling hills with an abundance of hardwood and pine trees, and also features a number of small streams, wetlands and a man-made pond. This tract is bordered to the north by the Little River and Woodview Court Residential Community, to the east and south by the Woodlands Residential Community, and to the west by Trickum Road, Little River Elementary School and the Glens at Kingsgate Residential Community. Existing structures on the site include residential and associated storage buildings.



**2. Linear Corridor Zone** - This tract of land was acquired by the Greenprints Alliance and is bordered to the north and east by the River Oaks Residential Community, to the south by the Little River, and to the west by the Trickum Road Park Zone. The site consists of approximately 36.50 acres of predominately flat terrain comprised of floodway and floodplain. Vegetation throughout the linear corridor is comprised of hardwood and pine trees, and also features a number of small streams and wetlands. Existing structures on the site include a sewer line located adjacent to the river with connecting lines servicing the residential communities on both sides of the river.



**3. Woodlands Park Zone** - This tract of land is owned by the City and designated as park land. The site consists of approximately 34.50 acres of both gently rolling vegetated hills associated with the uplands and flat terrain associated with the floodway and floodplain adjacent to the river. The site is bordered to the north by the Little River, and to the east, south and west by the Woodlands Residential Community. Existing structures on the site include a paved and unpaved parking lot located on the upland, two multi-purpose practice fields located adjacent to the river, a paved walkway that connects the parking lot facility to the multi-use field area, and a number of sewer lines that crisscross the tract.





## Aerial Photograph: Little River Park Site





## PROJECT GOALS

The City of Woodstock's vision is to be the "City of Choice" for healthy living and high quality of life, accessible to the best recreation, leisure and entertainment opportunities available, all connected through an extensive network of parks, trails and natural areas. The Parks and Recreation Department sets the standard in meeting the recreation and leisure needs of the Woodstock Community. Currently, the Department manages seven (7) parks encompassing approximately 160 acres, over fifteen (15) miles of mountain bike trails and over ten (10) miles of paved multi-use trails.

The Little River Park is geographically located in an area that does not currently have a public park within walking distance for the many residential communities that are located in this section of the City. The closest public park with a playground is Dupree Park which is four (4) miles away and the closest connection to the City's Greenprint Trail System is Rubes Creek Trail which is seven (7) miles away. The addition of this park will provide area residents with a place to play, exercise and relax while enjoying the natural beauty that this section of the Little River corridor provides.

Based on information received during the project process, the following goals were established for the programming and design of the Little River Park Master Plan:

1. Preserve and protect the character of the site and create recreational amenities that will allow users to enjoy and engage with the natural environment.
2. Develop an interconnected paved multi-use trail network that will provide local residents with access to the park. The trail network must also provide connectivity to the Little River Elementary School and the Greenprints Trail System.
3. Create a wide-variety of recreational opportunities that are compatible with the site's natural character and that are accessible to a wide-range of users.



# MASTER PLAN

## PROGRAM SUMMARY

### Trickum Road Park Zone

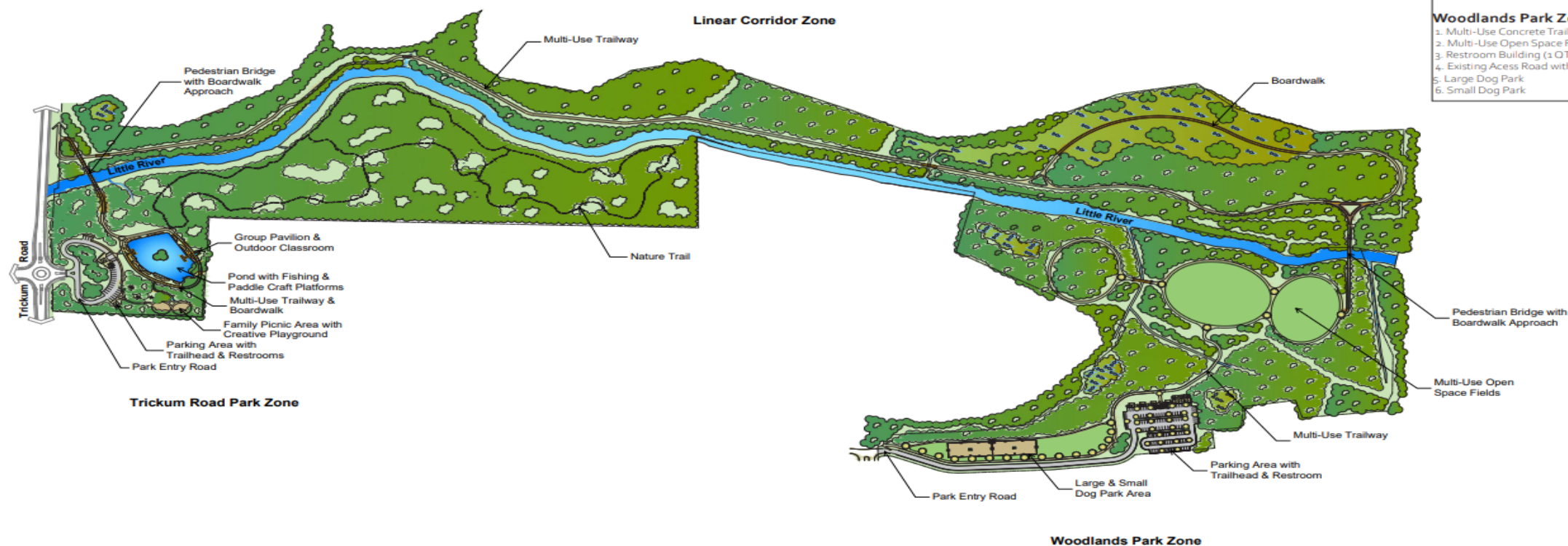
1. Park Entry Road
2. One Way Access Road with Parking (25 Parking Spaces)
3. Restroom Building (2 Qty.)
4. Group Pavilion & Classroom (1 Qty.)
5. Creative Play Area (1 Qty.)
6. Picnic Area W/ Family Pavilions (3 Qty.)
7. Nature Trail
8. Fishing & Paddle Craft Platforms at Pond
9. Multi-Use Concrete/Boardwalk Trailway

