



## Gwinnett County



# 2004 Comprehensive Parks and Recreation MASTER PLAN

March 2004

## EXECUTIVE SUMMARY

*mbpc*  
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in  
association  
with

THE  
JAEGER  
COMPANY



## **EXECUTIVE SUMMARY**

### **A. Purpose of the Master Plan**

Gwinnett County is a dynamic, progressive and increasingly diverse community that continues to attract new residents and investment at a record pace. The County's excellent parks system provides a significant contribution to the community's high quality of life. County residents also have rising expectations for recreational opportunities that place significant pressure on the County to expand and improve the leisure services and parkland inventory.

In general, the new Comprehensive Master Plan provides Gwinnett County with a roadmap for the continuous improvement of its parks and recreation facilities and services. More specifically, the Plan:

- identifies County-wide and area-specific parks and recreation system needs for a period of 5+ years
- proposes a refined Capital Program for the period following the current 2001 Special Purpose Local Option Sales Tax (SPLOST) program

Key considerations in the development of the Master Plan include:

- demographic characteristics and projections
- leisure trends
- comparisons with other parks departments
- park and facility inventory
- provision standards and service gaps
- public input

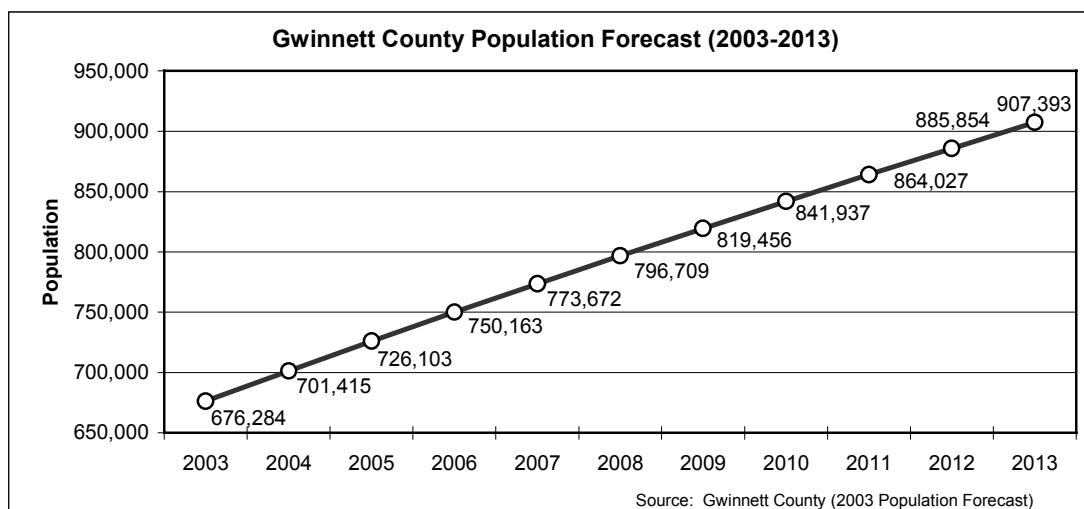
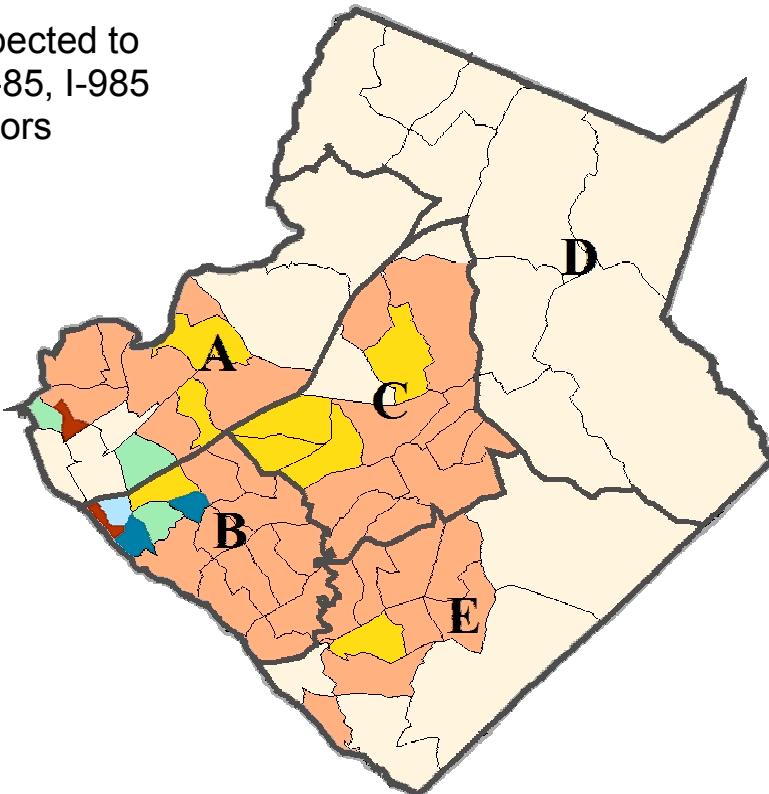
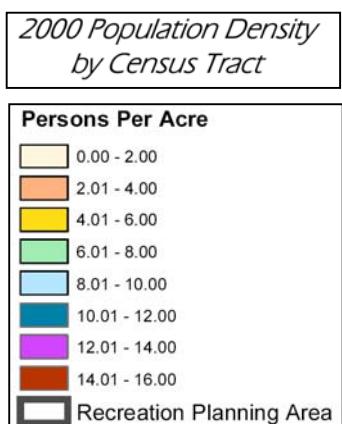
The 2004 Master Plan is an update of the 1996 and 2000 Parks and Recreation planning studies.



