

# RECOMMENDATIONS

## CHAPTER THREE

## RECOMMENDED PARK TYPES & ACREAGE

The National Recreation and Park Association no longer has established standards from the different types of parks and required acres and amenities. Woodstock Parks and Recreation utilizes the NRPA Parks Metrics comparisons to aid in decision making for park planning and utilizes each staff person, city leadership, and the community to determine how each park is distinguished and maintained.

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### COMMON DEFINITIONS & STANDARDS

Throughout the remaining portions of this Strategic Plan, the following typical definitions may or may not be used but are critical in understanding terms relating to parks and recreation, as well as the meaning of park types used in Woodstock, specifically Neighborhood Park, Community Park, and Regional Park. Greenprints Trail, Undeveloped Land, Biking & Hiking Trail, Recreation Facility, and Other Property most likely doesn't need further detail, but all paint a complete picture of the current Woodstock Parks and Recreation System.

**Land Usage:** The percentage of space identified for active or passive use within a park. A park master and strategic plan should follow land usage guidelines.

**Active Use:** An area that requires more intensive development to support the desired recreation activities. Spaces are designed specifically to encourage people to congregate and interact with each other. Active areas include built amenities, such as playgrounds, splash pads, sports courts or fields, community centers, program pavilions, swimming pools, rentable shelters, and similar amenities. Active may also be used in reference to a program or activity that requires a more vigorous physical effort to participate, such as playing sports, working out, skating, etc.

**Passive Use:** An area that has minimal to no development, usually for the purpose of providing non-programmed open space and/or preserving or restoring natural habitat. Areas that are developed are designed to promote casual and frequently self-directed activities, such as hiking, fishing, bird watching, wildlife viewing, picnicking, kite-flying, frisbee, or similar generally unstructured activities. Built amenities may include trails, boardwalks, fishing piers, benches, picnic tables, grass meadows, etc. Passive may also be used in reference to a program or activity that requires minimal physical exertion to participate, such as attending an arts and crafts class, continuing education program, etc.

**Park/Facility Classifications:** Includes Urban Plaza, Neighborhood Park, Community Park, Regional Park, Special Use Park/Facility, School Grounds, Greenways/Trails, and Nature Preserves/Open Space. Woodstock Parks and Recreation "currently" uses Neighborhood Park, Community Park, Regional Park, Greenprints Trail, Undeveloped Land, Biking & Hiking Trail, Recreation Facility, and Other Property.

**Signature Facility/Amenity:** This is an enhanced facility or amenity which is viewed by the community as deserving special recognition due to its design, location, natural resources, etc. A signature/amenity is frequently synonymous with the park from the general public's perspective. A signature facility/amenity may also be a revenue facility. Examples include standalone sports complexes, community centers, water park, destination playground, amenities, or natural features. The Northside Hospital-Cherokee Amphitheater

located within The Park at City Center is a Signature Facility in Woodstock. The Downtown Playground could be classified as a Signature Amenity being a downtown destination located within the Elm Streets Cultural Arts Village.

**Site Features:** The specific types of facilities and amenities included within a park. Site features include such elements as a community center, playground, splashpads, picnic shelters, restrooms, game courts, trails, open meadows, nature preserves, etc. These types of amenities are categorized as lead or support amenities. Community demographics and needs should be considered when identifying site features for a park.

**Revenue Facilities:** These include facilities that charge a fee to use in the form of an admission fee, player fee, team fee, or permit fee. These include pools, golf courses, tennis courts, recreation centers, sport field complexes, concession facilities, hospitality centers, reservable shelters, outdoor or indoor theater space, and special event spaces.

**User Experience:** The type of intentional recreation experiences a user has available to them when visiting a park. A park master and strategic plan should incorporate user experience recommendations based on the following types of experiences:

- **Leader Directed Experiences:** An experience received from a facility, amenity, or service, where participant involvement is directed by a leader and supervision is required for participation. These experiences, usually provided through an organized class, often promote skill development or learning, but may be for recreational purposes only. Leader Directed Experiences typically require advance registration and include a user fee to participate. Examples include day camps, learn to swim programs, environmental education classes, sports leagues, etc. Certain types of special events, such as concerts, 5k fun runs/walks, or similar events that rely on the performance or significant coordination of someone to occur are also considered Leader Directed Experiences.
- **Self-Directed Experience:** An experience received from a facility, amenity or service that provides opportunities for individuals or groups to participate independently and at their own pace. Supervision, when provided, is primarily to promote safety or regulate attendance. A user fee may or may not be charged, depending on the setting. Advance registration is often not required. Examples include playground or splashpad usage, picnicking, disc golf, nature walks, walking a dog, etc. General use of a community center, such as using fitness equipment, using the gym or indoor aquatic center during open times, or walking the track, are also considered Self-Directed Experiences.

## PARK (TYPES) CLASSIFICATIONS DEFINITIONS

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The following are definitions and information for the three main types of park classifications used in Woodstock, as well as information for other “types” that is planned for use in the future as part of the Parks and Recreation Strategic Master Plan. A new chart for park types using this information is included in the next section.

**Neighborhood Park:** A neighborhood park is typically 3-10 acres in size; however, some neighborhood parks are determined by use and facilities offered and not by size alone. The service radius for a neighborhood park is one half mile or six blocks. Neighborhood parks should have safe pedestrian access for surrounding residents; parking may or may not be included but if included accounts for less than ten cars and provides for ADA access. Neighborhood parks serve the recreational and social focus of the adjoining neighborhoods and contribute to a distinct neighborhood identity.

- **Size of Park:** 3–10 acres. Preferred size is 8 acres.
- **Service Radius:** 0.5 miles
- **Site Selection:** On a local or collector street. If near an arterial street, provide natural or artificial barrier from traffic. Where possible, next to a school. Encourage location to link subdivisions and linked by trails to other parks.
- **Length of Stay:** 1 hour experience or less, on average.
- **Site Features:** 1 signature amenity (e.g., playground, splashpad, sport court, gazebo); no restrooms unless necessary for a signature amenity; may include 1 non-programmed sports field; playgrounds for ages 2-5 and 5-12 with some shaded elements; typically, no reservable shelters; loop trails; 1 type of sport court; no non-producing/unused amenities; benches, small picnic shelter(s) next to play areas. Amenities are ADA compliant.
- **Landscape Design:** Appropriate design to enhance the park theme/use/experience. Customized to demographics of neighborhood; safety design meets established Crime Prevention Through Environmental Design (CPTED) standards; integrated color scheme throughout.
- **Revenue Facilities:** None
- **Land Usage:** 85% active/15% passive
- **User Experience:** Typically, self-directed, but a signature amenity may be included which provides opportunities for leader-directed programs.
- **Maintenance Standards:** Dependent on-site features, landscape design, and park visitation.
- **Signage:** Directional signage to the park, as well as within the park, and facility/amenity regulations to enhance user experience.
- **Parking:** Design should include widened on-street parking area adjacent to park, when feasible. Goal is to maximize usable park space. As necessary, provide 5-10 spaces within park including accessible parking spaces. Traffic calming devices encouraged next to park.
- **Lighting:** Security only. Lighting on all night for security.
- **Naming:** Consistent with the agency’s naming policy for naming parks, such as being named after a prominent or historic person, event, donor, or natural landmark.

**Community Park:** Community parks provide diverse recreation opportunities to serve the residents of the City of Woodstock. These include active and passive recreation, as well as self-directed and organized recreation opportunities for individuals, families, and small groups. Community Parks often include facilities that promote outdoor recreation and activities such as walking and biking, picnicking, playing sports, playing on playgrounds, and fishing. These sites also include natural areas, emphasizing public access to important natural features. Since Community Parks may attract people from a wide geographic area, support facilities are required, such as parking and restrooms. Self-directed recreation activities such as meditation, quiet reflection, and wildlife watching also take place at Community Parks. Community Parks generally range from 10-100 acres depending on the surrounding community. Community Parks serve a larger area – radius of 1-2 miles – and contain more recreation amenities than a neighborhood park.

- Size of Park: 10-100 acres, but ideally 20-40 acres.
- Service Radius: 1-3 miles
- Site Selection: On 2 collector streets minimum and preferably one arterial street. If near arterial street, provide natural or artificial barrier from traffic. Minimal number of residences abutting site. Preference for adjacent or nearby proximity with school or other municipal use. Encourage trail linkage to other parks.
- Length of Stay: 2-3 hours, on average.
- Site Features: 4 signature amenities at minimum: (trails, sports fields, large shelters/pavilions, community playground for ages 2-5 and 5-12 with some shaded elements, recreation center, pool or family aquatic center, sports courts, water feature); public restrooms with drinking fountains, ample parking, and security lighting. Amenities are ADA compliant. Multi-purpose fields are appropriate in this type of park.
- Landscape Design: Appropriate design to enhance the park theme/use/experience. Enhanced landscaping at park entrances and throughout park.
- Revenue Facilities: 1 or more (e.g., picnic shelters, program pavilion, dog park).
- Land Usage: 65% active and 35% passive
- User Experience: Mostly self-directed experiences but may have opportunities for leader-directed programs based on available site features and community demand.
- Maintenance Standards: Dependent on-site features, landscape design, and park visitation.
- Signage: Directional signage to the park, as well as within the park, and facility/amenity regulations to enhance user experience. May include kiosks in easily identified areas of the facility.
- Parking: Sufficient to support the amenities; occupies no more than 10% of the park. Design should include widened on street parking area adjacent to park. Goal is to maximize usable park space. Traffic calming devices encouraged within and next to the park.
- Lighting: Security lighting and lighting appropriate for signature amenities.
- Naming: Consistent with the agency's naming policy for naming park, such as being named after a prominent or historic person, event, donor, or natural landmark.

- Other: Strong appeal to surrounding neighborhoods; integrated color scheme throughout the park; partnerships developed with support groups; schools and other organizations; loop trail connectivity; linked to trail or recreation facility; safety design meets established CPTED standards.

**Regional Park:** Regional Parks provide access to unique recreation features, natural areas, and facilities that attract visitors from the entire community and beyond. Regional parks often accommodate small and large group activities and have infrastructure to support group picnics. As community attractions, Regional Parks can enhance the economic vitality and identity of the entire region. These parks may include significant natural areas and wetlands, trails, and pathways, gardens and arboretums, ponds, and other water features. They add unique facilities, such as destination or thematic playgrounds, community centers, aquatic centers, sledding hills, viewing knolls, and other interesting elements. Regional Parks can and should promote tourism and economic development. Regional parks can enhance the economic vitality and identity of the entire region. Regional parks are typically 100 or more acres in size.

- Size of Park: 100+ acres
- Service Radius: 3 miles or greater
- Site Selection: Prefer location which can preserve natural resources on site such as wetlands, streams, and other geographic features or sites with significant cultural or historic features. Significantly large parcel of land. Access from public roads capable of handling anticipated traffic.
- Length of Stay: 4-8 hours, on average.
- Site Features: 10-12 amenities to create a signature facility (e.g., community center, waterpark, lake, destination playground, 3+ reservable picnic shelters, outdoor adventure amenities, arboretum, trails, and specialty facilities); public restrooms with drinking fountains, concessions, restaurant, ample parking, special event site.
- Landscape Design: Appropriate design to enhance the park them/use/experience. Enhanced landscaping at park entrances and throughout park.
- Revenue Facilities: More than 2; park designed to produce revenue to help offset operational costs.
- Land Usage: Up to 50% active and 50% passive
- User Experience: Significant mix on leader-directed and self-directed experiences. More than 4 recreation experiences per age segment with at least 4 core programs provided.
- Maintenance Standards: Dependent on-site features, landscape design, and park visitation.
- Signage: Directional signage to the park, as well as within the park, and facility/amenity regulations to enhance user experience. May include kiosks in easily identified areas of the facility.
- Parking: Sufficient for all amenities. Traffic calming devices encouraged within and next to park.
- Lighting: Security lighting and lighting appropriate for signature amenities.
- Naming: Consistent with the agency's naming policy for naming of parks, such as being named after a prominent or historic person, event, donor, or natural landmark.
- Other: Safety design may meet CPTED safety standards; integrated color scheme throughout the park; linked to major trails system; public transportation available, concessions, food, and retail sales available, dedicated site managers on duty.

## “OTHER” CLASSIFICATION OF PARKS & TRAILS

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The following are “other” types of parks and trails that are and/or could be classified in the City of Woodstock, whether managed by the Woodstock Parks and Recreation or another department/agency. These types are highlighted in detail below but do not have as many standards/goals used that define them as Neighborhood, Community, and Regional Parks do. All these “other” parks and trails are needed and should be an integral part of planning parks and recreation facilities throughout the City of Woodstock.

**Urban Plazas:** An Urban Plaza is a small outdoor space, usually less than 0.5 acres, but may be up to 8 acres, and most often located in an urban areas surrounded by commercial buildings or higher density housing. Urban plazas are small, urban spaces that serve a variety of functions, such as: small event space, play areas for children, spaces for relaxing and socializing, taking lunch breaks, etc.

Successful Urban Plazas have 4 key qualities: they are accessible, allow people to engage in activities, are comfortable spaces that are inviting, and are sociable places. In general, pocket parks offer minimal amenities on site and are not designed to support organized recreation services. The service areas for Urban Plazas is usually less than a quarter mile and they are intended for users within close walking distance to the park.

This type of park is not commonly found in a public park system, and is normally designed, constructed, and maintained as a commons area within a downtown corridor. Urban plazas are not designed to accommodate more than very limited recreation services. They are typically able to provide recreation services for one user group such as a playground, splashpad, benches for walkers, landscape, and trails for enjoyment of the natural environment or display or public artwork.

**Special Use Park:** Special Use Parks are those spaces that do not fall within a typical park classification. A major difference between a special use park and other parks is that they usually serve a single purpose whereas other park classifications are designed to offer multiple recreation opportunities. It is possible for a special use facility to be located inside another park.

Special Use Parks generally contain one facility or amenity that falls into the following categories:

- **Historic/Cultural/Social Sites:** Unique local resources offering historical, educational, and cultural opportunities. Examples include arboretums, memorials, historic downtown areas, commercial zones, arboretums, display gardens, and amphitheaters. Frequently these are located in community or regional parks.
- **Golf Courses:** 9 and 18 hole complexes with ancillary facilities such as club houses, driving ranges, program space and learning centers. These facilities are highly maintained and support a wide age level of males and females. Programs are targeted for daily use play, tournaments, leagues, clinics, and special events. Operational costs come from daily play, season pass holders, concessions, driving range fees, earned income opportunities, and sale of pro shop items.

- **Indoor Recreation Facilities:** Specialized or single purpose facilities. Examples include community centers, senior centers, performing arts facilities, and community theaters. Frequently these are located in community or regional parks.
- **Outdoor Recreation Facilities:** Examples include aquatic parks, disc golf, skateboard, BMX, and dog parks, ski area, standalone sports complex, which may be located in a park.

**School Grounds:** By combining the resources of the 2 public agencies, such as the Cherokee County School District, as well as other educational agencies, the Schools Grounds classification allows for expanding the recreation, social, and educational opportunities available to the community in an efficient and cost effective manner. Through a partnership agreement, Woodstock Parks and Recreation could be able to offer programs and further meet the needs of the City of Woodstock residents.

Facilities may include 1-3 meeting rooms, a kitchen, a game room, a computer lab, and a gym with either 3 volleyball courts or 2 basketball courts. The important outcome in the joint-use relationship is that both the school district and the park system benefit from shared use of facilities and land area.

Depending on circumstances, school grounds often complement other community open lands. As an example, an elementary school can serve as a neighborhood park providing a playground and open space to the surrounding community during non-school hours. Similarly, a middle or high school may serve in a number of capacities that could include indoor sport courts, athletic fields, tennis courts, etc.

**Nature Preserves & Open Space:** Nature Preserves & Open Spaces are undeveloped but may include natural or paved trails. Grasslands under power line corridors are one example and creek areas are another. Nature Preserves & Open Spaces contain natural resources that can be managed for recreation and natural resource conservation values such as a desire to protect wildlife habitat, water quality, and endangered species. Nature Preserves & Open Space also can provide opportunities for nature based, self-directed, low impact recreational opportunities such as walking and nature viewing. These lands consist of:

- Individual sites exhibiting natural resources.
- Lands that are unsuitable for development but offer natural resource potential.
- Parcels with steep slopes and natural vegetation, drainage ways and ravines, surface management areas (man-made ponding areas), and utility easements.
- Protected lands, such as wetlands/lowlands and shorelines along waterways, lakes, and ponds.

The intent of Nature Preserves & Open Space is to enhance the livability and character of a community by preserving as many of its natural amenities as possible. Integration of the human element with that of the natural environment that surrounds them enhances the overall experience.

**Greenways & Trails:** Greenways & Trails include natural and built corridors that typically support trail oriented activities, such as walking, jogging, biking, skating, etc. Greenways & Trails function as a linear parks by linking features together and providing green buffers. Greenways & Trails may be located along abandoned railroad lines, transportation, or utility right of ways, riparian corridors, or elongated natural areas.



Greenways & Trails and linear parks may be of various lengths and widths, and these corridors typically support facilities such as viewing areas, benches, and trailheads. Greenways & Trails between key destinations can help create more tightly knit communities, provide opportunities for non-motorized transportation, and link to the regional trail system.

## PARK CLASSIFICATION TYPES & ACREAGE

This section uses the above information and revises the current Park Types & Acreage Chart, and although each park may or may not meet every standard for the selected park type as described in the previous section, new classifications are based on current usage and intended use.

The following chart is a revised version of the Woodstock Parks and Recreation Departments Parks, Trails, and Facilities.

