

# Duluth

## PARKS AND RECREATION

CHATTAHOOCHEE basketball  
events **Community**  
RIVER Beautiful trails  
fantastic BIKING **FUN**  
**DULUTH**  
Relax **safe** BRIDGE  
Canoe Launch Soccer  
RENTAL field ENGAGE  
picnic activities Walking  
GAMES Wonderful accessible  
**HOME** INVITING  
family oriented FANTASTIC

**PLAYGROUND**



## PREPARED FOR:

### MAYOR

Nancy Harris

### CITY COUNCIL

Marsha Anderson Bomar

Jim Dugan

Billy Jones

Kelly Kelkenberg

Greg Whitlock

### CITY MANAGER

James Riker

### RECREATION DEPARTMENT

Kathy Marelle, Director

Jason Rogers, Assistant Director - Recreation

John Keating, Assistant Director - Parks

### RECREATION ADVISORY BOARD

Wanda Bennewitz, Chairperson

David Jones, Vice Chair

Paula Bender, Secretary

Luke Livingston, Senior Advisor

Sherry McCann

Randy Marcus

Mark Carter

Kirkland Carden










Mike Humphreys

Sharon Parris





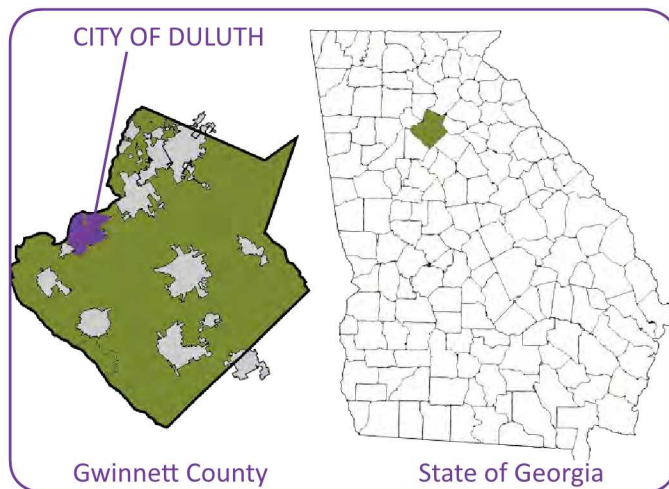
# TABLE OF CONTENTS

	INTRODUCTION.....	4
	CHAPTER 1 COMMUNITY PROFILE/DEMOGRAPHICS.....	6
	CHAPTER 2 PUBLIC INPUT .....	12
	CHAPTER 3 EXISTING FACILITIES INVENTORY.....	18
	CHAPTER 4 PROGRAM ANALYSIS .....	46
	CHAPTER 5 NRPA STANDARDS AND GAP ANALYSIS .....	53
	CHAPTER 6 RECOMMENDATIONS .....	59
	APPENDIX A SURVEY RESULTS .....	75
	APPENDIX B COST ESTIMATE .....	101



# INTRODUCTION

Duluth is a city of approximately 10.35 square miles, located 25 miles northeast of Atlanta in Gwinnett County. Its northwestern border is the Chattahoochee River, which flows from north to south. Several main vehicular thoroughfares extend through the city, including Peachtree Industrial Boulevard and Buford Highway/State Route 23 in the north-south direction, and Abbotts Bridge/State Route 120 and Pleasant Hill Road in the east-west direction. Many city-sponsored activities and public events are held at the popular Town Green adjacent to City Hall, and the City has a strong focus on creating a sense of community with local residents. The City of Duluth Parks and Recreation Department is considered a “turn-key” department, providing facilities and maintenance of their six parks. Parks include Bunten Road Park, Church Street Park, the Festival Center/Town Green and Taylor Park, Rogers Bridge Park, Scott Hudgens Park and W.P. Jones Park.



Duluth Location Map

Duluth is a fast-growing community, attracting families and residents who appreciate the quality of life and services offered within the City. Existing parks and greenspaces provide an economic benefit to the neighborhoods immediately adjacent, as well as to the City as a whole. Residents and City leadership are also focused on creating linear greenspaces such as multi-use paths and greenways which will provide alternative transportation and recreational opportunities.

This report serves to provide an update to the 2007 Parks and Recreation Master Plan. It will note completed projects, planned improvements and upcoming opportunities to expand and enhance the Duluth Parks and Recreation system. It is intended to be used as a road map of priorities to guide budgetary planning and expenditures. The following chapters are included:

## Chapter 1 – Community Profile/Demographics

This chapter will document existing demographic data, and evaluate trends that will impact and influence parks users and programs for the next decade.

## Chapter 2 – Public Input

This chapter documents the information gathering approach and results from stakeholders and the public. Each effort and its outcome are summarized, including the online survey (Appendix A).

## Chapter 3 – Existing Facilities Inventory

This chapter outlines the existing conditions, elements, and missing elements in each park at the current time. Narrative descriptions, photos, map, and spreadsheet of elements is included for each park.



### **Chapter 4 – Program Analysis**

This chapter reviews the Parks System's current facilities as compared to the NRPA's standards. It also notes program participation trends and provides a brief cost/benefit analysis of the programs. An updated project list is included in this chapter.

