CITY OF DUNWOODY

GEORGIA

BROOK RUN PARK

MASTER PLAN

Community Input Meeting

January 17, 2017

GREENPLAY LLC

The Leading Edge In Parks, Recreation, And Open Space Consulting

A G E N D A

Introductions

Scope of Work

- Park System Comprehensive Plan
- Brook Run Park Master Plan

Site Overview

Site Analysis

Steering Committee Input

- **Issues / Concerns**
- **Program Elements**

commercial design studio

education design studio

hospitality design studio

housing design studio

park design studio

urban design studio

- passive conservation parks
- trails and greenways
- urban and town centers
- sports complexes

Athens-Clarke County
- *North Oconee Greenway*
- *Memorial Park*
- *Dudley Park*
- *Ben Burton Park*

City of Alpharetta
City of Avondale Estates
City of Braselton
City of Buford
City of College Park
- *Barret Park*
- *Jamestown Park*

City of Decatur
- *Glen Lake Park*
- *Hidden Cove Park*

City of Evans
City of Holly Springs
City of Gainesville
City of Kennesaw
City of Lilburn
City of Marietta
City of Morrow
City of Roswell
- *Big Creek Park*
- *Leita Thompson Park*
- *Garrard Landing Park*

City of Royston
City of Smyrna
- *Rose Garden Park*
- *Lake Court Park*

City of Suwanee
City of Sylva, NC
City of Tyrone
City of Thomaston
Cobb County
- *East Cobb Park*
- *Trolley Line Park*
- *Dallas Hwy Multi-Use Trail*

Columbia County
Dekalb County
- *Dunwoody Nature Center*
- *Glen Emerald Park*
- *Henderson Park*
- *Montreal Park*
- *Oak Creek Park*
- *Sugar Creek Park*

Douglas County
- *Boundary Waters Park*
- *Deer Lick Park*
- *Dog River Park*

Forsyth County

Georgia DNR
- *AH Stephens State Park*
- *Amicalola Falls State Park*
- *Cummings Landing Park*
- *High Falls State Park*
- *Indian Springs State Park*
- *Sweetwater Creek State Park*
- *Seminole State Park*
- *Okeefenokee State Park*

Gwinnett County Parks
- *Alexander Park*
- *Centerville Park*
- *Bethesda Park*
- *Harbins Park*
- *Holcomb Bridge River Park*
- *JB Williams Park*
- *Lenora Park*
- *Lucky Shoals Park*
- *Peachtree Ridge Park*
- *Peachtree Industrial Blvd. Park*
- *Sweet Water Park*

Lamar County
Paulding County
Spalding County
Trust for Public Land

PARK SYSTEM
COMPREHENSIVE PLAN

PARK SYSTEM COMPREHENSIVE PLAN – PUBLIC INPUT

Methodology

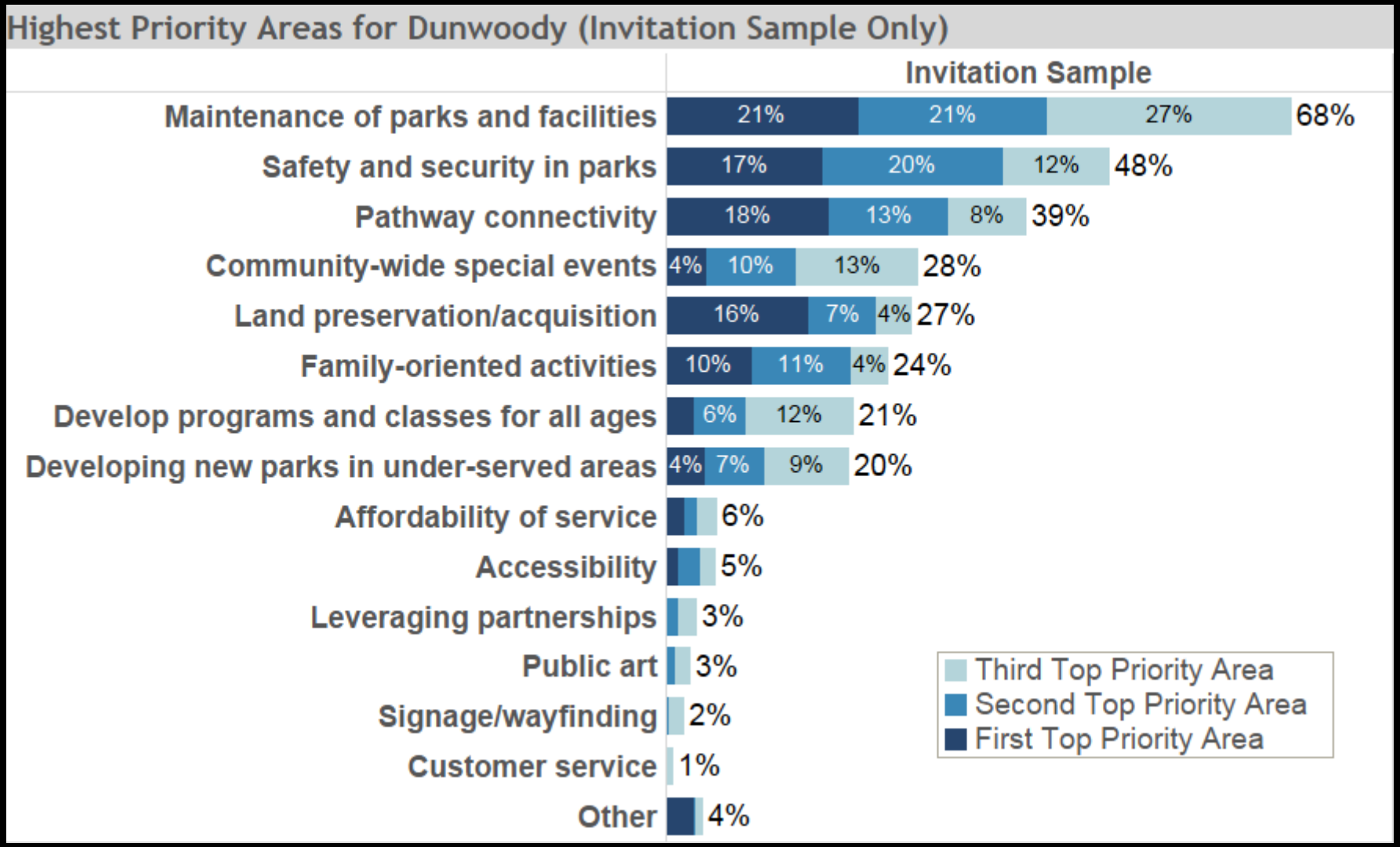
Survey Methods

- Randomly distributed postcard survey
- Distributed geographically
- Open-link online survey for anyone not in random mailing (962 returned)