<b>NEIGHBORHOOD PARK</b> <b>2.61 acres</b>	The Downtown Playground	.61 acres
	Springfield Park	2 acres
<b>COMMUNITY PARK</b> <b>36.17 acres</b>	Dupree Park	27.05 acres
	Woofstock Park & Trailhead	5.35 acres
	The Park at City Center	3.77 acres
<b>REGIONAL PARK</b> <b>267.5 acres</b>	Olde Rope Mill Park	267.5 acres
<b>GREENWAY TRAILS</b> <b>4.83 miles / 5.85 acres</b>	Noonday Creek Trail	1.48 miles
	Towne Lake Pass Trail	1.94 miles
	Rubes Creek Trail	0.7 miles
	Trestle Rock Trail	0.47 miles
	Serenade Trail	0.24 miles
<b>NATURAL TRAILS</b> <b>13.37 miles / 4.97 acres</b>	Taylor Randahl MTB Trails @ Olde Rope Mill Park <ul style="list-style-type: none"> <li>• Avalanche, 5.05 miles</li> <li>• Explorer, 2.57 miles</li> <li>• The Mill, 4.46 miles</li> </ul>	12.08 miles
	Family Mountain Bike Trails @ Dupree Park <ul style="list-style-type: none"> <li>• Lions, 0.37 miles</li> <li>• Tigers, 0.22 miles</li> <li>• Bears, 0.16 miles</li> <li>• Oh My!, 0.15 miles</li> <li>• </li> </ul>	0.9 miles
	Other Dupree Park Trails	0.69 miles

	<ul style="list-style-type: none"> <li>• Walking Path</li> <li>• Fitness Loop</li> </ul>	
<b>URBAN PLAZA</b>	<i>NONE ASSOCIATED WITH WPRD!</i>	
<b>SPECIAL USE PARK</b> <b>2.45 acres (Garden)</b>	Woodstock Community Garden Northside Hospital-Cherokee Amphitheater in the Park at City Center William G. Long Senior Center	2.45 acres
<b>SCHOOL GROUNDS</b>	WellStar Health Track – <i>maintained by school system and available to the public when school is not in session.</i> Woodstock Elementary School – used for WPRD Special Events	
<b>NATURE PRESERVES &amp; OPEN SPACE</b>	<i>CURRENTLY THERE ARE NO NATURE PRESERVES, HOWEVER ALL OF THE TRAIL SYSTEMS ARE BUILT IN AREAS THAT CAN'T BE DEVELOPED FURTHER. LITTLE RIVER PARK WILL POTENTIALLY HAVE SEVERAL NATURE PRESERVE AREAS.</i>	
<b>UNDEVELOPED AREAS</b> <b>146.47 acres</b>	Rubes Creek Trail Extension Dupree Park Extension Little River Park Meritage Trailhead Johnston Property Noonday Creek Extension Trestle Rock Trail Extension Dobbs Road Nature Trail	22 acres 2 acres 99.43 acres 0.33 acres 16 acres 2.5 acres 1.22 acres 2.99 acres
<b>OTHER PROPERTY</b> <b>7-12 acres</b>	Trail Corridors & Empty Lots	5-12 acres

# 2020 PARKS METRICS & LEVELS OF SERVICE

## PARK METRICS NEEDS ASSESSMENT CHART

The 2020 Update: Park Metrics & Levels of Service Chart below was developed in early 2020 as part of a parks and recreation presentation at the City of Woodstock Council Retreat. Several items were discussed, including park and trail needs, funding, and concepts to consider. These statistics are results of a national survey of parks and recreation departments around the United States and shows how the City of Woodstock parks system currently compares. These numbers are not the results of a community survey.

2020 Update: Park Metrics & Levels of Service					
Median statistics based on nationwide survey of parks and recreation "CITY" agencies with population size of 30,000 - 40,000.					
Service Offered	2019 LOS NAPA Park Metrics	2019 LOS NAPA Park Metrics	2019 LOS NAPA Park Metrics	City of Woodstock Pop: 32,344	CRPA JJ Biello & Recreation Center
Parks & Trails	Lower Quartile	Median	Upper Quartile		
<b>Parks:</b>	1 per 1,232	1 per 1,881	1 per 2,564	71 per 1,000 (7)	2
Acres per 1,000	6.2 per 1,000	9.6 per 1,000	15.9 per 1,000	*13.25 per 1k (377.15)	470 acres
<b>Playgrounds</b>	1 per 2,118	1 per 2,708	1 per 4,125	1 per 8,066 (4)	3
Top lot	1 per 9,150	1 per 11,764	1 per 17,479	0	0
Community Garden	1 per 15,615	1 per 32,324	1 per 38,733	1 per 32,794 (1)	0
<b>Basketball Court</b>	1 per 4,695	1 per 6,838	1 per 11,964	1 per 16,132 (2)	0
<b>Tennis/Pickleball</b>	1 per 3,935	1 per 7,047	1 per 8,396	1 per 8,066 (4)	10
Youth Base/tee Ball	1 per 2,681	1 per 5,595	1 per 8,705	0	0
Adult Baseball	1 per 14,567	1 per 17,185	1 per 32,637	0	0
Youth Softball	1 per 6,496	1 per 1,888	1 per 17,527	0	5
Adult Softball	1 per 9,480	1 per 11,328	1 per 13,161	0	5
<b>Skate Park</b>	1 per 31,248	1 per 25,741	1 per 39,737	0	0
Dog Park	1 per 31,915	1 per 33,586	1 per 37,449	1 per 32,294	0
Multi-purpose field	1 per 4,758	1 per 12,054	1 per 28,262	1 per 32,294	1
aquatic facility	1 per 31,672	1 per 34,847	1 per 37,447	0	1
18 Hole Golf Course	1 per 33,488	1 per 83,791	1 per 34,092	0	0
Driving Range	1 per 2,305	1 per 6,858	1 per 33,391	0	0
<b>Trails (Combined)</b>	3.5 miles	11.1 miles	20 miles	19.64	0
Greenway Trails	NA	NA	NA	4.64	NA
AP Trails	NA	NA	NA	15	NA

\* # of Parks DOES NOT include Little River or Johnston Property. Adding brings the need to 1.5 parks.  
 \* Acres include ALL Developed & Undeveloped Park Property (Johnston, Little River, & Dobbs Road Trail)

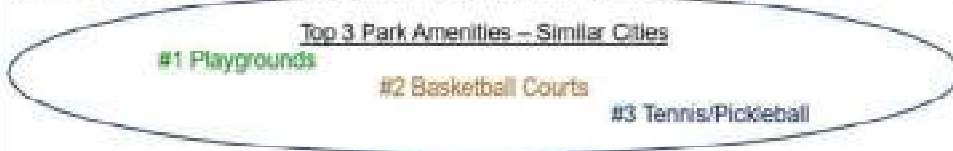
### Parks - Needs Assessment

Compared to other cities with 30-40,000 population

- 9 Parks: Need 12-26
  - Includes JJ Biello/CRPA
- 7 Playgrounds: Need 8-15
  - Includes JJ Biello/CRPA
  - (2) P&R need replaced
  - Chambers – is it needed?
- 14 Tennis Courts: Need 4-8
  - Includes JJ Biello/CRPA

#### Other Ideas

Trail play/exercise pods, pocket parks, neighborhood/parks playgrounds, connectivity between parks.



According to the chart above, when compared to the national average of similar cities with similar population sizes, and after including park amenities offered in proximity to Woodstock by the Cherokee County Recreation and Park Agency, there are a number of items that show need improvement now without taking into consideration future population growth and community needs. Currently, there are 9 active parks which is at minimum 3 less than the national average. The scale ranges from 12-26 parks. Other important areas of concern is playgrounds (need at minimum 1 more), and also at least 4 more tennis courts are needed. The top 2 park amenities in this study is #1 Playgrounds, #2 Basketball Courts, and #3 Tennis/Pickleball Courts. As mentioned, this is not a finite list of needs for the residents. Although lacking on the chart, community surveys and other trends tell a slightly different story.

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## PARKS METRICS EVALUATION & CONCLUSION

In reviewing the 2020 Parks and Recreation System Strategic Plan Survey, the most needed levels of service amenities as requested by the residents of Woodstock are:

- 86% Multi-Purpose Trails (specifically connection of current trails)
- 79% Update Current Facilities (playgrounds, fields, courts, amenities)
- 72% (Multipurpose Activity Center (In addition, or as part of the senior center)
- 70% Passive Open Space (probably the most needed overall)
- 68% Playgrounds & Pocket Parks (trail play and part of new parks)
- 64% Splash Pad & Water Play Features (standalone facility or incorporated somewhere)
- 64% Outdoor Learning Garden (in addition to community garden, include class space)
- 43% Skate Park (build it they will come, can be plaza, standalone, or scattered)
- 36% Pickleball (build it they will come, US's faster growing sport, in place of some current tennis)

In reviewing the Parks Metrics & Levels of Service chart, the community and its leaders must consider how these numbers reflect the actual recreation and leisure characteristics of the Woodstock residents. For example, the community level of service based on national averages indicated a current shortage of tennis courts, including nearby county facilities this need is between 4-8 more courts and growing. Based on community input during planning and surveying, this level of shortage was clearly not indicated. The lack of comments relating to tennis could reflect the impact that neighborhood (HOA) homeowner's association facilities have and the HOA's demand for offering recreation amenities. Many HOA's provide playgrounds, tennis courts, basketball courts, and swimming pools. As these facilities are convenient for homeowners, they choose to use these facilities rather than use public parks. The Parks and Recreation Strategic Master Plan survey indicated that 60.81% of respondents use HOA facilities or other private recreation providers. 62.69% indicated this is because the facilities are closer to their home, 40.3% indicated the facilities they desire are not available in Woodstock, 16.84% indicated these facilities are better quality, 28.78% indicated that the City of Woodstock doesn't offer the programs they are interested in, while 6.18% think the other programs are better operated and organized. 62.42% of all respondents indicated they travel outside of Woodstock to use park and recreation facilities, 64.69% travel to Cobb County.

As the city looks at needs over the next 5-10 years, there is a need to balance development of passive park space along with active parks and additional indoor programming space. As the city develops new parks and trails, shortages will be addressed as well as specific community needs. Additionally, there is an opportunity to add some of the amenities to existing parks. The top need being access to multipurpose trails. The addition of Little River Park will also add trails, passive space, and more recreational opportunities to a currently underserved area of Woodstock. While HOA's provide a lot of recreational opportunities for their residents, there is still a significant portion of the community who do not live in a HOA community and is lacking access to trails and park space of any kind.

## EXISTING FACILITY CONDITIONS & RECOMMENDATIONS

Although specific needs vary between parks, issues found to be consistent throughout the parks and trail system were revealed through evaluations on each of the city's park sites. The parks in the system require various levels of maintenance and upgrades. Items vary from light routine maintenance to full replacement due to age, condition, and safety. Many of the issues are commonly found in a lot of parks around the country, including design standards, signage, and accessibility issues, and playground safety standards, to name a few. Below is more information about these common areas.

### FACILITY DESIGN STANDARDS

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When designing improvements and developing future parks, The City of Woodstock will benefit from an overall unified look that can be achieved through the use of standard signage, site furnishings, and architectural materials. A standard signage and site furnishings palette will create a consistent look and ease maintenance coordination. A unified site furnishings package, commercial grade trash receptacles, tables and benches, standardized fencing materials, water fountains, street and security light fixtures, internal park signage and other common site equipment, should be established. The basis for creating a strong park facility image is the utilization of design guidelines and standards that allow a visitor to identify a park immediately by the elements that are present there. Development of a set of facility design standards is highly recommended.

Park renovation projects that have been recently completed have started to address "some" facility design standards, some are temporary until an approved branding package is in place. The result of these efforts has provided a starting point for the parks system to continue to consolidate and streamline the use of materials and should be continued as new facilities are developed and existing parks and renovated.

### SIGNAGE & PROMOTIONAL MATERIALS STANDARD

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A signage program is needed throughout the parks system to identify different facilities within the parks, direct users within larger parks and provide other valuable information in a consistent style. Regulatory signs, etc. have been placed over many years as the parks have developed. A signage program should evaluate the existing signs and address content, placement, as well as resolve any potentially conflicting information.

Directional signage, entry/identification signage and signs within parks are critical elements. Directional signs locating parks should be placed along major thoroughfares to alert potential users to the presence of a park in the vicinity. Park sign programs can be implemented into an existing community wide wayfinding program or as an independent program. The City of Woodstock Department of Economic Development is taking the lead on wayfinding and branded signage for all city facilities, including parks. Working directly with the parks and recreation department, signage in current facilities will be upgraded and new standards will be implemented in new development and renovation.

Similar to facility design standards, recent renovation projects have begun the process of implementing standard signage packages to be implemented at each project, though the most recent signage is temporary until a new approved package is in place. Although these packages have not been formally adopted by

Woodstock City Council, they could serve as a starting point for other park projects. It is recommended that standard signage types for park entry/identification signs (large and small), directional and informational signs, and interpretive and regulatory signs be developed. Providing a standard style of signage for every type of sign in the parks will help strengthen the identity of the city's park and trail system.

## AMERICANS WITH DISABILITIES (ADA) ACCESSIBILITY ISSUES

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The ADA is a civil rights law that prohibits discrimination on the basis of disability and requires compliance by all Title II (Public) and Title III (Public Accommodations and Commercial) entities. The 2010 ADA Standards for Accessible Design include all recreation facilities and their amenities, including bathrooms, picnic tables, bleachers, dugouts, and swimming pools. The newer standards offer more governance and specifics than the previous standards, but still leave some room for interpretation for some park facilities; however, they are specific in their requirements for playgrounds, hard courts, pathways, spectator areas, fishing piers, water play features, restrooms, and programming spaces to be accessible. The guidance provides specifics on maximum vertical and horizontal slopes that can be used along access routes if they are to be compliant.

It is important that a more detailed analysis be conducted of each park in order to formulate a transition plan to address these issues. The City of Woodstock as part of the CAPRA Accreditation process conducted this study and will update the study, along with results from the parks and recreation department's City Reporter Inspection program to develop a more current ADA Transition Plan and Study. The transition plan should look at how updates in the parks will impact programming in each park. Updates maximize program access should be high priority items and those that have less impact given a lower priority. Recent renovation projects have begun to address ADA issues in many of the parks. The City of Woodstock shall continue these efforts as additional renovations and improvement occur over time. The goal should be to illuminate all access and ADA issues and provide all residents good access to programs and facilities.

## PLAYGROUND SAFETY STANDARDS

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Another prominent issue within some park systems is the non-compliance of playground equipment with safety standards by organizations such as US Consumer Product Safety Commission (CPSC) and the International Play Equipment Manufacturers Association (IPEMA). The standards proposed by these organizations are meant to serve as a guideline to help create atmospheres that are safe and pose a minimal threat of injury. Studies show that the majority of injuries sustained on public playgrounds are to the head, a result of falls from play structures. For this reason, consideration has been given as to what the critical fall height would be in which a fatal head injury might occur.

The Woodstock Parks and Recreation Department has made great strides over the last couple of years to keep up with playground safety standards. The department now utilizes the City Reporter Park and Playground Inspection software to track inspections, conditions, and repairs. These are highlighted in the following park recommendations pages. Additionally, the city continues to redress the engineered mulch systems as often as needed at the playgrounds. While these are great improvements, many of the playgrounds still require additional surfacing.

As playgrounds are added to the system and older equipment is updated, it is recommended to use unitary safety surfacing where/when possible. While higher in initial cost, it has a lower maintenance cost and eliminates the need for annual material costs required with a wood chip surface.

### INDIVIDUAL PARK & FACILITY ASSESSMENTS & RECOMMENDATIONS

Following are assessments of the individual parks and recreation facilities operated by the Woodstock Parks and Recreation Department. Information regarding the size, location and amenities within each park and facility is listed. Staff analyzed facilities for their age, functionality, and conditions, and provided the following recommendations accordingly. Each facility highlights the current park plan, the conditions, and recommendations with a proposed map.



JUNGLE DOME @ THE DOWNTOWN PLAYGROUND IN DOWNTOWN WOODSTOCK



## DUPREE PARK

Address: Dupree Park, 513 Neese Road, Woodstock, GA 30188

Acreage: Currently 27.05 acres with possibility of extending acreage to Arnold Mill Road.

Classification: Community Park with Natural Trails



2020 Dupree Park Area Map

### CITY REPORTER FINDINGS / TRENDS FROM EXPERIENCE

From December 2019 to November 2020, Dupree Park since using the City Reporter Park & Playground Inspection program has been visited 100 times due to inspections, repairs, and projects. These numbers do not reflect general routine duties and on the spot repairs. As of November 2020, there are also approximately 52 outstanding faults, with several of those faults being issues that need significant capital dollars and time to resolve. The 3 largest areas of concern within Dupree Park is the playground, tennis courts, and the fishing pond.

### DUPREE PARK PLAYGROUND

The playground issues were addressed during the 2020 City Council Retreat and those presentation slides are included in the previous chapters. After considerable time and planning, there are no additional recommendations to the playground at Dupree Park, aside from including branded signage, ADA access to both the lower and upper levels, new surfacing, and more landscaping such as trees along the borders of the lower playground.

The initial recommendation by the Woodstock Parks and Recreation Staff is to focus on a specific theme for a new playground that reaches out to all ages and provides as much activity as possible for exploration, fun, and playing with new friends. The new Downtown Playground and potentially the playground at Little River Park are very nature oriented with high cost elements, which means there are less play elements. While the focus of those playgrounds are on thinking and being more creative, the playground at Dupree Park should include these elements as well as many traditional elements typically found in a community playground. The space should be inviting, feel safe, provide opportunities for all ages, as well as have a “Woodstock” feel to it. For these reasons, it is recommended to pursue a playground that represents nature, urban life, and offers unique adventure themed elements. The Nu-Edge play systems recommended are all these things and offer enhanced play value in addition is more affordable, will meet all required safety standards, and last for many years without much maintenance.

The slides below highlight the recommended style of playground recommended and the possibilities.



## Dupree Park Aged & Worn Playground(s)

**Inspection Standards**

- Strict CPSI Schedule
- Signage & Warnings
- 42 Standards (Low)
- 16 Standards (High)
- 16 Outstanding Faults

**Life of a Playground**

- Metal - 15 years
- Plastic - 10 years
- Wood - 8-12 years
- Dupree is +10 years

**Maintenance & Design**

- Flow & Movement
- Physical, Social, Cognitive, Sensory
- Comprehensive Policies & Procedures

**Upper Playground**

- Great concept with a lot of great years of fun.
- Impressed with the in-house build.
- Little Tikes playground - older than 10 years
- Playground has minor repairs, but costly.

**Lower Playground**

- Severe drainage issues (runoff).
- Plenty of unusable space rotten, warped, and unsafe wooden damage.
- Fencing needs replaced w/ border for surfacing.
- Ramp entry/exit slope is too steep, short runs.
- Playground is older than 10 years.



