

2007 Update of the Gwinnett County

Parks & Recreation Capital Improvement Plan







November 2007

Prepared by:

Monteith+Brown planning consultants

In Association With





A. Purpose of the CIP Update

The 2007 Capital Improvement Plan (CIP) is an update to the 2004 Comprehensive Parks and Recreation Master Plan and the 2000 Capital Improvement Plan for the Gwinnett County Parks & Recreation Division. The CIP Update will guide the development and expansion of parks, greenways, and recreation facilities in Gwinnett County from 2009 to 2013. This timing coincides with the period of the next Special Purpose Local Option Sales Tax (should it be extended by voters in the 2008 election).

Specifically, the Updated Capital Improvement Plan does three things. It:

- 1. evaluates the current status of the County's ability to provide service based upon its enhanced array of capital facilities;
- 2. analyzes service gaps and needs within the County due to changes in population and distribution of existing facilities; and
- 3. proposes a refined capital program for the period following the current (2005) SPLOST program.

Key considerations in Updating the CIP include following, many of which are discussed in this Executive Summary:

- demographic characteristics and projections
- ➤ leisure trends
- > public input
- parks and facility inventory
- > provision standards and service gaps
- guidance from the Recreation Authority and County Staff

Note: This document is the Executive Summary to the more detailed Capital Improvement Plan Update. It contains high level information that helps to explain future directions. For more information, the reader is encouraged to review the full CIP and associated documentation.









B. Benefits of Parks & Recreation

Gwinnett County – more than most – understands the benefits of parks and recreation.

Individual Benefits:

- Relaxation and stress reduction
- > Healthy bodies
- > Interaction with others
- > Improve the quality of life
- Disease and illness prevention

Community Benefits:

- > Promotes family time
- > Encourages interaction between cultures and age groups
- Establishes a sense of community and ownership
- > Safe opportunities for children and youth to play

Environmental Benefits:

- > Promotes positive interaction between people and the environment
- > Preservation of green space
- > Controls stormwater runoff
- > Reduction in pollution

Economic Benefits:

- > Attracts new companies/employees
- > Healthier residents / lower health care costs
- ➤ Tourism

Gwinnett County – more than most – also understands the benefits of sound planning:

- one must prepare for the future <u>now</u>; and
- > one must plan ahead especially for land so that major facilities can be built in the community when they are needed.







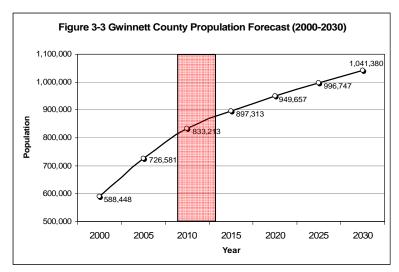


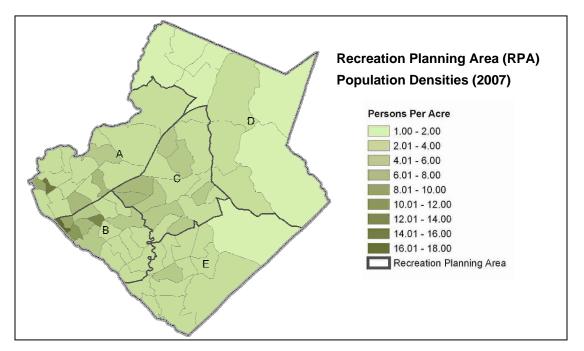


C. Demographic Trends

Population Growth

- > The County is experiencing continued (but slowing) population growth.
- > Gwinnett County has an estimated population of 776,347 residents in 2007.
- The projected population growth for the term of this CIP (2009 to 2013) is 58,474 people. *Note: The forecasts for the 2009-13 period may be considered to be very conservative.*







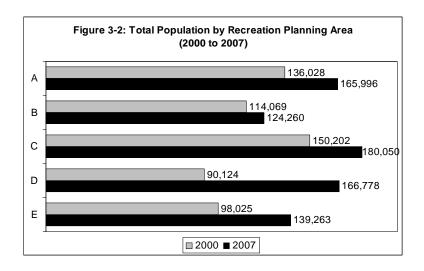
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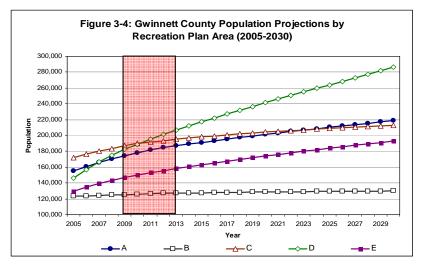




Geographic Distribution of Growth

There is anticipated population growth in all five Recreation Planning Areas (RPA), especially D.







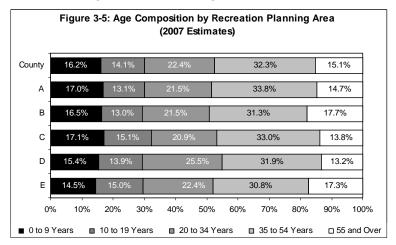


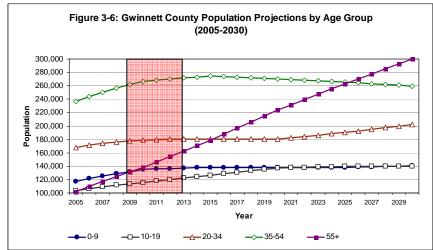


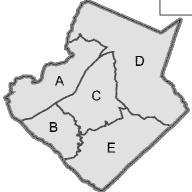


Age Composition

- > Population increases are expected for all age groups, resulting in greater demands across the board.
- ➤ There is also a significant aging trend (especially 55+ cohort).
- > The new generation of older adults is expected to be much more active and place greater demanding on recreational resources than past generations.









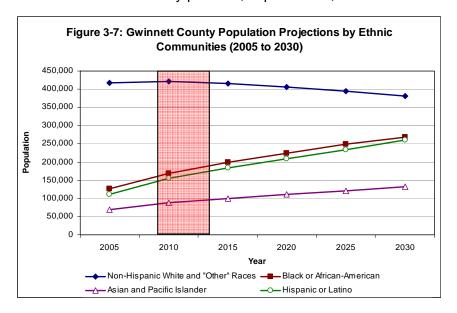
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Ethnic Diversity

- There is growth in all ethnic populations and foreign-born residents (and decline in white population).
- > Ethnic diversity could impact park usage and recreational needs as different cultures have different activity patterns, expectations, and interests.



Other Demographic Considerations

- ➤ Decline in "Traditional" Households:
 - Increasing numbers of single-parent families.
 - Growing trend towards households without children.
- > Rising levels of income and education:
 - Affluent and relatively well-educated County.
 - Participation in recreation activities has a strong correlation to both income and education (the higher these factors are, the greater the participation).









Leisure Trends

Inactivity & Obesity on the Rise

- Concern for levels of inactivity and incidence of obesity, particularly among children and youth.
- Demand for more accessible and unscheduled activities.
- Need to get kids "hooked" on exercise at an early age.