## B. Demographic Trends

### i) Continued Population Growth

- Gwinnett's population was 676,284 people in 2003 and is projected to grow to 842,000 by 2010 and over 1 million by 2018
- Future growth is expected to intensify along the I-85, I-985 and Hwy. 316 corridors



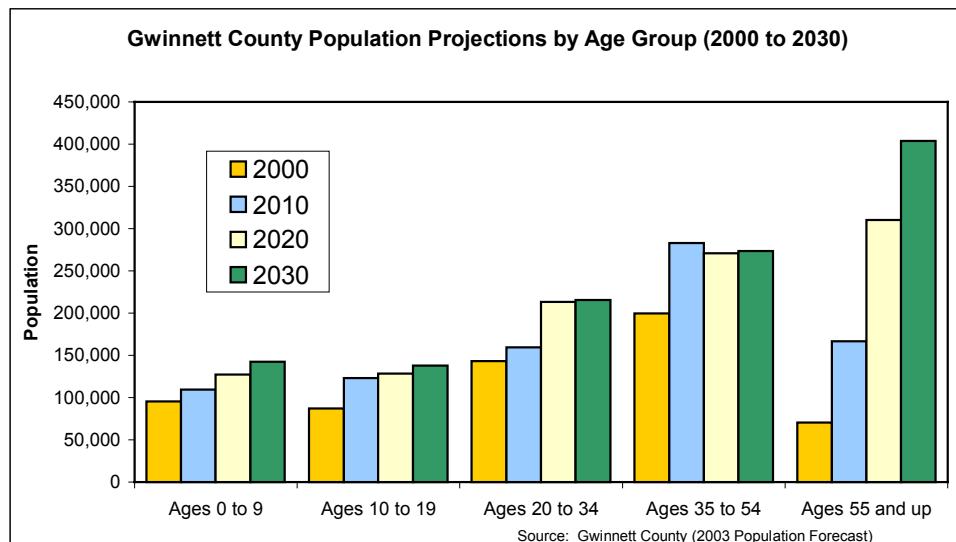


*Executive Summary*

## **B. Demographic Trends (continued)**

### **ii) Age Composition**

- Increases expected in all age groups
- Significant aging trend - double of 55+ age group between 2000 and 2010



### **iii) Ethnic Composition**

- 1 in 6 Gwinnett residents were not born in the U.S. - most ethnically diverse County in Georgia
- this trend is expected to continue and will have impacts on park usage and needs (different activities, facilities, usage levels, expectations, etc.)

## **C. Leisure Trends**

### **i) The “New” Senior**

- fitter and healthier than past generations
- growing and aging population will result in greater demands from this age group



### **ii) Declining Participation Rates in Some Team Sports**

- registrations in team sports like youth baseball and basketball are not increasing as fast as the youth population
- the main exception is soccer, which has seen significantly higher participation rates in recent years



### **iii) “Lack of Time” Limits Ability to Participate**

- multi-purpose / multi-generational facilities save time
- more unstructured opportunities



### **C. Leisure Trends (continued)**

#### **iv) Unstructured Opportunities in Demand**



- walking is the most popular outdoor activity - trails in demand
- recreational swimming is a popular "cradle to grave" activity

#### **v) Inactivity & Obesity on the Rise**

- need to provide leisure opportunities "close to home" and get kids "hooked" on exercise at an early age



#### **vi) Emerging Youth Sports**



- skateboarding, in-line skating, bmx, wall climbing, etc. are becoming increasingly popular



## **D. Benchmarking Survey**

A survey of 5 award-winning parks departments allowed for comparisons with the Gwinnett County park system. A brief description of each jurisdiction is provided below:

➤ **Fairfax County Park Authority, Virginia**

- located in suburban Washington DC
- has one of the nation's highest average household incomes
- relies heavily on user fees to recover operating costs

➤ **Lee County (Fort Myers), Florida**

- part of mandate is to acquire and protect environmentally sensitive areas
- user fees are much lower than comparable governments
- sport tourism is a significant industry in the area

➤ **Howard County, Maryland**

- located between Baltimore and Washington DC
- population is aging and highly affluent
- local schools and non-profit associations play a substantial role in programming and facility provision

➤ **City of Mesa, Arizona**

- relies solely on sales tax and utilities profits to generate funds - property taxes are not imposed
- widely diverse demographic profile
- City funds sports field improvements on school lands in exchange for usage

➤ **City of Austin, Texas**

- considerable growth in recent years; youthful population profile
- extensive trail system and network of rivers and lakes



## **D. Benchmarking Survey (continued)**

The key findings of the park department benchmarking comparison are:

**i) Parkland:**

- Gwinnett is at the lower end of the parkland provision range
- Gwinnett is the only agency not providing public parks under 20 acres

**ii) Facilities:**

- Gwinnett has a higher supply of indoor family aquatic and competition pools and youth baseball/softball diamonds
- Gwinnett has a lower supply of soccer fields, outdoor basketball courts, and playgrounds



**iii) Staffing:**

- Gwinnett's parks and recreation full-time staff levels are well below the benchmarking average

**iv) Finances:**

- on a per capita basis, Gwinnett's capital expenditures are above average and its operating expenditures are below average
- overall revenues were on trend with the other communities
- Gwinnett receives a significantly lower supply of funds from its general fund/property taxes than other communities; this is due to the significant funding provided for the parks and recreation capital program through the citizen's approval of the 1997 and 2001 Special Purpose Local Option Sales Tax programs



## **E. Public Consultation**

Public input was received through the following methods:

- a 24-member Citizen Steering Committee
- the 2002 Needs Assessment Survey conducted by the A.L. Burruss Institute
- five public meetings
- questionnaires - public meetings and web-site



### **i) Citizen Steering Committee**

The Master Plan was guided and directed by a 24-member volunteer Citizen Steering Committee. Beginning in May 2003 and concluding in February 2004, the Committee:

- spent two days visiting and assessing all County parks
- participated in meetings with County staff and Consultants at key milestones in the process
- reviewed and provided critical commentary on every stage of the Plan's progress
- developed and prioritized the Plan's goals
- prioritized the Plan's capital improvement projects

The Committee endorsed the Master Plan on February 18, 2004.

