

III. Inventory, Level of Service Analysis, and Parks Master Planning

A. Inventory

The City's parks and facility inventory was updated using information in the 2011 City of Dunwoody Parks Master Plan as a point of departure. The inventory data has been integral to identifying service gaps and projecting facility and parkland needs.

The detailed inventory includes all parks and facilities owned and/or operated by the City of Dunwoody. The inventory data includes all existing parks, facilities that are currently under construction or under design, and projects that are planned to be open.

The scope of this project did not include a detailed review of the private recreation facility inventory; however, it is acknowledged that these play a significant role in providing leisure opportunities within the City of Dunwoody.

An electronic database was created to house and manipulate the inventory data. The database was utilized in the analysis of overall parkland and facility supply through the creation of summary data and distribution mapping. The database will also allow the City to monitor and update park inventory data on an ongoing basis, as well as integrate park-specific information into its GIS system.

B. Inventory and Level of Service Assessment

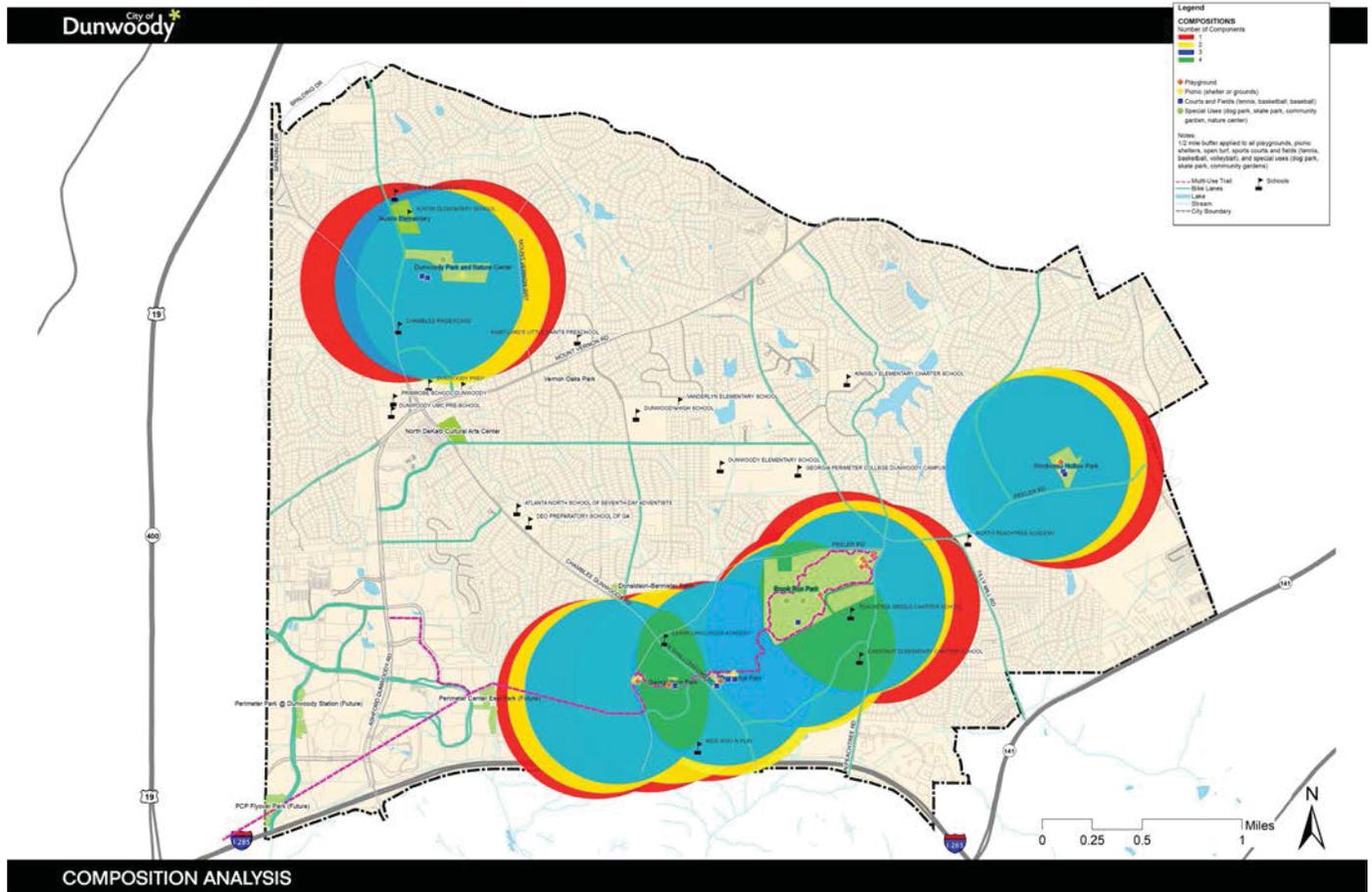


Table 10 provides a brief summary of facilities contained within the parks. This summary was developed by visiting each park within the City of Dunwoody Parks System and performing a detailed survey of all park elements. For a more detailed breakdown of facilities refer to **Appendix C**.