Unstructured/Spontaneous Opportunities in Demand

- > Because "lack of time" is the #1 barrier, people want/have to "do it on own time".
- > Walking is a popular outdoor activity (more trails).
- > Swimming is a popular "cradle to grave" activity.
- ➤ Multi-purpose / generational facilities save time.













Declining Participation Rates in Some Team Sports

- > Registrations in team sports (e.g., youth baseball and basketball) are not increasing as fast as the youth population.
- Main exception is soccer, which has seen much higher participation rates in recent years... but is there enough land to accommodate new fields and/or will artificial turf help offset the number of fields needed





Trails & Linkages Meeting Fitness / Leisure Needs

- > Walking outdoors and recreational cycling are in demand people want "connectivity".
- > Need for prioritization of trails and open spaces due to magnitude of trail systems and size of county.

Teen Recreation & Leisure Needs

- > Surveys suggest that youth are underserved.
- > Demand for:
 - Dedicated teen space for drop-in socialization/activities
 - Youth-oriented activities (i.e. skateboarding, bmx, and basketball)
 - Greater age segmentation amongst teen age groups











Planning for the "New" Senior

- > Fitter, healthier, and more active than past generations.
- Growing and aging population will result in greater and more age-specific demands from this cohort.



Female Participation Increasing

> More girls and women participating in recreational activities is creating more gender parity, especially in organized sports.

Other Considerations

- ➤ Persons with disabilities continue to increase in numbers accessible designs are a must.
- > Increasing gap between the have and have "nots" (affordability is a key consideration).
- > The "green movement" is alive and well, as residents press for more natural open space.
- > Facilities are seen as place of entertainment "the bigger / brighter / prettier, the better".













Public Consultation

Public Input was received through the five following methods:

1. Public Meetings

- > Five open public meetings were held in June 2007. Key issues raised included:
 - o High level of satisfaction with Gwinnett County parks
 - Need for connection using greenways, bike lanes
 - Lack of equestrian trails
 - Need for more soccer fields and unstructured play
 - Demand for more parkland, particularly passive open space that can accommodate trails
 - Another indoor pool (possibly built with partners)

2. <u>Ethnic Community Consultation</u>

➤ Leaders in several ethnic communities were given the opportunity to attend public meetings, participate in a focus group session, and give feedback via a questionnaire. Feedback was received from the Hispanic community; their primary concerns were affordability of leisure activities and the need for more soccer fields, trails, and picnic areas.

3. 2002 Needs Assessment Survey Data

> See CIP Update for further information.

4. Workshops and interviews with County Staff

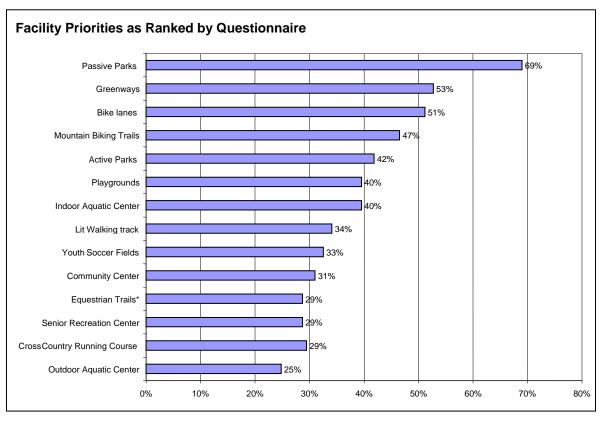
- > See CIP Update for further information.
- 5. Questionnaires (distributed at public meetings and to ethnic community leaders)
 - > Questions included:
 - o Priority for provision of parks and facilities?
 - o Priority on park system issues?
 - o How to support or improve parks and recreation?

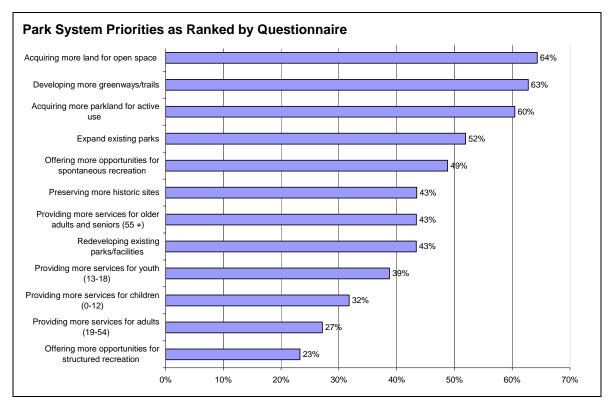












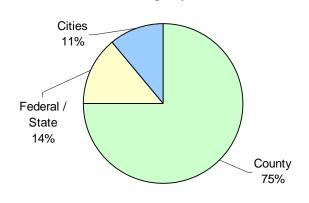




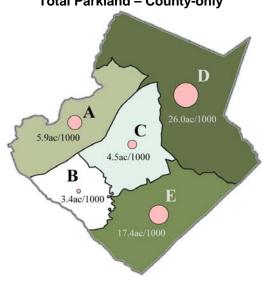


Parkland & Facility Inventory

Park Acreage by Provider

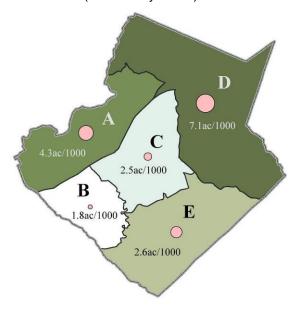


Total Parkland - County-only



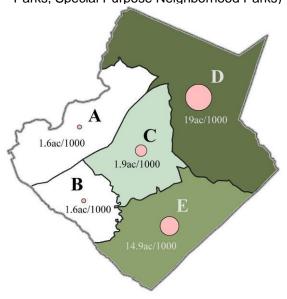
Active Parkland - County-only

(Community Parks)



Passive Parkland - County-only

(Open Space Parks, Passive Community Parks, Special Purpose Neighborhood Parks)











2007 Parkland & Recreation Facility Inventory – Gwinnett County and Local Cities

2007 Parkland & Recreation Fa	2007 Parkland & Recreation Facility Inventory – Gwinnett County and Local Cities					
	Supply*	2007 Provision Level (per capita)	Areas ABOVE County-wide Level	Areas BELOW County-wide Level		
PARKLAND						
Parkland – County, City, Federal	11,948 acres	15.4 acres per 1,000 population	D, E	A, C, B		
Parkland – County only (All)	8,971 acres	11.6 acres per 1,000 population	D, E,	A, C, B		
County Parkland (Community & Passive Community)	3,431 acres	4.4 acres per 1,000 population	A, D	E, C, B		
County Parkland (Open Space)	4,798 acres	6.2 acres per 1,000 population	D, E	A, B, C		
County Parkland (Other)	741 acres	1.0 acres per 1,000 population	D, C	A, B, E		
INDOOR RECREATION FACIL	ITIES					
Indoor Competition Pools	4	1 per 194,087	B, D, A, C	E		
Indoor Leisure/Family Pools	2	1 per 388,174	D, C	A, B, E		
Outdoor Lane/Competition Pools	2	1 per 388,174	E, D	A, B, C		
Outdoor Leisure/Family Pools	6	1 per 129,391	А	B, E, D, C		
Outdoor Pools (All)	8	1 per 97,043	E, D, A	B, C		
Community Centers (CC)	6	1 per 129,391	A, D, B	C, E		
Activity Buildings (AB)	8	1 per 97,043	A, B, D	E, C		
Senior Recreation Centers (SRC)	4	1 per 194,087	E, A, C	B, D		
All of the above (CCs, ABs, & SRCs)	18	1 per 43,130	A, D	B, E, C		
Gymnasiums	8	1 per 97,043	D, B, A	E, C		