### **Chapter 5 – NRPA Standards and Gap Analysis**

This chapter draws conclusions on what type of facilities should be added, and identifies possible park locations to achieve the City goal of all portions of the City being within half a mile of a park.

### **Chapter 6 – Recommendations**

This chapter includes comprehensive recommendations for improvements and additions at each park. Specific site master plans developed from public input are included for Church Street Park, Rogers Bridge Park and Scott Hudgens Park.



# CHAPTER 1 COMMUNITY PROFILE/DEMOGRAPHICS

The Community Profile/Demographics section provides a demographic background of the City of Duluth population. Through analysis of previous data and projections, we can make assumptions about the future population trends in the City. The purpose of this analysis is to help guide park space needs and types based on a changing population, that aligns with current and future residents. The demographic trends used in this section are based upon the U.S. Census 2010 data.



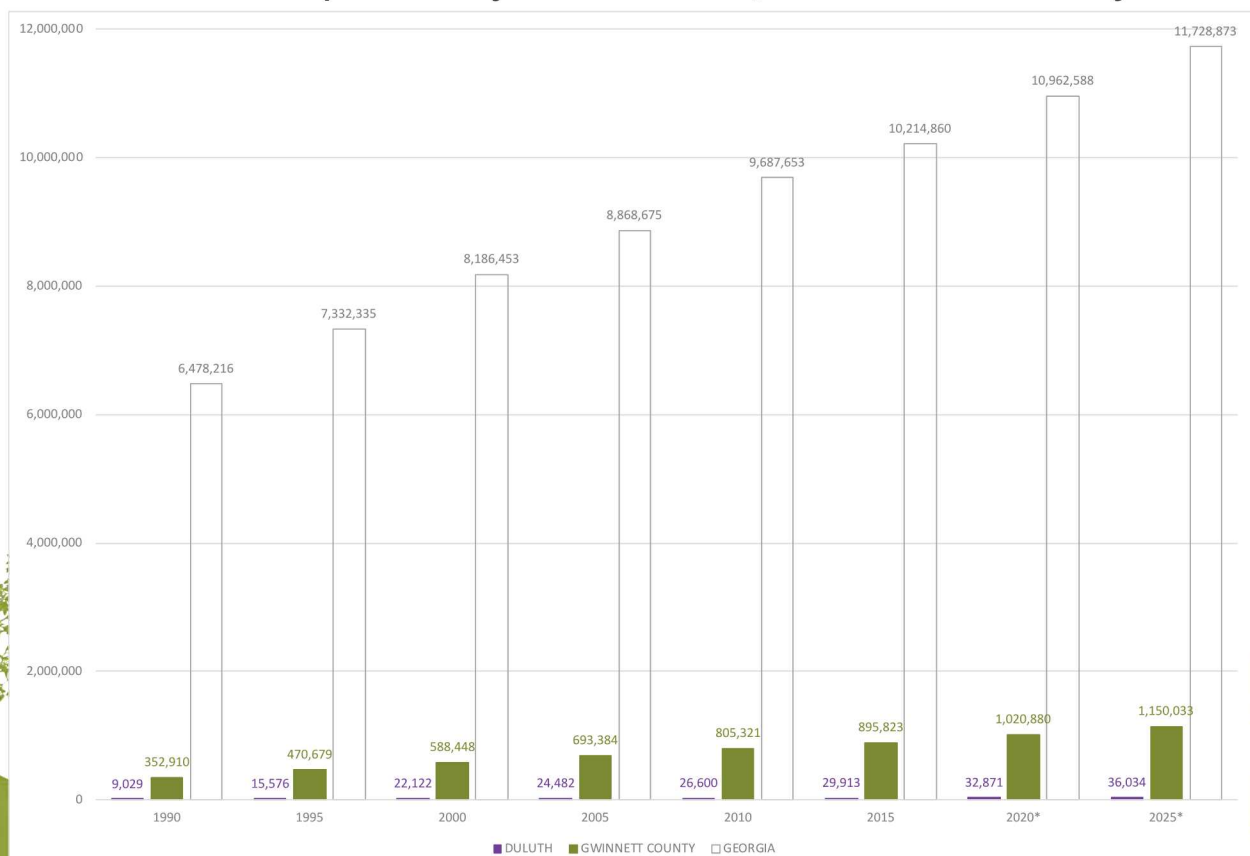
## DEMOGRAPHICS

### POPULATION

The City of Duluth is located in Gwinnett County, Georgia. Duluth saw immense growth in the 90's and has continued to grow by 7-10% every five years since. Duluth was named a top ten city for American value by NewsMax Magazine, and was ranked a best affordable suburb in Georgia by BusinessWeek Magazine, as well as, a 2016 safest city in Georgia by Safewise.

The 2010 population in Duluth was approximately 26,600, and is expected to grow to 32,871 by 2020. Duluth's population is anticipated to grow at a rate of approximately 3,000 new residents every five years for the next fifteen years. This % rate is lower than that of Gwinnett County as a whole, but higher than that of the State of Georgia. *Tables 1.1 and 1.2* illustrate how populations are projected to grow within Duluth and the region.