### Linear Corridor Zone

1. Multi-Use Concrete/Boardwalk Trailway (1.75 Miles)
2. Pedestrian Bridge Connection to Woodlands Park
3. Pedestrian Bridge Connection to Trickum Road Park

### Woodlands Park Zone

1. Multi-Use Concrete Trailway
2. Multi-Use Open Space Fields
3. Restroom Building (1 QTY.)
4. Existing Access Road with Parking (123 Parking Spaces)
5. Large Dog Park
6. Small Dog Park

























# LDP & NOI APPROVED SITE PLAN

Land Disturbance Permit was issued by the City of Woodstock in December 2024, and the City received an approved Notice of Intent in January 2025. The approved documents include the following programming updates:

## Trickum Road Zone Site Programming Updates:

1. Removed Park Office Building - Due to impacts from existing hazardous materials found throughout structure.
2. Relocated Entry Road & Parking - Due to impacts from Trickum Road Round-About Improvement Project.
3. Deleted Outdoor Classroom At Park Office Building - Due to impacts from the Trickum Road Round-About Improvement Project.
4. Relocated ADA Accessible Play Area – Due to impacts from the field delineated wetlands and streams.
5. Deleted Overflow Parking & Maintenance Building - Due to impacts from the field delineated wetlands and streams.
6. Removed Tree Trail Treehouses & Viewing Platforms – Will be included in a future phase.
7. Removed Paddle Craft Launch & Fishing Platform At Little River – Will be included in a future phase.
8. Replaced Two Vault Style Restrooms with Two Flush Style Restrooms that will be serviced by sewer/force main lines.
9. Replaced Hard Surface Trail Around Pond with Boardwalk Trail - Due to impacts from the field delineated wetlands and streams.

## Linear Corridor Site Programming Updates:

1. Deleted Boardwalk Play/Exercise Stations – Removed because of wetland delineation.

## Woodlands Site Programming Updates:

1. Relocated Dog Park to Existing OpenSpace Field along Park Entry Road – Due to increased wet conditions found throughout undeveloped portions of the site adjacent to river.
2. Deleted Stay Fit Exercise Stations along Park Entry Road – Due to proximity to dog park and budget concerns.
3. Removed Disk Golf Course - Due to increased wet conditions found throughout undeveloped portions of the site adjacent to river and land reallocated to the dog park. The inclusion of disk golf will be considered following the completion of the construction of the Little River Park. This amenity will be included in a future phase.





# UPDATED PROJECT SCHEDULE PERMITTING

## Little River Park – Project Schedule

EPD State Stream Buffer Permitting  
City of Woodstock Building Permit



January 2025

Line #	Finance Project #	Budget Year	Project Phase Description	Q3 2025			Q4 2025			Q1 2026			Q2 2026			Q3 2026		
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
1A	25-011774	2025	CD's – Little River Park Trickum Node															
1B	25-011774	2025	CD's – Little River Park Trickum Node															
2A	25-011777	2025	CD's – Little River Park Linear Node															
2B	25-011777	2025	CD's – Little River Park Linear Node															
3A	25-011778	2025	CD's – Little River Park Woodlands Node															
3B	25-011778	2025	CD's – Little River Park Woodlands Node															

Bar Chart Color Code	
	EPD Permitting
	COW Building Permit

### Schedule Notes & Supporting Tasks

1. City Issued LDP - Completed
2. NOI - Completed
3. Little River Park Hydrologic Analysis/No-Rise - Completed
4. City Issued Building Permit(s) – Romtec will issue updated permit submittal packages to COW on February 10, 2025 for City review.
5. **EPD State Stream Buffer Variance** – Design team has been working with EPD since November to clarify the requirements that will be applied to this project. On January 17<sup>th</sup>, EPD notified the design team of the check list items and standards that will be required. The design team is moving forward with the submittal of the application.





# UPDATED PROJECT BIDDING SCHEDULE

## Little River Park – Project Schedule

Bidding & Contract Award

January 2025



Line #	Finance Project #	Budget Year	Project Phase Description	Q3 2025			Q4 2025			Q1 2026			Q2 2026			Q3 2026		
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
1	25-011774	2025	CD's – Little River Park Trickum Node															
2	25-011777	2025	CD's – Little River Park Linear Node															
3	25-011778	2025	CD's – Little River Park Woodlands Node															

Bar Chart Color Code	
	Bidding & Contract Award

### Schedule Notes & Supporting Tasks

1. Construction will begin following notification of approval of State Stream Buffer by EPD
2. Construction will be phased. Phase 1 will include the Linear Corridor & Woodlands Nodes.
3. Construction for Phase 2, which includes Trickum Road Park will begin following the completion of the Trickum Road Road-About Improvement Project.







# QUESTIONS

Brian Borden, CPRP  
Parks & Recreation Director  
(770) 517-6788 ext. 1953  
[bborden@woodstockga.gov](mailto:bborden@woodstockga.gov)