^{*} Supply includes both Gwinnett County and local city facilities, where applicable









2007 Parkland & Recreation Facility Inventory – Gwinnett County and Local Cities (continued)

	Supply*	Supply* 2007 Provision Are Level Co (per capita)		Areas BELOW County-wide Level
OUTDOOR RECREATION FAC	CILITIES			
Baseball / Softball Diamonds	134	1 per 5,794	A, D, E	C, B
Soccer Fields	44	1 per 17,664	А	D, E, C, B
Football Fields	19	1 per 40,860	D, A	C, E, B
Tennis Courts	87	1 per 8,924	B, D, A	C, E
Basketball Courts	28	1 per 27,727	D, A	B, C, E
Sand Volleyball Courts	25	1 per 31,054	D	B, A, C, E
Playgrounds	97	1 per 1,293 (ages 0-9)	А	D, E, B, C
Skate Parks	5	1 per 21,828 (ages 10-19)	B, E	C, D, A
Dog Parks	1	1 per 194,087	A, B, E, C	D

^{*} Supply includes both Gwinnett County and local city facilities, where applicable













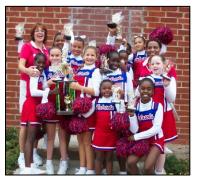
Summary of Issues & Priorities

Based on the preceding analysis and inputs, the following items were identified as pressing parks and recreation issues to be addressed by the 2007 Capital Improvement Plan Update and future planning efforts:

- > Providing more opportunities in densely populated areas.
- > Adjusting to the needs of the growing communities.
- Establishing a coordinated greenway system.
- Keeping pace with population growth.
- > Developing new community parks to serve new school clusters.
- > Balancing opportunities for active recreation with passive recreation.
- ➤ Transition from park acquisition to park development and in some cases redevelopment.
- > Recognizing the enhanced role of some local cities.
- > Providing more trails, soccer fields, and aquatic facilities.
- Maintaining the County's high standards.







CIP Goals

Based on public input, the analysis of facility/park needs, and experiences of similar agencies a set of goals were developed to guide the capital project prioritization process. The purpose of the 6 goals is to ensure that service expansion will:

- Meet the needs of a growing population
- Manage and maximize the capacity of existing facilities
- Provide for new or expanded facilities and efficient operations









OVERARCHING GOAL:

Gwinnett County will strive to provide for the diverse needs of all age groups including the growing segment of older adults.

A balanced approach to the provision of parkland and recreational opportunities will continue to be sought by acquiring and developing both structured and unstructured, active and passive parkland and recreational facilities.

The County will coordinate its efforts with other agencies, departments, cities, and boards to maximize project funding and benefits to local residents.

Cooperation and partnerships will be sought to maximize improvements, help revitalize under-served communities, and enhance safety.

1. Greenways

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. Work with the DOT to encourage the construction of sidewalks and/or the paving of wider shoulders to assist in the development of a "linked Gwinnett", wherever feasible and where full trail development is not reasonably achievable.

2. Parkland Acquisition – Under-serviced areas

Proceed with the acquisition of parkland in under-serviced areas.

3. Parkland Acquisition – Developing areas

> Continue with the acquisition of parkland in developing areas.

4. Park Development – Existing parks and sites

> Complete the construction of planned phases of development within existing parks and undeveloped sites.

5. Park Redevelopment

> Renovate and/or redevelop existing parks and recreation facilities on an asneeded basis, in keeping with identified local needs.

6. Cost of Operations

Continue to calculate the cost of operations for CIP facilities to assure affordability of operating facilities within budget (or to identify shortfalls for budgeting consideration), while ensuring the sustained quality to the parks and facilities inventory.









Recommendations

Note: Prioritization of individual projects has been guided by the goals and input from the Recreation Authority, County Staff, and the needs assessment (Consultants).

Attached at the end of this document is the complete Long Range Capital Improvement Plan, which identified the specific priorities for land acquisition and facility development.

Parks

The CIP Update program utilizes four approaches to meet identified needs:

- 1. Complete planned phases of existing parks and park sites
- 2. Accommodate needed facilities in unplanned parks
- 3. Acquire new parkland to accommodate needed facilities
- 4. Redevelop existing parks to meet identified needs

Parkland Gaps Recommend that the County address the seven (7) identified gap areas through strategic parkland acquisition.



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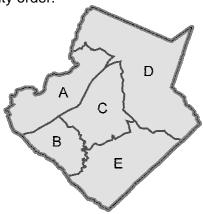


Parkland Acquisition

Recommend acquisition of Open Space Parkland in priority order:



RPA	Land Needs
С	100 acres
В	100 acres
А	100 acres
С	100 acres (second wave)



Recommend acquisition of <u>Unstructured / Structured Parkland</u> in priority order:



RPA	Land Needs
С	150 acres
В	100 acres
D	150 acres
Е	100 acres
Α	100 acres
С	100 acres (second wave)







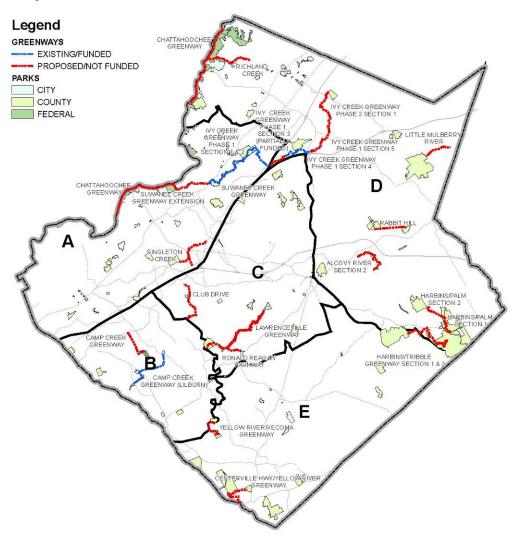








Greenways



Greenway Projects (in priority order):

- 1. Greenway Master Plan Update
- 2. Acquisition of High Priority / Threatened Routes
- 3. Ivy Creek
- 4. Ronald Reagan Parkway
- 5. Harbins / Tribble
- 6. Camp Creek
- 7. Club Drive
- 8. Singleton Creek
- 9. Lawrenceville

- 10. Suwanee Creek Extension
- 11. Centerville Highway / Yellow River
- 12. Harbins / Palm
- 13. Yellow River / Vecoma
- 14. Alcovy River
- 15. Little Mulberry River
- 16. Chattahoochee
- 17. Richland Creek
- 18. Rabbit Hill

<u>Note</u>: Many greenways are to be developed in phases; construction of lower priority greenways may be initiated prior to subsequent phases of higher priority greenways.