## **E. Public Consultation (continued)**

### **ii) 2002 Needs Assessment**

- 895 random households were surveyed
- suggested improvements included: better park maintenance and security, and more trails, open-space parks, athletic fields, after-school and children's programs, and swimming pools
- suggested need to improve youth programs (basketball, swimming, soccer, baseball, etc.)
- focus groups held with Hispanic and Korean communities
- strong support for renewal of the SPLOST to assist with parkland acquisition and development



### **iii) Public Meetings**

- 5 open public meetings were held throughout the County in September 2003
- total attendance = 250 people
- key issues raised:
  - need for more trails and greenway connectivity
  - still have areas in need of parkland (e.g., Meadowcreek)
  - need to focus on facility needs for youth and seniors

## **E. Public Consultation (continued)**

### **iv) Questionnaires**

- Questionnaires were distributed at the public meetings and posted on the County's web-site
- 809 questionnaires were completed
- key issues raised:
  - more soccer fields and improvement of existing fields and support amenities
  - more trails / greenways of all types
  - more adult ball diamonds
  - need an indoor competition pool in the West District
  - need to balance active and passive uses within parks
  - parkland acquisition





## **F. Goals of the Plan**

With the assistance of the Citizen Steering Committee, a set of goals and strategies was developed to guide the Master Plan's recommendations and capital improvement plan. The goals are described below in priority order; goals with the same number share the same level of priority.

**1. Work toward achieving pedestrian and bicycle linkage or connectivity between parks and other points of interest such as schools, libraries, institutional land uses and commercial nodes.**

- specific projects are identified in the 2002 Open Space and Greenway Master Plan
- proceed with highest priority projects - be opportunistic!



**2. Maintain a balanced approach to the continued acquisition and development of both passive and active parkland to the greatest extent possible.**

- this will require land suitable for playing fields, land suitable for open space or passive use, and land in under-served and/or rapidly growing areas

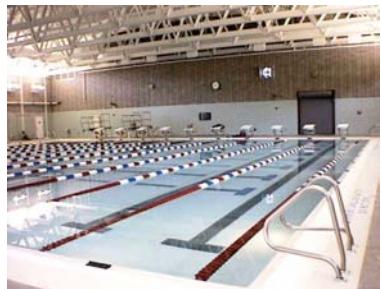
**3. Provide for the needs of all age groups including adults. This should include both structured and unstructured recreational opportunities.**

- all age groups (children, teens, adults, and seniors) are growing, but the population is aging, resulting in greater demands for adult recreational opportunities (e.g., slow pitch and organized/pick-up soccer)



**F. Goals of the Plan (continued)**

- 4a. Complete the construction of planned phases of development within existing parks.**
- 4b. Proceed with the acquisition of parkland in under-serviced areas.**
- 4c. Continue with the acquisition of parkland in developing areas.**
- easier to acquire parkland before residential development occurs, especially if the County wishes to acquire and develop a site suitable for bolstering sports tourism (e.g., softball or soccer tournaments)
- 5a. Utilize the development of parks to help revitalize existing under-served communities.**
- 5b. Investigate the incremental costs associated with a competitive or sports tourism standard of service versus a community standard of service.**
- options include under-utilized and vacant commercial or industrial / brownfield sites in areas deficient in parkland and experiencing high population densities and growth



- sports tourism can be an economic boon for the County, but the costs of community versus sport tourism standards needs to be identified first



**F. Goals of the Plan (as determined by Citizen Steering Committee)  
(continued)**

- 6a. Continue to integrate and coordinate with other departments and agencies to leverage the public's disposable dollars for recreation.**
- e.g., partnerships with School Boards, State and Federal agencies, utility companies, and other County departments to maximize resources
- 6b. Continue to maintain and renovate existing parks and recreation facilities.**
- 6c. Maintain adequate parks and recreation staffing in keeping with growing demands and facilities.**
- 7. Maintain security at parks and recreation facilities through the use of park police. Use planning and design methods to increase user security, to the extent possible.**



## **G. Delivery System - Key Recommendations**

- The County should regularly coordinate and communicate with community service providers
- Community development efforts should be enhanced to identify and address program and service needs at the neighborhood level
- Consider increasing staff levels or contractual services in the areas of project administration, community development, programming for youth and seniors, and maintenance
- Geographic and physical accessibility to parks and facilities should continue to be key priorities



## **H. Parks System - Key Recommendations**

Two new parkland classifications have been created:

### **i) “Special Purpose Neighborhood Park”**

In areas where Community Parks cannot be acquired, Special Purpose Neighborhood Parks provide an alternative form of parkland for the more densely populated and under-served areas. 5 to 20 acres in size with active spaces catering to the needs of the surrounding community.

### **ii) “Linear Park”**

Classification was developed to assist in implementing the County’s Open Space and Greenway Study. Emphasis is on walking, jogging, cycling, and in-line skating.