Table 10: Dunwoody Park System Inventory

Dunwoody Park System	Total Acreage – 161.82	
		Acres
Community Park		135.92
Neighborhood Park		19.21
Pocket Park		0.58
Special Use Park		3.11
Park Land (City Owned)		3
Existing Amenities	Count	Units
Playgrounds	5	EA
Shelters	15	EA
Restrooms	6	EA
Baseball Fields	2	EA
Multi-Purpose Field (Unprogrammed)	3	EA
Tennis Court	2	EA
Basketball Courts	2	EA
Skate Park	1	EA
Dog Park	1	EA
Paved Trails	12,027	LF
Unpaved Trails	12,263	LF
Boardwalk	275	LF

The facility and park categories that have been assessed in this study include:

- Parkland (by type)
- Greenways
- Baseball/softball fields
- Tennis complexes
- Dog parks
- Playgrounds

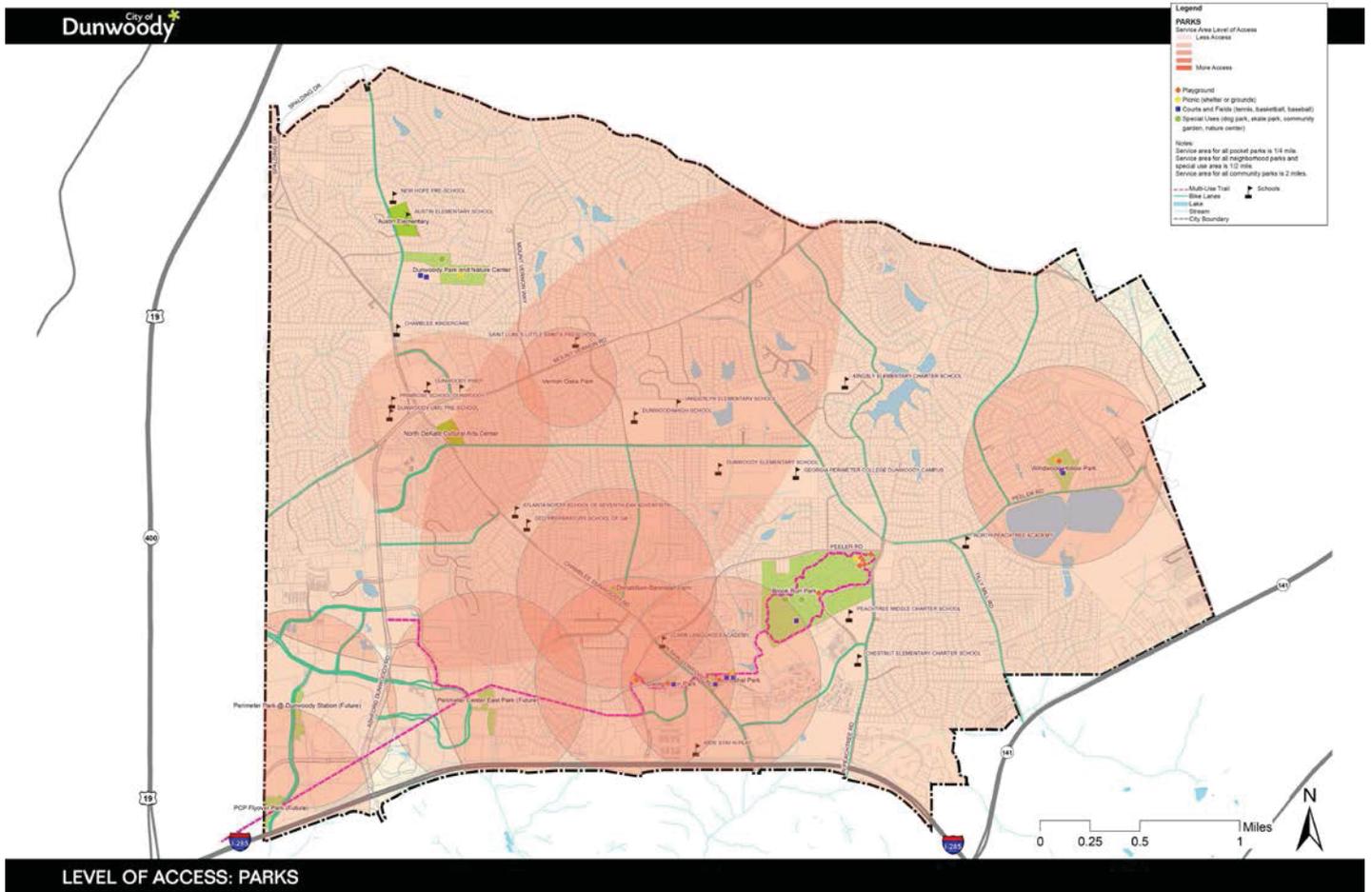
The identification of a community’s recreation needs is multi-faceted, yet somewhat imprecise exercise in the development of a City-wide park system. For this report, park and facility needs have been assessed based on:

- Overall supply within the system
- Distribution of facilities (radii mapping)
- Other factors such as:
 - Public interest (initial survey findings)
 - Consultant team assessment

Parkland – Service Gaps

The areas most deficient with regard to overall parkland acreage occur in the northeast and southwest sectors of the City.

Map 1: Level of access to parks in Dunwoody



In terms of distribution and access to parkland **Map 1** illustrates the two geographic gap areas within the City. To determine the parkland gap areas, all City park sites were mapped and service radii of ¼ mile for all pocket parks, ½ mile for all neighborhood and special use parks, and service radii of 2 miles for all community parks were applied to the park boundaries.

When acquiring parkland, it is recommended that the City consider the gaps on **Map 1**. Additional consideration should also be given to expanding existing parks and acquiring new ones in areas where significant population growth and intensification is expected to occur. There is a projected population and density increase in the southwest portion of the city that will require the further development of Perimeter Center Park or the addition of new parkland.

Key Level of Service Findings

The inventory of parks and facilities are discussed in more detail according to facility type in the following pages. The recommendations identified are not intended to imply level of importance or timing. The recommendations are preliminary and are intended to be a point of departure for discussion.

Goals

1. Park Redevelopment – Add, expand, or improve existing parks and recreation facilities on an as-needed basis.
2. Park Development: Existing Parks and sites (Perimeter Center & Vernon Oaks) – Complete the planning and/or the construction of planned phases of development within existing sites and undeveloped sites.
3. Parkland acquisition: Under-serviced areas – Acquire additional parkland in underserved areas
4. Parkland acquisition: Developing/Trending area – Acquire additional parkland in developing areas
5. Greenways – Work toward achieving pedestrian linkage or connectivity between parks and other points of interest such as schools, commercial areas, etc. Work with GDOT to construct sidewalks or widen road shoulders for bike lanes to assist in linking recreational areas within the City of Dunwoody and connect to surrounding County facilities.

Sports Fields Analysis

The City of Dunwoody provides a total of five sports field facilities within its system. The sports field facilities will serve the south central sectors of the city. Two (2) baseball fields are located at Dunwoody Park but will soon be relocated to Brook Run Park while the three (3) multi-purpose fields (un-programmed) are located at Brook Run (1) and Pernoshal Park (2). If the City wishes to continue serving the northwest sector; future park development at the Austin ES park site should include athletic fields.

Outdoor athletic fields ranked 5th on the public survey as far as importance of adding, expanding, or improving facilities. The growth of soccer, lacrosse, and rugby in the United States has been well documented. In terms of overall participation, soccer registration has rivaled, and in some jurisdictions surpassed, that of baseball. In addition to the increase in structured sports such as those mentioned above, there is a rise in the demand for unstructured sports play opportunities. While un-programmed multi-purpose fields help to fill this demand, as a result, existing fields are used very heavily and in some cases are not able to receive adequate healing time or maintenance.

Tennis Courts Analysis

The city of Dunwoody parks provides two tennis courts within the city parks system. The courts are located at Windwood Hollow Park in the eastern sector of the City. Tennis courts are not unlike other recreational facilities such as playgrounds, and basketball courts in that they can be considered a “community” facility, meaning that distribution is important. However, there was little feedback from the community regarding the need for or improvements to tennis facilities which may indicate that an adequate number of courts are available through subdivisions or swim/tennis communities.