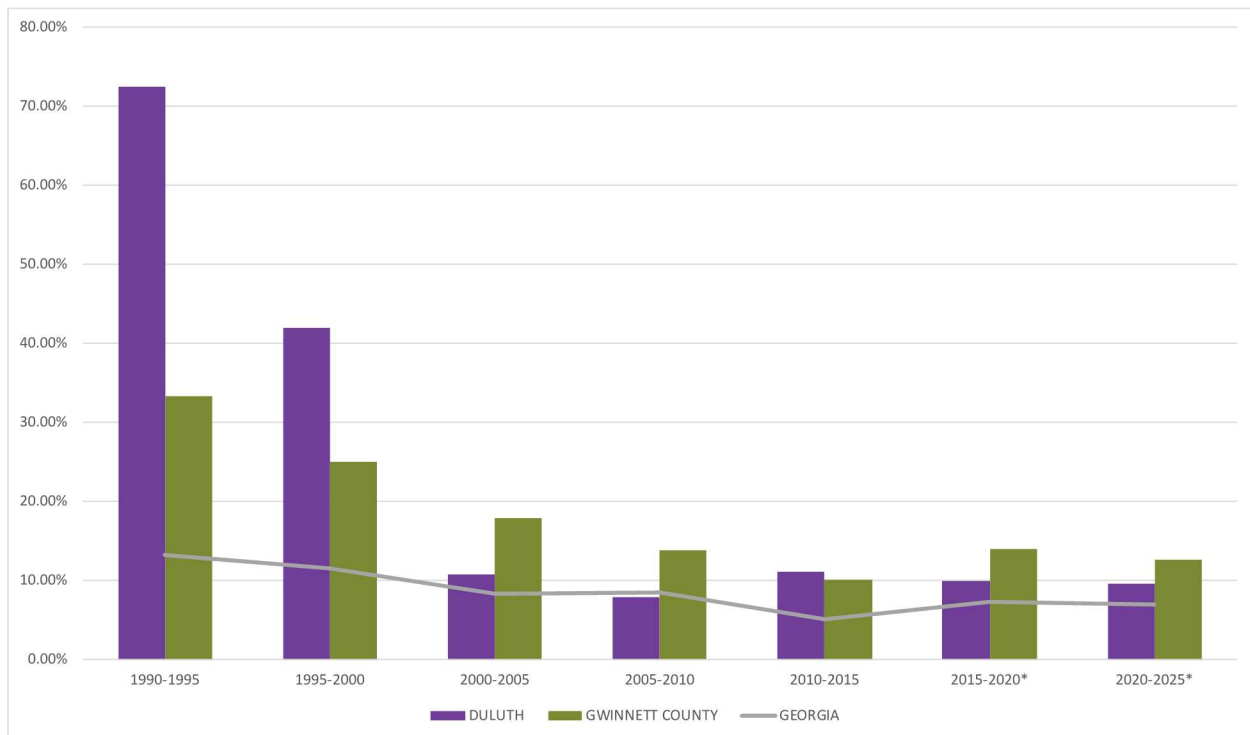
**TABLE 1.1 Population Projections 1990-2025, Census Place and County**