## **I. Parks & Recreation Facilities - Capital Improvements Plan**

A prioritized Capital Improvement Project list has been developed to guide future capital spending.

The table below provides a summary of the estimated costs associated with the various types of capital projects:

Parkland acquisition and expansion	\$150 million
Community and Passive Community Park development	\$107 million
Greenway acquisition and construction	\$40 million
Open Space Park development	\$40 million
Special Purpose Park and other park development	\$23 million
<b>Total</b>	<b>\$360 million</b>

The following pages provide a detailed listing of all proposed capital projects, listed in order of priority. A map of the County Park System is also attached.

*This is the Executive Summary to the Gwinnett County 2004 Comprehensive Parks and Recreation Master Plan. For more detailed information, please refer to the complete Master Plan document.*

# 2004 Comprehensive Parks and Recreation MASTER PLAN (March 2004)



Gwinnett County

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## Executive Summary

Table 8-3: Parks and Recreation Capital Improvement Projects by Priority

<b>Aquatics</b>	Playground
<b>Baseball/ Softball</b>	Soccer
<b>Community Center, Activity Bldg, Senior Center, Gym</b>	Supporting Site Infrastructure
<b>Football</b>	Teen Facilities (skate parks, basketball courts, etc.)
<b>Internal Park Trails</b>	Tennis
<b>Park Master Plans</b>	Collection of Recreation Facilities / Other
<b>Park/ Greenway Acquisition</b>	

#	RPA	Park	Recommendations	Est. Cost (\$000s)**	Running Total	Cte. Rank	Staff Rank
1	B	Land - New Acquisition	Acquiring 300 acres toward following goals: Acquire additional parkland (1,493 acres; only 85 acres available through park expansion); Consider acquiring vacant commercial properties for redevelopment as active community facilities; Site(s) for 11 ball diamonds, playgrounds, and 4 gyms; Acquire parkland along the I-85 corridor; Acquire parkland to serve the Meadowcreek Cluster this land could accommodate basketball courts, skate park, playground, tennis courts, informal play fields, etc.	\$21,000	\$21,000	4.35	11*
2	C	Land - New Acquisition	Acquiring 300 acres toward following goals: Acquire additional parkland (1,608 acres; only 197 acres available through park expansion); consider acquiring vacant commercial properties for redevelopment as active community facilities; Site(s) for ball diamonds (3), soccer fields (5-10), activity building, senior center, basketball courts (6), playgrounds (20), football field, pavilions, and gyms (2); Acquire parkland between I-85 and Lawrenceville (under-served area); Acquire parkland along the I-85 corridor (growth-related); Acquire parkland along the Hwy 316 corridor (growth-related)	\$21,000	\$42,000	4.00	12*
3	C	Land - Park Expansion	Identified Land adjoining Alexander Park, Bethesda Park, Collins Hill Park, Spriggs Road Park Site and Sweet Water Park Site (197.2 Acres)	\$12,303	\$54,303	3.65	11*
4	B	Land - Park Expansion	Identified Land adjoining Mountain Park Aquatic Center and Activity Building and Mountain Park Park (85.8 Acres)	\$6,864	\$61,167	3.65	6*
5	C	Alexander Park Site	Soccer complex, pedestrian system, trails and restroom building, pavilion and playground (TBD by park master plan)	\$4,738	\$65,905	--	--
6	A	George Pierce Park	Multi-Purpose & Greenway Trail Linkages/Loops	\$567	\$66,472	4.65	5
7	C	Spriggs Road Park Site	Trail System, Pavilion/Playground/Restroom Bldg., Activity Bldg. with Gym, Six Tennis Courts w/ Mountain Park type building, Football complex	\$6,928	\$73,400	--	--
8	E	Bay Creek Park	Teen area (skate park, roller hockey, basketball courts, sand volleyball courts & restroom building), plaza, picnic pavilion/playground, restroom bldg., and parking and infrastructure	\$2,518	\$75,918	--	--
9	D	Little Mulberry Park	Phase II Woodland Trails	\$685	\$76,603	4.24	10
10	D	Rhodes Jordan Park	Lake Perimeter Multi-Purpose Trail with Bicycle/Pedestrian Bridge over the dam spillway and other trail connections	\$960	\$77,563	4.00	13
11	D	Settles Bridge Park Site	Phase 1 development	\$2,800	\$80,363	4.00	8
12	A	West District Pool Site	Indoor competition/lane pool (basic layout/design, 25m), Indoor warm water instructional/therapeutics pool, outdoor multi-purpose (football, soccer, lacrosse) artificial turf field w/ parking, outdoor family aquatics/leisure pool	\$11,909	\$92,272	--	--
13	D	Open Space and Greenway Acquisition & Construction	Open Space and Greenway Acquisition & Construction	\$6,400	\$98,672	4.07	12*
14	E	Yellow River Post Office	Provision of parking (10 spaces, hardscape), trails and interpretive signage	\$136	\$98,808	4.07	8
15	C	Bethesda Park	Teen Skating & Basketball on unused Adult Softball Parking area	\$352	\$99,160	4.00	4

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Table 8-3: Parks and Recreation Capital Improvement Projects by Priority (continued)