**Certified  
Playground  
Safety Inspector**

# Solution – New Playground!



natural!  
urban



natural urban  
**NU-edge**

edge

Variety of Options & Amenities – Cool Color Palettes (prefer the edge) – Imagination – Play – Adventure – Fun – BUILT TO SAFETY STANDARDS



**Upper Level**  
Tot / Elementary  
Ages 2-5  
Approx. \$130,000





## DUPREE PARK TENNIS COURTS

As with the playground, the tennis courts at Dupree Park were also discussed during the 2020 City Council Retreat and those slides are included again here because they tell the same story and are more enjoyable to look at than writing, so enjoy.

There are currently 4 tennis courts, and all are aged and worn. Courts 1 & 2 are the oldest, over 30 years and are asphalt which tends to weaken and crack more as more as time goes by. It is recommended that courts be resurfaced every 4-5 years, which includes patching cracks before repainting and lining. There are over 3,000 linear feet of cracks in the courts, which in turn means a typical \$15,000 resurfacing job needs over \$60,000 worth of work. The work would be guaranteed for 5 years but only for the current repaired cracks. With the age of the asphalt, more and more cracks will appear each year.

With the rise of pickleball and the demand for dedicated, not shared space with tennis, it is recommended to at-minimum, not only pursue a more permanent crack repair solution, but to also downsize the tennis courts to 2 and add 4 pickleball courts to each remaining court. That will create 8 pickleball courts and leave 2 tennis. A more suitable project for pickleball would be to add the 8 courts to courts 3 & 4, leave Court 2 as tennis (1). This would replace Court 1 with a new drop-in accessible restroom, covered seating, drinking fountain, storage, and a couple additional parking places. This is ideal for seniors who play and need access to shade, water, and restrooms without walking across the park. A dedicated pickleball facility also lends itself to tournaments, a robust active adult program, and provide a unique opportunity for the Woodstock community who doesn't live in a HOA or use a private facility to learn how to play pickleball.



# Dupree Park Aged & Worn Tennis Courts

## Inspection Standards

- Recreation - not LISTA
- Signage & Warnings
- Fencing
- Lighting
- Surfacing
- 24 Recreation Standards
- 16 Outstanding Faults

## Life of a Tennis Court

- Renovate - 20-25 years
- Resurface/Repair - 5 yrs.
- Possible to extend life with overlay materials
- Soft wash annually

## Tennis Center - Current Situation

- Courts 1 & 2 - over 2,500 linear feet of cracks, older than 25 yrs.
- Courts 3 & 4 - over 600 linear feet of cracks, getting close to age.
- Cost to repair and resurface CORRECTLY ≥ \$50,000.
- Cost to overlay and resurface ≥ \$120,000.
- Cost to rebuild w/new fencing ≥ \$150 - \$200,000.
- Facility lacks appropriate lighting and amenities.
- Not as popular as a passive activity anymore.
- Pickleball is in high demand and growing.
- Lined courts do not meet both tennis & pickleball requirements.
- Parking lot drainage is washing out courts.
- Restroom is "long" walk for players
- Pickleball vs Tennis



## Solution - Dedicated Pickleball!



Comparison: 4 Courts = 1 Tennis Court



Dupree Court #1 or #2 - What it could be!

#1 Pickleball - #2 - #4 Tennis - #2 w/Youth Lines OR #1 replaced with restroom & shade - #2 Pickleball - #3 & #4 Tennis w/Youth Lines  
Windscreens, benches, & new amenities added to all courts.

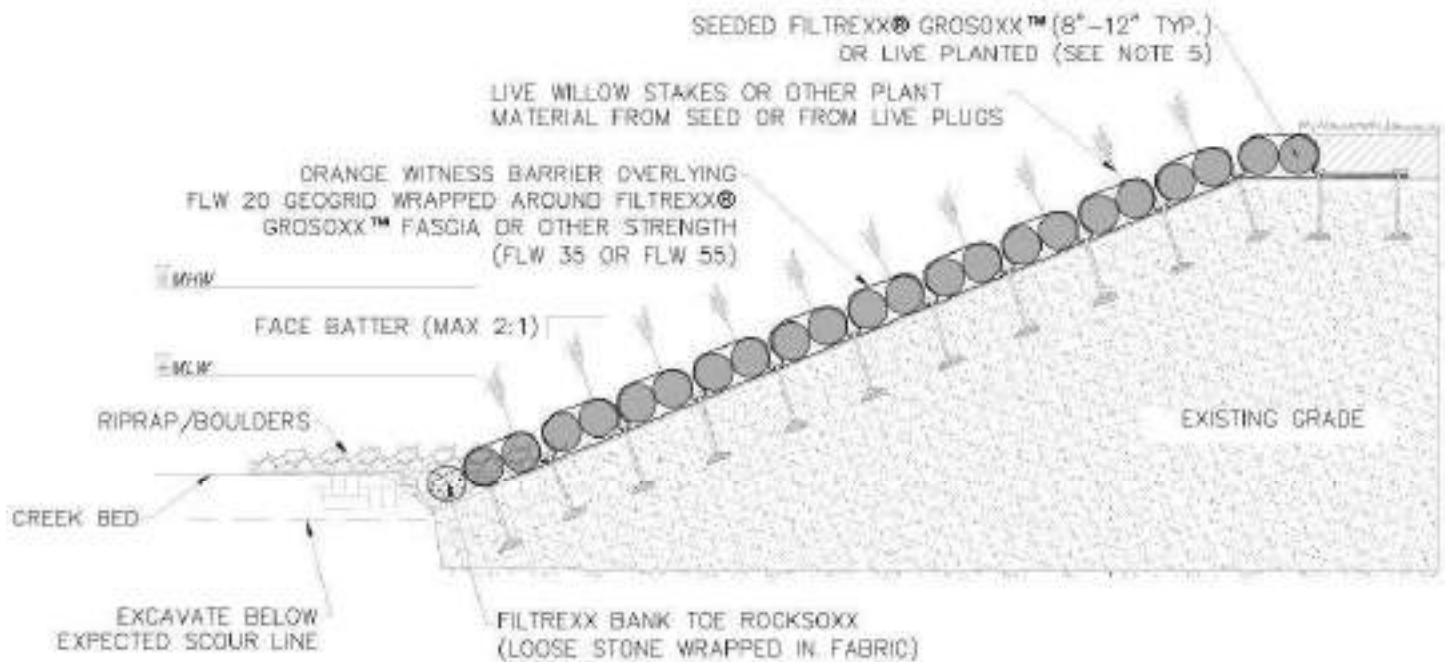
The fishing pond at Dupree Park is very popular among fisherman and is a focal point for photos and views while walking and/or playing disc golf, and is a rest stop for migrating geese and wildlife. The pond is stocked regularly with bluegill, bass, and catfish to support fishing. The shoreline and the creek feeding the pond have seen better days and need rehabilitation to support a healthy fish and wildlife population, and to manage the shoreline. For many years abandoned ducks have lived in the park, and due to this the ducks have eaten the vegetation needed to stabilize the shoreline and that provides shelter and food for fish and other wildlife. The ducks have been rescued and now live in a sanctuary in the Georgia mountains where they receive medical care and live healthy lives. Feeding the ducks, while not good for them, was also an attractor for families and feeding increased, as well as the number of abandoned ducks. Since, educational materials have been installed and updated, and there is an ongoing effort by the parks and recreation department to educate the public about wildlife and responsible recreation. The picture below shows the damage caused and some of the areas needing rehabilitation.



**Bank Stabilization:** The pond at Dupree Park is a great natural asset, is important to park visitors, and rehabilitation efforts should maintain a park feeling with great fishing access, picnicking areas, and support other recreational activities. A project is needed that will clear overgrown areas where needed, let certain

areas grow naturally to filter runoff and support wildlife, creates recreational access, and stabilizes the banks of the pond in a manner that is aesthetically pleasing. A solution for this is to use Filtrexx Bank Stabilization applications, which also takes advantage of GroSoxx and/or geogrid to provide structural protection, control erosion, and establish vegetation in one simple system. GroSoxx systems typically provide the correct balance of vegetation that produces extensive roots systems that is useful for erosion control. Plantings also produce insects that feed on mosquitos which is also a great benefit for recreational users.

These living shorelines should be installed around the perimeter of the pond where the shore and the feeder creek where it is eroded away and bare, and vegetation planted in areas that allow access, the shore then can be backfilled and planted with grass, rock, and other aesthetically pleasing features that help with erosion. It is recommended that between the vegetative plantings, that the project include boulders, small docks, and open areas for fishing access. Below is not specific to Dupree Park, but an example from Filtrexx for bank stabilization plans. Filtrexx is not the only company that does this but is an option and working with a local vendor who specializes in pond, lake, and fishery management, the best products will be selected to use.



**NOTES**

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. GROSOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
3. ALL GROSOXX™ TO BE SEEDED PER LANDSCAPE ARCHITECT'S SPECIFICATIONS.
4. BACKFILL TO BE PLACED PER ENGINEER'S REQUIREMENTS.
5. GEOGRID STRENGTH, LENGTH AND VERTICAL SPACING TO BE DETERMINED BY ENGINEER. GEOGRID - NO STRANDS ARE TO BE CUT DURING PLANTING, ETC. WE RECOMMEND BI-DIRECTIONAL STRENGTH FOR CONSTRUCTION EASE.
6. NATIVE AND DRAINAGE BACKFILL TO BE SEPARATED BY NON-WOVEN FILTER FABRIC.
7. MAXIMUM HEIGHT RECOMMENDED: TEN FEET EXPOSED HEIGHT.
8. FILTREXX® GROSOXX™ DEPENDS ON APPLICATION (SIZE DEPENDENT ON PROJECT)
9. WITNESS BARRIER SHOULD BE OPEN MESH GRID TO PERMIT PLANTING.

Example of a rehabbed fishing pond.





## OTHER ITEMS OF IMPORTANCE

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**Splash Pad & Field Renovation:** One of the biggest items requested in the 2025 Parks and Recreation Strategic Plan Survey is a splash pad or water feature in the parks. The ideal location for a typical splash pad as pictured below is at Dupree Park, currently where the parks and recreation department is calling Field #1 w/Electric. This would eliminate some field space but will add a much needed feature in a park that has the space and is slated to be expanded in the future either to include more parking and potentially an activity center. The type of splash pad activity pictured below should include fencing and converting the current restroom and concession building into a new restroom facility that includes a pump/mechanical room, and an office for an attendant, if needed. Surrounding the splash pad would be seating, shade trees, and walking path and outdoor fitness area connections. Installing a splash pad in this area positions the activity in a less active area and moves traffic away from the playground, tennis courts, mountain bike trails, and fishing pond. It would be an exclusive amenity within the park.

Many splash pads are not supervised or fenced and left for the public to use. Examples of these are Old Fourth Ward Park and at Piedmont Park in Atlanta, GA. Unattended splash pads should have less features and more sprays, rocks, landscaping, and blend in with surroundings, as opposed to the appearance of an attraction. The picture below is a great example that meets all the requirements of a great spray pad that does not require an attendant and is more cost effective for maintenance.



Of course, there is the potential to go bigger and include the playground as well. The current playground location could be removed and used for another project, and the playground and splash pad can be part of one large improvement to the field. A great example is below and would be the preferred method of addressing the playground and splash pad needs. The current playground can and should be rehabilitated if this happens and possibly become a new and more equipped outdoor fitness area with shade that is convenient to the restroom and basketball court. The current lower playground has the potential to add some open space or another park feature. Depending on potential parking, the playground and basketball court area could also be converted into a skate park which is also a desired amenity for Woodstock residents.

The below pictures highlight a combination playground, splash pad, restroom, concession, walking path, and landscaping. This eliminates field space for athletic programs, but these programs are not a demand for the City of Woodstock because of the proximity of Cherokee Country Recreation and Parks athletic fields and programs. The below plan will help consolidate activity, potentially increase parking opportunities, and give a fresh breath of life that Dupree Park needs.



**Maintenance Items:** Other items needing addressed is the resurfacing of the basketball courts, the addition of 2-3 more bike ramps on the Oh My! Skills Trail at the Family Mountain Bike Trail, additional ramps, and earthwork throughout the trail system, and widening of the walking trail so seniors can walk side by side, and updates to the current restrooms, including new doors, drinking fountains, heating, and air conditioning. The pavilion alongside the parking lot at the Family Mountain Bike Trails need to be removed and replaced with a shade structure, bike racks, and bike maintenance station, along with a picnic area by the fishing pond. These projects have smaller price tags but will make a world of difference in improvement of the user experience.

**Expansion Opportunity:** The Greenprints Trail is being planned to follow Neese Road thru Dupree Park, making the park a major trailhead destination. As Dupree Park continues to expand West to Arnold Mill Road and toward the Community Garden, there are lots of opportunities to add trail amenities such as a fun pocket park where the current picnic tables and horseshoe pits are in Dupree Park. This small area should include seating, landscaping, artwork, concrete table tennis, corn hole, and checker/chess tables. This would be a great lunch and rest stop. A lot of thought has been given to the expanded acres that will be available to Dupree Park in the future and what this property means for the park, the trail system, and the parks and recreation department as a whole.

Though there are no official plans at the time of this Strategic Plan draft, there are options that like the other projects in this plan, will need to be given to a selected park planning firm and let the firm develop the best plan and estimated cost of the project. This area of Dupree Park has the potential to resolve a couple needs for the City of Woodstock: trail expansion, trail system visitor center, community activity center, parks and recreation administration offices, parks, and trails maintenance facility, and even help with the addition of restrooms, concessions, and special event storage at the Amphitheater. With further development of another property for gardening and horticulture, the park can also expand across Arnold Mill Road to where the current Community Garden is, and also serve as a future trailhead.

The most pressing need for this property is the addition of a new Community Activity Center at the corner of Neese Road and Arnold Mill Road. This facility will host the Senior & Active Adult Recreation Program, as well as offer opportunities for residents of all ages, as well as serve as a visitors center for the Woodstock Parks and Recreation Department. The facility should be angled toward the intersection for visibility, with connections from the entrance to the trail system, crosswalk to the Community Garden, and with the additional parking needed for the center, it will also serve as parking and restrooms for the disc golf course.

Adjacent to the Community Activity Center, if space is available, behind landscaping and aesthetically pleasing fencing is space for the Parks & Trails Maintenance Facility, with entry/exits connecting to both Neese Road and Arnold Mill Road for deliveries and trailer hauling, storage for equipment, offices, showers, and meeting space, as well as a landscape yard. This frees up the need to use the current facility at the Waste Water Treatment Plant and access can be given to Public Safety for a new training facility. The City of Woodstock has already purchased 2 of the 4 parcels needed for the expansion of Dupree Park. This project will transition the facility into a destination in Woodstock and will be a hub of activity connecting City of Woodstock and Cherokee County Recreation and Park facilities with major trail projects.

The following pictures are of a newer facility that is similar in size, function, and aesthetics to the proposed Community Activity Center, to serve as inspiration and guidance for future planning purposes. These facilities range from 6,000 – 16,000 sq. ft. and it is projected the City of Woodstock needs would require a facility probably in the 10,000 sq. ft. range, approximately, leaving room for a small maintenance facility.



6,000 sq. ft. (Front) Visitor Center at Red Top Mountain State Park, Georgia



6,000 sq. ft. (Rear) Visitor Center at Red Top Mountain State Park, Georgia



6,000 sq. ft. (Outside Restrooms) Visitor Center at Red Top Mountain State Park, Georgia



6,000 sq. ft. (Interior Space) Visitor Center at Red Top Mountain State Park, Georgia



16,000 sq. ft. (Exterior) Wayne Kirby Community Center, Paulding County, GA



16,000 sq. ft. (Interior) Wayne Kirby Community Center, Paulding County, GA

## ESTIMATED CAPITAL IMPROVEMENT COSTS

The below estimates are based on past projects and staff experience and is not to be considered final costs. The opinions are for planning purposes and estimated on the high end until further planning efforts take place and more actual costs are known.

### Dupree Park Renovation Opinion of Probable Costs

Project Estimation	\$8,355,000
Contingency 10%	\$835,500
<b>Estimate</b>	<b>\$9,190,500</b>

#### Infrastructure

Site Work/Utilities	\$2,000,000
Parking	\$300,000
Technology/Security	\$100,000
Site Furnishings	\$50,000
<b>Estimate</b>	<b>\$2,450,000</b>

#### Professional Services

Consultant/Design	\$50,000
<b>Estimate</b>	<b>\$50,000</b>

#### Playground

Ages 2-5 Play Area	\$150,000
Ages 5-12 Play Area	\$300,000
<b>Estimate</b>	<b>\$450,000</b>

#### Splash/Spray Pad

Splash Pad/Equipment	\$600,000
Shade/Furnishings	\$25,000
Pumphouse/Restroom	\$500,000
<b>Estimate</b>	<b>\$1,125,000</b>

#### Community Center

Activity Center/Office	\$3,500,000
Furniture/Equipment	\$50,000
<b>Estimate</b>	<b>\$3,550,000</b>

#### Tennis Courts

Restroom/Storage	\$250,000
Covered Area	\$100,000
Court #2 Renovation	\$40,000
Pickleball Courts (8)	\$50,000
Fencing	\$40,000
Lights	\$40,000
<b>Estimate</b>	<b>\$520,000</b>

#### Fishing Pond

Bank Stabilization	\$50,000
<b>Estimate</b>	<b>\$50,000</b>

#### Basketball Courts

Resurfacing	\$20,000
<b>Estimate</b>	<b>\$20,000</b>

#### Outdoor Fitness Station

Equipment	\$30,000
Shade	\$50,000
<b>Estimate</b>	<b>\$80,000</b>

#### Restroom Upgrade

Interior/Exterior	\$20,000
<b>Estimate</b>	<b>\$20,000</b>

#### Pocket Park

Concrete Games	\$20,000
Surfacing	\$20,000
<b>Estimate</b>	<b>\$40,000</b>

## DUPREE PARK RECOMMENDATION (UPDATE – JANUARY 2021)

After evaluating the Dupree Park assessment, discussing with the Parks and Recreation Advisory Board, and reviewing the results and recommendations for Little River Park, taking into consideration the public input and recommendations, the following Strategic Plan is being proposed for Dupree Park. This plan overrides the previous recommendations and budget estimates. It is important to keep the previous assessment and recommendations to maintain transparency, highlight reasoning for making changes, and to keep creativity and ideas flowing for further improvements and changes to this plan as development progresses.