Source: U.S. Census Bureau, \*SG Projections



**TABLE 1.2 Projected Population Change (%) By Census Place and County**

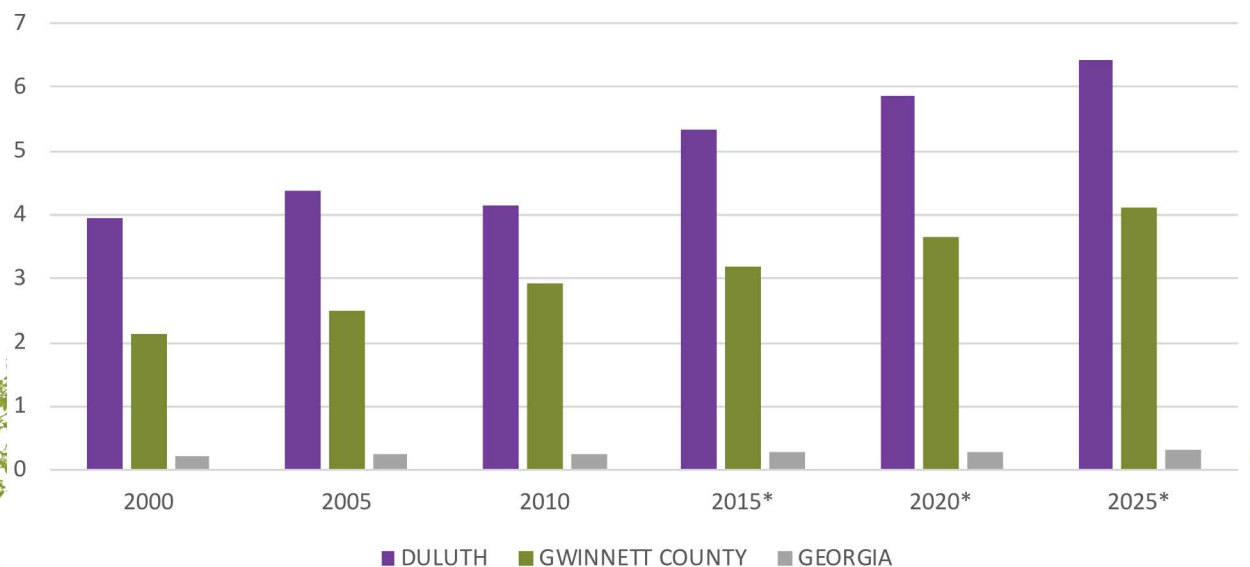


Source: U.S. Census Bureau, \*SG Projections

## POPULATION DENSITIES

Population densities are also projected to increase over the next 15 years as populations grow in current city limits. The projections in *Table 1.3* indicate that densities will continue to be greater than that of the county and the state.

**Table 1.3 Density Projections by Census Place and County (Persons per Acre)**

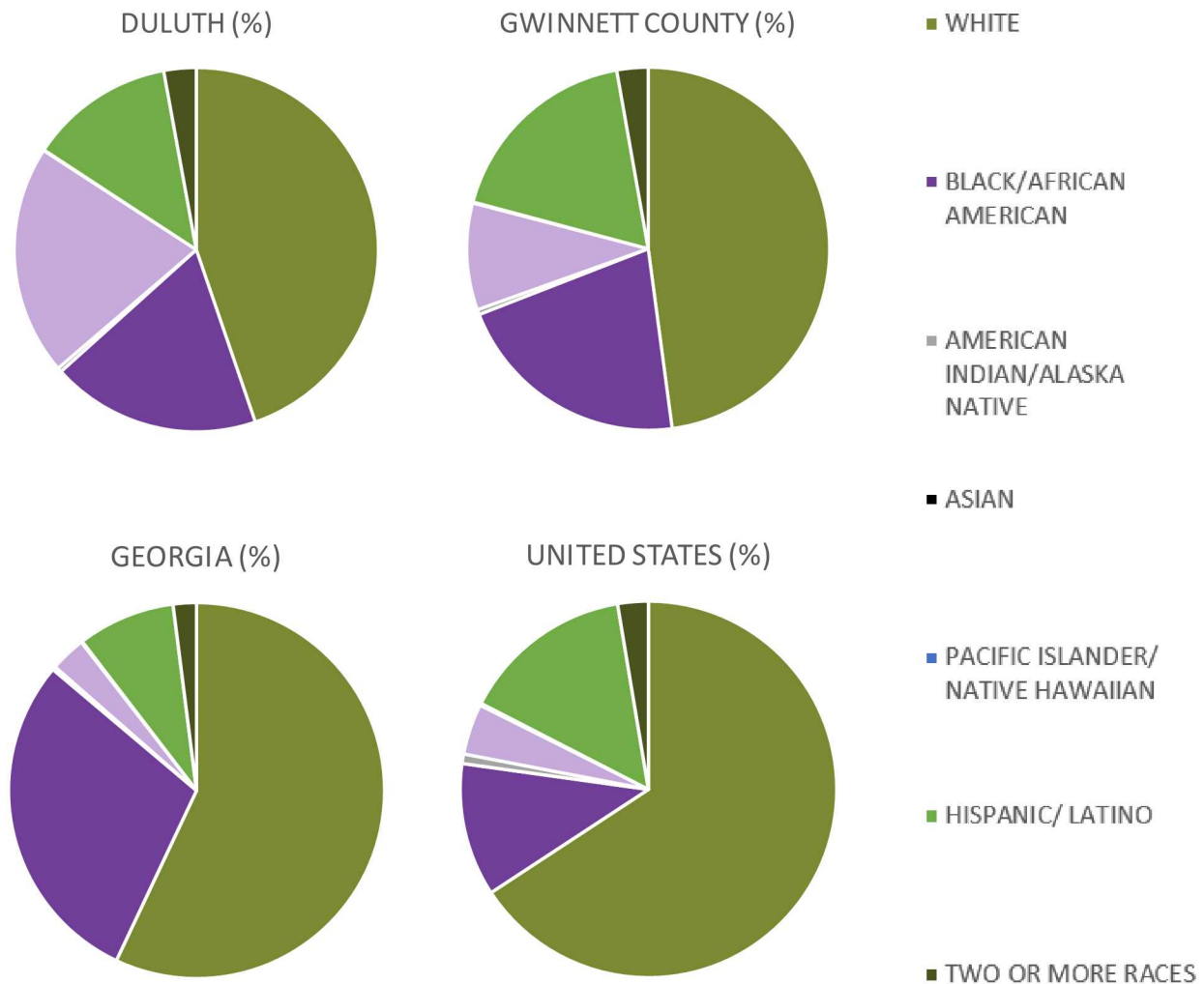


Source: U.S. Census Bureau, \*SG Projections

## RACE/ETHNICITY

The 2010 census data, *Table 1.4*, indicates that 48.7% of persons in Duluth are white, followed by 22% Asian, 20% Black/African American and 14% Hispanic. There has been an approximately 100% increase in African American, Asian and Hispanic persons from the previous Census, with Asian being the second largest segment of the population. The Asian population percentage in Duluth is more than double that of Gwinnett County as a whole, and more than seven times that of Georgia. In general, non-whites comprised the majority of Duluth at 51.3%.