Recreational Facilities

FACILITY TYPE	STRATEGIES
Soccer Fields	 Proceed with planned projects (14 fields) Explore opportunities at Rhodes Jordan Park, 3 new community park sites, and other sites in RPAs B, C & D (~42 fields)
Ball Diamonds	 Proceed with planned projects (-2 diamonds) Explore opportunities at new community park sites (~18 diamonds)
Football Fields	Establish new fields to serve new school clusters
Playgrounds / Pavilions	 Proceed with planned projects (13 playgrounds at 12 sites) Explore opportunities at sites in RPAs B, C, D, and E (~57 playgrounds)
Recreation Centers	 Proceed with planned projects (3 community centers, 5 gymnasiums, 1 activity building, and 1 seniors recreation center in the Dacula/Mountain View area) Remove activity building from Jones Bridge Park
Aquatic Centers	 Proceed with planned projects (2 outdoor family aquatic centers, 3 splash grounds). Develop an indoor competition pool in the Grayson area (site to be determined). Establish sites for 3 additional splash grounds. Remove Dacula Park outdoor lane pool and replace with outdoor family aquatic center at Mountain View Park Site. Consider partnership for indoor 50-meter Olympic pool (but GCPR not to be lead agency).
Tennis Courts	 Proceed with planned projects (22 courts), with the exception of the 10 courts at Bogan Park Explore opportunities at sites in RPAs C and E (14 courts)
Basketball Courts	 Proceed with planned projects (4 half-courts and 2 full courts) Explore opportunities at sites in all RPAs (36 courts), including Rhodes Jordan Park
Skate Parks	 Proceed with planned projects (8 skate facilities), possibly including Rhodes Jordan Park Redevelop the teen zone at Bogan Park
Roller Sports Rinks	 Cover the roller sports rink at Pinckneyville Park Reconsider design and placement of 3 planned facilities
Dog Parks	 Proceed with planned projects (4 dog parks) Explore opportunities at Little Mulberry, Collins Hill, Bogan, and Rhodes Jordan Parks for new dog parks
Sand Volleyball Courts	Proceed with planned projects (9 courts)









FACILITY TYPE	STRATEGIES
Internal trails	Several parks contain unfinished paved and natural trail loops
Historical Sites	Funding for the Gwinnett History Museum/Female Seminary, Freeman's Mill, Yellow River Post Office, and the Elisha Winn House
Park Rehabilitation	HVAC replacement, repainting, swimming pool shell maintenance, play equipment replacement, hardscape replacement, irrigation systems, park road and parking resurfacing, outdoor court resurfacing, fence replacement, etc.

Cost Estimates

The entire capital program consists of 123 <u>prioritized</u> projects totaling \$556 million – not all are likely to be completed in the next SPLOST. Operating costs must also be considered.

Category	Capital Costs (thousands)	% of Total Capital
Greenway Acquisition and Development	\$111,508	20%
Acquisition of Open Space Park Sites	\$48,668	9%
Acquisition of Unstructured and Structured Park Sites	\$114,369	21%
Development of Initial Phase of Open Space Park Sites	\$19,415	3%
Development of Initial Phase of Unstructured Park Sites	\$19,751	4%
Development of Initial Phase of Structured Park Sites	\$51,499	9%
Completion of Existing Open Space Parks	\$27,487	5%
Completion of Existing Unstructured Parks	\$8,302	1%
Completion of Existing Structured Parks	\$128,220	23%
Park Rehabilitation	\$18,200	3%
Historical/Cultural Assets	\$8,770	2%
Total	\$556,189	100%

Capital cost estimates are shown in 2010 dollars. Land acquisition costs are shown in 2009 dollars.









Long Range Capital Improvement Plan (detailed)

The following has been extracted from Section 7.5 of the 2007 CIP Update. The tables identify the specific priorities for land acquisition and facility development according to a series of established categories.