Playground Analysis

The City of Dunwoody has a total of five playgrounds within its current system, the majority of which are clustered in the southern portion of the City. Public survey input revealed that participants rate playgrounds as a moderate priority.

Playgrounds are an essential amenity in parks. It is important that efforts be made to ensure that children have reasonable access to a playground. Planners should be encouraged to construct playgrounds accessible to all local residents (i.e. not within gated subdivisions), possibly located within pocket or neighborhood parks between adjacent developments to maximize accessibility.

Teen Facilities Analysis

Teen oriented facilities, such as outdoor basketball courts (2), volleyball courts (0), disk golf (0), and skate parks (1) are to teenagers what playgrounds are to younger children – they are essential recreational elements that should be provided within the community. The recreational needs for youth, with the exception of organized sports such as baseball or soccer, have historically been ignored. These lower cost, unstructured type activities are what teens are seeking. However, these elements ranked as a low priority with the public input survey, which may indicate that what is provided within the City is sufficient for the community. Within the City of Dunwoody these types of activities are clustered in the southern sector of the City in Brook Run Park and Pernoshol Park.



Dog Park Analysis

Dog parks are well suited to the larger community parks that provide adequate space and buffering. These types of parks are becoming increasingly common as pet owners have long realized the value of running their dogs off-leash, for both exercise and socialization benefits, in a safe and enclosed setting. It is not unusual for the design of dog parks to incorporate “pet- friendly” features such as drinking areas, unique terrain, etc. The City of Dunwoody currently has one (1) Dog Park within its system, located at Brook Run Park, with two cordoned off areas for small and large dogs.

The public survey revealed little to no additional input regarding the addition of another dog park, again possibly indicating that the dog park supplied at Brook Run Park is sufficient to service the community.