### STRATEGIC PLAN EXPLANATION

The following are considerable changes made to the Dupree Park recommendations in January 2021 after reviewing other assessments and plans and taking into consideration public input from both the 2021-2025 Parks and Recreation Strategic Plan Survey, and public participation in the Little River Park Master Plan. The overall theme to the renovation of Dupree Park is 1) update older elements and features, and 2) most importantly, create a wonderful Greenprints Trail System destination and Community Park.

#### Dupree Park Playground & Water Features

The recommendation for the playground hasn't changed, except for it is recommended to move the playground to the current Field Space #2 and include as part of the design a small spray area and flowing water features. This eliminates the need to spend over \$1 Million on a supervised and fee based splash-pad and will be an easy relaxing activity for small children and their parents/guardians to participate in together. It is recommended that the flow of the area keeps the 2 age groups for the playground separated (ages 2-5 & ages 5-12), and to also separate the water features with landscaping and shaded seating areas. In addition to



the water features, it is also recommended to keep some greenspace on the north side of the park to allow leisure activities such as picnicking, and to keep enough space for the disc golf players so their play doesn't interfere with the new play areas. With these design elements and lots of trees, drinking fountains, and shade structures, the new playground area will be a destination for both Woodstock residents, visitors, and a great stop for trail users. It is recommended to widen the current walking path to at least 8ft. wide to accommodate side by side walking, and to also connect the path to the new playground area, pickleball courts, and to the Greenprints Trail System. This creates a web of activity and allows visibility from all areas, as well as adds interest to those who are simply walking for fitness.

The restrooms will need to still be upgraded as originally planned, however the design should be simpler, include additional stalls and family restrooms instead of concessions and a "large" pump room. The facility will be centrally located to be used by Pickleball players at the newly developed Dupree Park Pickleball Courts, discussed below.

The current playground area should be repurposed and discussed further along for another project.

### **Dupree Park Pickleball Courts**

After discussing with current pickleball players and evaluating the assessment and the considerable amount of dollars it will cost to rebuild courts and add restrooms and shade, it is recommended to relocate the pickleball courts to the current Field Space #1 w/Electric. The current courts are very old, and a simple renovation is not enough to sustain the investment it will take to renovate the courts in their current location. The pickleball community needs accessible access to restrooms, shade, and parking, as well as a layout that is better suitable for leagues, tournaments, and overall marketing of the sport to the community. The current courts are hidden and out of people's view, and safety is a concern of the players, as well as there being no restroom facilities. This project, along with ample tree plantings, walkways, trail connections, and access to parking and the trail system, makes the location ideal for a pickleball facility. In addition, the proximity to the proposed Community Activity Center is ideal for Active Adult & Senior programming. Although pickleball is encouraged and enjoyed by all ages, it is mostly a sport played by the older generations and is a popular program currently offered through the William G. Long Senior Center. The cost savings not building the additional restroom and pavilion at the current location will allow more courts to be built and a more attractive and inviting atmosphere that will be a jewel for the sport of pickleball and the Woodstock community.

### **Parks and Recreation Maintenance Facility & Yard**

The city needs to invest in a maintenance facility for the parks and recreation department, there is no way around the staff needing their own space and be able to manage equipment, inventory, and be more accessible to parks and amenities. The current shop is shared with the Wastewater Treatment staff and is open to many people. This is hard for accountability purposes, but even more important is that the space is most likely going to be repurposed into a Public Safety Training Facility, which adds more of an urgency to relocate the parks and recreation maintenance facility. The current tennis court location is ideal and spacious enough for the department's needs, with room for expansion as needed. There should be bays for equipment, a landscape area for bulk mulch, gravel, etc., storage, and office space for Parks & Trails

management staff, as well as a meeting room and showers for the crews. The location is accessible to a majority of the departments maintenance needs and is central to all areas of Woodstock parks and trails.

Dupree Park, currently, as well as after adding all the proposed features, will need dedicated maintenance crews, as well as Little River Park. Little River Park will have its own smaller maintenance facility, but the location at Dupree Park should serve as a headquarters and provide the ability for staff to quickly be able to conduct routine maintenance and perform projects as needed. An activity center, trails, disc golf course, pickleball courts, playground, water feature areas, restrooms, skate park, pond, mountain bike trails, and janitorial duties at Dupree Park alone will take a considerable amount of labor and materials, and the quick access will allow of efficient operations for the city.

### **Community Skate Park**

A skate park is highly recommended in public input and from the local skateboard community. The recommendation for adding both a splash pad and skatepark at Little River Park is not recommended by the parks and recreation department, Dupree Park is more ideal. It is also recommended that instead of a very large regional skate park, that a more linear streetstyle park be developed to allow the introduction of skateboarders to the younger generation, as well as provide challenges for more experienced skaters and provide a beautiful, safe, and interesting place for teenagers to “hang out” and enjoy themselves.

The skatepark is recommended to be built where the current basketball courts are. This is an ideal location with restrooms, room for picnic tables and shade, and possible exercise equipment, to be installed where the current playground is located. It is important that the areas more attractive to teenagers not be hidden away, but slightly visible. This is partly for safety reasons as park staff and public safety monitor the park, but it isn't recommended because of the potential attraction of teenagers. This is the same philosophy designed into every element proposed; playgrounds, pickleball, trails, etc. There should be design elements and landscaping that create a “seen” but “unseen” environment and designed in a way that adapts to the habits of who will be using the facility; places to hang out, eat, sit high on a wall as opposed to a chair, have some privacy but not feel isolated, have freedom of choice without a lot of rules, and so on. It is recommended to involve the users in the design of the park and create an inviting and beautiful space for all ages.

The location right off the future Greenprints Trail is also ideal and adds to the user experience that a trail system can provide for parks and recreation in a community. Imagine in a 1/3 of a mile of trail a user can skateboard, mountain bike, hike, fish, play pickleball, exercise, relax, play table games, play on a playground, play in the water, visit an activity center, participate in an activity, play disc golf, access another trail, or find a place to relax. It's a perfect solution for the City of Woodstock's oldest park.

## Community Activity Center

There are no additional recommendations for the Community Activity Center from the assessment and previous recommendations. An emphasis should be placed on visibility, being a hub for trail access, and programming for all ages, but more specifically also being an upgraded solution for the formerly proposed senior center. The recommended new location for the parks and recreation maintenance facility will allow more space for parking by the Activity Center and assist in a much needed disc golf course re-alignment (starting hole #1 from the parking lot) and provide accessible options for seniors and the entire community for both the Community Activity Center and Dupree Park.

The addition of the new center will allow the current William G. Long Senior Center to be repurposed, and that re-purposing depends on decisions regarding the maintenance facilities, public safety training center, and amphitheater concessions and restrooms. The recommendation in this plan is to renovate the current senior center into the Woodstock Parks and Recreation Administration Office, while updating the expansion room and kitchen to accommodate meetings and community programs as needed.

## Further Details

With a proposed new location for the Woodstock Community Garden, this creates an ideal location for a trailhead that connects several trails and also has quick access to the Community Activity Center and Visitors Center, and Dupree Park. As the Greenprints Trail System is built out, the Trailhead will connect to trails leading North, East, South, and West, while also connecting to J.J. Biello Park and other Cherokee County Recreation and Parks Facilities.

Continuous upgrades and maintenance to the Family Mountain Bike Trails are important, especially as the trails get more and more popular due to added elements, youth, and family programming, as well as the potential to add pump track designs into the trails. A pump track has been a highly requested item and there isn't currently an ideal location for an advanced pump track for bikers but incorporating youth pump tracks at Dupree Park within the trails that accompany the Oh My! Skills Trail is a good start.

In all of the developments, access to trails and walking paths is key to a great user experience while focusing on health, fitness, and security for all user groups. Dupree Park has the potential to be an outstanding flagship facility for the City of Woodstock that centrally connects all parks and recreation facilities in the city and is a great complement to the very popular Olde Rope Mill Park on the western edge of Woodstock, and the future Little River Park on the eastern edge. As the Greenprints Trail System is built out, all three parks will be connected, creating miles of trails and authentic and fun activities in very distinctively different environments.

## ESTIMATED CAPITAL IMPROVEMENT COSTS

The below estimates are based on past projects and staff experience and is not to be considered final costs. The opinions are for planning purposes and estimated on the high end until further planning efforts take place and more actual costs are known. The costs also do not reflect the cost of a new parks and recreation maintenance facility at this time, though the site work should be included in the Infrastructure Costs.

### Updated Dupree Park Renovation Opinion of Probable Costs

Project Estimation	\$7,970,000
Contingency 10%	\$797,000
<b>Estimate</b>	<b>\$8,767,000</b>

#### Infrastructure

Site Work/Utilities	\$2,000,000
Parking	\$300,000
Technology/Security	\$100,000
Site Furnishings	\$50,000
<b>Estimate</b>	<b>\$2,450,000</b>

#### Professional Services

Consultant/Design	\$50,000
<b>Estimate</b>	<b>\$50,000</b>

#### Playground

Ages 2-5 Play Area	\$150,000
Ages 5-12 Play Area	\$300,000
<b>Estimate</b>	<b>\$450,000</b>

#### Spray Pad & Water Play

Spray pad/Water Play	\$250,000
Shade/Furnishings	\$100,000
<b>Estimate</b>	<b>\$350,000</b>

#### Community Center

Activity Center/Office	\$3,500,000
Furniture/Equipment	\$50,000
<b>Estimate</b>	<b>\$3,550,000</b>

#### New Restroom Facility

Replacement Restroom	\$250,000
<b>Estimate</b>	<b>\$250,000</b>

#### Pickleball Courts (12)

New Pickleball Courts	\$250,000
Shade Structures	\$100,000
Fencing	\$40,000
Lights	\$40,000
<b>Estimate</b>	<b>\$430,000</b>

#### Fishing Pond

Bank Stabilization	\$50,000
<b>Estimate</b>	<b>\$50,000</b>

#### Skatepark

New Skatepark	\$250,000
Shade Structures	\$25,000
Lights	\$40,000
<b>Estimate</b>	<b>\$250,000</b>

#### Outdoor Fitness Station

Equipment	\$30,000
Shade	\$50,000
<b>Estimate</b>	<b>\$80,000</b>

#### Restroom Upgrade

Interior/Exterior	\$20,000
<b>Estimate</b>	<b>\$20,000</b>

#### Pocket Park

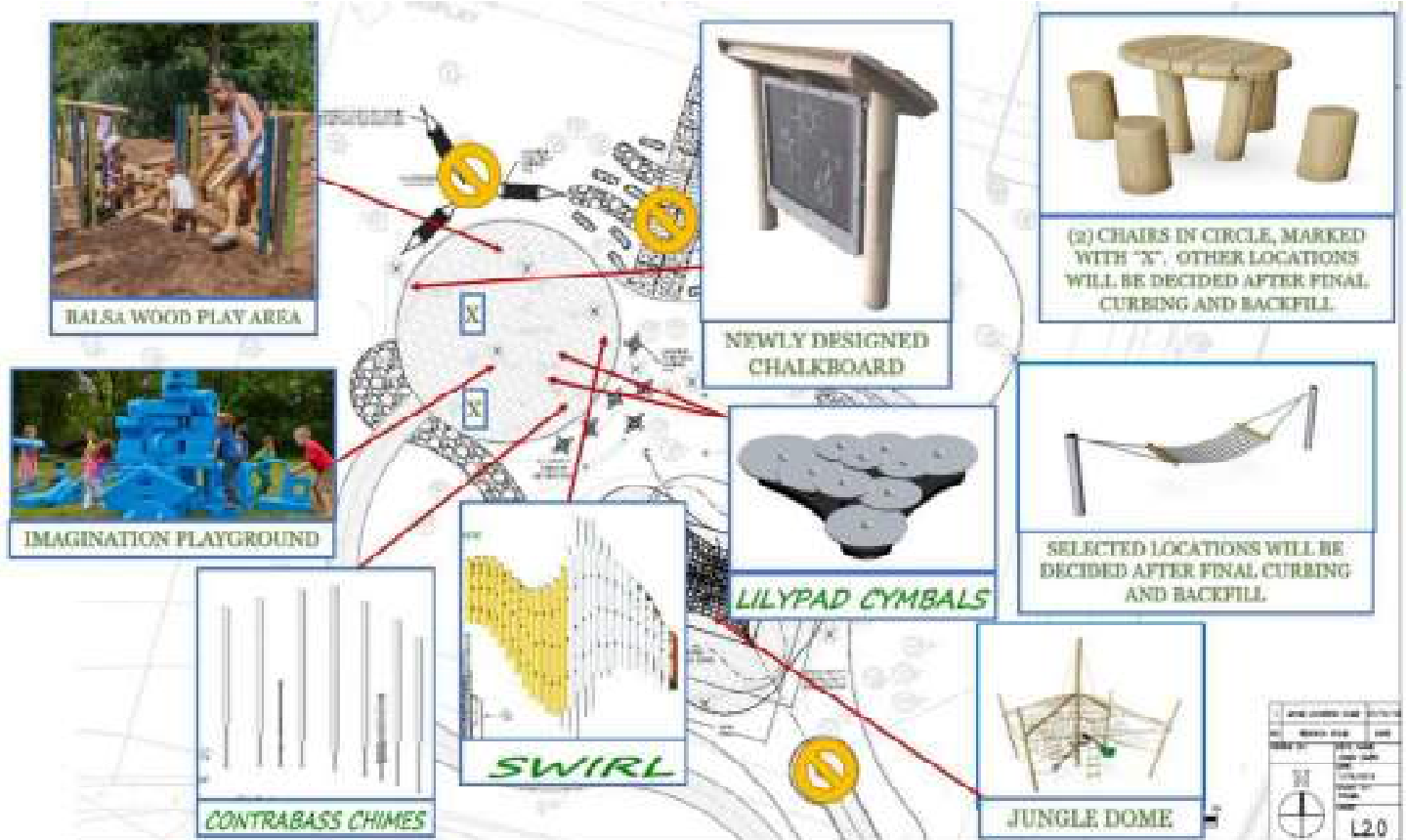
Concrete Games	\$20,000
Surfacing	\$20,000
<b>Estimate</b>	<b>\$40,000</b>

## THE DOWNTOWN PLAYGROUND

Address: Elm Street Cultural Arts Village, 111 Elm Street, Woodstock, GA 30188

Acreage: 0.61 acres

Classification: Neighborhood Park with Paved Trail Access



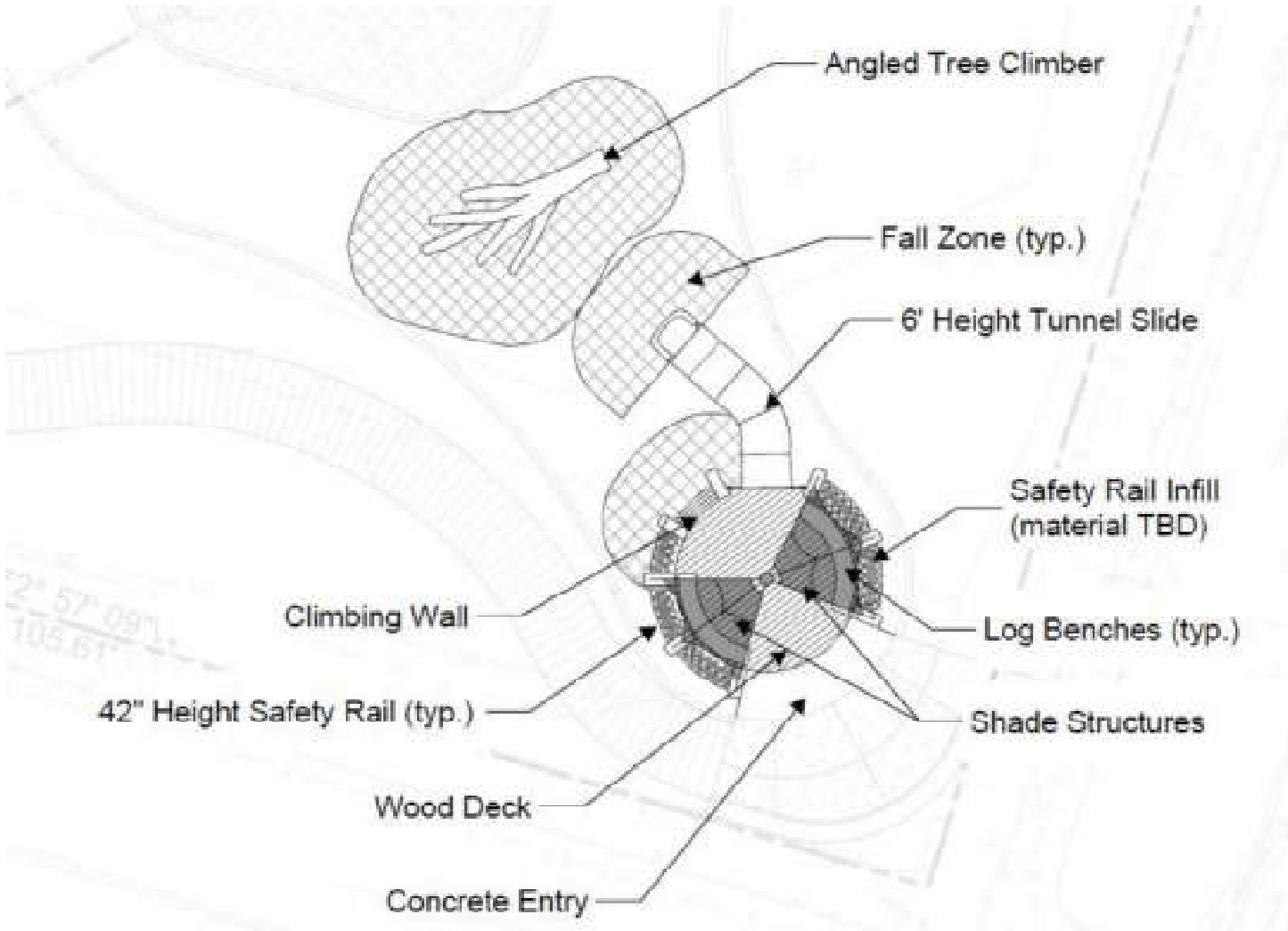
### THE DOWNTOWN PLAYGROUND – PHASE 1

Phase 1 of The Downtown Playground was completed in July 2020. Also, the firm hired to design and completed the project during the Covid-19 pandemic, dissolved their park design division. Luckily, plans and a potential budget have already been submitted prior and those plans are included below.