#	RPA	Park	Recommendations	Est. Cost (\$000s)**	Running Total	Cte. Rank	Staff Rank
16	D	Rabbit Hill Park	Teen area (skate park, roller hockey, basketball courts, sand volleyball courts and restroom building), group pavilion, playground and restroom	\$1,651	\$100,811	--	--
17	B	Lucky Shoals Park	Community Center (or activity building depending on land availability) with gymnasium (TBD by Park Master Plan)	\$6,238	\$107,049	3.88	5
18	A	Peachtree Ridge Park Site	first phase development (TBD by park master plan)	\$9,000	\$116,049	3.77	11
19	--	Augmentation (numerous parks)	For those parks currently in a design or build phase in the 2001 SPLOST program (Best Friend, Graves, Sweet Water, Little Mulberry, Bethesda, Lenora, Yellow River Park, etc.), the bidding process may not allow for certain proposed items to be built. To allow these items to be constructed, a contingency has been proposed in the event that they are not funded within the current budget.	\$3,279	\$119,328	--	--
20	D	Dacula Park	Expand Dacula Activity Bldg. to Community Center with Senior Center (longer Term Project, Future Growth will substantiate)	\$3,200	\$122,528	3.75	9
21	B	Singleton Road Activity Building	Soccer fields (3) under power lines	\$594	\$123,122	3.76	5
22	D	Duncan Creek Park Site	Recommend soccer, tennis, plus general childrens and teens recreation opportunities (e.g., skate park, basketball, playground, etc.) (Phase II to be determined by park master plan)	\$3,010	\$126,132	3.73	4
23	C	Bethesda Park	Community center, gym, indoor walking track	\$6,238	\$132,370	3.71	4
24	E	Lenora Park	Teen Area - Skate park, Roller hockey, Basketball Courts, Sand Volleyball Courts, Restroom Building & plaza	\$1,250	\$133,620	4.18	2
25	D	Land - New Acquisition	Acquiring 300 acres toward following goals: Acquire land between the I-85/I-985 interchange and Little Mulberry Park (under-served area); Acquire land in the Braselton area (under-served area)	\$15,000	\$148,620	3.65	11*
26	E	Land - New Acquisition	Acquiring 300 acres toward following goals: Acquire parkland west of Snellville (under-serviced area) for ball diamonds, soccer fields, basketball courts, playgrounds, and gymnasiums; Acquire parkland east of Snellville (under-serviced area) for ball diamonds, soccer fields, basketball courts, playgrounds, gymnasiums, and an indoor competition pool and indoor family aquatics center (to serve eastern portion of County)	\$15,000	\$163,620	3.71	12*
27	A	Land - New Acquisition	Acquiring 150 acres toward following goals: Acquire additional parkland (949 acres, of which 232 should be able to accommodate active uses); Acquire parkland between Duluth and Suwanee for a senior center and 2 basketball courts; Acquire parkland along the north side of I-85 (growth related)	\$31,500	\$195,120	3.53	11*
28	B	Mountain Park Park	Group Pavilion with Playground & restroom bldg. (may require land acquisition)	\$655	\$195,775	3.31	8
29	A	Land - Park Expansion	Identified Land adjoining Jones Bridge Park and Shorty Howell Park (93 Acres)	\$7,500	\$203,275	3.94	7*
30	A	Open Space and Greenway Acquisition & Construction	Open Space and Greenway Acquisition & Construction	\$8,400	\$211,675	3.87	8*
31	B	Open Space and Greenway Acquisition & Construction	Open Space and Greenway Acquisition & Construction	\$7,600	\$219,275	3.60	5*
32	A	George Pierce Park	Outdoor Basketball Courts; Gym Addition (planned)	\$2,682	\$221,957	3.59	3
33	B	Mountain Park Park	Soccer complex & teen facilities (skate park, basketball courts) (land dependent)	\$4,074	\$226,031	3.56	0
34	B	Graves Park Site	Skate Park	\$91	\$226,122	3.53	1
35	E	Open Space and Greenway Acquisition & Construction	Open Space and Greenway Acquisition & Construction	\$7,200	\$233,322	3.50	7*

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Table 8-3: Parks and Recreation Capital Improvement Projects by Priority (continued)