**Table 1.4 Population by Race and Hispanic Origin by Census Place and County, 2010**



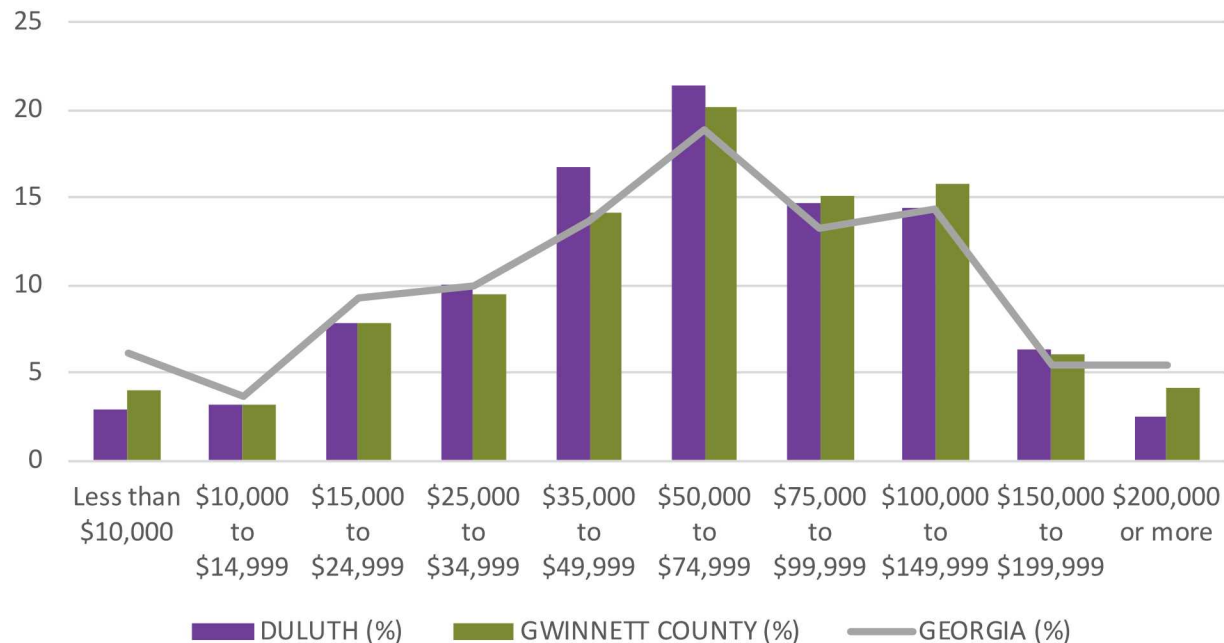
Source: U.S. Census 2010

## HOUSEHOLD INCOMES

The City of Duluth and Gwinnett County have similar median household incomes. In 2010, approximately 59% of the population of Duluth was projected to have a household income above \$50,000, and 54% was projected in 2014. *Table 1.5 and 1.6* provides a breakdown of the household income percentage estimates for 2010 and 2014, respectively.