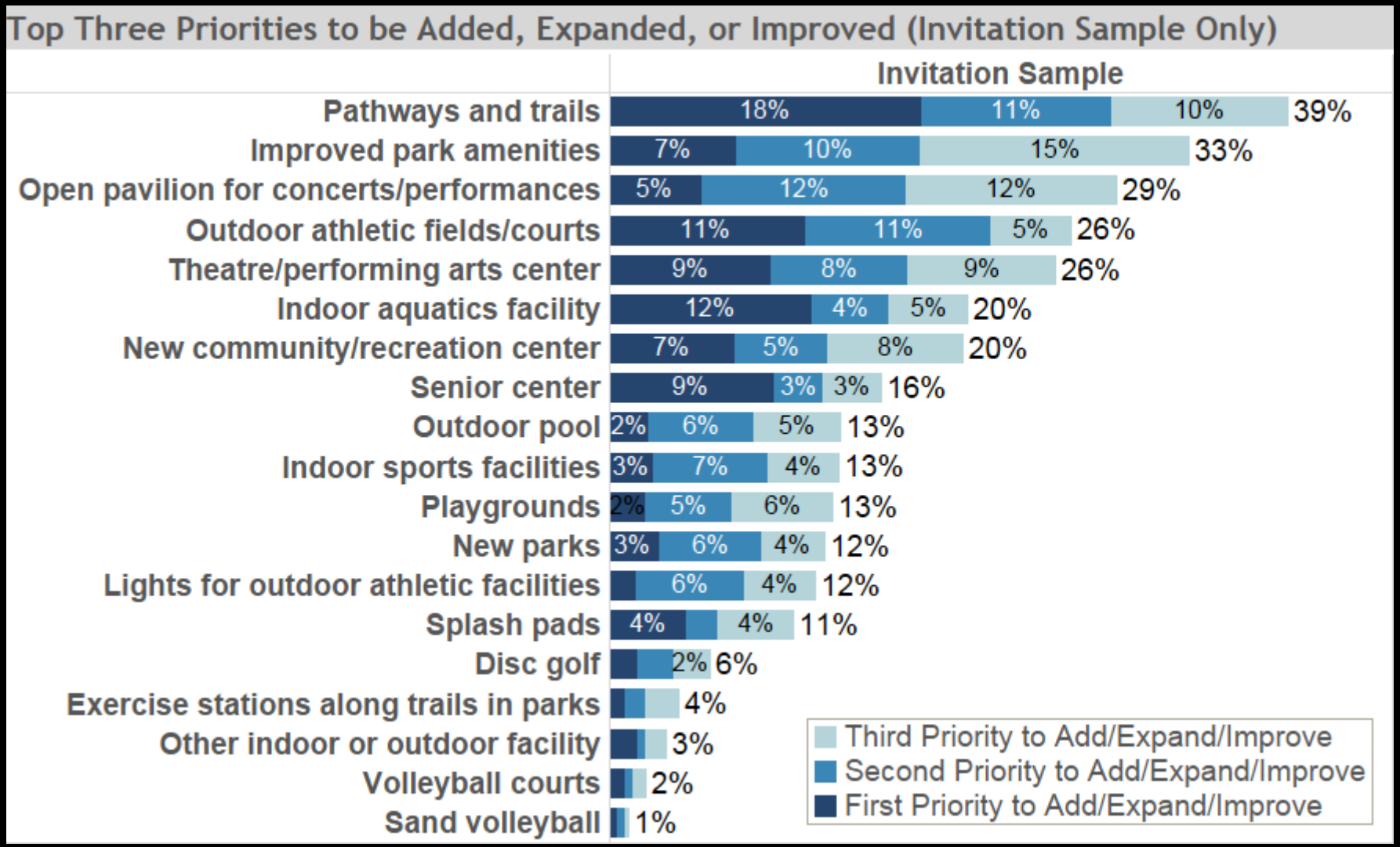
Survey Response

- 3,000 surveys randomly distributed to residents
- Final sample size was 661 (22% return rate, +/- 3.8% margin of error)

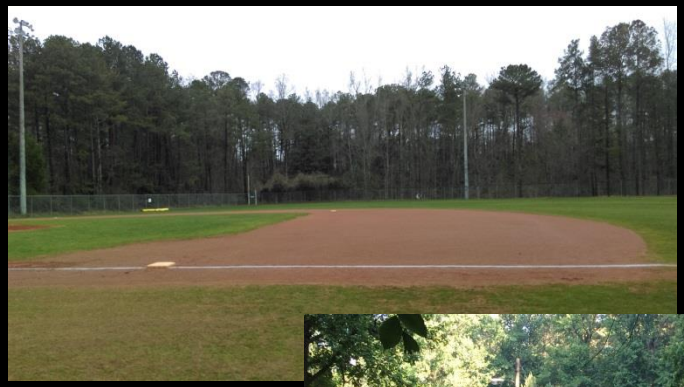
TOP THREE PRIORITIES FOR ISSUES / CONCERNS



TOP THREE PRIORITIES FOR FACILITIES



EXISTING PARK ELEMENTS



DUNWOODY PARK / NATURE CENTER

- Playground (with extensive water feature)
- Baseball Fields (2 Total)
- Nature Center
- Community Garden
- Outdoor Classroom
- Stage
- Nature Trails
- Restrooms (2 Total)

GEORGETOWN PARK

- Playground (with extensive water feature)
- Shelters (2 Total)
- Bocce Ball Court
- Fountain
- Paved Trail
- Fitness Equipment
- Restroom

EXISTING PARK ELEMENTS

PERNOSHAL PARK

- Playground (with extensive water feature)
- Shelter
- Restroom
- Multi-purpose Field (Un-programmed)
- Basketball Court (2 Total)
- Amphitheater
- Fitness equipment
- Paved Trails

WINDWOOD HOLLOW PARK

- Playground
- Shelters
- Tennis Courts (2 Total)
- Fitness Equipment
- Unpaved Trail