Table 7-3: Greenway Acquisition and Development

			Capital Cost Estimates		Operating Cost Estimate	
Priority	RPA	Project(s)	Project Cost	Cumulative Total	Annual Cost	Cumulative Total
1	ALL	Update Greenway Master Plan	\$129,780	\$129,780	\$0	\$0
2	ALL	Acquisition of high-priority / threatened greenway routes	\$1,500,000	\$1,629,780	\$0	\$0
3	D	lvy Creek Phases 1 & 2 - balance of land acquisition (P1/S5 - 1.23 miles; P2/S1 - 3.30 miles)	\$2,757,825	\$4,387,605	\$0	\$0
4	A/D	lvy Creek Greenway Phase 1 Section 3 (Completion of route from I-985 underpass to Environment and Heritage Center; Subsections 5 and 6) - Construction (<2.53 miles)	\$2,811,900	\$7,199,505	\$7,747	\$7,747
5	С	Ronald Reagan Parkway Greenway (Bethesda Park to Ronald Reagan Park) - Engineering/Design, Construction (1.83 miles)	\$3,672,897	\$10,872,402	\$11,163	\$18,911
6	D	Ivy Creek Greenway Phase 1 Section 5 Road-side Path Alternative + Trailhead (Buford Drive at Mall of Georgia Blvd to Mall of Georgia Drive at Woodward Crossing Road) - Engineering/Design, Construction (1.23 miles)	\$3,024,702	\$13,897,105	\$7,503	\$26,414
7	D	Harbins/Tribble Greenway Section 1 (Harbins Park Phase 1 Path to Harbins/Edwards Boundary) - Construction (1.54 miles)	\$2,997,918	\$16,895,023	\$9,394	\$35,808
8	D	Harbins/Tribble Greenway Section 2 - Construction (2.28 miles)	\$6,013,140	\$22,908,163	\$13,908	\$49,716
9	В	Camp Creek Greenway (Hwy 29 Park Site to Singleton Road Activity Bldg.) - Acquisition to Construction (1.71 miles)	\$3,883,667	\$26,791,829	\$10,431	\$60,148
10	С	Club Drive Greenway (Sweetwater MS to Club Drive Park) - Acquisition to Construction (1.12 miles)	\$2,543,688	\$29,335,517	\$6,832	\$66,980
11	Α	Singleton Creek Greenway (McDaniel Farm Park to Gwinnett Arena) - Acquisition to Construction (2.47 miles)	\$5,609,741	\$34,945,258	\$15,067	\$82,047
12	С	Lawrenceville Greenway (Lawrenceville Future Park Site to Ronald Reagan Parkway Greenway) - Acquisition to Construction (4.00 miles)	\$9,084,600	\$44,029,858	\$24,401	\$106,448
13	Α	Suwanee Creek Greenway Extension 1 (Suwanee Creek Park to Peachtree Industrial Boulevard) - Acquisition to Construction (1.12 miles)	\$2,543,688	\$46,573,546	\$6,832	\$113,280
14	D	Rabbit Hill Greenway (Rabbit Hill Park to Dacula Park) - Acquisition to Construction (1.80 miles)	\$4,088,070	\$50,661,616	\$10,980	\$124,261
15	Е	Centerville Hwy/Yellow River Greenway (Centerville Hwy Tract to Yellow River) - Additional Acquisition, Engineering/Design, Construction (2.33 miles)	\$6,225,082	\$56,886,697	\$13,603	\$137,864
16	D	lvy Creek Greenway Phase 2 (Gravel Springs Road to Bogan Park) - Engineering/Design, Construction (3.30 miles)	\$7,301,322	\$64,188,019	\$20,131	\$157,995
17	Α	Suwanee Creek Greenway Extension 2 (PIB to Chattahoochee River) - Acquisition to Construction (1.31 miles)	\$2,975,207	\$67,163,226	\$7,991	\$165,986
18	D	Harbins/Palm Section 1 (Harbins Park at Indian Shoals Road Parking Lot to Phillips Property Boundary) - Engineering/Design, Construction (1.46 miles)	\$2,957,484	\$70,120,710	\$8,906	\$174,892
19	B/E	Yellow River/Vecoma Greenway (Vecoma Park Site to Riverbend Park Site) - Acquisition to Construction (1.30 miles)	\$2,952,495	\$73,073,205	\$7,930	\$182,822
20	D	Alcovy River Greenway Section 2 (Freemans Mill Park to Rock House Road) - Acquisition to Construction (2.54 miles)	\$5,768,721	\$78,841,926	\$15,494	\$198,317
21	D	Harbins/Palm Section 2 (Phillips Property Boundary to Palm Creek Park Boundary) - Additional Acquisition, Engineering/Design, Construction (1.12 miles)	\$2,050,961	\$80,892,887	\$6,832	\$205,149
22	D	Little Mulberry River Greenway (Little Mulberry park to Mount Moriah Road) - Acquisition to Construction (1.55 miles)	\$3,520,283	\$84,413,169	\$9,455	\$214,604
23	D	Chattahoochee Greenway Section 1 (COE's Bowman Unit to Settles Bridge Park) - Acquisition to Construction (5.00 miles)	\$11,355,750	\$95,768,919	\$30,501	\$245,105
24	Α	Chattahoochee Greenway Section 2 COE's (CRNRA Suwanee Creek Unit to CRNRA Abbotts Bridge Park) - Acquisition to Construction (4.26 miles)	\$9,675,099	\$105,444,018	\$25,987	\$271,092
25	D	Richland Creek Greenway (Chattahoochee Greenway to Sycamore Road) - Acquisition to Construction (2.67 miles)	\$6,063,971	\$111,507,989	\$16,287	\$287,379
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2007 Parks & Recreation Capital Improvement Plan

Executive Summary



Table 7-4: Acquisition of Open Space Park Sites

			Land Acquisition	Estimates (2009\$)
Priority	RPA	Project(s)	Project Cost	Cumulative Total
1	Ċ	Acquire up to 100 acres of Open Space parkland in RPA C for expansion of nature, multi-use, equestrian, and/or mountain biking trails, as well as playground/pavilion complexes and similar amenities.	\$10,815,000	\$10,815,000
2	В	Acquire up to 100 acres of Open Space parkland in RPA B for expansion of nature, multi-use, equestrian, and/or mountain biking trails, as well as playground/pavilion complexes and similar amenities.	\$10,815,000	\$21,630,000
3		Acquire up to 100 acres of Open Space parkland in RPA A for expansion of nature, multi-use, equestrian, and/or mountain biking trails, as well as playground/pavilion complexes and similar amenities.	\$16,222,500	\$37,852,500
4		Acquire up to an additional 100 acres of Open Space parkland in RPA C for expansion of nature, multi-use, equestrian, and/or mountain biking trails, as well as playground/pavilion complexes and similar amenities.	\$10,815,000	\$48,667,500

Capital/operating cost estimates are shown in 2010\$; land acquisition costs are shown in 2009\$. Cost figures provided by the Gwinnett County Parks & Recreation Division.

Table 7-5: Acquisition of Unstructured and Structured Park Sites

			Land Acquisition	Estimates (2009\$)
Priority	RPA	Project(s)	Project Cost	Cumulative Total
1	С	Acquire up to 150 acres of structured and/or unstructured parkland (Community Parks, Passive Community Parks, Special Purpose Neighborhood Parks) in RPA C toward resolving the priority geographic gap area and achieving the following goals: 12 soccer fields, 1 splash pad, 8 tennis courts, 8 basketball courts, 24 playgrounds. Some/all of this land will serve a new school cluster.	\$20,278,200	\$20,278,200
2	В	Acquire up to 100 acres of structured and/or unstructured parkland (Community Parks, Passive Community Parks, Special Purpose Neighborhood Parks) in RPA B toward achieving the following goals: 4 informal play fields, 1 splash pad, 6 basketball courts, 14 playgrounds.	\$41,637,800	\$61,916,000
3	D	Acquire up to 150 acres of structured and/or unstructured parkland (Community Parks, Passive Community Parks, Special Purpose Neighborhood Parks) in RPA D toward resolving the 3-4 priority geographic gap areas and achieving the following goals: 1 outdoor family aquatics complex, 8 basketball courts, 13 playgrounds, 1 senior recreation center. Some/all of this land will serve a new school cluster.	\$20,278,200	\$82,194,200
4	Е	Acquire up to 100 acres of structured and/or unstructured parkland (Community Parks, Passive Community Parks, Special Purpose Neighborhood Parks) in RPA E toward resolving the 1-2 priority geographic gap areas and achieving the following goals: 8 soccer fields, 6 tennis courts, 8 basketball courts, 6 playgrounds.	\$9,192,800	\$91,387,000
5	Α	Acquire up to 50 acres of structured and/or unstructured parkland (Community Parks, Passive Community Parks, Special Purpose Neighborhood Parks) in RPA A toward resolving the priority geographic gap area and achieving the following goals: 1 splash pad, 6 basketball courts.	\$9,463,150	\$100,850,150
6	С	Acquire up to an additional 100 acres of structured and/or unstructured parkland (Community Parks, Passive Community Parks, Special Purpose Neighborhood Parks) in RPA C toward resolving the prioritygeographic gap area and achieving the following goals: 12 soccer fields, 1 splash pad, 8 tennis courts, 8 basketball courts, 24 playgrounds. Some/all of this land will serve a new school cluster.	\$13,518,800	\$114,368,950

Capital/operating cost estimates are shown in 2010\$; land acquisition costs are shown in 2009\$. Cost figures provided by the Gwinnett County Parks & Recreation Division.