**Table 1.5 Household Incomes, 2006-2010 Estimates**



Source: U.S. ACS 2010

**Table 1.6 Household Incomes, 2010-2014 Estimates**

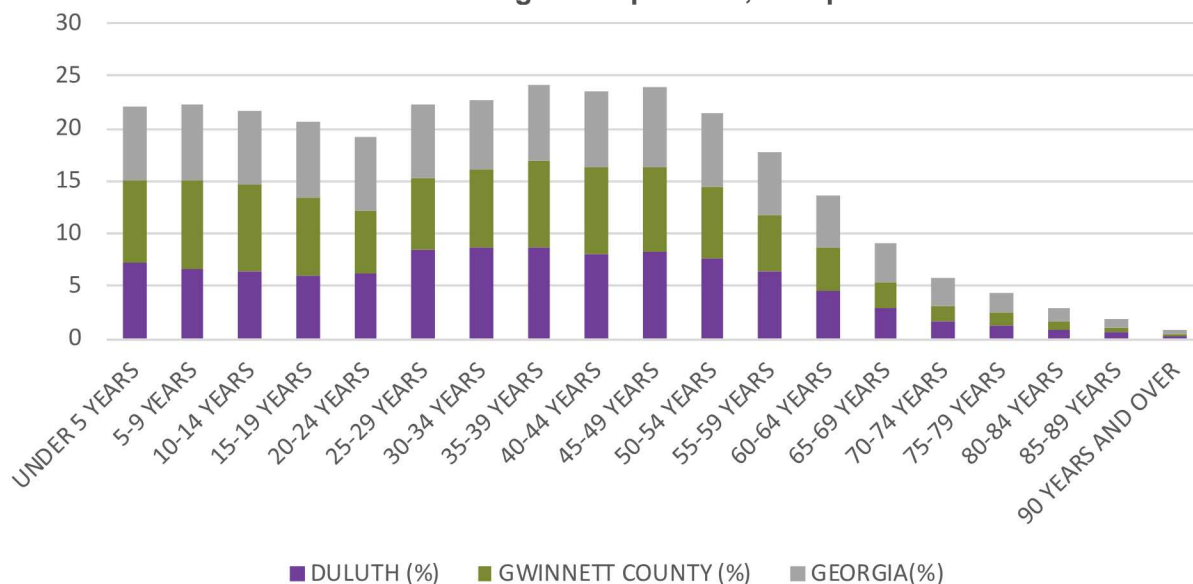


Source: U.S. ACS 2010

## AGE

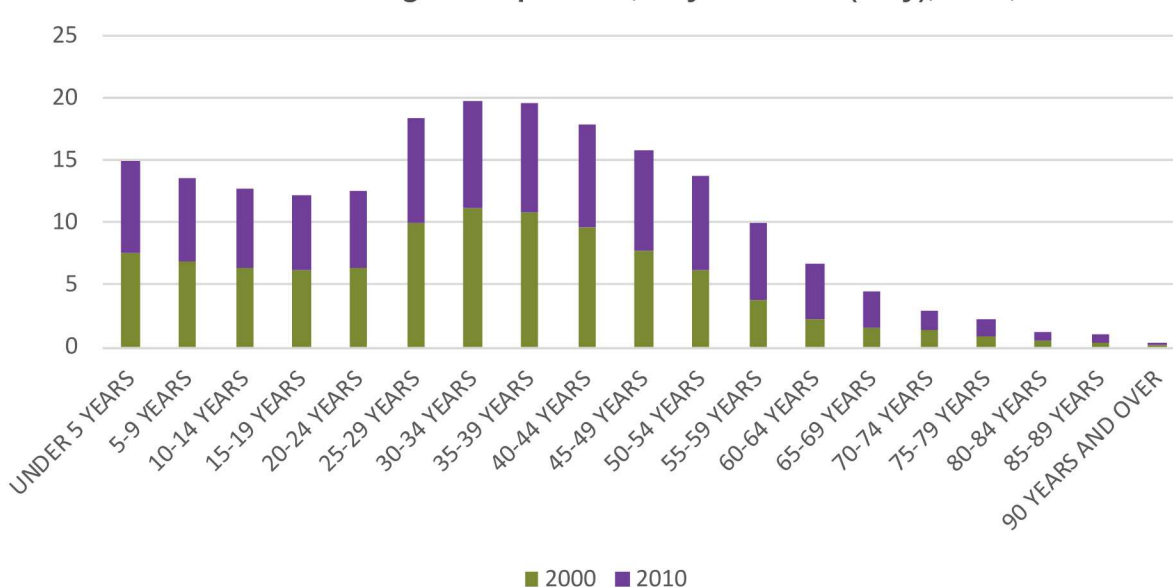
The age of the population within the City of Duluth is similar to that of Gwinnett County and the State of Georgia. Since the 2000 Census (Table 1.8 for Duluth), the Duluth age population decreased for ages 20-44 and increased for ages 50+ population. Table 1.7 examines the age population of Duluth, Gwinnett County, and Georgia, while Table 1.8 examines the age population of Duluth through 2010. Age cohort percentages are similar to the County and State, although Duluth shows slightly less population percentage for the 5-19 age groups and higher for the 25-34 and 50-59 age groups. The biggest difference is the 25-29 age group for the city and 30-34 age group for the state.

**Table 1.7 Percent Age of Population, Comparable 2010**



Source: U.S. Census Bureau 2010

**Table 1.8 Percent Age of Population, City of Duluth (only), 2000, 2010**



Source: U.S. Census Bureau 2010



## EDUCATION

The majority of Duluth residents have a high level of educational attainment as shown in *Table 1.9*. 2010 estimates show that nearly 74% of the population has achieved a college/associates degree or higher. 2010-2014 estimates show a slight decrease in this number to 65%. *Tables 1.9 and 1.10* show number and percentile projections.

**Table 1.9 Duluth Educational Attainment  
Persons Age 25 and Older, 2006-2010 Estimates**

ELEMENTARY	HIGH SCHOOL		COLLEGE	
LESS THAN 9TH GRADE	9TH - 12TH GRADE (NO DIPLOMA)	H.S. GRADUATE (INCLUDES EQUIVALENCY)	SOME COLLEGE/ ASSOCIATE DEGREE	BACHELOR'S/ GRADUATE/ PROFESSIONAL DEGREE
761	743	3,185	4,600	8,405
4.30%	4.20%	18.00%	26.00%	47.50%