Also, after evaluating maintenance and other needs since the opening of the playground, the Woodstock Parks and Recreation Department presented new ideas for a Phase 2 and these plans would also be a cost savings to the City of Woodstock. Those plans are also included below and is the recommended improvement due to maintenance and budgeting needs, as well as improvement based on play patterns, foot traffic, and long term solutions to alleviate site damage and also increase play value and accommodate the large crowds more efficiently.

**ORIGINAL PHASE 2 CONCEPT – GREENBERG FARROW**

The plan below is a development option for the currently unused portion of the park (sloped grassy hill). The option provides excellent features, beautiful design, and is very creative. The concept also has a very large price tag and does not address any of the maintenance and foot traffic needs the playground is currently needing.



DRAFT

OPINION OF PROBABLE CONSTRUCTION COST  
ELM STREET PLAYGROUND FUTURE PHASES

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	General Conditions					
	A. Supervision/Insurance	1	JOB	\$52,800.00	\$52,800.00	\$100/hrx40hrs/weekx12weeksx1.1
	B. Permitting/Testing	1	JOB	\$3,500.00	\$3,500.00	Allowance
	C. Bonds	1	JOB	\$4,750.00	\$4,750.00	Based on 1% of Subtotal
	D. Survey	1	JOB	\$5,250.00	\$5,250.00	1 Field Day
	E. Misc. Overhead	1	JOB	\$2,000.00	\$2,000.00	
				Subtotal	\$68,300.00	
2	Erosion & Sediment Control					
	A. Construction Entrance	1	EA	\$5,000.00	\$5,000.00	Allowance
	B. Silt Socks	750	LF	\$5.00	\$3,750.00	Allowance
	C. Inlet Protection	1	JOB	\$2,500.00	\$2,500.00	Allowance
	D. NPDES Monitoring	1	JOB	N.I.C.	N.I.C.	Under one acct - not required
	E. Field Modifications	1	JOB	\$2,500.00	\$2,500.00	Allowance
	F. Tree Protection Fencing	550	LF	\$5.00	\$2,750.00	Allowance
	G. Site Mulching	7,500	SF	\$0.15	\$1,125.00	Final Fine Straw Mulching
				Subtotal	\$17,625.00	
3	Tree Care					
	A. Selective Pruning, Soil Therapy & Disease Management	1	JOB	N.I.C.	N.I.C.	
4	Site Grading					
	A. Rough Grading	400	CY	\$15.00	\$6,000.00	Allowance
	B. Haul-Off	75	CY	\$30.00	\$2,250.00	Does not include contaminated soils
	C. Fine Grading	75	CY	\$15.00	\$1,125.00	Allowance
	D. Selective Cleaning & Grubbing (Underbrush)	0.35	AC	\$7,500.00	\$2,625.00	
				Subtotal	\$12,000.00	
5	Site Utilities					
	A. Power	1	JOB	TBD	TBD	Further coordination required w/ COW
	B. Water	1	JOB	TBD	TBD	Further coordination required w/ COW
6	Concrete Steps w/Aggregate Sealing					
	A. Concrete Steps (8" Thick Concrete w/ Fiber Mesh Reinforcement)	50	SF	\$80.00	\$4,000.00	Allowance
	B. Graded Aggregate Base (5")	2	CY	\$35.00	\$70.00	Allowance
	C. 42" Handrail	15	LF	\$125.00	\$1,875.00	Allowance
	D. Boulder Rock Scrambles	75	SF	\$75.00	\$5,625.00	
	E. Concrete Walkway (8" Thick Concrete w/ Fiber Mesh Reinforcement)	55	SF	\$50.00	\$2,750.00	Allowance
	F. Graded Aggregate Base (5")	10	CY	\$35.00	\$350.00	Allowance
	G. 8" OP Concrete Sealing (4" Thick Concrete w/ Fiber Mesh Reinforcement)	12	EA	\$1,750.00	\$21,000.00	Allowance
	H. Graded Aggregate Base (5")	3	CY	\$35.00	\$105.00	Allowance
	I. Signage	1	JOB	\$2,500.00	\$2,500.00	Allowance
				Subtotal	\$38,275.00	

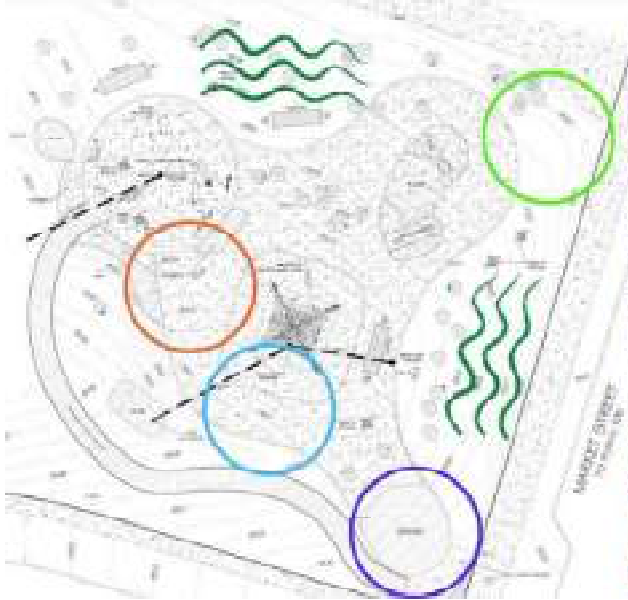
Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
7	Creeper's Nest					
	A. Elevated Platform and Railings	1	JOB	\$40,000.00	\$40,000.00	Previous Project Experience
	B. Shade Structure	1	JOB	\$7,500.00	\$7,500.00	Previous Project Experience
	C. Log Benches	4	EA	\$5,000.00	\$20,000.00	Allowance
	D. 8' Height Tunnel Side	1	EA	\$22,000.00	\$22,000.00	Previous Project Experience
	E. Climbing Wall	1	EA	\$21,000.00	\$21,000.00	Previous Project Experience
	F. Angled Tree Climber	1	EA	\$29,500.00	\$29,500.00	Previous Project Experience
	G. EPF Kids-Safe Playground Mat	150	CY	\$28.00	\$4,200.00	Previous Project Experience
	H. Concrete Playground Curb (12")	100	LF	\$15.00	\$1,500.00	Previous Project Experience
	I. Concrete Entry	7	SF	\$75.00	\$525.00	Previous Project Experience
	K. Playground Drainage	1	JOB	\$10,000.00	\$10,000.00	Previous Project Experience
	L. Signage	1	JOB	\$2,500.00	\$2,500.00	Allowance
				Subtotal	\$158,725.00	
8	Tree Planting					
	A. Ornamental Trees (7" cal.)	5	EA	\$500.00	\$2,500.00	Previous Project Experience
	B. Understory Trees (10-12 H.)	10	EA	\$250.00	\$2,500.00	Previous Project Experience
				Subtotal	\$5,000.00	
9	Final Grading, Site Cleanup & Demobilization					
		1	JOB	\$7,600.00	\$7,600.00	\$475/hrxover crew(x40hrx2days)
				Subtotal	\$7,600.00	
10	Professional Services (Design, Permitting, Bidding & Construction Admin.)					
		1	JOB	\$35,500.00	\$35,500.00	
				Subtotal	\$35,500.00	

Subtotal: \$344,625.00  
 15% Contingency (rounded): \$51,694.00  
 Estimated Total (rounded): \$396,320.00

The following presentation was given to City Council during an October 2020 Work Session.

# DOWNTOWN PLAYGROUND

## Phase 2 Considerations



## Remaining Item - Phase 1

### ITEMS STILL REMAINING - PHASE 1

- Couldn't plant mid-summer due to conditions
- Worked with City Arborist and reduced amount of trees from 13 to 8 based on conditions and space to the following:
  - 2 - American Beech
  - 2 - Sugar Maple
  - 2 - White Oak
  - 2 - Red Bud



2 x Red Bud  
1 x White Oak



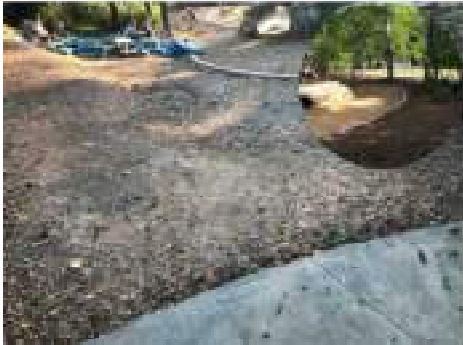
2 x Sugar Maple



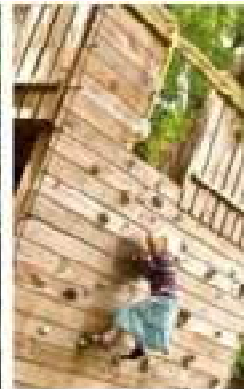
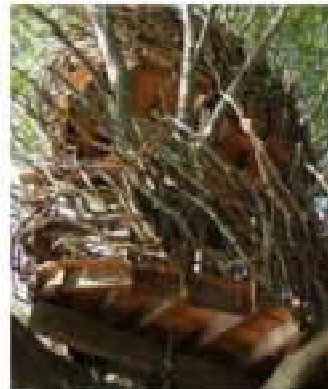
2 x American Beech  
1 x White Oak



# Improvement Areas to Consider



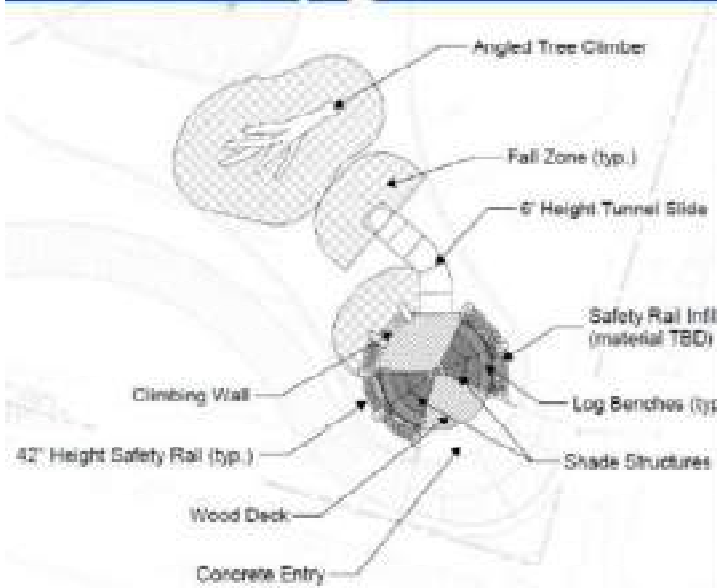
## Current Phase 2 Plan



# Playground Phase 2 Proposal



# Playground Phase 2 Proposal



\$400,000 - only 1 corner partially addressed! Plan does add 2-3 new play elements.

\$25k slides/install + \$10-\$70k for ALL rock Turf Hill TBD - Estimated \$250-\$275k Savings

# More Hillside Entry Ideas



# Why The New Proposal?

## Distinctive Entry Way & Adapting To Play Patterns & Hangout Areas

- highly requested & current entry points are eroding away
- take advantage of what the kids are doing - sliding down the hills, entering playground from the hills, and creating space for the imagination playground
- program underutilized areas of the playground

## Routine Maintenance Concerns

- runoff issues lead to continuous mulching and pine straw, as well as digging, moving water, and constant attention to eroding areas
- these areas are heavily used and not part of the original design

## Adding Play Value

- added variation in play elements and choices
- spreads out the activity and hot spots
- enhances the user experience and functionality of the terrain

## Significant Cost Savings

- \$400k for a cool feature and experience, but one that utilizes only one play area and addresses no maintenance issues
- new proposal addresses maintenance, play, experience, and budget



## ESTIMATED CAPITAL IMPROVEMENT COSTS

The below estimates are based on past projects and staff experience and is not to be considered final costs. The opinions are for planning purposes and estimated on the high end until further planning efforts take place and more actual costs are known.

The original Greenberg Farrow Phase 2 is approximately \$400,000 and is in detail is highlighted in detail in the previous section. This estimation also includes the removal of an amphitheater style seating area and outdoor classroom that was part of the original plans. Simple landscaping can address those needs and help with erosion and runoff issues.

The below estimate as mentioned is half the cost and will provide sufficient play value and reduce future maintenance costs.

### The Downtown Playground Phase 2 Opinion of Probable Costs

Project Estimation	\$190,000
Contingency 10%	\$19,000
<b>Estimate</b>	<b>\$209,000</b>

#### Infrastructure

Site Work/Utilities	\$25,000
Fencing 400+ LF	\$10,000
Technology/Security	\$25,000
Site Furnishings	\$5,000
<b>Estimate</b>	<b>\$65,000</b>

#### Professional Services

Consultant/Design	\$5,000
<b>Estimate</b>	<b>\$5,000</b>

#### Playground

New Entry w/Slide	\$25,000
Boardwalk Slide/Rock	\$70,000
Turf Areas	\$25,000
<b>Estimate</b>	<b>\$120,000</b>

## THE PARK AT CITY CENTER

Address: The Park at City Center, 101 Arnold Mill Road, Woodstock, GA 30188

Acreage: 3.77 acres

Classification: Community Park with Special Use Park, Northside Hospital-Cherokee Amphitheater



### CITY REPORTER FINDINGS / TRENDS FROM EXPERIENCE

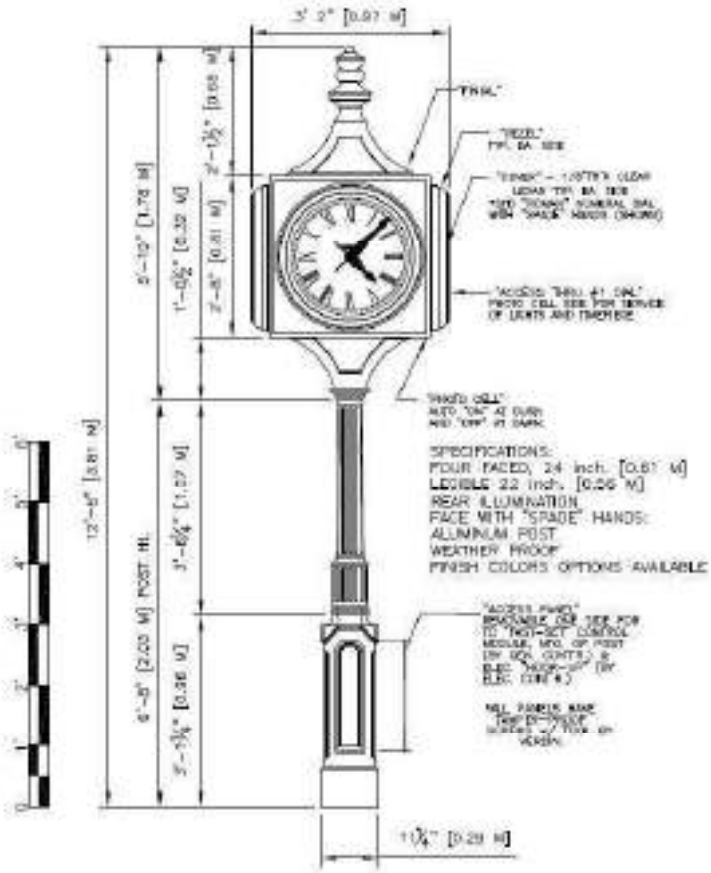
From December 2019 to November 2020, The Park at City Center since using the City Reporter Park & Playground Inspection program has been visited over 25 times due to inspections, repairs, and projects. These numbers do not reflect general routine duties and on the spot repairs. As of November 2020, there are also approximately 7 outstanding faults, with several of those faults being issues that need significant capital dollars and time to resolve. The 2 largest areas of concern within The Park at City Center is the Architectural Fountain and the Centennial Clock. Both projects are in significant need of restoration and/or replacement. Routine maintenance and quick fixes will not address the issues pertaining to these two amenities.

In addition to the issues with the Architectural Fountain, which includes broken exterior concrete blocks, cracked interior flooring, missing paint, broken concreted, old, and worn spray heads, 2 of which are broken completely, and old underground pipes that are most likely also needing replaced. The pump within 1 years stopped working twice and it was determined the 2<sup>nd</sup> time that a new pump is needed, and a rework of the pump system and piping. These repairs are significant and will require earthwork and many new parts.

A group of Woodstock citizens volunteered to spearhead a project to either restore or replace the Centennial Clock in the park. The clock has not worked in over 10 years, is leaking water, all the inner workings are damaged, and the bolts holding the clock upright are rusted through. These issues were verified by a professional inspector and the recommendation is to completely replace the clock with a new one. Restoration would take many months, shipments, and a rebuild that costs as much if not more than the purchase and installation of a new clock that has warranties, upgraded technology, and is essentially maintenance free.

### CENTENNIAL CLOCK

The picture below on the left is the current clock and the picture on the right is a recommended replacement. This is a similar style clock from The Verdin Company. The estimated cost with installation, a new concreted pad, and some electrical work is \$30,000.



### ARCHITECTURAL FOUNTAIN

The fountain in The Park at City Center is a focal point and a destination for visitors and residents. The structure is beautiful when operating properly and is a popular back drop for photos, weddings, prom, family, newborn, real estate, etc. During the day the fountain is a place for quiet lunches, a back drop for small concerts and special events, and also serves as the location for the department's popular Commemorative Brick Program.

The fountain has several issues that need to be addressed, not only for aesthetics but for efficiency and current maintenance needed to operate. The marble tops need sealed and caulked, as easier fix, but the interior of the fountain is severely cracked, paint chipped, and spray nozzles are damaged and/or missing. Replacing the nozzles will require the removal and replacement of concrete, then the surfacing needs painted and sealed. This is a great time to replace all the old pipes and fixtures. The exterior is in good shape, except for the piping to the fountain is old and water at times is very rusty, and the brick walking surface is beginning to buckle. The buckling may be due to water leaks and other unknown plumbing issues. The pump needs replaced and electrical work to ensure proper operation. There has not been any professional quotes to date but the estimated costs for the repairs and renovation is \$30,000 depending on potential replacement of underground pump system.