EXISTING PARK ELEMENTS

VERNON OAKS PARK

- Unpaved Trails
- Seating areas
- Picnic Tables

DONALDSON-BANNISTER FARM

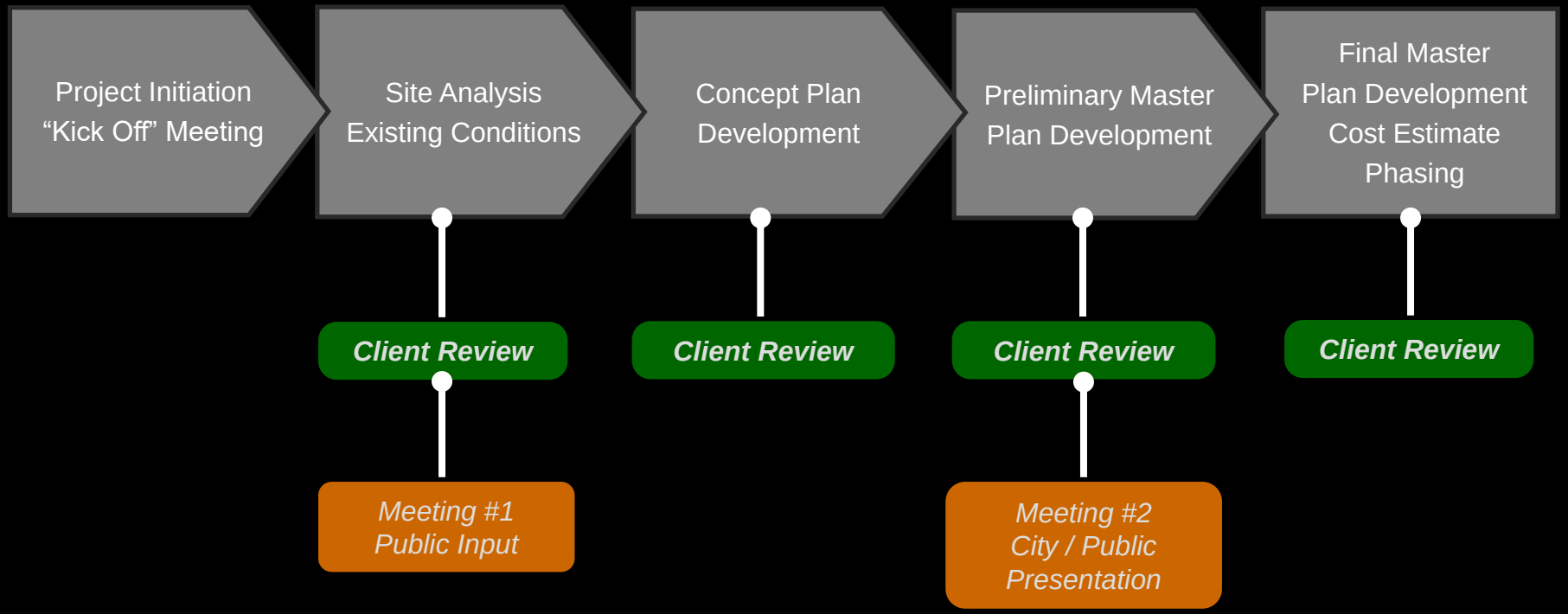
- Farm Structures

PERIMETER CENTER PARK

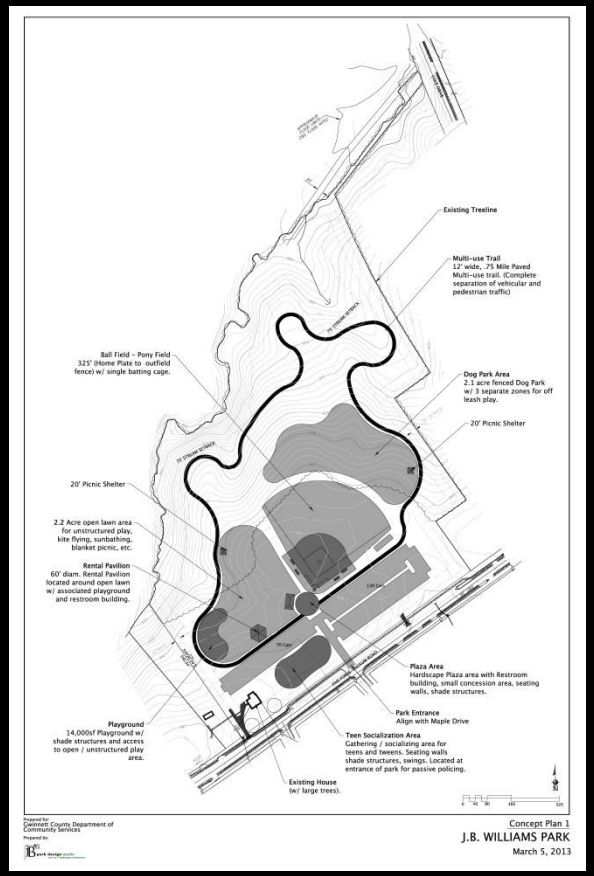
- Park Land

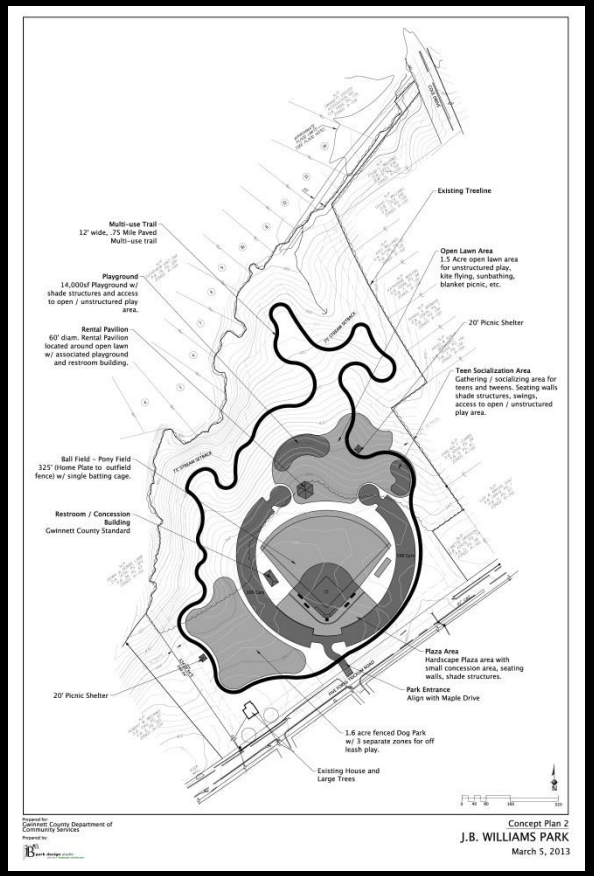
MASTER PLANNING
BROOK RUN PARK

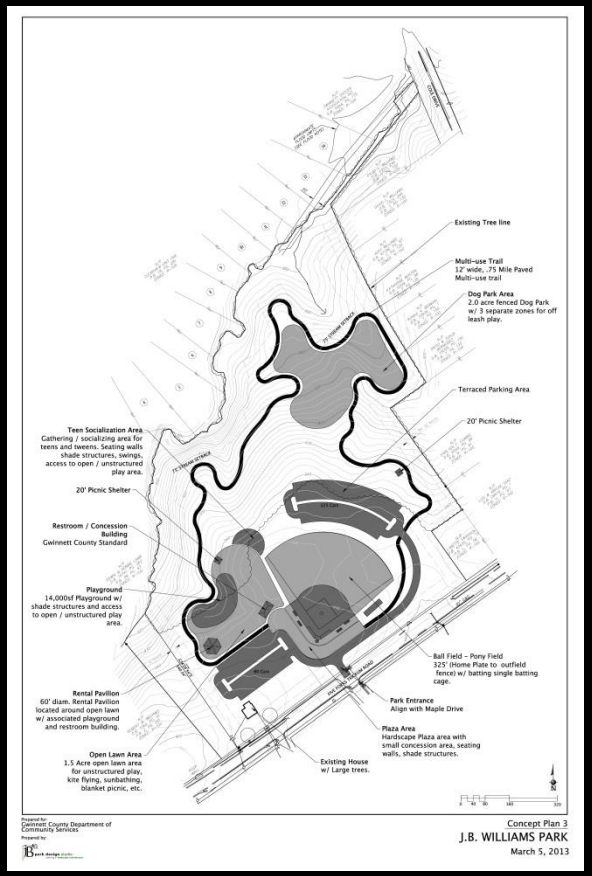
SCOPE OF WORK PROCESS



CONCEPT PLANS
EXAMPLE







MASTER PLAN EXAMPLE

BROOK RUN PARK

MAINTENANCE YARD
OPEN LAWN (BUILDING REMOVED)
TREE TOP QUEST
LAWN AREA
PLAYGROUND
BUILDINGS REMOVED
DOG PARK
MEMORIAL
SKATE PARK
FORMER THEATER
GREENHOUSE
LARGE PAVILION / LAWN
COMMUNITY GARDEN
OPEN SPACE / GREEN

EXISTING PARK ELEMENTS BROOK RUN PARK

- Playground (with extensive water feature)
- Shelters (11 Total)
- Multi-purpose Field (Un-programmed)
- Skate Park
- Community Garden
- Greenhouse
- Dog Park
- Memorial
- Multi-use Trail

ACCESS POINTS – BROOK RUN PARK

Pros:
Established entryways

Multiple Entrances

Cons:
Left turn onto N. Peachtree can be challenging

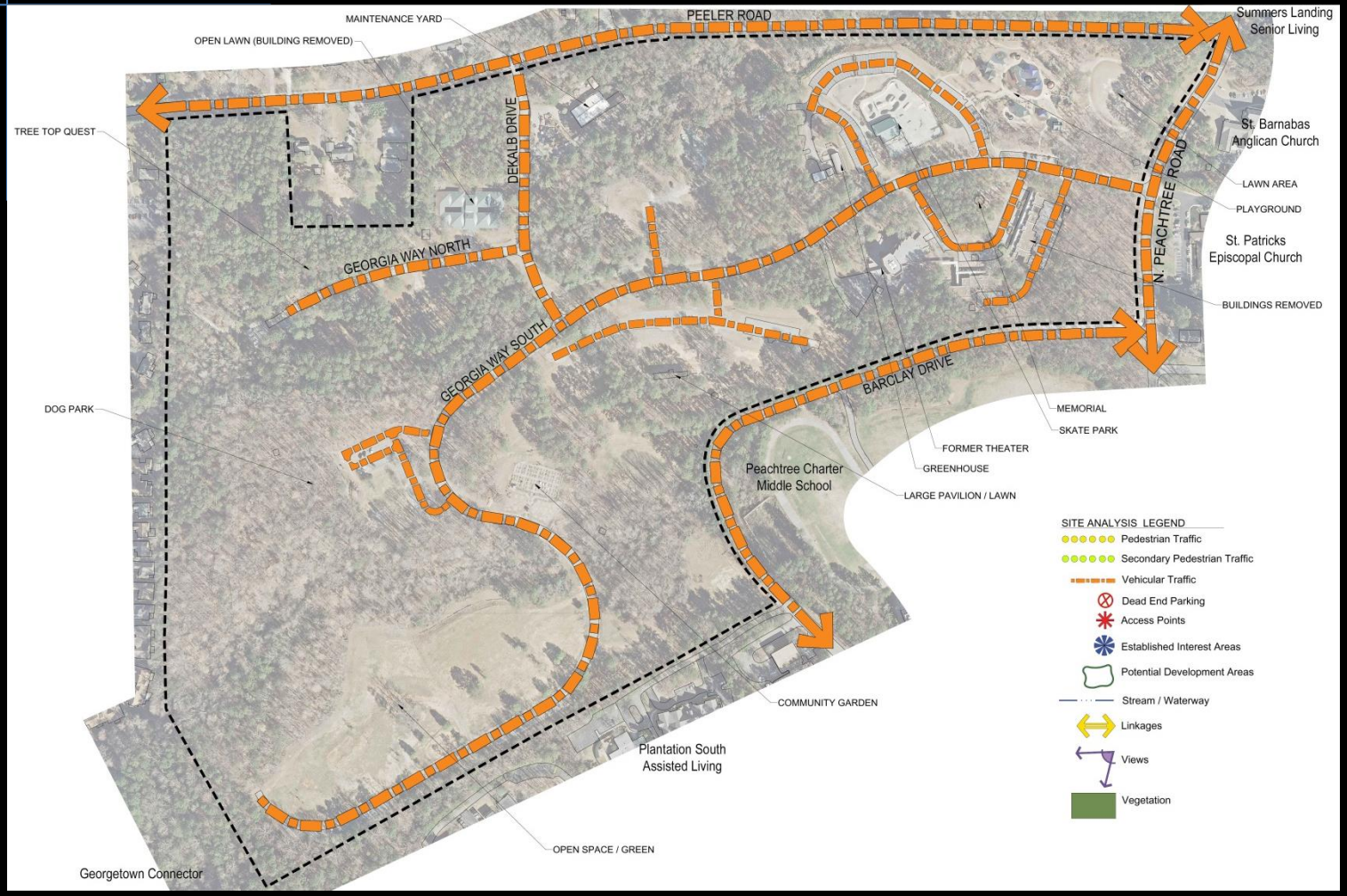
VEHICULAR ACCESS – BROOK RUN PARK

Pros:
Good access from adjacent roads.