Source: U.S. ACS 2010

**Table 1.10 Duluth Educational Attainment  
Persons Age 25 and Older, 2010-2014 Estimates**

ELEMENTARY	HIGH SCHOOL		COLLEGE	
LESS THAN 9TH GRADE	9TH - 12TH GRADE (NO DIPLOMA)	H.S. GRADUATE (INCLUDES EQUIVALENCY)	SOME COLLEGE/ ASSOCIATE DEGREE	BACHELOR'S/ GRADUATE/ PROFESSIONAL DEGREE
660	963	4,905	4,585	7,755
3.50%	5.10%	26.00%	24.30%	41.10%

Source: U.S. ACS 2010

## CONCLUSIONS

As the City plans for park growth and improvements to serve their population, it is recommended to consider both the future population growth and the population age. With an anticipated growth of 3,000 residents every 5 years for the next 15 years, by 2030 the City of Duluth is expected to have added 9,000 residents, growing 30% larger. Existing and new parks will need to serve this new population. Additionally, demographic analysis showed an increase in the 50 and older population from 2000 to 2010. Park programming and facilities should consider how to accommodate this growing active adult cohort, such as increased programming opportunities.



## STAKEHOLDERS

At the start of this Master Plan Update process, a list of project stakeholders was identified by City of Duluth Parks Staff. This list included the following:

- Duluth City Council & Mayor
- Duluth Parks Advisory Board
- Parks Department Programming, Operation and Maintenance Staff
- Fifty and Beyond (FAB)
- Atlanta Fire United Soccer Club
- Allsouth Tubing
- Duluth Residents

The consultant team met with the various groups, and coordinated a survey and phone consultation with Council members. An online survey and two public events were implemented to gain feedback from Duluth residents at large. Input is summarized below.

### CITY COUNCIL

Each City Council member and the Mayor were contacted individually in order to solicit input via individual form survey or phone consultation. Overall feedback included an emphasis on providing facilities for all ages and not just a focus on youth. Most council members highlighted the importance and popularity of passive spaces within parks. No council members suggested that more active park space be added. Some feedback requested a clearer accounting of costs for individual park programs.

### PRIORITIES

- Bring focus, awareness and activity to the Chattahoochee River via Rogers Bridge Park and Scott Hudgens Park.
- Provide new restroom at Rogers Bridge Park
- Provide amenities for all ages in each park, including active adults and active seniors.
- Improve and protect passive park areas at each park.
- Improve Church Street Park in coordination with the community. The current condition is not an asset to the City.

### SECONDARY DESIRES

- Programs to improve public health such as clubs or public health challenges
- Open Scott Hudgens Park to uses beyond soccer in order to serve a greater segment of the population

### PARKS ADVISORY BOARD

Eight representatives of the Parks Advisory Board met with consultants to provide feedback and suggestions for each park. Discussion involved existing facilities, policies and upcoming projects. It was noted that there needed to be improvement in the handling of trash at existing facilities, and the baseball program for young children needed a stronger association within the City.



### **PRIORITIES INCLUDED THE FOLLOWING**

- Upgraded technology including wireless access and LED lighting.
- Capitalize on the underused and hidden Chattahoochee riverfront. Develop places at Rogers Bridge Park and Scott Hudgens to experience and view the river. Create a focus on the planned bridge at Rogers Bridge Park.
- New restroom at Rogers Bridge Park
- Pedestrian and bike trails within and connecting parks
- Get additional public input on Church Street Park.

### **SECONDARY DESIRES INCLUDE THE FOLLOWING**

- Acquire the privately owned property at Scott Hudgens Park if financially feasible.
- Open up usage of Scott Hudgens Park to other sports, such as lacrosse.
- Create new restroom at Scott Hudgens Park
- Updated policy on privately-run 5K running events. How many should be allowed each season? Development of a permitting checklist for events, including police attendance along route. Potentially taking 5K requests at the City Council level prior to application with the Parks Department.
- Update policy on facility usage sharing between City Recreational leagues, school usage, and private leagues so that maintenance costs are better shared.

### **PARKS DEPARTMENT PROGRAMMING, OPERATION AND MAINTENANCE STAFF**

During this meeting, staff informed consultants on existing facilities conditions, programming approaches, and needs at each park. It was noted that Rogers Bridge Park was not conducive to large public events due to the lack of parking and traffic signal timing at the Peachtree Industrial Boulevard intersection. Communicated issues and needs include the following:

#### **PRIMARY NEEDS**

- Field and court lighting upgrades to LED fixtures at Bunten Road, W.P. Jones Parks
- New combined restroom, office, maintenance facility at Rogers Bridge Park
- Additional restroom facility at Scott Hudgens Park
- Security improvements at Church Street Park
- Security lighting additions at Scott Hudgens and Rogers Bridge Parks
- Commercial grade landscape lighting at the Town Green

#### **SECONDARY NEEDS**

- Redesign pedestrian connection from Taylor Park to Town Green
- Add perimeter walking trail to Scott Hudgens Park
- Improve entry drive at Rogers Bridge Park
- Add unique programs to Bunten Road Park
- Add multi-generational elements to Bunten Road Park, i.e. fitness trail equipment
- Create drop-off zone for fields at Bunten Road Park
- Add elements to W.P. Jones to draw seniors outside, i.e. bocce, shuffleboard, game tables
- Add additional restrooms to the Town Green
- Replace grass with concrete on amphitheater seating



### ALLSOUTH TUBING

The representative informed consultants on how the Rogers Bridge facility is used, and what else was needed for successful trips. Priorities included a new restroom facility at Rogers Bridge Park, a bus drop-off loop with a walking path to the canoe launch suitable for bare feet (i.e. no gravel), and additional trash facilities. The representative was interested in an option of having an additional river access point at Scott Hudgens Park.