Below is a similar fountain installed by local Atlanta company that is similar in design and is used here to as an example. The water feature below for Lake Erie College is a single level water feature under a false gravel floor. It contains one 2" cascade nozzle near the center of the pool and sixteen ¾" vee-jet nozzles arranged in a circular pattern around it. Illumination for the center nozzle is provided by three low-voltage LED freestanding submersible lights, while the surrounding nozzles are each illuminated by one similar light. The feature utilizes an RDP-2 Series equipment vault.



## DOBBS ROAD NATURE TRAIL

As plans develop for the widening of Arnold Mill Road and Hubbard Street intersection (directly behind the Northside Hospital-Cherokee Amphitheater) due to a new hotel and parking garage being constructed across the street where the current Morgan's Ace Hardware is, the need exists to modify the trail system, and to also make a connection to Chattahoochee Technical College. This project is very important due to safety reasons of patrons travelling on the trail system along Arnold Mill Road, and also for large crowds exiting the park after concerts and other special events.

The Arnold Mill Trail which follows Arnold Mill Road from The Park at City Center 0.5 miles to the William G. Long Senior Center, in order to better protect patrons from traffic and due to the widening of Arnold Mill Road, the trail needs to be relocated inside the park and be expanded to 10ft. wide, connecting Hubbard Street to East Main Street. See below.



In addition, for better traffic flow for concert and special event patrons from the expanded Chattahoochee Technical College parking lot, and to also provide additional natural environments for residents to relax and appreciate nature, as well as to create a destination for schools to provide environmental education, trail connections are recommended from Hubbard Street to Dobbs Road. This trail connection would consist of 10ft. wide concrete trail from the Arnold Mill Road and Hubbard Street intersection and follow the parking areas until it dead ends to Dobbs Road Nature Trail. At that point, a boardwalk is recommended to cross the creek and continue to Dobbs Road where the trail will then connect to the completed concrete trail. This will create another loop and safer options for people travelling through downtown for events and concerts, and create a destination for elementary schools, recreation programs, and static displays and signs educating the public about wildlife, flora, fauna, stormwater, and the environment. See map on next page.





A proposal has been submitted to both the Public Works and the Parks and Recreation Department to re-develop the Dobbs Education Trail. Ultimately the plan in its entirety would be ideal and that plan is included in the Appendix. For these recommendations, at minimum, a full length 10ft. wide ADA accessible boardwalk is recommended, with the option of adding additional trail and amenities as mentioned in the full Dobbs Education Trail proposal. It is a great plan that would give the public a feeling of walking through the Atlanta Botanical Gardens or the Chattahoochee Nature Center. Excerpts from that plan are included in the next few paragraphs.

## **Problem Statement & Dilemma (from original proposal)**

The Dobbs Education Trail is an existing ¼ mile woodland trail that is not developed, up to date and does not conform with the City of Woodstock, Georgia's Greenprints Trail Standards. Currently, the trail is lacking ADA accessibility. Overgrown kudzu is a major issue around the stormwater drain area of the site as well as near the trail and existing trees and needs a management plan for eradication. Furthermore, the trail is worn down and in disrepair with protruding roots which creates a walking hazard and will also need a management plan for correction. Also, educational information along the trail is nonexistent.

As an undeveloped section of the Woodstock trail system, which was created in conjunction with the Greenprints Alliance and the Woodstock Parks and Recreation Department, the Dobbs Education Trail will be updated. The Dobbs site goal is the development of an educational trail, as well as improving the ability to be ADA accessible. With implementation of a complementary planting design in addition to the existing native plants, this will highlight native plants and the removal of invasive species are important to the goal of the trail system. A management plan will need to be set in place to keep invasive species out of the trail. Additionally, a grading plan will be created for the management of stormwater which will be key to producing an optimal educational experience. With the addition of an outdoor classroom area and following the Greenprints goals and improvements, this trail could be made into more of an educational experience. Some of the goals are having park elements integrated as educational opportunities, encourage structural stormwater solutions to be multi-purpose, integrate park elements and design into existing topography, and promote the importance of the community's environmental resources through interpretation or education, utilize native plant material, habitat restoration and the addition of signage (directional and interpretive) are some of the standards that would affect the design of the space.

## **Parks and Recreation Department Recommendations**

To start, do as much as possible. That being said there is a great opportunity to incorporate a lot of the educational components of this plan into the Greenprints Trail that is part of Little River Park, and those elements can and should be part of that master plan. It is recommended to first, connect Arnold Mill Road to Dobbs Road by trail, both concrete and by boardwalk. The boardwalk would be similar to the one built at the Downtown Playground and have the same type of lighting system, with the addition of emergency call boxes located at both ends of the boardwalk. The boardwalk construction and earthwork is estimated to be approximately \$1,000,000, not including the concrete path.



## NORTHSIDE HOSPITAL-CHEROKEE AMPHITHEATER

Included in these recommendations for the Northside Hospital-Cherokee Amphitheater are two things, the first being the repair of drainage issues in the lower grassy area in front of the stage, and a potential renovation of the current parks and recreation administrative office into a storage, concession, and restroom facility, pending relocation of the administrative staff to either the current William G. Long Senior Center or the proposed activity center at Dupree Park.

The renovation of the current office is estimated to be no more than \$250,000, estimating on the higher end considering the addition of a kitchen, concession venue, and additional restrooms. The immediate need is to address drainage issues in the amphitheater lawn. After rains, it can take several days to dry and during concerts and events and the effects of foot traffic and everyday use, the lawn does not perform as well as it should and in return, the lawn typically looks bad and also the parks and recreation department consistently fields complaints from the public about the mud and conditions. The recommended fix is below and there are two options: one with synthetic turf, and one with turf. The turf is recommended due to the fact that the estimations are only for one section of the amphitheater, and not the entire turfed sections.

### Woodstock Ampitheater - soft conditions & poor grass area center of lower area

consultants

survey	\$	1,500.00	
design	\$	6,250.00	
pricing documents	\$	1,500.00	
bidding process	\$	850.00	
construction admin	hourly as requested	\$	2,000.00 budget
	\$	<b>12,100.00</b>	

Synthetic turf option	9,000 sqft	\$	10.00 per sqft	\$	90,000.00
Demolition				\$	3,500.00
storm updates				\$	15,000.00
select fill material	250 cyd @	\$	30.00	\$	7,500.00
				\$	<b>116,000.00</b>
Sod with base option	9,000 sqft	\$	7.50 per sqft	\$	67,500.00
Demolition				\$	3,500.00
storm updates				\$	15,000.00
select fill material	100 cyd @	\$	30.00	\$	3,000.00
irrigation				\$	15,000.00
washed stone base	150 cyd @	\$	45.00	\$	6,750.00
				\$	<b>110,750.00</b>

In the future, after the Arnold Mill Trail is realigned and as the City of Woodstock sees the need, a column and ornamental fence with landscaping could be installed around the perimeter of the amphitheater. It is recommended that the gates be open at all times except for during concerts, events, and during maintenance, when the public access needs to be managed. These plans are concept and not included in the estimates.

## ESTIMATED CAPITAL IMPROVEMENT COSTS

The below estimates are based on past projects and staff experience and is not to be considered final costs. The opinions are for planning purposes and estimated on the high end until further planning efforts take place and more actual costs are known.

### The Park at City Center Renovation Opinion of Probable Costs

Project Estimation	\$1,460,750
Contingency 10%	\$146,075
<b>Estimate</b>	<b>\$1,606,825</b>

#### Infrastructure

Site Work/Utilities	\$250,000
Technology/Security	\$20,000
Site Furnishings	\$10,000
<b>Estimate</b>	<b>\$280,000</b>

#### Professional Services

Consultant/Design	\$50,000
<b>Estimate</b>	<b>\$50,000</b>

#### Centennial Clock

Clock Replacement	\$25,000
Electrical/Pad	\$5,000
<b>Estimate</b>	<b>\$30,000</b>

#### Architectural Fountain

Splash Pad/Equipment	\$30,000
Pumps/Equipment	\$10,000
Additional Allowance	\$10,000
<b>Estimate</b>	<b>\$50,000</b>

#### Amphitheater Turf

Sod w/Base Option	\$110,750
<b>Estimate</b>	<b>\$110,750</b>

#### Arnold Mill Trail Alignment

10' Wide Concrete Trail	\$100,000
Landscaping	\$10,000
<b>Estimate</b>	<b>\$110,000</b>

#### Amphitheater to Dobbs Trail

10' Wide Concrete Trail	\$125,000
Landscaping	\$5,000
<b>Estimate</b>	<b>\$130,000</b>

#### Dobbs Road Nature Trail

Boardwalk Trail	\$350,000
Lighting / call Boxes	\$30,000
Landscaping / Signage	\$20,000
<b>Estimate</b>	<b>\$400,000</b>

#### Amphitheater Concession & Restroom

Construction	\$250,000
Furniture /Equipment	\$50,000
<b>Estimate</b>	<b>\$300,000</b>

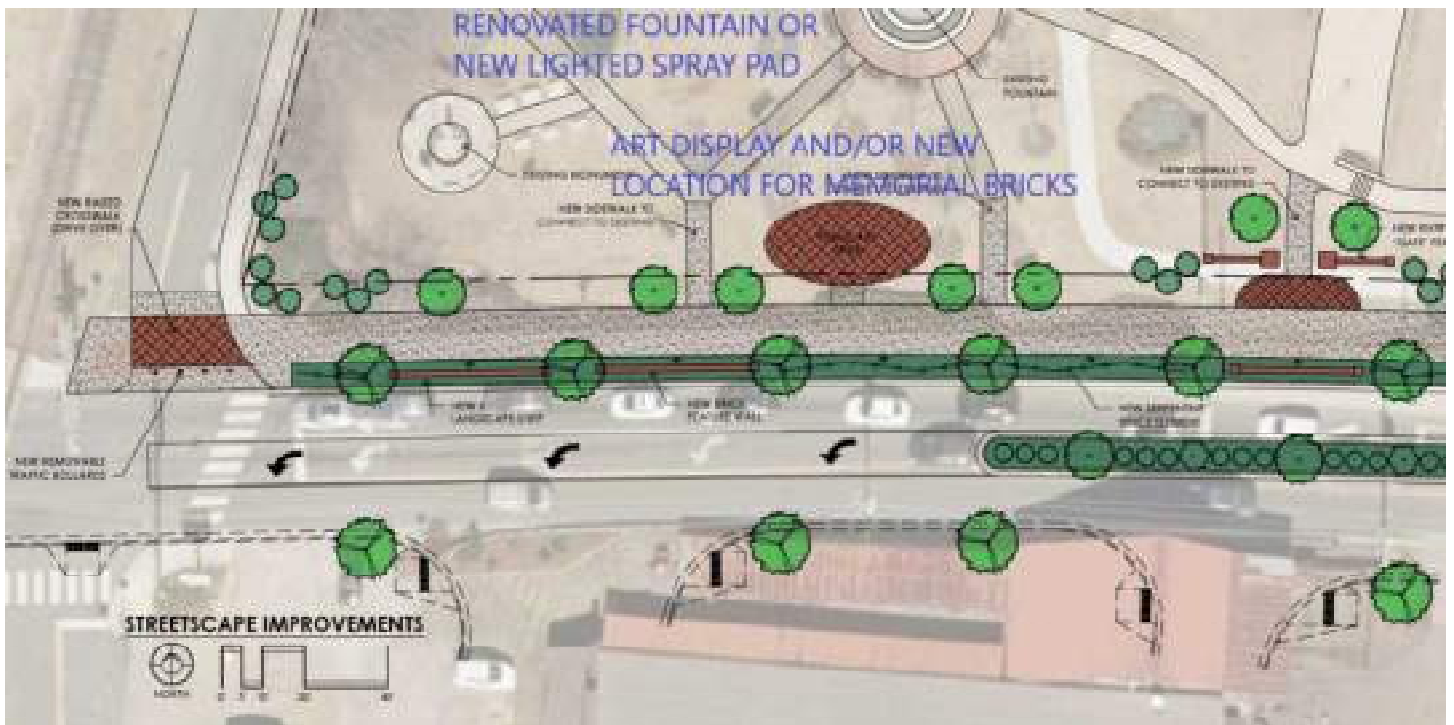
## THE PARK AT CITY CENTER RECOMMENDATION (UPDATE - JANUARY 2021)

As plans for the Arnold Mill Road Streetscape evolve, so does the potential impact to The Park at City Center. The below plans are more detailed and finalized as compared to the recommendations previously mentioned. This concept shows the trail, much needed landscaping, defined entryways into the Northside Hospital-Cherokee Amphitheater, and other potential impacts to the park.

### Overview of entire streetscape plan



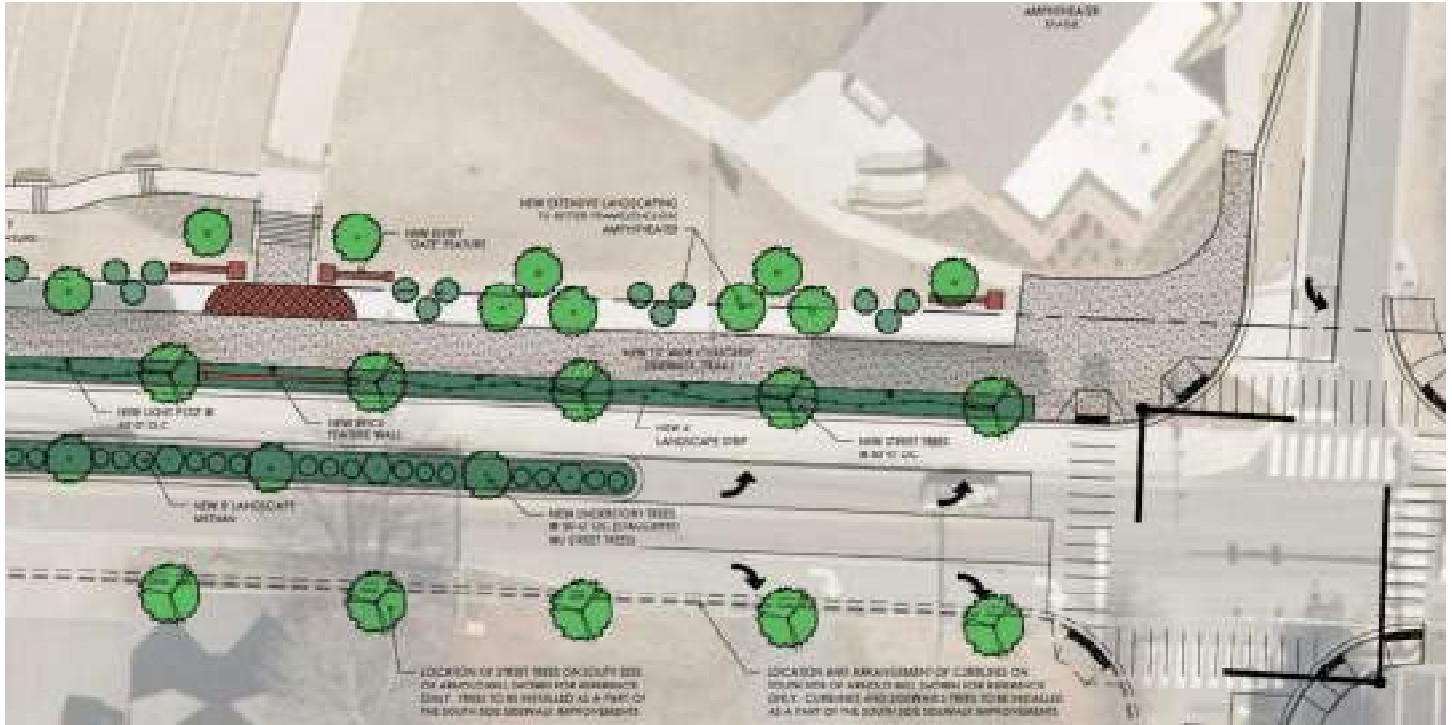
### East Main Street and Upper Park Plan



The Architectural Fountain as previously discussed needs a total renovation and/or replacement. With the new streetscape and trail access to The Park at City Center, it is recommended that instead of renovating the Architectural Fountain, a spray pad with color changing lights be installed instead. This will be an updated fixture in the park to accompany the new clock, landscaping, and streetscapes plan. The pad should be

constructed so that sprays can be capped off in the winter and during concerts and special events, as needed. Although not a large area for water play, the fixture would allow families to enjoy the park and cool off in the water. The current area is the perfect size for an installation like this. The Memorial Bricks would need to be relocated and there are several bricked areas in the new streetscapes plan to accommodate this.

### Northside Hospital-Cherokee Amphitheater and Hubbard Road Intersection



The above plan is a continuation of the previous map and shows more landscaping, defined entry ways, and trail access. The defined entry way gates would allow for private events to take tickets and control crowd access. The landscaping will beautify the park from within the park, from the street, and from the view of nearby homes and future hotel. The trail moving within the park and separated from the street with fencing and more landscaping will create a safe place to travel, and also save the City of Woodstock staff a lot of time and energy for set up of concerts and special events.

### ESTIMATED CAPITAL IMPROVEMENT COSTS

Until further plans and budgets are established for the streetscape project, there are not any new Opinion of Probable Costs are developed for this update. It can be assumed the fountain renovation and trail expense would be similar in costs to the spray pad installation that will be defined further in future master plans to complete these projects. It is also assumed the trail relocation costs will be part of the streetscape project.

## SPRINGFIELD PARK

Address: Springfield Park, 423 Springfield Drive, Woodstock, GA 30188

Acreage: 2 acres

Classification: Neighborhood Park (Future Trailhead for Downtown Loop/Rubes Creek Trail)



### CITY REPORTER FINDINGS / TRENDS FROM EXPERIENCE

Springfield Park is the site of a future trailhead located on Rubes Creek Trail, with a connection to the Serenade Trail that will help complete a loop around Downtown Woodstock. The park is completely in a flood zone so not a lot of development outside of trails can be completed. Amenities and features need to be carefully selected for this park. However, currently there is a playground in the park and for maintenance reasons, it is recommended to remove the playground completely. The area would be ideal for a pavilion, parking area, and a refreshed fitness loop, with the main purpose of the park being a trailhead destination.

### SPRINGFIELD PARK PLAYGROUND

The playground is in very bad shape, fails nearly every category of the City Reporter Park and Playground Inspection, and the only solution is a complete replacement of the playground, or another structure in its place. There is a pavilion not being used that was at one time part of the William G. Long Senior Center. It is recommended to completely remove the playground, pour a concrete pad, and install the pavilion in its place.