Table 7-6: Development of Initial Phase of Open Space Park Sites

				Capital Cos	t Estimates	Operating Co	ost Estimates
					Cumulative		Cumulative
Priority	RPA	Park	Project(s)	Project Cost	Total	Annual Cost	Total
1	Е	Vines Gardens	Prepare Master Plan	\$4,412,520	\$4,412,520	\$21,218	\$21,218
2	D	Palm Creek Park Site	Phase 1 construction (to be determined by Master Plan in 2008)	\$5,295,024	\$9,707,544	\$168,418	\$189,636
3	Е	Centerville Park Site	Prepare Master Plan	\$4,412,520	\$14,120,064	\$117,760	\$307,396
4	Е	Doc Moore Branch Park Site	Prepare Master Plan	\$5,295,024	\$19,415,088	\$168,418	\$475,814
Conitaliar	aratina	and nationates are about in 2017	Of land acquisition costs are shown in 2000f. Cost figures provide	d by the Curionatt	County Dorks 9 D	cornetion Divinion	

Capital/operating cost estimates are shown in 2010\$; land acquisition costs are shown in 2009\$. Cost figures provided by the Gwinnett County Parks & Recreation Division.

Table 7-7: Development of Initial Phase of Unstructured Park Sites

			Capital Cos	t Estimates	Operating Cost Estimates		
Priority	RPA	Park	Project(s)	Project Cost	Cumulative Total	Annual Cost	Cumulative Total
1	В	Lee Tract Park Site	Prepare Master Plan	\$4,412,520	\$4,412,520	\$117,760	\$117,760
2	R/F	Riverbend Park Site / Vecoma Tract	Prepare joint Master Plan for both parcels	\$8,825,040	\$13,237,560	\$235,520	\$353,280
3	Α	Beaver Ruin Park Site	Park development as per Master Plan to be prepared in 2007/08	\$6,513,720	\$19,751,280	\$117,760	\$471,040









Table 7-8: Development of Initial Phase of Structured Park Sites

			Capital Cost Estimates			st Estimates	
Priority	RPA	Park	Project(s)	Project Cost	Cumulative Total	Annual Cost	Cumulative Total
1	D	Harbins Community Park Site	Phase 1 construction (to be determined by Master Plan in 2008) - consider the development of a Soccer complex, Ball complex, Football complex, Teen facilities, Playground/Pavilion complex	\$13,447,680	\$13,447,680	\$212,180	\$212,180
2	D	Mountain View Park Site	Prepare Master Plan in tandem with changes to Rabbit Hill Park - consider the development of a Ball complex, Outdoor family aquatics complex, Football complex, Teen facilities, Playground/Pavilion complex, and potentially a Seniors Recreation Center	\$13,447,680	\$26,895,360	\$212,180	\$424,360
3	D	Lanier Community Park Site	Prepare Master Plan - consider the development of a Ball complex (small), Football complex, Teen facilities, Playground/Pavilion complex	\$13,447,680	\$40,343,040	\$212,180	\$636,540
4	O	Acquisition	Initiate phase 1 development of Community Park yet to be acquired to serve the new school cluster to be established in 2013/14 in RPA C	\$5,578,045	\$45,921,085	\$9,972	\$646,512
5	D	Acquisition	Initiate phase 1 development of Community Park yet to be acquired to serve the new school cluster to be established in 2013/14 in RPA D	\$5,578,045	\$51,499,130	\$9,972	\$656,485





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Table 7-9: Completion of Existing Open Space Parks

				Capital Cost Estimates		Operating Cost Estimates	
Priority	RPA	Park	Project/s)	Dunings Cont	Cumulative Total	Annual Cost	Cumulative Total
Priority	KPA	Park	Project(s) Pavilion/playground/restroom complex; Disc Golf course;	Project Cost	Total	Annual Cost	Total
1	D	Little Mulberry Park	dog park; Completion of paved trail system connecting new elements	\$2,311,320	\$2,311,320	\$22,279	\$22,279
2	Α	McDaniel Farm Park	East Entry drive and facilities (large pavilion, parking lot, playground, restroom building, wildlife Pond, open lawn turf area)	\$2,206,260	\$4,517,580	\$9,548	\$31,827
3	E	Tribble Mill Park	Park development as per Master Plan to be prepared in 2008 (completion of multi-purpose trail system, "Medlock" style pavilion; parking and amenities to Chandler Lake, development of 60 acres of newly acquired land)	\$2,626,500	\$7,144,080	\$21,218	\$53,045
4	D	Settles Bridge Park	Parking Lot and connecting vehicular access; Splashground and Lawn Courts (including shelter and restroom facility)	\$1,416,237	\$8,560,317	\$11,192	\$64,237
5	D	Harbins Park	Dog Park; Lawn Court area; Half of the Meadow; Teen Area (basketball, volleyball, skate park); Two shelters; Half of the Multi-purpose trail system and Historical/Archeological Interpretive Signage throughout park	\$4,202,400	\$12,762,717	\$29,122	\$93,359
6	D	Little Mulberry Park	Completion of Equestrian/Walking Trail (West Loop); Wildflower Garden and Completion of Woodland Foot Trail (West & South Loops)	\$2,626,500	\$15,389,217	\$1,061	\$94,420
7	Α	McDaniel Farm Park	Completion of the Multi-Purpose Trail System and Nature Trail System	\$1,365,780	\$16,754,997	\$6,631	\$101,051
8	D	Harbins Park	Extension of the Equestrian and Mountain Biking trails	\$189,108	\$16,944,105	\$3,183	\$104,233
9	Α	Holcomb Bridge Park	Two Nature trail loops and two pedestrian bridges with two river overlook decks	\$533,705	\$17,477,810	\$1,061	\$105,294
10	D	Settles Bridge Park	Westside Meadow area and perimeter Multi-Purpose Trail; Suspension bridge connector (pedestrian/bicycle)	\$1,605,339	\$19,083,149	\$21,218	\$126,512
11	D	Settles Bridge Park	Nature Trail System with pedestrian bridges (linking County and State owned parkland); Nature Trail System in North section plus river overlook deck	\$1,167,322	\$20,250,470	\$4,244	\$130,756
12	Е	Yellow River Park	Pasture Restoration and additional woodland restoration of abandoned trails	\$52,530	\$20,303,000	\$1,061	\$131,817
13	E	Yellow River Park	Amenity area east of the Yellow River (shelter/playground, lawn area, restroom building, park drive and parking lot) and the Pedestrian Trail System with two river outlook decks	\$1,575,900	\$21,878,900	\$5,835	\$137,652
14	D	Harbins Park	Half of the hiking trail (including pedestrian bridge over the Alcovy River and entire loop south of the Alcovy River)	\$1,867,967	\$23,746,867	\$3,183	\$140,834
15	D	Little Mulberry Park	Lakefront Activity Area (Fishing piers, boardwalk, outdoor classroom, 2 small shelters, lakeshore concession/shelter building)	\$2,626,500	\$26,373,367	\$1,591	\$142,426
16	Α	McDaniel Farm Park	Woodland reforestation program (on eastern abandoned agricultural fields)	\$357,204	\$26,730,571	\$212	\$142,638
17	D	Little Mulberry Park	Native American Memorial Site	\$157,590	\$26,888,161	\$5,305	\$147,943
18	Α	McDaniel Farm Park	Restroom building in stream valley; two rustic shelters and two outdoor classrooms	\$336,192	\$27,224,353	\$3,183	\$151,125
19	D	Little Mulberry Park	Caretakers Residence	\$262,650	\$27,487,003	\$1,061	\$152,186