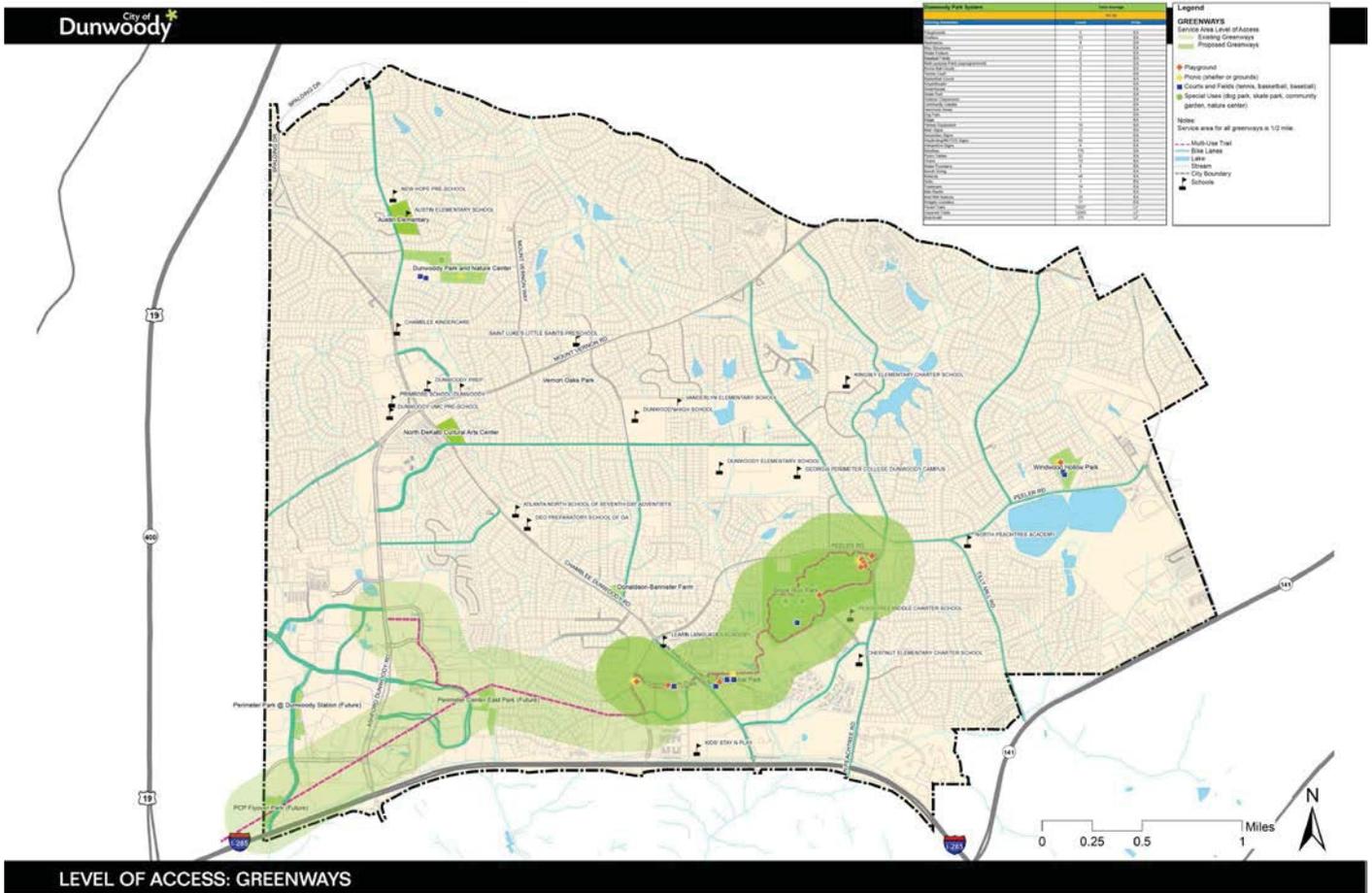
Greenway Analysis

In keeping with the need for access and flexibility within the City’s Park system, a greenway system is required to complement and link public spaces. Previous City planning documents have identified in detail the benefits of acquiring and/or protecting greenway corridors. In surveys that were randomly distributed throughout the City of Dunwoody Community, the number one priority indicated was the addition, expansion, and improvement of park facilities. Of those facilities, pathways and trails were the priority. Linear greenway systems are ideal for recreational use, non-motorized transportation, and linking a community together. Greenways are linear corridors of greenspace, typically linking parks and other civic destinations. They contain routes for recreational walking, running, and cycling and are generally off road and paved.

Currently, there is one (1) greenway trail available within the City (**Map 2**). The multi-use trail, known as the Dunwoody Trailway loops Brook Run Park and connects to Georgetown Park by way of Pernoshal Park. Future expansion of the Dunwoody Trailway would include a connection to Perimeter Center East Park and extend to the Fulton County line in the Southwestern corner of the City.

There are a number of greenway projects planned for the City. Trails, as opposed to Greenways, include multi-use (Paved) and nature (Unpaved) trail systems within City parks. There are several opportunities for trail utilization within the City. These types of trails are a staple for all park types.

Map 2: Level of access to greenways in Dunwoody



The existing suburban development pattern requires use of automobile transportation to access the majority of parks and recreation opportunities. Public input (surveys) revealed a strong interest in trail and greenway expansion, addition, and development. Residents expressed the desire to connect the City parks through greenways, sidewalks, paths. This continued expansion of the system into neighborhoods is needed.

Parkland Recommendations

This section provides a summary of recommendations relating to the addition, expansion, and improvements to the City’s parks, facilities, and greenways systems.

- Maintain and improve existing facilities:
 - Basic Park maintenance such as mowing, removal of litter, and sports facility maintenance is performed at a high level of care.
- Address neighborhood connectivity:
 - Expand greenway system.
 - Provide sidewalk or bike way connections.
- Address Level of Service gaps in areas of anticipated population growth:
 - Consider park land acquisition in these underdeveloped areas.
 - Develop Perimeter Center East Park Property and Austin ES Park Property, which are currently undeveloped.
- Increase recreational opportunities – Outdoor Sports:
 - Sports activities are consolidated at the two large community parks, consider expanding user base at other parks.
- Upgrade or add new amenities:
 - Provide activities within the City that accommodates a variety of age groups and abilities.
- Provide a balance of active and passive recreation activities.

C. Parks Master Planning

Brook Run Park Master Plan

The Brook Run Park Master Plan is currently in Preliminary Draft level of completion. The primary capital improvements for Brook Run Park depicted in the Master Plan include the following:

- New Maintenance Facility
- Additional Picnic Area with Sand Volleyball
- Arboretum Forest adjacent to Greenhouses
- Great Lawn, Performance Stage, Pavilion
- New Basketball and Tennis Courts with Parking
- Memorial Plaza and Garden
- Additional Multi-Purpose Trail Spur
- New Restroom at Dog Park
- Disc Golf Course
- New Vehicular Entrance from Barclay Drive
- Two Multi-Use Fields, Overlook Plaza, Restroom, and Parking

Additional Conceptual Plan Updates

*There are additional park conceptual plan updates that are included in the master plan document after the Brook Run Master Plan. The 11” x 17” conceptual graphics are included in **Appendix D** so they can be folded out.*