Pavement nice

Cons:
Vehicular traffic bisects park

Dead end parking areas



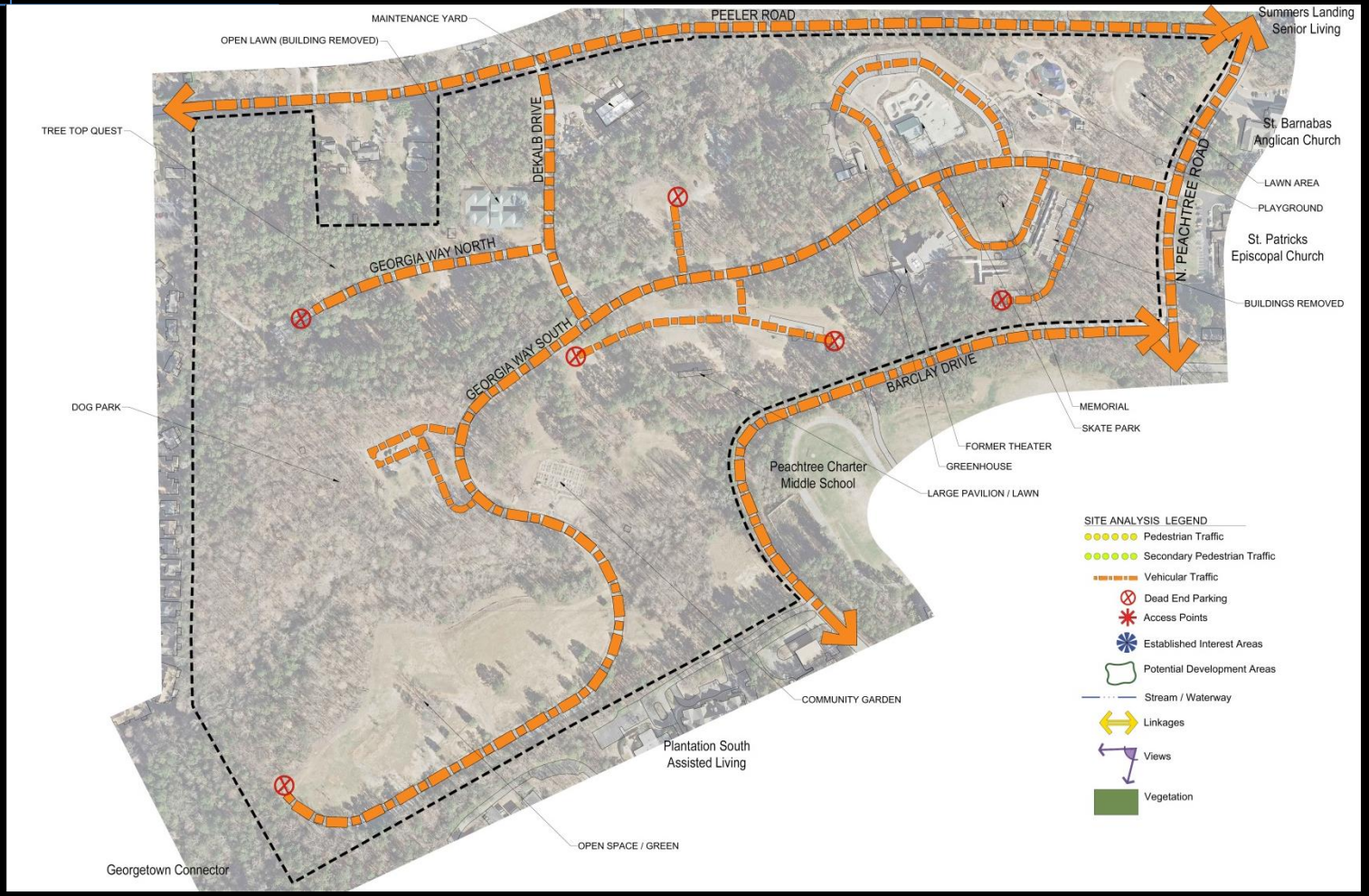
VEHICULAR ACCESS – BROOK RUN PARK

Pros:
Good access from adjacent roads.

Pavement nice

Cons:
Vehicular traffic bisects park

Dead end parking areas, safety issue.



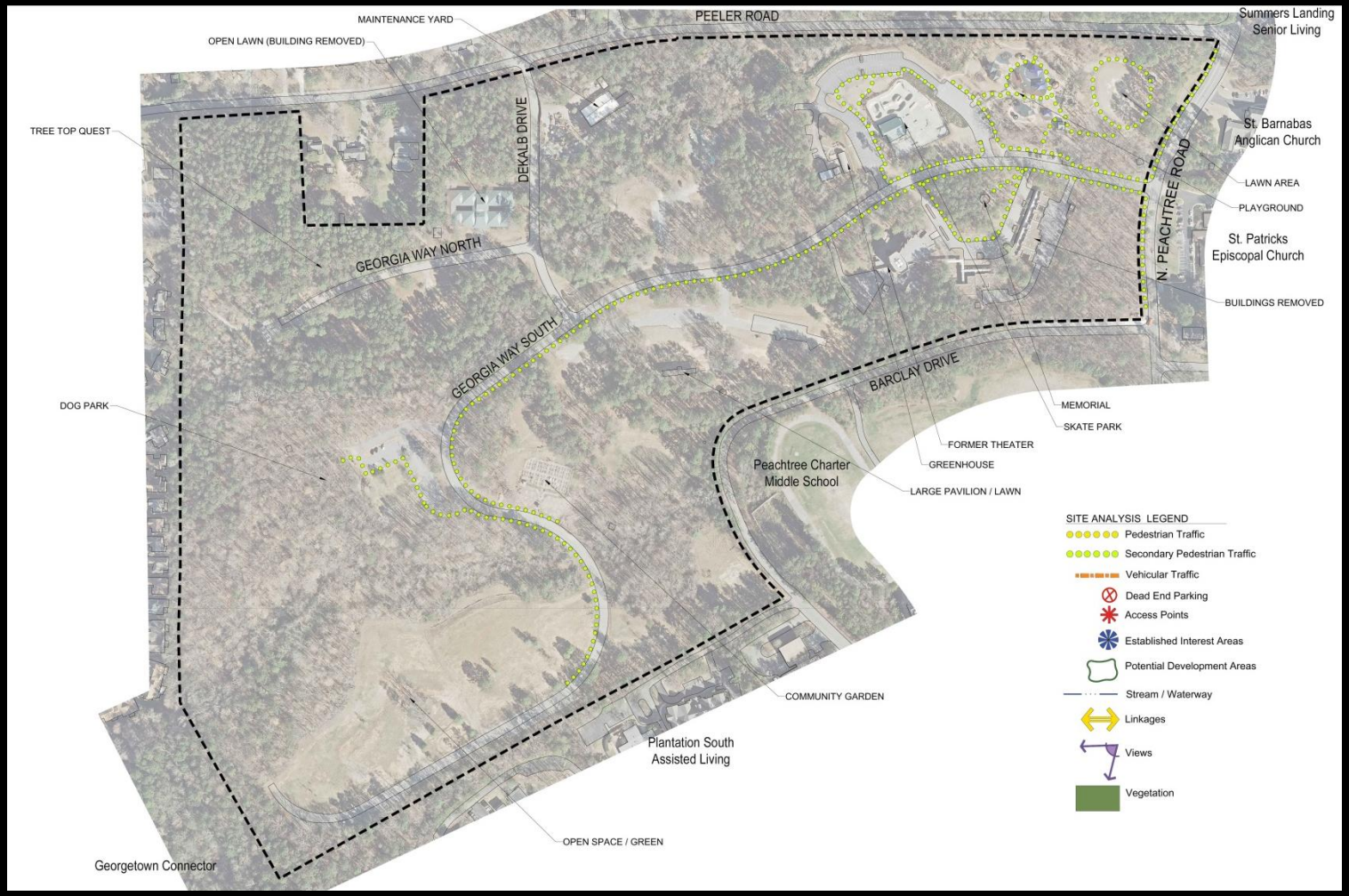
PEDESTRIAN ACCESS – BROOK RUN PARK

Pros:
Sidewalk connection along N. Peachtree Rd.