Table 7-10: Completion of Existing Unstructured Parks

		Capital Cost Estimates		Operating Cost Estimates			
Priority	RPA	Park	Project(s)	Project Cost	Cumulative Total	Annual Cost	Cumulative Total
1	В	Graves Park	Splashground; Skate Park and nature/historical/interpretive trails and kiosk	\$1,050,600	\$1,050,600	\$14,322	\$14,322
2	С	Club Drive Park	Skate park recreation area (including pre-teen play area, shelter, and parking) and completion of multi-use pathway and two nature trails	\$2,878,455	\$3,929,055	\$6,365	\$20,688
3	Α	West Gwinnett Park & Aquatic Center	Pavilion/Playground complex; 3rd multi-purpose field with restroom building and tennis courts, add viewing area at "bowl" field.	\$1,439,322	\$5,368,377	\$30,023	\$50,711
4	С	Sweet Water Park	Teen Skate Area and Bocce courts	\$367,710	\$5,736,087	\$3,713	\$54,424
5	С	Sweet Water Park	Continuation of the Multi-purpose trail loop (eastern section); Pedestrian/Bike bridges over the stream(2); and nature trail connector and the creek side picnic area.	\$327,787	\$6,063,874	\$3,713	\$58,137
6	С	Club Drive Park	Fishing Dock/Lake overlook on the west side of Rolling Ridge Drive and the contemplation area on west side of park	\$210,120	\$6,273,994	\$1,061	\$59,198
7	Е	DeShong Park	Large pavilion on east side of park; Dog Park; Second half of the multi-purpose trail system	\$693,396	\$6,967,390	\$1,061	\$60,259
8	Е	DeShong Park	Playground/Shelter/Restroom/parking on west side; Entire nature trail system and the Disc Golf course	\$1,155,660	\$8,123,050	\$18,566	\$78,825
9	С	Club Drive Park	Park lighting	\$178,791	\$8,301,841	\$4,774	\$83,599

Capital/operating cost estimates are shown in 2010\$; land acquisition costs are shown in 2009\$. Cost figures provided by the Gwinnett County Parks & Recreation Division.

Table 7-11: Completion of Existing Structured Parks

Tuble 1 11. Completion of Existing Struct				Capital Cos	t Estimates	Operating Cost Estimat	
Priority	RPA	Park	Project(s)	Project Cost	Cumulative Total	Annual Cost	Cumulative Total
1	E	South Gwinnett Park	Park redevelopment (including removal of three baseball fields, development of maintenance and pedestrian path, maintenance building, plaza area, playground area, stormwater management pond, concession area, sidewalk system, and expansion to existing building)	\$4,944,148	\$4,944,148	\$2,122	\$2,122
2	В	Highway 29/Lilburn Community Park Site & Lion's Club Park	Complete phase 2 of construction of these parks (amenities to be determined through Master Plan and phase 1 construction in 2008)	\$9,245,280	\$14,189,428	\$159,135	\$161,257
3	D	Rhodes Jordan Park	Park development as per Master Plan to be prepared in 2007/08 (possibly 2-3 soccer fields, teen facilities, dog park, seniors courts, park perimeter trail loop, picnic complex improvements)	\$8,404,800	\$22,594,228	\$111,395	\$272,651
4	С	Alexander Park	Phase II: Vehicular drive on east side, and one-way entrance/exit on Hwy 124; Soccer Complex (two adult fields, concession/restroom building, parking); Teen Recreation Area (skate park, two half-court basketball courts, sand volleyball, plaza and shelter, all lighted with parking); Pavilion/playground complex with parking and restroom building and Dog Park	\$10,703,095	\$33,297,322	\$214,037	\$486,688
5	Е	Bay Creek Park/Vines Gardens*	Indoor competition pool and outdoor family aquatics complex in the Grayson area	\$17,374,298	\$50,671,620	\$334,184	\$820,871
6	D	Duncan Creek Park	Soccer Complex (4 fields, concession/restroom building, tot lot, parking and vehicular access drive); Multi-Purpose Trail system and soft surface trail network (mulch pathway, boardwalks and shelter)	\$5,988,420	\$56,660,040	\$169,744	\$990,615
7	С	Rock Springs Park	Soccer Complex (3 fields, concession/restroom building and parking); Plaza Area (irrigated lawn play area, extensive trellis, circular performance area with integrated seating); Seniors Courts Area (bocce and horseshoe courts, picnic tables, restrooms) and Playground/shelter complex	\$8,020,280	\$64,680,320	\$95,481	\$1,086,096
8	Α	George Pierce Park	Gymnasium	\$1,260,720	\$65,941,040	\$31,827	\$1,117,923
9	D	Dacula Park	Gymnasium	\$3,143,921	\$69,084,961	\$128,369	\$1,246,292
10	С	Bethesda Park	Community Center with Gymnasium; Second half of the Multi-Purpose Trail system and interior sidewalk system	\$5,615,457	\$74,700,418	\$165,500	\$1,411,793
11	D	Rabbit Hill Park	Tennis courts (4); covered roller sports rink	\$1,786,020	\$76,486,438	\$98,664	\$1,510,456
12	D	Bogan Park*	Replace the 10 planned tennis courts with other recreation facilities needed in this area (such as a dog park, additional picnic facilities, etc.)	\$1,313,250	\$77,799,688	\$0	\$1,510,456
13	С	Rock Springs Park	Activity Building/Gym and parking	\$3,361,920	\$81,161,608	\$100,786	\$1,611,242
14	С	Collins Hill Park*	Dog park	\$353,002	\$81,514,609	\$11,670	\$1,622,912

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Table 7-11: Completion of Existing Structured Parks (continued)