#	RPA	Park	Recommendations	Est. Cost (\$000s)**	Running Total	Cte. Rank	Staff Rank
36	E	Land - Park Expansion	Acquire Bay Creek Expansion Land; Identified Land adjoining Centerville Park Site (to Yellow River Park), Tribble Mill Park and the Yellow River Post Office Historic Site (350 Acres)	\$10,695	\$244,017	3.47	6*
37	A	George Pierce Park	Senior Suite for Community Center	\$255	\$244,272	3.41	9
38	C	Sweet Water Park Site	Phase II development, courts, skate area, bridges and trails	\$500	\$244,772	3.41	4
39	D	Little Mulberry Park	Large Group Pavilion with playground, restroom bldg. and trail connection spur	\$1,248	\$246,020	3.56	4
40	C	Bethesda Park	New Adult Softball Parking	\$211	\$246,231	3.18	2
41	D	Bogan Park	Dog Park	\$100	\$246,331	2.87	8
42	A	George Pierce Park	Skate Park	\$318	\$246,649	3.06	2
43	C	Open Space and Greenway Acquisition & Construction	Open Space and Greenway Acquisition & Construction	\$10,400	\$257,049	3.67	3*
44	B	Graves Park Site	Multipurpose and nature trails	\$216	\$257,265	4.47	1
45	E	Tribble Mill Park	Completion of Multi-Purpose Trail Loop (Upper Lake route with Boardwalk) plus existing woodland trail system repair/restoration and expansion	\$567	\$257,832	4.47	2
46	E	Centerville Park Site	Trails, parking, pavilion, playground and restroom, contingency for other facilities (TBD by the park master plan)	\$2,279	\$260,111	--	--
47	B	Lucky Shoals Park	Park Master Plan Update	\$40	\$260,151	4.40	1
48	A	Jones Bridge Park	Comprehensive Trail Loop & sidewalk system	\$350	\$260,501	4.25	2
49	E	DeShong Park Site	Completion of trails	\$700	\$261,201	4.24	2
50	A	McDaniel Farm Park	Phase II multi-purpose and nature trail system with second bike/pedestrian bridge & interpretive signage	\$1,073	\$262,274	4.19	5
51	A	Jones Bridge Park	Park master plan	\$40	\$262,314	4.13	0
52	C	Collins Hill Park	Replace two basketball courts	\$15	\$262,329	4.12	5
53	B	Harmony Grove Soccer Complex	Soccer complex lighting	\$475	\$262,804	4.00	1
54	D	Little Mulberry Park	Phase II Equestrian and Walking Trails	\$737	\$263,541	4.00	1
55	E	Lenora Park	Extended multi-purpose trail system plus 10' wide stabilized Cross Country Trail system & mulch trails	\$373	\$263,914	3.94	0
56	B	Lucky Shoals Park	Redevelopment of a mixed sports complex including soccer, Activity Building, Basketball Courts & Splashground (TBD by Park Master Plan; splashground either here or at Graves Road Park Site)	\$3,970	\$267,884	3.94	10
57	E	Doc Moore Park Site	Trails, parking (120 spaces), restroom (2), pavilion and playground	\$1,917	\$269,801		
58	D	Dacula Park	Outdoor Basketball Courts	\$92	\$269,893	3.88	0
59	D	Rabbit Hill Park	Multipurpose trail and natural surface trails	\$350	\$270,243	3.88	0
60	D	Bogan Park	Trail System Completion	\$283	\$270,526	4.20	2
61	A	Holcomb Bridge Park Site	Trail system completion with two foot bridges, two deck river overlooks, & signage	\$177	\$270,703	4.18	2
62	D	Little Mulberry Park	ADA compliant Meadow Perimeter Multi-Purpose Trail	\$350	\$267,884	3.93	0
63	C	Bethesda Park	Paved trail connections from loops with small shelter and boardwalk connection plus paved links to Bethesda Church Rd	\$340	\$269,801	3.88	3
64	E	Lenora Park	Soccer Complex	\$2,824	\$269,893	3.88	0
65	E	Yellow River Wetlands	Additional land acquisition (2.5 acres)	\$150	\$274,367	3.88	0
66	A	McDaniel Farm Park	Farm restoration including Farm House Residence restoration and furnishing for public tours	\$542	\$274,909	3.76	0

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Table 8-3: Parks and Recreation Capital Improvement Projects by Priority (continued)

#	RPA	Park	Recommendations	Est. Cost (\$000s)**	Running Total	Cte. Rank	Staff Rank
67	E	Yellow River Park	Per park master plan, additional passive improvements including observation deck, bike lanes and road improvements, etc.	\$3,969	\$278,878	3.73	1
68	D	Alcovy River Gristmill	Pedestrian trails and restroom	\$284	\$274,909	3.71	1
69	E	Tribble Mill Park	Special Events Restroom (Ozora Meadows)	\$300	\$279,462	3.67	2
70	E	Yellow River Post Office	Restoration of the remaining structures	\$57	\$279,519	3.67	2
71	A	George Pierce Park	Install lighting on remaining soccer fields	\$227	\$279,746	3.65	0
72	B	Graves Park Site	Group Pavilion + 40 parking spaces	\$317	\$280,063	3.65	2
73	A	Shorty Howell Park	multi-purpose trail extension, picnic/playground, teen facilities (dependent on acquisition)	\$1,750	\$281,813	3.65	0
74	D	Rhodes Jordan Park	Teen Facilities (basketball, skatepark, etc.)	\$900	\$282,713	3.62	0
75	E	Bay Creek Park	Community Center, Gym, Outdoor Leisure Pool & Parking (longer-term project, future growth will substantiate need)	\$8,848	\$291,561	3.53	0
76	E	Lenora Park	Community Center (add to gymnasium) (longer-term project, future growth will substantiate need)	\$2,268	\$293,829	3.53	0
77	A	George Pierce Park	Land acquisition for expanded park entrance	\$20	\$293,849	3.53	0
78	A	McDaniel Farm Park	Ecological Landscape restoration of depleted farm fields	\$578	\$294,427	3.53	0
79	B	Mountain Park Aquatic Center & Activity Building	Pavilion/Playground	\$297	\$294,724	3.47	0
80	D	Harbins/Alcovy River Park Site	Soccer fields (TBD by park master plan)	\$3,224	\$297,948	3.40	0
81	B	Mountain Park Park	Develop football field on acquired land	\$1,928	\$299,876	3.40	0
82	E	Yellow River Wetlands	Boardwalk & Interpretive Amenities	\$650	\$300,526	3.40	0
83	D	Alcovy River Gristmill	Dam Restoration	\$890	\$301,416	3.38	7
84	D	Rhodes Jordan Park	Park Master Plan Update	\$40	\$301,456	3.38	2
85	D	Palm Creek Park Site	Park Master Plan	\$40	\$301,496	3.36	3
86	A	George Pierce Park	Playground & Restroom Bldg. at Eastern Pavilion	\$272	\$301,768	3.35	0
87	A	McDaniel Farm Park	Second parking zone with group pavilion and restroom building	\$728	\$302,496	3.35	0
88	E	Bay Creek Park	East Picnic Pavilion/Playground, Parking, Restroom Bldg. & East Trails	\$669	\$303,165	3.33	0
89	E	Doc Moore Park Site	Contingency for other facilities (TBD by the park master plan)	\$1,134	\$304,299	3.33	0
90	D	Alcovy River Gristmill	Mill restoration	\$1,949	\$306,248	3.31	12
91	D	Alcovy River Gristmill	Parking	\$60	\$306,308	3.31	4
92	A	Jones Bridge Park	Maintenance Compound	\$140	\$306,448	3.31	8
93	E	Lenora Park	Maintenance Compound	\$312	\$306,760	3.31	0
94	D	Rabbit Hill Park	Soccer lighting	\$868	\$307,628	3.31	1
95	D	Rabbit Hill Park	Increase parking	\$430	\$308,058	3.31	0
96	E	Tribble Mill Park	Protective Fencing of Granite Outcroppings	\$45	\$308,103	3.31	0
97	A	George Pierce Park	Wetlands access boardwalk system	\$1,021	\$309,124	3.29	0
98	E	Tribble Mill Park	Grand Pavilion (Ozora Meadows)	\$567	\$309,691	3.25	11
99	E	Bay Creek Park	Soccer Fields - Land Dependent	\$2,824	\$312,515	3.20	0
100	D	Bogart Park	Lighting 7th ballfield	\$100	\$312,615	3.20	2
101	D	Dacula Park	Informal Picnic area with small shelter, restroom bldg., playground and volleyball courts.	\$283	\$312,898	3.19	1
102	B	Graves Park Site	Pond edge improvements	\$34	\$312,932	3.19	0
103	D	Rhodes Jordan Park	Potential for multiple shuffleboard/ horseshoe courts	\$30	\$312,962	3.19	0
104	D	Dacula Park	Gym & classroom addition to the Activity Building	\$2,609	\$315,571	3.14	3