## PARK AMENITIES (FUTURE TRAILHEAD)

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It is not recommended at this time to add parking areas in Springfield Park. A better solution would be to add as many parallel parking spots off the street as possible. A church is being constructed across the street that has a parking agreement with the City of Woodstock that will allow parking at their facility. As part of this project, a street crossing will be installed, and this will help alleviate parking issues when the street parking is full.

There is a natural trail that loops the park, and it is recommended it not stay because it is proposed to have the Rubes Creek Trail travel through the park. The addition of fitness stations along the trail, although in a flood zone, will be easily maintained as long as the equipment is basic in nature, such as bars and elements that require bodyweight and not mechanical movements that can be damaged in a flood. There have been requests in the 2021-2025 and by email to the parks and recreation department for a Calisthenic Bar Park to be added to the trail system and Springfield Park is a great location.

The trailhead should look a lot like the trailhead at Woofstock Park and include trash cans, a kiosk with trail map, seating, and the entire park will serve as both a stop for relaxation, a stop for fitness and recreation, and also a place for the neighborhood to access the trail system.

## SPRINGFIELD PHOTOS & CONCEPTS

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The below picture is of the mentioned pavilion that should be relocated to Springfield Park in place of the current playground. This picture was from the William G. Long Senior Center prior to an expansion project.





The below photos show the current condition of the park, the pathway, and the playground.



Below is an example of fitness elements that can be used and also keep a natural feel and accomplish everything needed to provide a great calisthenic bar park to the residents of Woodstock.

# Farnham Park Trim Trail

**THIS APPARATUS IS SUITABLE FOR USE BY AGES 12 UPWARDS. SUITABLE FOR OCCASSIONAL USE AND AS PART OF A FITNESS REGIME, IT IS NOT INTENDED FOR USE AS PLAY APPARATUS FOR YOUNGER CHILDREN**

**KEY AND FUNCTION CHART**

		Legs / Core/Back	Upper Body	Arms / Shoulders	Handic	Balance	Agility	Stamina	Coordination
1	High Swing Bars	✓	✓	✓	✓	✓	✓	✓	✓
2	Trapeze Mill	✓	✓	✓	✓	✓	✓	✓	✓
3	Burns Bridge, Ladder, Spacing	✓	✓	✓	✓	✓	✓	✓	✓
4	Beam Traverse	✓	✓	✓	✓	✓	✓	✓	✓
5	High Peg Swing Bars	✓	✓	✓	✓	✓	✓	✓	✓
6	Hoop Log	✓	✓	✓	✓	✓	✓	✓	✓
7	Chain Link Bars	✓	✓	✓	✓	✓	✓	✓	✓
8	Trunk Curl / Sit Up Traversal	✓	✓	✓	✓	✓	✓	✓	✓
9	Parallel Bars	✓	✓	✓	✓	✓	✓	✓	✓
10	Rope Traverse	✓	✓	✓	✓	✓	✓	✓	✓
11	Variable Height Hoopless	✓	✓	✓	✓	✓	✓	✓	✓
12	Step Up Bar/Box	✓	✓	✓	✓	✓	✓	✓	✓
13	Leap Frog Posts	✓	✓	✓	✓	✓	✓	✓	✓
14	Step Log	✓	✓	✓	✓	✓	✓	✓	✓
15	Burns Bridge	✓	✓	✓	✓	✓	✓	✓	✓
16	Rope Traverse	✓	✓	✓	✓	✓	✓	✓	✓
17	A Frame Climb	✓	✓	✓	✓	✓	✓	✓	✓
18	6ft Posts	✓	✓	✓	✓	✓	✓	✓	✓
19	Woodsy Bridge	✓	✓	✓	✓	✓	✓	✓	✓

**THIS APPARATUS IS CONSTRUCTED FROM LOCALLY SOURCED, ECO-FRIENDLY SWEET CHESTNUT - UNTREATED, NATURAL AND DURABLE**

The pictures below are from the Farnham Park Trim Trail mentioned above for reference. The recommendation would be to not have elements so close but along the fitness trail and select the top 4-5 pieces that provide the most exercise and enjoyment.





The map below represents the Strategic Plan for Springfield Park. The trail system is already part of a City of Woodstock City Council approved Greenprints Trail master plan. The recommendation for Springfield Park is the 2 bridges connecting the trail to the park, and the split Serenade Trail, creating a loop as part of the connection. There is an opportunity to create a unique experience and provide additional education as part of the boardwalk system that is most likely needed for the trail. The 2 entry/exits for the trail system also add an experience to Springfield Park as an amenity to enjoy, not just a location to access the trail. There is not park in the neighborhood and this will create a place for recreation as well as a connection to Downtown Woodstock.

The pavilion should serve as a trail stop, shade, and a potential location for programming. The fitness elements not shown on the map should be strategically placed throughout the park. Springfield Park, though simple in design can serve several user groups; the immediate neighborhoods, nearby apartments, church, businesses, fitness enthusiasts, nature lovers, and childcare facilities adjacent to the park. The park will connect to Rubes Creek Trail which takes users to the current William G. Long Senior Center, The Park and City Center, and eventually Dupree Park and those connections. The Serenade Trail will give quick access to Downtown Woodstock, the Noonday Creek Trail which will provide access to The Downtown Playground, Elm Street Cultural Arts Center, and in the opposite direction, Noonday Creek Park in Cobb County and their expansive trail system. Future plans are to continue Rubes Creek Trail into Cobb County as well.

## ESTIMATED CAPITAL IMPROVEMENT COSTS

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The below estimates are based on past projects and staff experience and is not to be considered final costs. The opinions are for planning purposes and estimated on the high end until further planning efforts take place and more actual costs are known.

### Springfield Park Opinion of Probable Costs

Project Estimation	\$105,000
Contingency 10%	\$10,500
<b>Estimate</b>	<b>\$115,500</b>

### Pavilion (Playground Replacement)

Site Work/Utilities	\$27,500
Pavilion Installation	\$5,000
Rentals/Transport	\$2,500
Site Furnishings	\$5,000
<b>Estimate</b>	<b>\$40,000</b>

### Professional Services

Consultant/Design	\$5,000
<b>Estimate</b>	<b>\$5,000</b>

### Fitness Trail

5 Fitness Elements	\$30,000
Signage/Surfacing	\$5,000
Trail Surfacing	\$25,000
<b>Estimate</b>	<b>\$60,000</b>

### Trailhead & Amenities

Will be included with Rubes Creek Trail Extension Plan

## OLDE ROPE MILL PARK

Address: Olde Rope Mill Park, 690 Olde Rope Mill Park Rd., Woodstock, GA 30188

Acreage: 267.5 acres

Classification: Regional Park (Trailhead for Trestle Rock Trail)



### CITY REPORTER FINDINGS / TRENDS FROM EXPERIENCE

SORBA Woodstock has a Memorandum of Understanding with the City of Woodstock to maintain and build trails at Olde Rope Mill Park. Woodstock Parks and Recreation inspects and repairs fencing, general park areas, the restroom facility, kayak launch, fishing platforms, and the Trestle Rock Trail. On occasion SORBA Woodstock asks for assistance in maintenance and in project planning. There are no major concerns at the park aside from routine maintenance and light construction projects to be completed by City of Woodstock staff. The overall need for Olde Rope Mill Park is more parking because of the heavy usage the park receives. This is currently a challenge because there is no available land to build upon for a park, unless the city acquires more property, potentially to the South for a parking lot, or to the North as a second parking area with park amenities, such as restroom, trailhead, and bike park features. There are other potential possibilities as well and they will be included in this plan for reference and conversation starters. Currently within the park is a master plan in development for the extension of the Trestle Rock Trail and that project will most likely require a lease from the Army Corp of Engineers if the project is approved. This would expand park acreage and opportunities within the park.

## MAINTENANCE NEEDS

There are a lot of amenities constructed out of lumber and with yearly flooding, the material doesn't hold up well. This has led to a considerable amount of money, labor, and an unattractive patchwork of repairs on the fishing pier, swinging benches, pedestrian bridges, and other amenities. The Rock Pavilion has a lot of rockwork that at one time was probably beautiful, but under the pressure of flooding has eroded away. Several areas need replacement, such as the steps and seat/retaining wall. A concrete solution is best suited and is considerably cheaper to repair, as well as will last for a long time. The chimney at the Rock Pavilion also is beginning to crumble and it is recommended to replace the rock work there instead of totally rebuild. Although not historical in itself, the appearance of the chimney and the history it represents needs to continue being an important feature in the park. However, it is recommended to block the burn area and not allow burning in the chimney. The roof of the pavilion is also in need of replacement.

It is recommended to seek approval from the Army Corp of Engineers to replace all the wooden structures (fishing dock, pedestrian foot bridge, swing benches) with long lasting materials such as aluminum bridges and fishing dock, as well as powder coated steel swinging benches. A trending amenity would also be to look at permanent hammock stands along with river bank and Trestle Rock Trail. There are several areas on the historical ruins trail on the north side of Little River that need a foot bridge as well. These trails are heavily travelled by hikers and fisherman, many in the evening times.

### Examples of routine maintenance needs that need addressed due to flooding issues.



## TRESTLE ROCK TRAIL EXTENSION

The Trestle Rock Trail Extension Master Plan at the time of this Strategic Plan is in development. Costs to construct is not yet known and is going to require many required studies and permit application to the Army Corp of Engineers, as well as a potential lease of property that will expand Olde Rope Mill Park. An Opinion of Probable Costs is included at the end of this section. The trail is being planned to continue into J.J. Biello Park which is owned and operated by Cherokee County Recreation and Parks. The planned is below.



The first picture is where the new pedestrian bridge crosses Little River (beginning on plan above) and the path toward the Railroad Trestle which is currently the park boundary.



## PARKING EXPANSION POTENTIAL

There are potential areas on the City of Woodstock map that “could” serve as great parking spots if the opportunity to acquire property was available. The south-end of the park where the only entrance to the park is has several vacant lots that can serve the community well. On the maps below there is an area in the southwest corner that can serve not only as a more private trailhead for mountain bikers with a new trail connection to Olde Rope Mill Park, but the area can also serve as a trailhead for future trails that are on the 2017 approved Greenprints Trail Map. The other two areas highlighted on Olde Rope Mill Park Road would extend the overflow parking area that currently exists, and the other area which looks to be owned by the car dealership is ideal for parking and borders the mountain bike trails already. Any of these areas would offer great parking solutions. Again, these are hypothetical ideas, and they clearly highlight the potential and not meant to throw landowners, city planners, and potential developers for a loop. The City of Woodstock has great plans for the trail system and these opportunities could start a conversation if/when the opportunity presents itself.

The second map shows the north-end of the park and is a property that seems to be used already by bikers and hikers, although the property is privately owned and has a road used by another private company. A northern trailhead, parking lot, and amenity area would be ideal for a park that is utilized as much as Olde Rope Mill Park. As kayaking is a very popular sport with direct access to the Little River from the current parking area, a northern parking lot complete with restrooms, a pump track, pavilion, SORBA maintenance facility, and plenty of parking would greatly service the mountain biking community. If all opportunities were available, then this would be the first option for recommendation by the Woodstock Parks and Recreation Department. The picture below is an example from nearby Blankets Creek Mountain Bike Park.







## ESTIMATED CAPITAL IMPROVEMENT COSTS

The below estimates are based on past projects and staff experience and is not to be considered final costs. The opinions are for planning purposes and estimated on the high end until further planning efforts take place and more actual costs are known.

### Olde Rope Mill Park Projects Opinion of Probable Costs

Project Estimation	\$4,447,500
Contingency 10%	\$444,750
<b>Estimate</b>	<b>\$4,892,250</b>

#### Infrastructure

Site Work/Utilities	\$1,500,000
Technology/Security	\$40,000
Studies	\$60,000
<b>Estimate</b>	<b>\$1,600,000</b>

#### Professional Services

Consultant/Design	\$230,000
<b>Estimate</b>	<b>\$230,000</b>

#### The Rock Pavilion

Roof Replacement	\$8,000
Rock Wall / Concrete	\$5,000
Rock steps / Concrete	\$5,000
Chimney Refresh	\$2,500
<b>Estimate</b>	<b>\$20,500</b>

#### Bridges & Docks

Replacement Bridge	\$17,000
Fishing Dock	\$40,000
Additional Allowance	\$10,000
<b>Estimate</b>	<b>\$67,000</b>

#### Swings & Hammocks

Swinging Benches	\$20,000
Hammock Stands	\$10,000
<b>Estimate</b>	<b>\$30,000</b>

#### Trestle Rock Trail Extension

10' Wide Concrete Trail	\$2,000,000
Pedestrian Bridges	\$350,000
<b>Estimate</b>	<b>\$2,350,000</b>

#### Mountain Bike Trail Construction

Approx. 5 Miles	\$150,000
<b>Estimate</b>	<b>\$150,000</b>

#### Parking Solutions

TBD

#### Property Acquisition

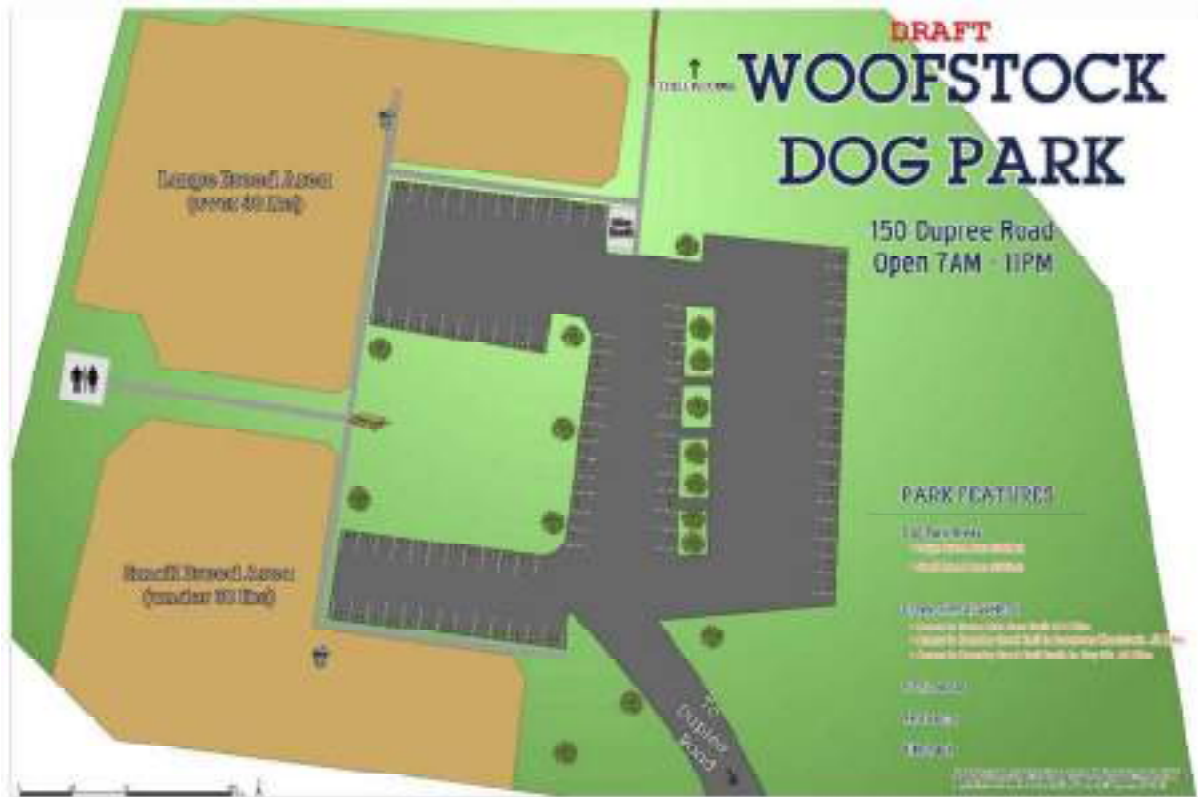
TBD

## WOOFSTOCK PARK & TRAILHEAD

Address: Woofstock Park, 150 Dupree Rd., Woodstock, GA 30188

Acreage: 5.35 acres

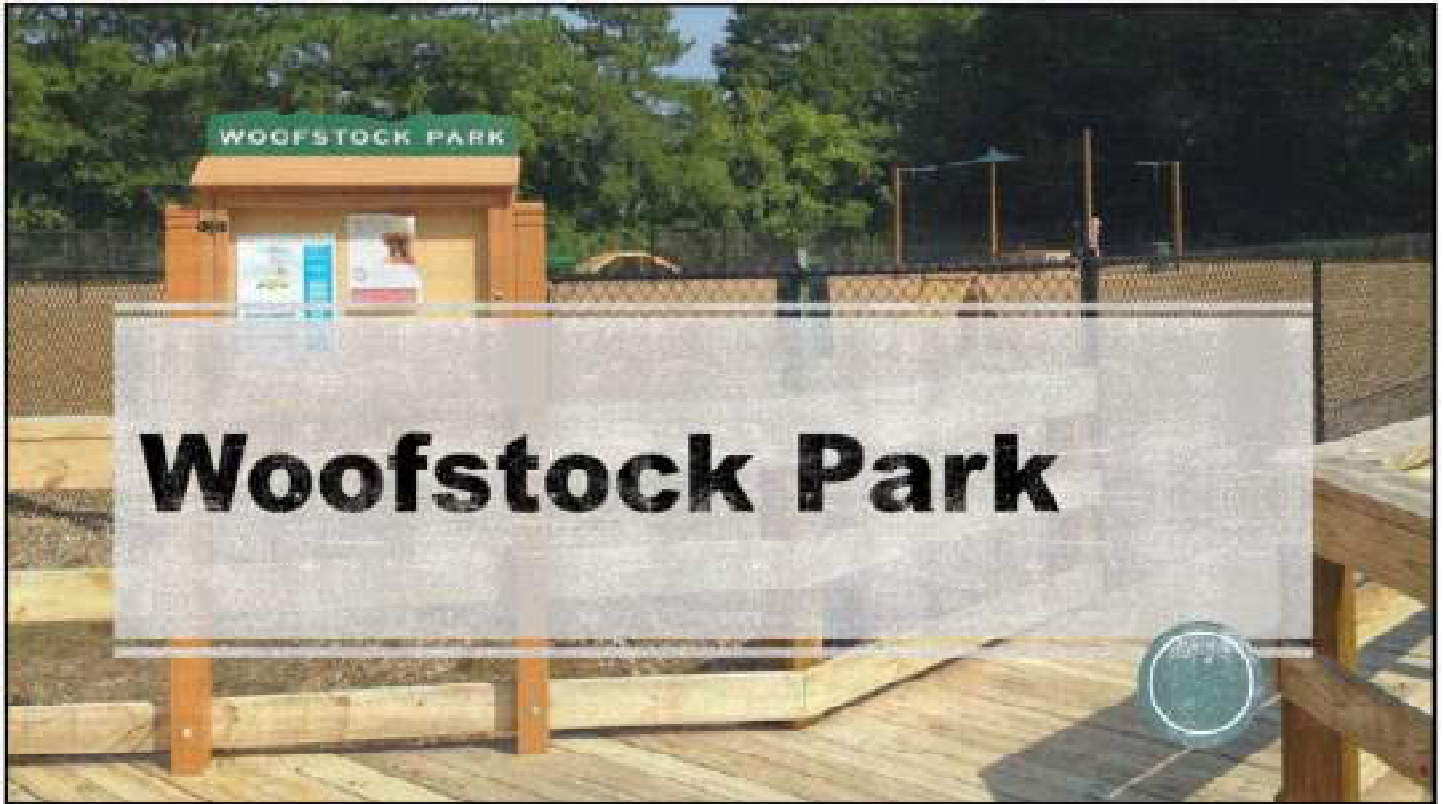
Classification: Community Park (Trailhead for Towne Lake Pass & Noonday Creek Trails)



### CITY REPORTER FINDINGS / TRENDS FROM EXPERIENCE

Woofstock is one of the most popular dog parks Georgia, and for good reason. It is huge and also serves as a trailhead for the Town Lake Pass and Noonday Creek Trails. Utilizing the City Reporter Park & Playground Inspection program in 2020 has highlighted several maintenance and safety needs that need addressed, however, most of those issues are easily repaired and monitored with a solid preventative maintenance program. City Reporter findings included broken and sunken boardwalks, restroom appearance, parking lot issues with gravel and drainage, and the largest area of concern is the lack of draining in the actual dog park. Also, the lumber used to construct the facility shade structures, benches, dog amenity elements, and boardwalks are weakening with age and exposure to water. The Woofstock issues were addressed during the 2020 City Council Retreat and those presentation slides are included in the previous chapters and here. After considerable time and planning, there are no additional recommendations to the work that needs to be done, aside from including new amenities, shading, research the best method of installing dog wash stations. Recommendations include ADA access to both parks, new surfacing, drainage installation, and more landscaping such as trees and native plantings.