Table 7	-11: C	ompletion of Existing Str	uctured Parks (continued)	Capital Cos	st Estimates	Operating Co	st Estimates
Driority	RPA	Park	Project(s)	Brainet Cost	Cumulative	Annual Cost	Cumulative
Priority 15	D	Rabbit Hill Park*	Soccer complex expansion (in conjunction with the	\$1,575,900	Total \$83,090,509	Annual Cost \$47,741	Total \$1,670,652
16	E	Lenora Park	development of the new Mountain View Community Park Complete eastside of park: Soccer complex (4 fields), Tennis Courts (4), Walking trail and pavilion/playground/restroom complex	\$5,904,372	\$88,994,881	\$165,500	\$1,836,153
17	Е	Bay Creek Park	Community Center/Gym; Group Picnic Area (Pavilion/playground, restrooms, parking) and Completion of the Multi-Purpose and Nature Trail Systems	\$12,989,679	\$101,984,561	\$174,306	\$2,010,459
18	Α	Shorty Howell Park	Volleyball courts and badminton courts*	\$26,265	\$102,010,826	\$318	\$2,010,777
19	Α	Jones Bridge Park	Update Master Plan - eliminate the activity building to allow for the development of a multi-use trail loop and maintenance building/yard	\$1,575,900	\$103,586,726	\$3,183	\$2,013,960
20	Е	Lenora Park	Teen recreation area (Roller sports facility and rink, basketball courts, restroom facilities); Volleyball courts (2)	\$1,654,695	\$105,241,421	\$20,422	\$2,034,382
21	Е	Lenora Park	Community center	\$2,626,500	\$107,867,921	\$72,141	\$2,106,523
22	Α	Peachtree Ridge Park	Remaining Teen Facilities (free skate facility, shelter/plaza & volleyball courts)	\$1,339,515	\$109,207,436	\$11,670	\$2,118,193
23	Α	Peachtree Ridge Park	Tennis Courts (6) and Seniors Courts Area (2 bocce courts, 2 horseshoe pits, shelter with checkers tables)	\$840,480	\$110,047,916	\$127,308	\$2,245,501
24	С	Rock Springs Park	Teen Area (Skate park, plaza and shelter)	\$1,213,443	\$111,261,359	\$11,405	\$2,256,906
25	Α	Peachtree Ridge Park	Outdoor Family Aquatics Center and Dog Park	\$3,772,705	\$115,034,063	\$0	\$2,256,906
26	D	Rabbit Hill Park	Seniors Courts Area (shelter bocce courts and horseshoe pits)	\$262,650	\$115,296,713	\$530	\$2,257,436
27	D	Duncan Creek Park	Tennis Complex (6 courts, restrooms) and Picnic and Seniors area (shelters, horseshoe pits, bocce courts) and parking	\$1,232,354	\$116,529,067	\$74,263	\$2,331,699
28	Е	Lenora Park	West side Pavilion/playground/restroom complex	\$1,434,069	\$117,963,136	\$8,805	\$2,340,505
29	С	Rock Springs Park	Multi-purpose trail sub-loop; Great Lawn enhancements; Open Meadow (3 acres with shelter) and Nature Trail system	\$630,360	\$118,593,496	\$31,827	\$2,372,332
30	D	Dacula Park	Playground/Shelter at western edge of park	\$232,183	\$118,825,679	\$424	\$2,372,756
31	Α	Peachtree Ridge Park	Completion of Multi-Purpose Trail System and the Nature Trail system (Escarpment Section, Fern Valley Section, Wetland Section with boardwalk and Lake Luella views) and Picnic Meadow below dam	\$1,654,695	\$120,480,374	\$3,713	\$2,376,469
32	D	Bogan Park*	Redevelop the teen zone	\$330,939	\$120,811,313	\$6,631	\$2,383,100
33	Е	Bay Creek Park	Rollerblade Hockey Rink (covered if built)	\$1,575,900	\$122,387,213	\$11,670	\$2,394,770
34	С	Alexander Park	Boardwalk along Pugh Creek (on the southern border of park); Multiple lake and streamside docks, shelters and other passive use amenities; Architectural Pavilion and Contemplation area	\$2,423,458	\$124,810,671	\$13,792	\$2,408,561
35	D	Bogan Park	Nature trail link (connecting the paved trail system)	\$84,048	\$124,894,719	\$2,122	\$2,410,683
36	Α	Peachtree Ridge Park	Second vehicular entrance to park with overpass bridge for Multi-Purpose Trail	\$236,385	\$125,131,104	\$3,183	\$2,413,866
37	D	Dacula Park*	Remove the outdoor lane pool at Dacula Park (pending the development of an outdoor family aquatics complex at Mountain View Park Site)	\$0	\$125,131,104	\$0	\$2,413,866
38	Е	Lenora Park	7th ball diamond	\$438,100	\$125,569,204	\$18,035	\$2,431,901
39	Α	George Pierce Park	Trailhead playground/shelter/restroom building near adult softball fields	\$60	\$125,569,264	\$3,819	\$2,435,720
40	Α	Peachtree Ridge Park	Lake Overlook shelter and Fishing Dock	\$334,091	\$125,903,355	\$690	\$2,436,410
41	С	Collins Hill Park	Update Master Plan	\$1,575,900	\$127,479,255	\$26,523	\$2,462,932
42	Α	George Pierce Park	New network of trails (natural surface and paved) on south side near to soccer complex and existing playground/picnic shelters	\$740,673	\$128,219,928	\$1,061	\$2,463,993

^{*} project not identified in park-specific master plan





Capital/operating cost estimates are shown in 2010\$; land acquisition costs are shown in 2009\$. Cost figures provided by the Gwinnett County Parks & Recreation Division.

Table 7-12: Historical/Cultural Assets

				Capital Cost Estimates Operating C		st Estimates	
Priority	RPA	Park	Project(s)	Project Cost	Cumulative Total	Annual Cost	Cumulative Total
1	С	Gwinnett History Museum/Female Seminary	Various building and site development components (free- standing Kitchen Building; Service Building with restrooms, furniture storage room and catering kitchen; Well house; small Barn; Corncrib; large Arbor, landscaped Events Lawn, pedestrian paving, buffer plantings)	\$2,206,260	\$2,206,260	\$15,914	\$15,914
2	D	Freeman's Mill Park	Mill area (restore interior, restore and interpret the mill building's works and the mill pond, construction of a demonstration mill)	\$2,626,500	\$4,832,760	\$12,731	\$28,644
3	С	Yellow River Post Office	Prepare Master Plan	\$2,266,932	\$7,099,692	\$12,731	\$41,375
4	D	Freeman's Mill Park	Orientation Plaza; Interpretive building; Restoration of mill pond dam and Dam and River Overlook decks (boardwalk, interpretive panels)	\$1,407,804	\$8,507,496	\$212	\$41,587
5	D	Elisha Winn House (Gwinnett Historical Society)*	Funding for future capital items, such as architectural evaluation, site master plan, repairs and capital maintenance, and/or building and site improvements	\$262,650	\$8,770,146	\$0	\$41,587

^{*} project not identified in park-specific master plan

Table 7-13: Park Rehabilitation

				Capital Cost Estimates		Operating Cost Estimates	
					Cumulative		Cumulative
Priority	RPA	Park	Project(s)	Project Cost	Total	Annual Cost	Total
1	ALL	Various*	HVAC replacement, park repainting, swimming pool shell maintenance, play equipment replacement, hardscape replacement, irrigation system (reuse, pump stations, etc.), park road and parking resurfacing, outdoor court resurfacing and fence replacement, etc.	\$18,200,000	\$18,200,000	\$0	\$0

^{*} project not identified in park-specific master plan











Capital/operating cost estimates are shown in 2010\$; land acquisition costs are shown in 2009\$. Cost figures provided by the Gwinnett County Parks & Recreation Division.