Good pedestrian access at front of park

Crosswalks within park

Cons:
Pedestrian access lacking on Barclay Rd. & Peeler Rd.

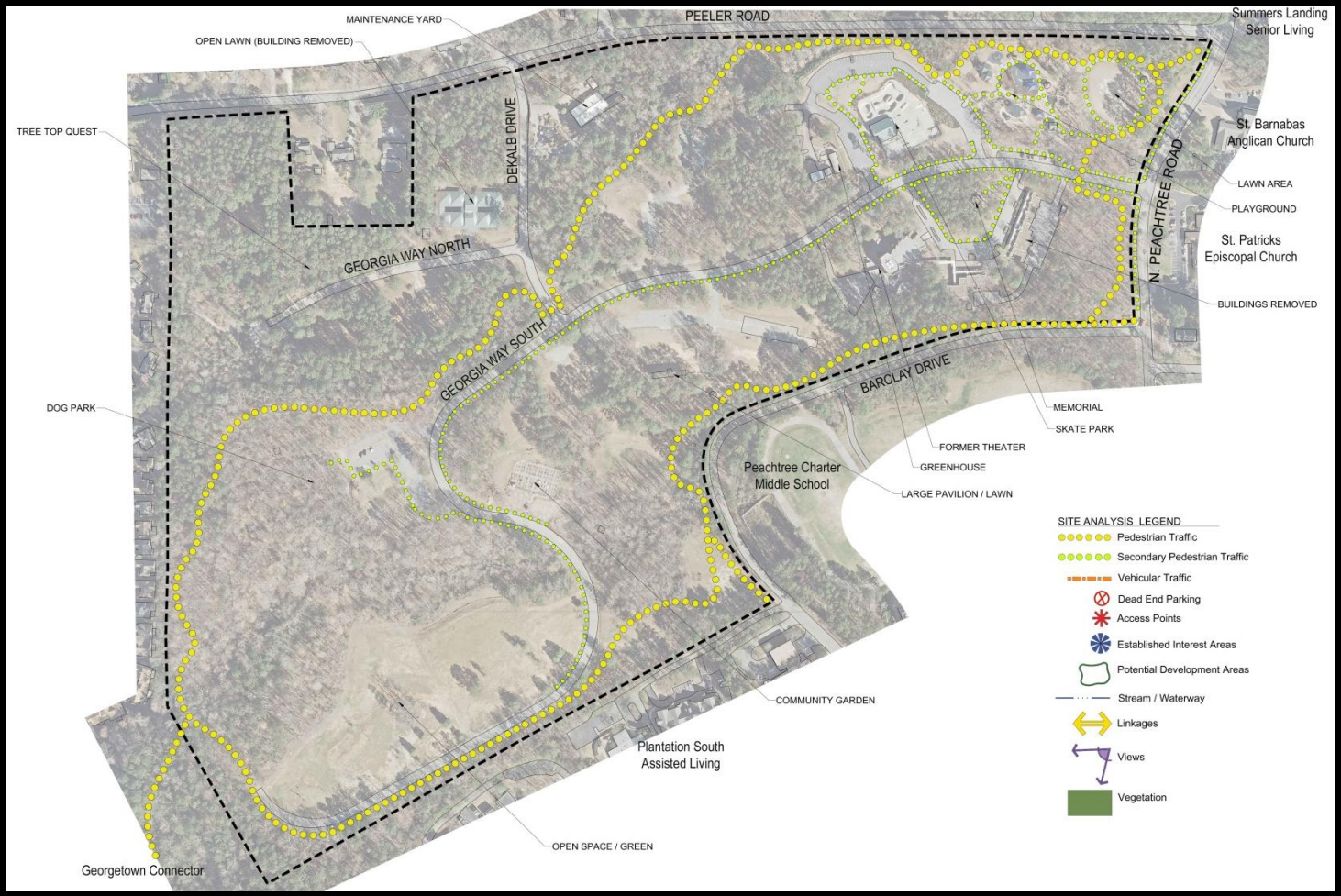


PEDESTRIAN ACCESS – BROOK RUN PARK

Pros:
Multi-use perimeter trail links elements of the park

Multi-use trail connects to surrounding community via Georgetown Connector and spur trails

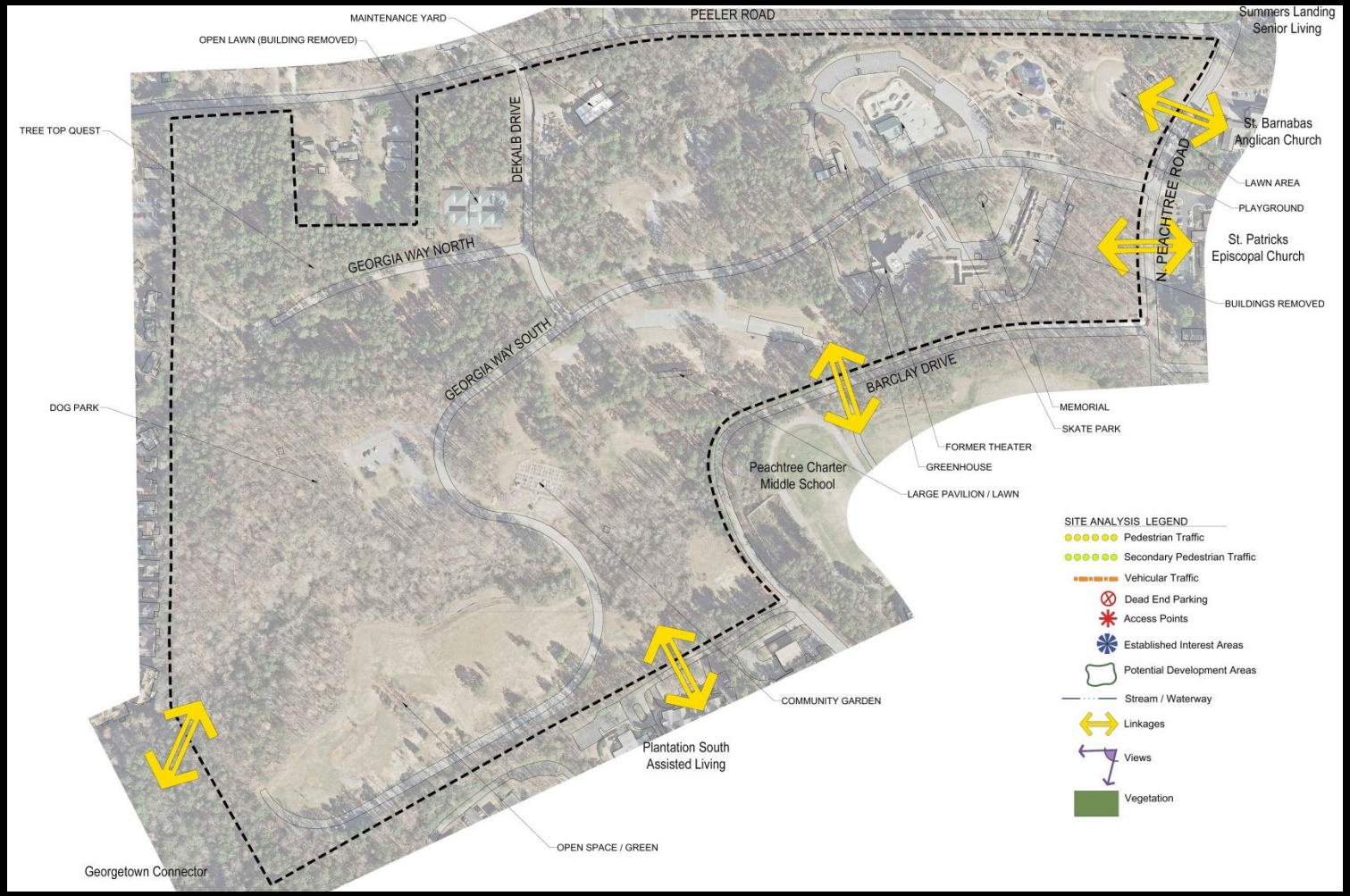
Cons:



PEDESTRIAN LINKAGES – BROOK RUN PARK

Pros:
Good linkage to surrounding community on south & east

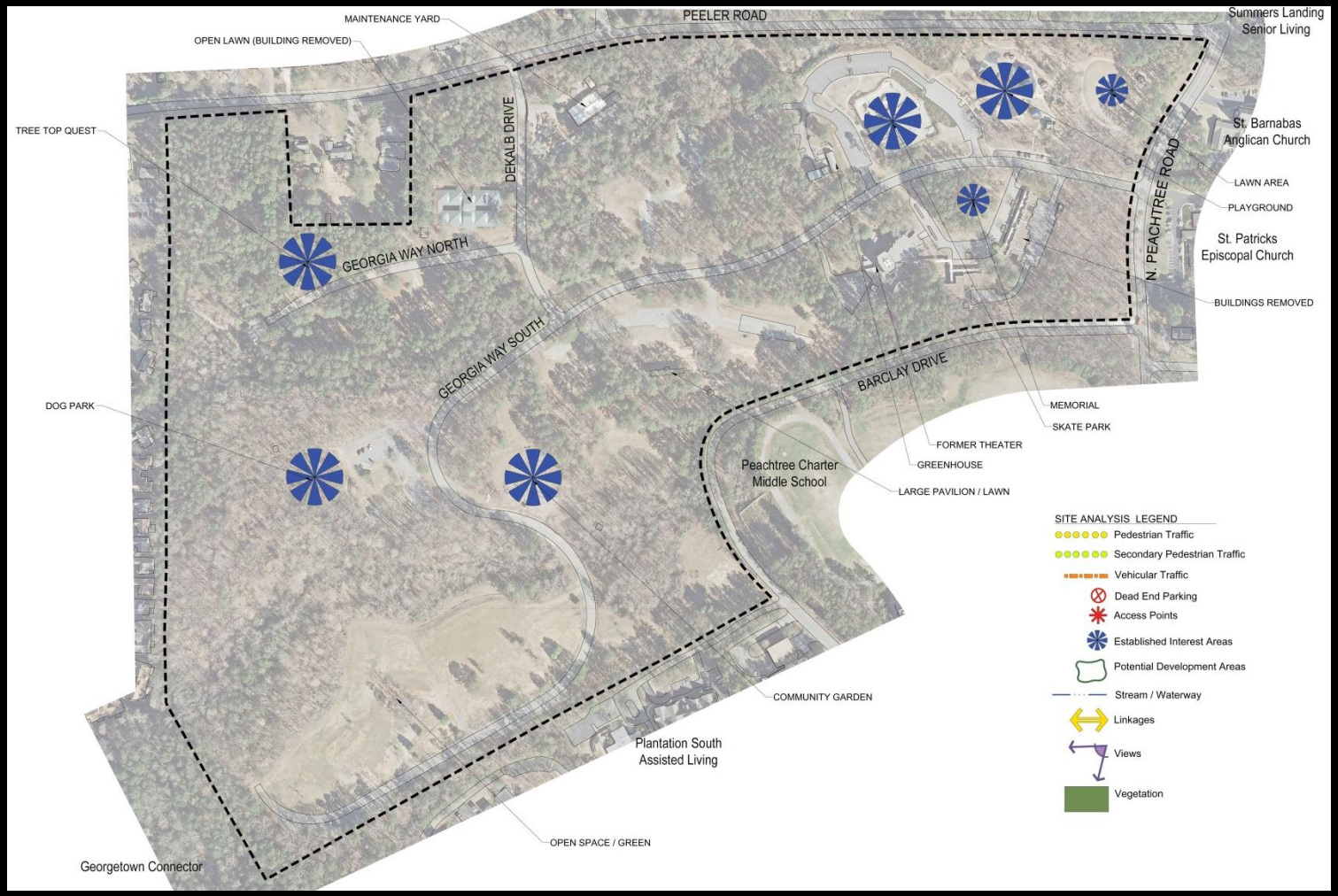
Cons:
Opportunity for better linkage to West & North

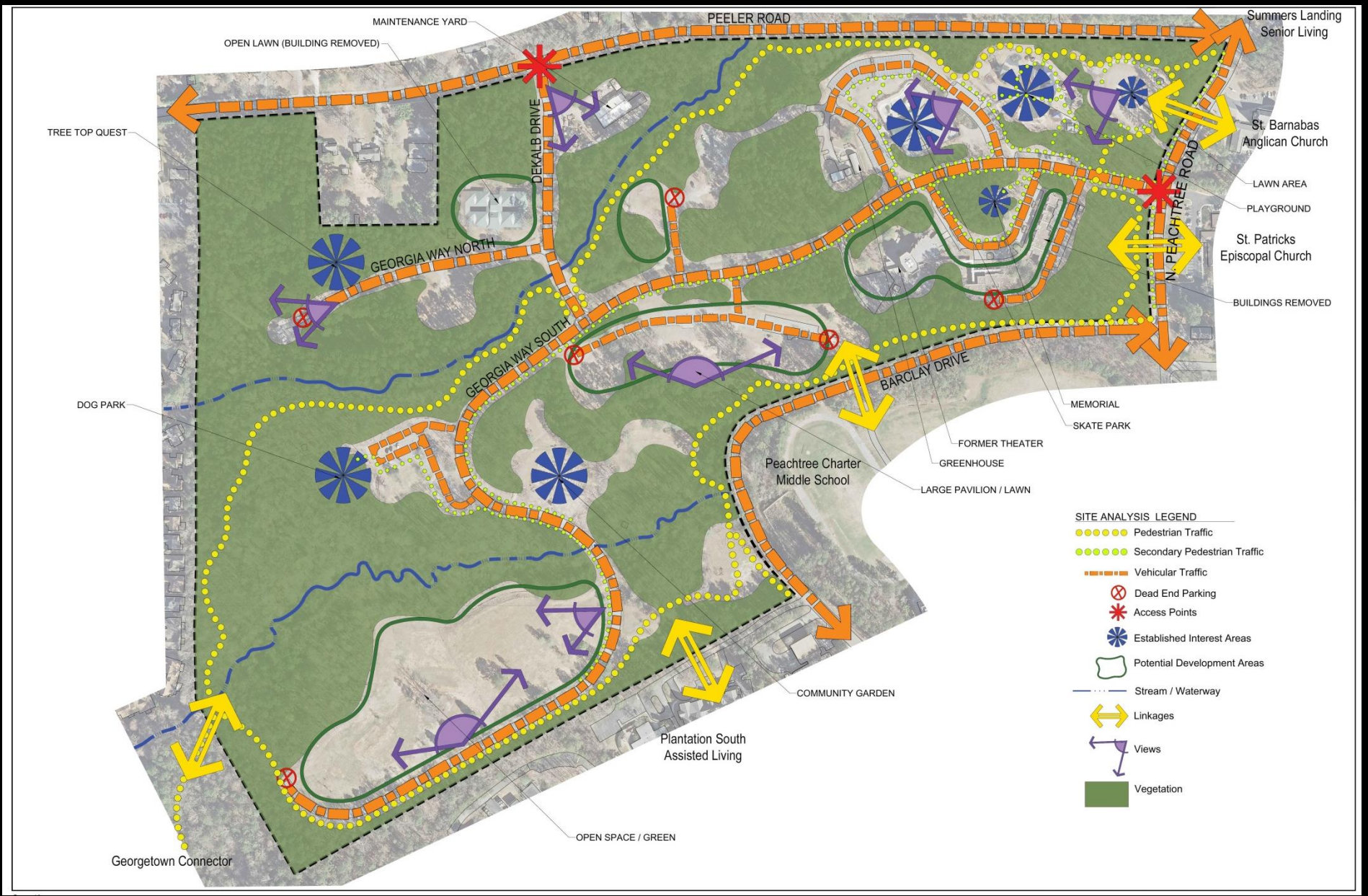


ESTABLISHED INTEREST AREAS – BROOK RUN PARK

Pros:
Good mix of existing uses within park

Cons:

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OPEN LAWN (BUILDING REMOVED)
PEELER ROAD
Summers Landing
Senior Living
TREE TOP QUEST
DEKALB DRIVE
St. Barnabas
Anglican Church
LAWN AREA
PLAYGROUND
N. PEACHTREE ROAD
St. Patricks
Episcopal Church
GEORGIA WAY NORTH
BUILDINGS REMOVED
GEORGIA WAY SOUTH
BARCLAY DRIVE
DOG PARK
MEMORIAL
SKATE PARK
FORMER THEATER
GREENHOUSE
Peachtree Charter
Middle School
LARGE PAVILION / LAWN
COMMUNITY GARDEN
Plantation South
Assisted Living
OPEN SPACE / GREEN
Georgetown Connector
SITE ANALYSIS LEGEND
Pedestrian Traffic
Secondary Pedestrian Traffic
Vehicular Traffic
Dead End Parking
Access Points
Established Interest Areas
Potential Development Areas
Stream / Waterway
Linkages
Views
Vegetation

POTENTIAL DEVELOPMENT AREAS – BROOK RUN PARK

Pros:
Opportunity to utilize recently cleared areas for new park uses.