The slides below highlight the issues needing addressed.



## Woofstock Dog Park Drainage & Amenities

- **Large Dog Park**
  - Problem is not design as much as the property it sits on
  - Picture is after 4 inches of new mulch was added.
  - The area does not drain in several areas.
  - Remains a mud pit, doesn't dry between rains.
  - Maintenance crews rake daily, the best they can.
  - Some people love it & some people hate it.
  - Not very sanitary or attractive.
- **Industry Standards**
  - No real standard for dog parks (yet)
  - Many are grass, with its own issues.
  - Woofstock needs installed drainage, layered appropriately.
  - Addition of pet rinsing area.
  - Addition of park seating and more shade.



# Solution Drainage Systems

1. Install rinse area & surround with pervious pavers atop drainage stone.
2. Install drainage systems. could be done in house!

## DRAINAGE IMPROVEMENT (LARGE AND SMALL AREAS)

The immediate need is to address drainage issues. After rains it can take several days to dry and with heavy daily use, the surfacing does not perform as well as it should, and in return the mulch typically looks bad, leading to the parks and recreation department consistently fielding complaints from the public about the mud and conditions. A considerable amount of money is spent annually to correct the appearance and add additional mulch, but overtime it is only stacking mulch and the mud and standing water pulls it down and the mulch does not dry. The recommended fix is below and there are two options: one with synthetic turf, and one with turf. The synthetic turf would be recommended, though the site is located in a flood zone and turf is recommended instead. Both prices are included in the breakdown below. The estimates are for 10,000 sq. ft. of dog park surface. Both the large and the small dog parks are approximately 25,000 sq. ft. each, so the estimated budget amount needs to be multiplied by 2.5.

If the natural turf option is chosen, this would be \$217,500 for each park with an additional \$10,600 for consulting and planning fees. An approximate value of \$500,000 is a significant amount of money and it is worth the investment for a long term solution. For purposes of developing the Parks and Recreation Strategic Master Plan, more value added solutions are being recommended, such as partial turf, mulch, rock, and boardwalk to break up the park and make the entire area attractive and inviting to spread out the crowd from the only non-muddy area, and to also assist with catching water and draining. This would create zones and reduce the size of the play areas minimally, but paths and owner viewing areas strategically placed throughout the park will enhance the user experience.

## 10,000 sq. ft. Drainage Budget Estimates

### Woofstock - soft conditions & poor grass area center of lower area

consultants

survey	\$	1,850.00	
design	\$	5,250.00	
pricing documents	\$	750.00	
bidding process	\$	750.00	
construction admin	hourly as requested	\$ 2,000.00	budget
	\$	<b>10,600.00</b>	

Synthetic turf option	10,000 sqft	\$ 10.00 per sqft	\$ 100,000.00
Demolition			\$ 3,500.00
storm updates			\$ 2,500.00
select fill material	100 cyd @	\$ 30.00	\$ 3,000.00
			<b>\$ 109,000.00</b>

Sod with base option	10,000 sqft	\$ 7.50 per sqft	\$ 75,000.00
Demolition			\$ 3,500.00
storm updates			\$ 2,500.00
select fill material	50 cyd @	\$ 30.00	\$ 1,500.00
washed stone base	100 cyd @	\$ 45.00	\$ 4,500.00
			<b>\$ 87,000.00</b>

In addition to addressing drainage for the current dog park surface, a highly requested need from residents are dog rinse stations. Being in the flood zone and following the same methodology of drainage systems, a similar rinse station similar to the picture below will meet the need for both the residents, and also for parks and recreation maintenance crews. Also needed is additional shade structures, seating, tree plantings, and instead of the unused wooden dog agility structures that need replaced, add in berms with tunnels and natural play features. This will add play elements while not taking away available space.

### Examples of Dog Rinse Station and a Dog Park with shade, paths, and shade.



## ESTIMATED CAPITAL IMPROVEMENT COSTS

The below estimates are based on past projects and staff experience and is not to be considered final costs. The opinions are for planning purposes and estimated on the high end until further planning efforts take place and more actual costs are known.

### Woofstock Park Projects Opinion of Probable Costs

Project Estimation	\$636,500
Contingency 10%	\$63,650
<b>Estimate</b>	<b>\$700,150</b>

#### Infrastructure

Site Work/Utilities	\$30,000
Technology/Security	\$20,000
Studies	\$0
<b>Estimate</b>	<b>\$50,000</b>

#### Professional Services

Consultant/Design	\$20,000
<b>Estimate</b>	<b>\$20,000</b>

#### Large Dog Park Drainage

Sod w/Base Option	\$217,500
Berms w/Tunnel x 2	\$10,000
Gravel (Border) Path	\$20,000
<b>Estimate</b>	<b>\$247,500</b>

#### Small Dog Park Drainage

Sod w/Base Option	\$217,500
Berms w/Tunnel x 2	\$10,000
Gravel Border (Path)	\$20,000
<b>Estimate</b>	<b>\$247,500</b>

#### Amenity Structures

Shade x 4	\$20,000
Additional Allowance	\$20,000
<b>Estimate</b>	<b>\$40,000</b>

#### Landscaping/Trees

Shade Trees x 10	\$6,500
Native Grasses/Plants	\$5,000
<b>Estimate</b>	<b>\$11,500</b>

#### Dog Rinse Stations

Stations w/Drainage x2	\$20,000
<b>Estimate</b>	<b>\$20,000</b>



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## THE CHAMBERS PLAYGROUND

Address: The Chambers at City Center, 8534 Main Street, Woodstock, GA 30188

Acreage: Attached to The Chambers at City Center

Classification: Neighborhood Park



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### ESTIMATED CAPITAL IMPROVEMENT COSTS

Easy! The playground is no longer needed with the creation of the Downtown Playground and costs to ensure the structures and play area meet safety requirements exceed the need. Remove the playground and re-purpose space.

## LITTLE RIVER PARK

Address: Little River Park, \_\_\_\_ Trickum Road, Woodstock, GA 30188

Acres: 99.43+ acres

Classification: Regional Park



### LITTLE RIVER PARK MASTER PLAN

The Little River Park Master Plan as of the time of this Parks and Recreation Strategic Master Plan is under development and is scheduled to be completed in the Spring of 2021. All details and Opinion of Probable Costs, Public Input Process, and other studies and concepts are included in that plan. Highlights of the park include Approximately 7.5 miles of trails (paved, boardwalk, and natural), 18 Hole Disc Golf Course, Outdoor Program Center, Maintenance Facility, Pond, Playground, Dog Park, Fitness Equipment, Access to the Little River, Restrooms, Pavilions, and Outdoor Program and Event Space.

Little River Park is planned to include 3 distinct phases or areas; Trickum Road Park Zone, Linear Corridor Park Zone (Greenprints Trail System), and The Woodlands Park Zone which includes access to the park from within The Woodlands neighborhood for resident access.

## ESTIMATED CAPITAL IMPROVEMENT COSTS

The below estimates are based on past projects and staff experience and is not to be considered final costs. The opinions are for planning purposes and estimated on the high end until further planning efforts take place and more actual costs are known. THE OPINION OF PROBABLE COSTS WERE DEVELOPED BY EARTH ELEMENTS, LLC, THE LANDSCAPE ARCHITECT FIRM DESIGNING THE PARK.

### Little River Park Opinion of Probable Costs

Project Estimation	\$15,607,235
Contingency 25%	\$3,901,809
<b>Estimate</b>	<b>\$19,509,044</b>

### Trickum Road Park Zone

General Conditions	\$285,750
Erosion & Sediment Control	\$184,300
Site Access & Demolition TBD	\$0
Loop Road & Parking	\$1,228,065
Multi-Use Trailway	\$1,931,375
Restroom	\$225,000
Nature Play Zone	\$773,500
Picnic Areas	\$658,125
Site Furnishings	\$43,750
Site Landscape & Irrigation	\$75,000
Park Office	\$747,375
Canoe/Kayak Launch & Fishing	\$155,625
Final Grading, Site Cleanup	\$114,000
<b>Base Bid Subtotal</b>	<b>\$6,421,865</b>
<b>25% Contingency</b>	<b>\$1,605,466</b>
<b>Estimated Total</b>	<b>\$8,027,331</b>

### The Woodlands Park Zone

General Conditions	\$240,000
Erosion & Sediment Control	\$206,150
Site Grading	\$239,250
Multi-Use Trailway	\$1,235,500
Disc Golf Course	\$350,855
Restroom & Overflow Parking	\$334,880
Multi-Purpose Open Space #1	\$186,000
Multi-Purpose Open Space #2	\$123,750
Large & Small Dog Park	\$298,480
Exercise Stations/Shade	\$300,500
Site Furnishings	\$63,250
Site Landscape & Irrigation	\$236,000
Final Grading, Site Cleanup	\$114,000
<b>Base Bid Subtotal</b>	<b>\$3,928,615</b>
<b>25% Contingency</b>	<b>\$982,154</b>
<b>Estimated Total</b>	<b>\$4,910,769</b>

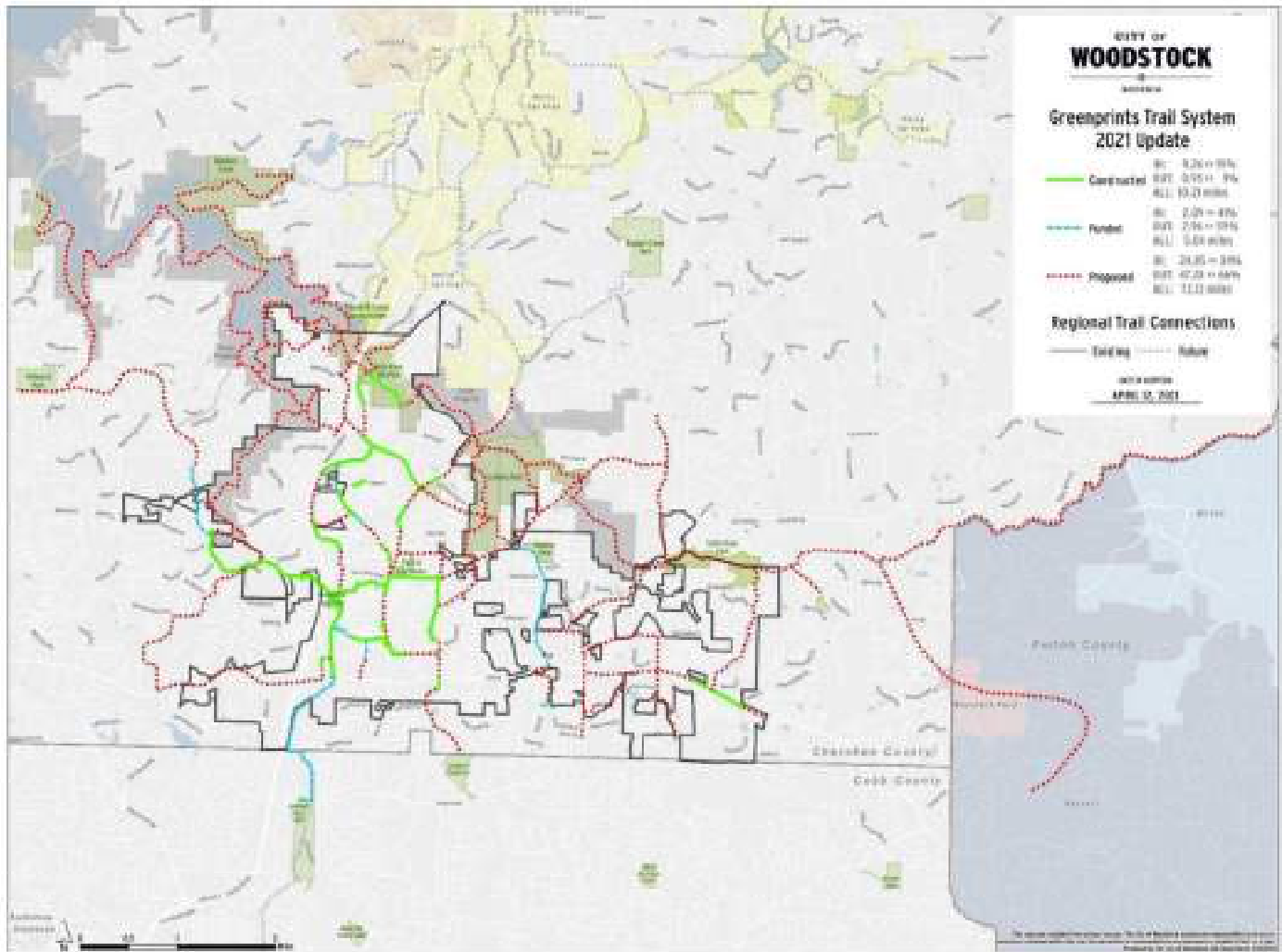
### Linear Corridor Zone

General Conditions	\$230,785
Erosion & Sediment Control	\$298,445
Site Grading	\$238,700
Multi-Use Trailway	\$4,431,825
Final Grading, Site Cleanup	\$57,000
<b>Base Bid Subtotal</b>	<b>\$5,256,755</b>
<b>25% Contingency</b>	<b>\$1,314,189</b>
<b>Estimated Total</b>	<b>\$6,570,944</b>

## GREENPRINTS TRAIL SYSTEM

The Greenprints Trail System received an update in 2021 that included the elimination and addition of potential routes, as well as included in the update are surrounding community trail systems and the map highlights connections for future planning purposes. The plan was adopted by Woodstock City Council on April 12, 2021.

### 2021 UPDATED PRIORITY MAP



### ESTIMATED CAPITAL IMPROVEMENT COSTS

The estimate is \$10,000,000.00 to complete all in-city trails and connections between parks, some requiring approval from both the Army Corps of Engineers and Cherokee County Recreation and Parks.

## EMERGENCY LOCATOR SYSTEM – USNG NATIONAL GRID

As the paved trail system is built out and begins to connect to other jurisdictions, it is imperative that an adequate Emergency Locator System be in place that is consistent, recognizable, and one that works. Systems that the Greenprints Trail System will be connecting to already use the system, as well as is something that is now being used in Cherokee County. The first phase of the system should be installed and active on the Noonday Creek Trail once completed in 2022/2023. The Noonday Creek Trail already has the system and connects to several other trails in Cobb County that use it as well. This recommendation is for all paved trails. It is recommended for the Taylor Randahl Memorial Bike Trails at Olde Rope Mill Park as well, but SORBA Woodstock has a system in place that users and emergency personnel are familiar with. However, the system does not work with GPS and is more as mile markers but has been successful. This is a good system locally, but the Greenprints Trail System is a regional project connecting to other regional projects and consistency is key to the program's success.



Noonday Creek Trail (Starting Point) – Kennesaw Mountain National Park, Marietta, GA

Noonday Creek Trail (Current Cobb County Ending Point) – Kennesaw, GA

## CHAPTER THREE CONCLUSION

### FROM THE PARKS & RECREATION DIRECTOR

These plans for potential projects highlight 22 months of research, park assessments, surveys, meetings with the Parks and Recreation Advisory Board, Woodstock City Council, City Manager, Public Works, Finance, Planning Department, outside organizations and user groups, neighboring parks and recreation jurisdictions, lots of observation of park usage, implementing new operational systems, policies, and procedures, monitoring national and local trends, and working and re-working plans to ensure all areas of interest and need is being addressed in some way with this master plan. In fact, the following picture is of the staff during a park & trail planning meeting. The homework has been done and now it's time to fine tune plans, find the funding, plan appropriately, and develop not just a park or two, but one park and trail system that is the City of Woodstock; accessible, fun, safe, and connected, a system for live, work, and play.



**Michael D. Huffstetler, CPRE**

**Parks & Recreation Director, City of Woodstock**