(continued...)

# 2004 Comprehensive Parks and Recreation MASTER PLAN (March 2004)



Gwinnett County

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Table 8-3: Parks and Recreation Capital Improvement Projects by Priority (continued)

#	RPA	Park	Recommendations	Est. Cost (\$000s)**	Running Total	Cte. Rank	Staff Rank
105	D	Rhodes Jordan Park	Relocation of the softball field from the football field plus additional facilities on undeveloped land based on new park master plan	\$1,325	\$315,571	3.13	4
106	A	Jones Bridge Park	Good Age Bldg. Renovation	\$583	\$317,479	3.13	5
107	E	Lenora Park	Tree Farm Pavilion/Playground zone with restroom bldg.	\$509	\$317,988	3.13	2
108	D	Land - Park Expansion	Identified land adjoining Alcovy River Gristmill, Harbins/Alcovy Park Site, Little Mulberry Expansion & Rabbit Hill Park (377.1 Ac.)	\$9,384	\$327,372	3.12	11*
109	C	Alexander Park Site	Maintenance building	\$120	\$327,492	3.06	4
110	D	Little Mulberry Park	Lake Siltation Removal (spread onsite)	\$794	\$328,286	3.06	2
111	C	Sweet Water Park Site	Activity Building - Land Dependent	\$2,400	\$330,686	3.06	0
112	B	Graves Park Site	Splash Playground (either here or at Lucky Shoals Park)	\$177	\$330,863	3.00	2
113	C	Collins Hill Aquatic Center	Pavilion/Playground	\$292	\$331,155	2.94	1
114	C	Collins Hill Park	Expanded Lake Side Playground	\$117	\$331,272	2.94	0
115	B	Graves Park Site	Fencing along DeKalb Co. line	\$32	\$331,304	2.94	0
116	A	McDaniel Farm Park	2 outdoor classrooms	\$120	\$331,424	2.94	0
117	D	Environmental & Heritage Center	Preliminary design indicates full build-out of the center will require additional funding	\$10,000	\$341,424	2.94	3
118	E	Lenora Park	Northwest corner Pavilion/Playground with restroom bldg plus modification of end of ballfield concession bldg. into pavilion	\$454	\$341,878	2.94	0
119	D	Palm Creek Park Site	Phase one development	\$2,800	\$344,678	2.93	3
120	A	George Pierce Park	Playgrounds for both Baseball and Soccer Complexes	\$295	\$344,973	2.88	5
121	A	Pinckneyville Park & CC	Playground/Shelter at Community Center	\$240	\$345,213	2.88	0
122	E	Tribble Mill Park	Fishing Parking	\$284	\$345,497	2.88	8
123	D	Harbins/Alcovy River Park Site	Ball diamonds (TBD by park master plan) (longer-term project, future growth will substantiate need)	\$2,900	\$348,397	2.87	0
124	E	Lenora Park	Tennis Courts (longer-term project, future growth will substantiate need)	\$251	\$348,648	2.82	1
125	A	McDaniel Farm Park	3 rustic picnic shelters	\$325	\$348,973	2.82	0
126	E	Bay Creek Park	Tennis Area & Parking (longer-term project, future growth will substantiate need)	\$196	\$349,169	2.80	0
127	C	Collins Hill Park	Paved Lake Edge Promenade	\$180	\$349,349	2.75	0
128	D	Rabbit Hill Park	expand soccer - Land Dependent	\$2,300	\$351,649	2.73	0
129	A	George Pierce Park	Tennis courts (4) with service building	\$454	\$352,103	2.69	2
130	D	Harbins/Alcovy River Park Site	Phase II to be determined by the park master plan	\$3,000	\$355,103	2.64	7
131	D	Little Mulberry Park	Lakeside Concession Rental Building with rental boats and restroom	\$817	\$355,920	2.63	2
132	D	Little Mulberry Park	Phase II Lakeside Activity area (w/o the Concession Rental Building)	\$851	\$356,771	2.63	0
133	D	Rhodes Jordan Park	Tennis courts (2) w/Mountain Park style building	\$340	\$357,111	2.63	0
134	B	Graves Park Site	Irrigation of open areas	\$128	\$357,239	2.59	7
135	D	Rhodes Jordan Park	Add second slide at the pool	\$140	\$357,379	2.44	0
136	E	Tribble Mill Park	Ozora Meadows Landscaping	\$170	\$357,549	2.44	0
137	D	Little Mulberry Park	Contingency for other facilities TBD	\$340	\$357,889	2.43	0
138	D	Alcovy River Gristmill	Pavilion and Playground	\$353	\$358,242	2.38	1
139	E	DeShong Park Site	Restroom, Pavilion and Playground, Contingency for other facilities (TBD by the park master plan)	\$992	\$359,234	--	--
140	C	Collins Hill Aquatic Center	Outdoor Restrooms and changing area for outdoor pool	\$525	\$359,759	2.29	0
141	E	Lenora Park	7th baseball field	\$415	\$360,174	2.20	0