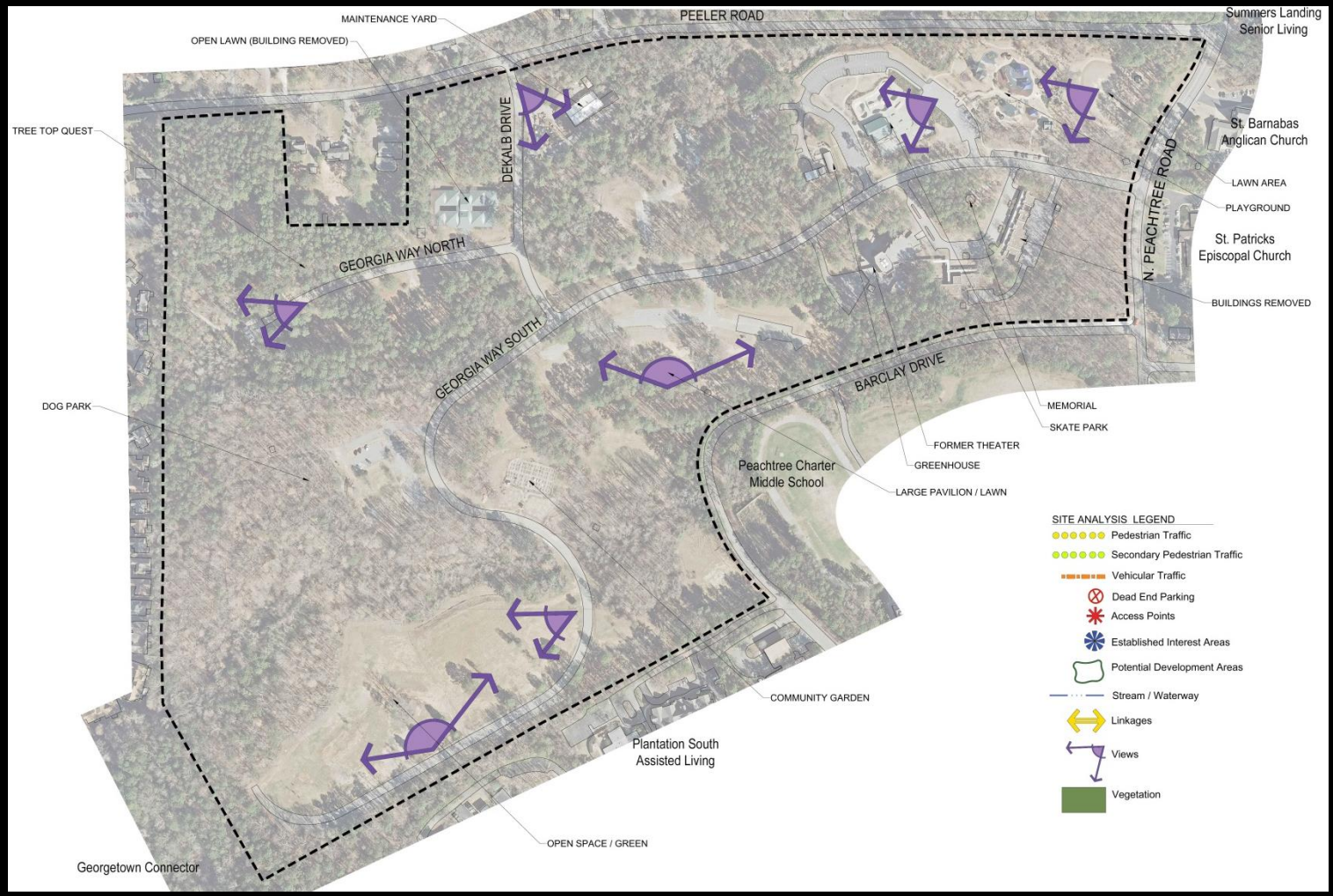
Opportunity to provide elements that currently do not exist within the park system

Cons:

VIEWS – BROOK RUN PARK

Pros:
Some nice views of the park from high points, and some long views

Cons:
Unfavorable views at front of park at Peeler Rd. and within the park.



VEGETATION – BROOK RUN PARK

Pros:
Variety of forest types provide a variety of experiences for the park user

Some mature trees on site

Existing open space available for potential development – fewer trees removed.

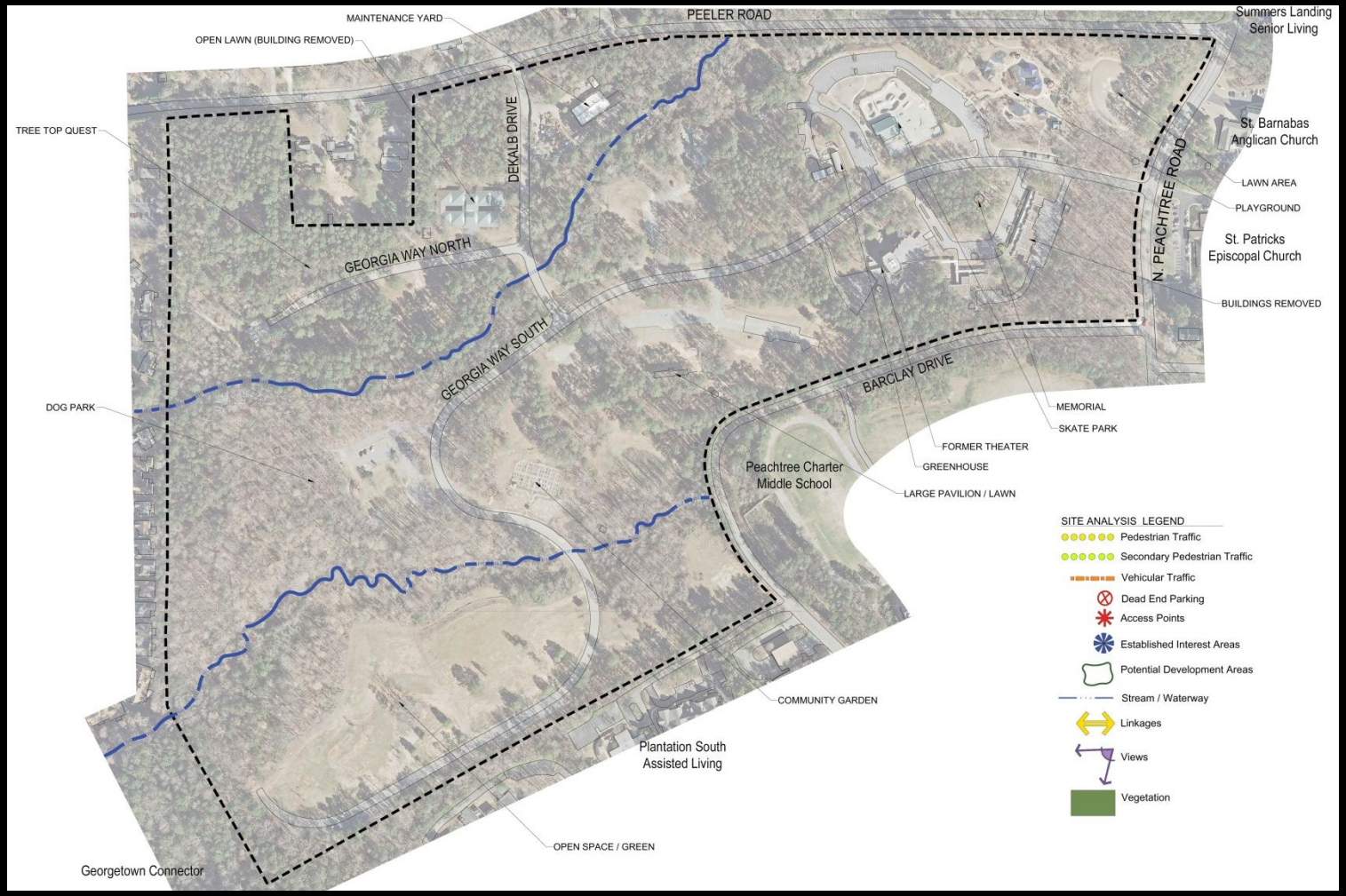
Cons:
Invasive plants

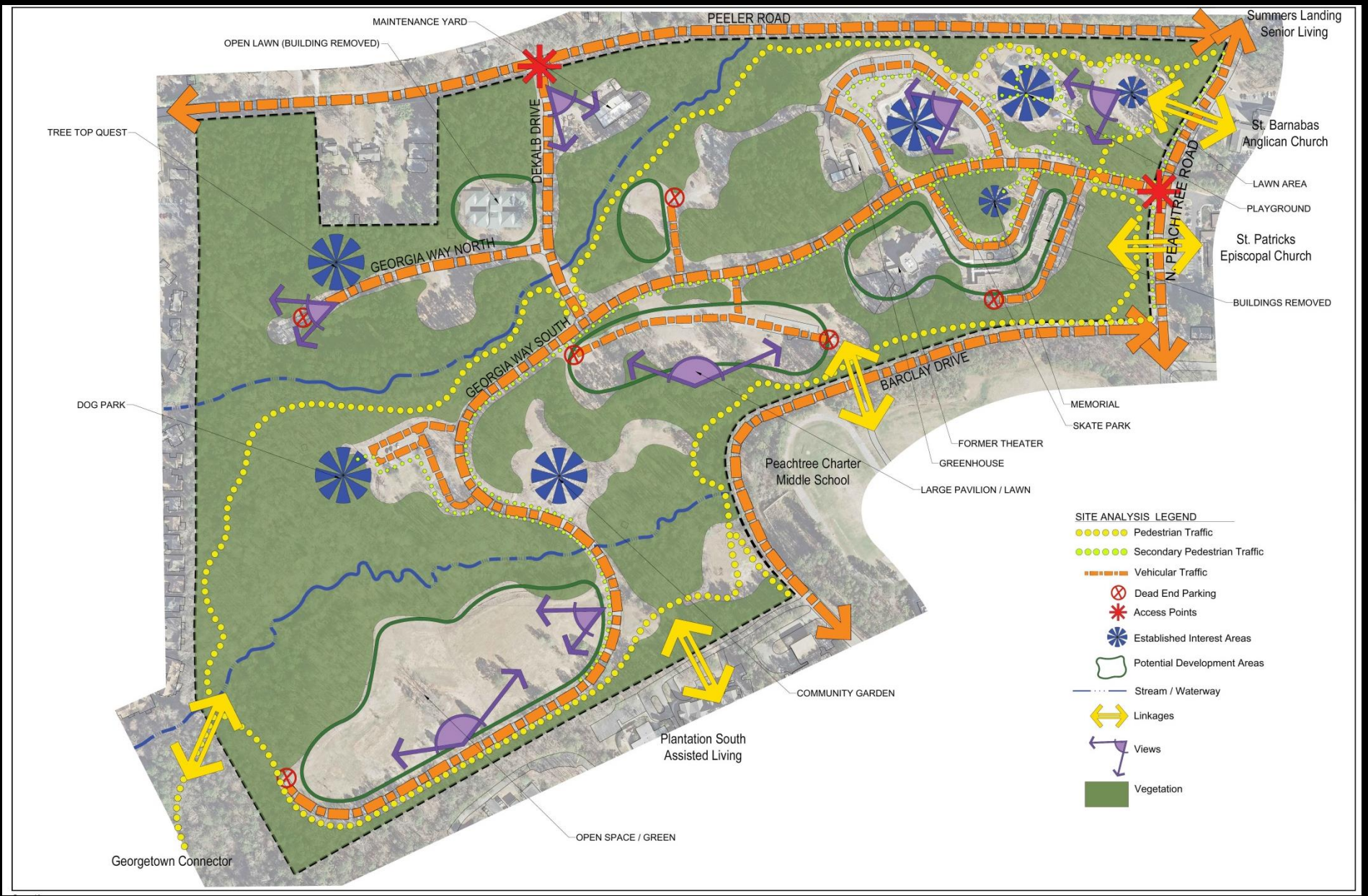
STREAMS – BROOK RUN PARK

Pros:
Potential to renovate stream banks

Mostly positive drainage on site

Cons:
Stream / waterway setbacks limit development opportunities

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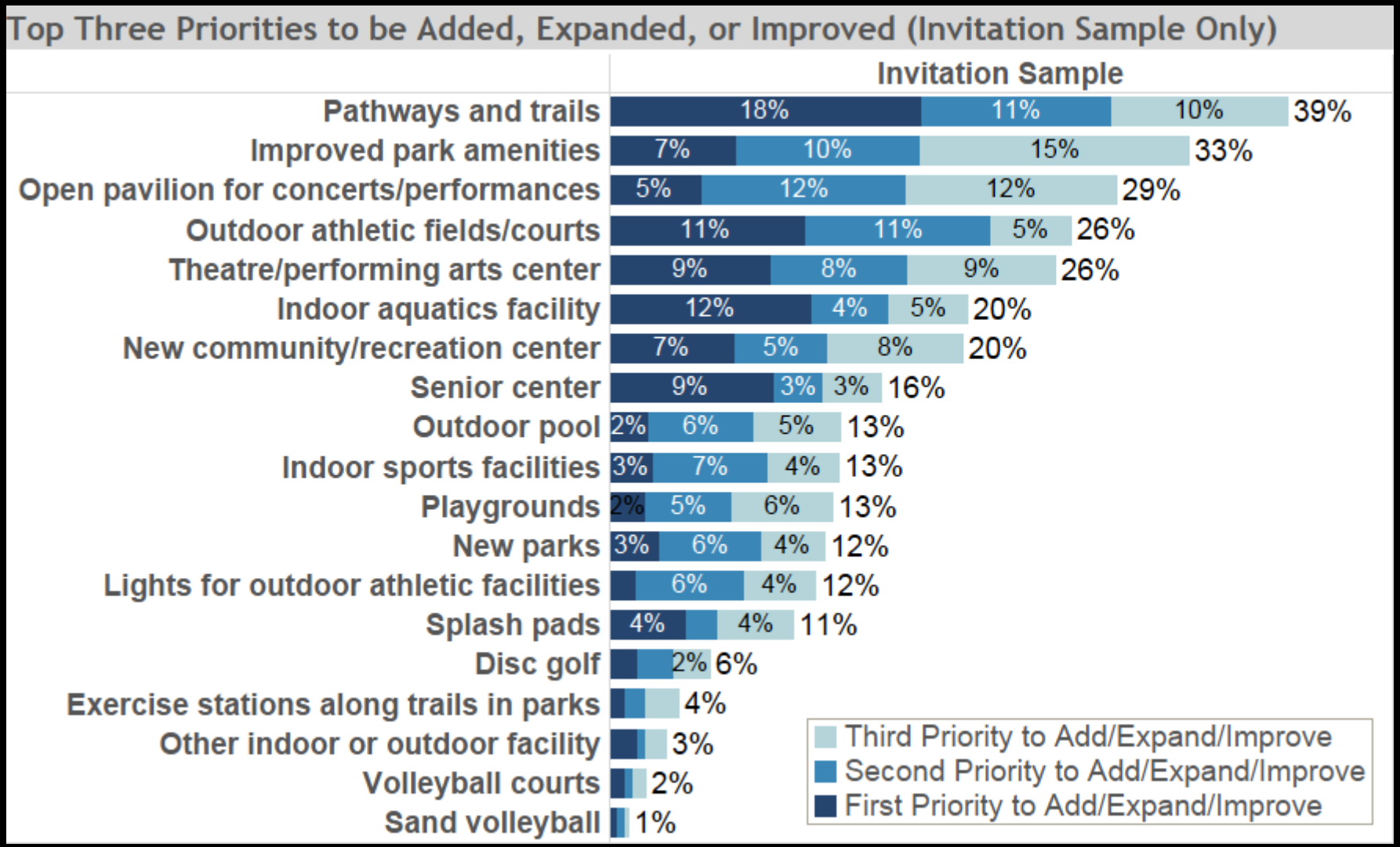
PARK POTENTIAL

- Connection to community
- Tourism friendly
- Gateway to City
- Town Green
- Greenway Connection
- Observatory
- Parking
- Fountain
- Picnic areas w/ grills
- Drinking fountains
- Restrooms
- Large & small pavilions
- Adopt-a Spot (for landscape)
- Landscaping
- Benches
- Nature trails
- Walking trails
- Bicycle trails
- Rollerblade trails (paved)
- Exercise trails
- Trail links to neighborhoods
- Wildlife areas
- Environmental education
- Agricultural education
- Plant conservatory
- Event gazebo (Weddings)
- Playgrounds
- ADA Accessible playground
- Multi-stage playground
- Public Art exhibit areas
- Open play areas
- Amphitheater/Band shell
- Festivals
- Markets
- Volleyball area
- Tennis courts
- Basketball
- Dog park
- Garden area

TOP THREE PRIORITIES FOR FACILITIES



PUBLIC FEEDBACK

- Issues
- Concerns
- Needs!
- **Wants!!**
- **Hopes!!!**
- **Dreams!!!!**

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