\* Staff ranked parkland and greenway acquisition/expansion projects separately from all other capital projects

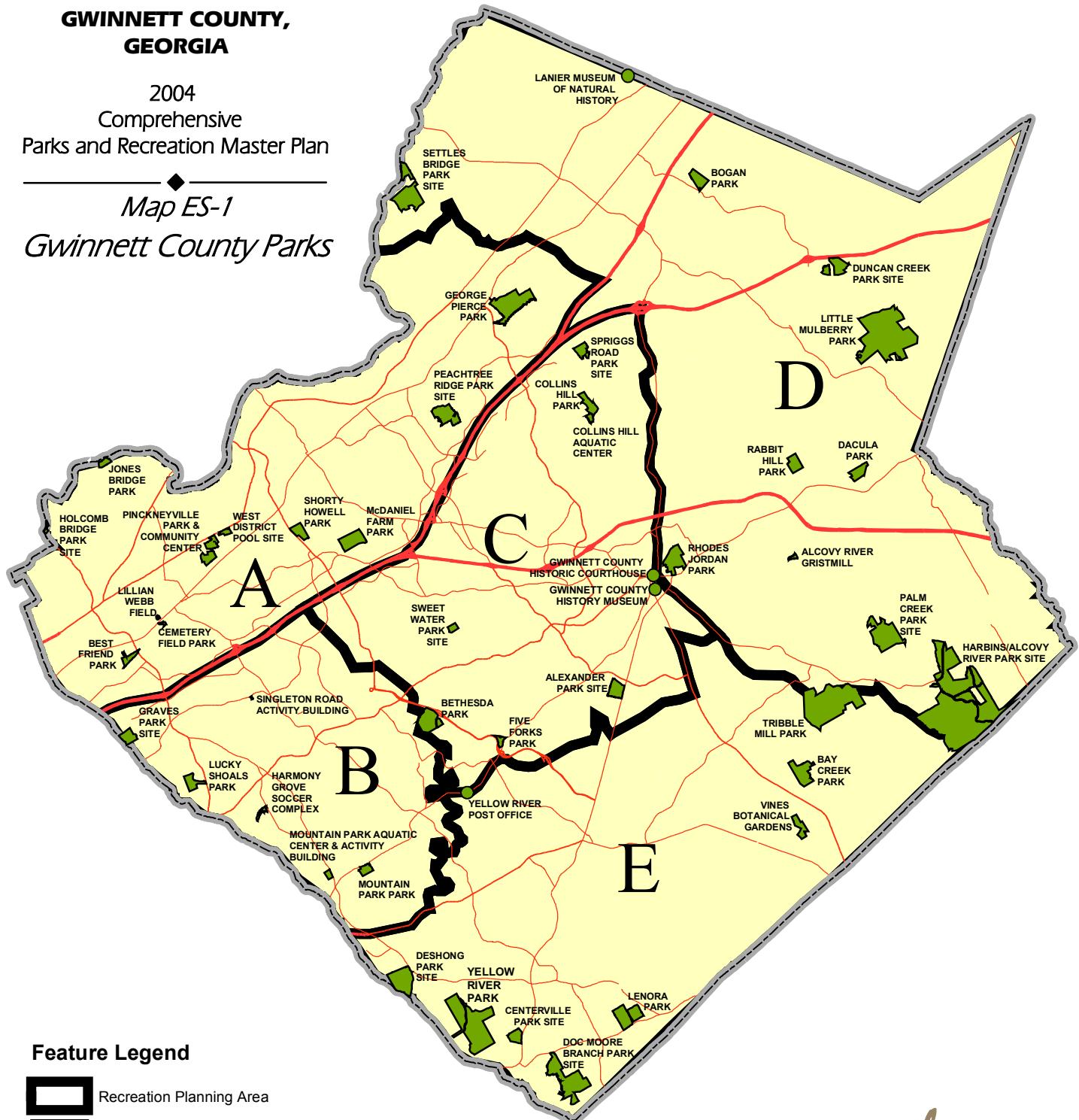
\*\* Cost estimates are shown in thousands (\$000's); cost estimates are based on 2003 dollars and have not been modified to account for inflation.



## GWINNETT COUNTY, GEORGIA

2004  
Comprehensive  
Parks and Recreation Master Plan

### Map ES-1 *Gwinnett County Parks*



### Feature Legend

- Recreation Planning Area
- County Parks

NOTE: This Map does not include those County-owned parcels classified as "Greenspace" or "Other".

*mbpc*  
Monteith Brown  
planning consultants



0 0.5 1 2 3 4 Miles