### ATLANTA FIRE UNITED SOCCER ASSOCIATION

Two representatives from the Atlanta Fire United Soccer association provide in-person input on the use of Scott Hudgens Park, and suggested improvements. Priorities included an additional restroom/concession building at the north side of the park. Secondary desires included installation of high netting to keep balls in play, installation of scoreboards, and technology upgrades such as TV cameras for game filming, and WiFi access for parents. The association leadership suggested that wireless access could be funded through business sponsorships.

Frustrations related to use of fields by the nearby private high school and vehicles driving onto fields were maintained by the Association.

### PUBLIC MEETINGS

Public input events, surveys and open houses serve to educate residents about the design and planning process, and serve as a forum to gather input on needs, desires, and opinions related to the park system. As part of this Strategic Master Planning Update process, there were 3 major public outreach efforts: an online community survey, participation in a Food Truck Friday event focusing on the parks system as a whole, and an Open House event focusing on site master plans and greenways. Summaries of each effort are included below.



Supporting efforts to generate awareness and participation in public input efforts included the following:

- Inclusion of meeting invitation information in City-generated media outreach such as email blasts, Facebook posts and website links
- Posting of outreach information at local businesses and community centers
- Posting of outreach information in local media outlets such as Gwinnett newspapers and magazines.

### COMMUNITY MEETING 1: DULUTH FOOD TRUCK FRIDAY, JUNE 24



The first community outreach event for the Duluth Parks Master Plan project was held in conjunction with the Food Truck Friday event on June 24th. Food Truck Fridays occurs every Friday from May to October in Downtown Duluth, adjacent to the Duluth Town Green. The Master Plan team joined City of Duluth Parks and Recreation staff at a booth during the event to solicit community input on the City Parks, and to generate visibility and awareness of the Community Survey.

Specific activities included a Vision Board for residents to share their Vision for the City of Duluth Parks and distribution of the Community Survey link. Information boards on Scott Hudgens Park, Rogers Bridge



Park and Church Street Park, which will be the focus of the Master Plan, were on display and conversations were initiated to understand community wants and needs for these specific parks.

Approximately 40 community members joined conversations at the booth and over 100 were informed about the survey and master plan process.

### What is your VISION for the City of Duluth Parks?

#### RESULTS INCLUDED

- Bunten Road Park – Nice People
- Summer Camp is the best, I've gone for 8 years!
- Great Job Duluth!
- Bring back the Soda Shop
- Events in parks easy to find online
- Shops open Downtown on Sundays
- Age groups for Easter Egg hunts\*

#### MOST DESIRED FACILITIES

- Skate park (3)
- Update ballfield lights (2)
- More trails (2)
- Taylor Park - more stuff for kids (1)
- Aquatic Center (1)
- Music in parks (1)
- Disc Golf (2)
- Playground closest to fountain at Town Center (1)
- Little kid-friendly splash pad (1)
- More dog parks (3)
- More open fields (1)



### ONLINE COMMUNITY SURVEY SUMMARY

Surveys are an important method of information gathering, generating data that is essential for developing an understanding of the community and its needs. As such, a community survey was designed to gather input regarding the vision for this study. The survey was made available from June 20 through August 8, 2016. The following methods were used to share the link for the online survey:

- QR code on flyers passed out at community events such as Food Truck Fridays.
- Email via the parks department, parks advisory board, City of Duluth, Council Members, Atlanta Fire United, and Homeowners Associations
- Social media, including the city Facebook page
- Media outlets, including the Atlanta Journal Constitution, Gwinnett Daily Post, Duluth Patch, Inside Gwinnett, Gwinnett Forum, and Gwinnett Citizen
- Flyers posted in strategic areas, including parks buildings, local restaurants and retail establishments

A total of 382 surveys were completed. Results of this survey were used to supplement statistical data to represent the public's voice regarding the future of Duluth Parks. A full summary of the online community survey can be found in the Appendix. Following is a summary of survey findings, with bold words representing a high number of mention:

In one word, describe City of Duluth Parks.

**Welcoming** Parks **Peaceful** Pleasant Friendly  
Family Oriented **Convenient** Fantastic Nice  
**Inviting** **Clean** Enjoyable **Fun** Excellent  
**Awesome** Love **Safe** Average Beautiful  
Wonderful Accessible Duluth Community  
**Maintained**

What would you like to see added or improved at Scott Hudgens Park?

**Facilities** Duluth **Lights** Biking  
Access **Fun** Sports **Trails**  
**Tennis Courts** **Park** Restrooms Water  
**Playground** Chattahoochee **Soccer**  
Community **Events** Launch **Fountain** **Basketball**

What would you like to see added or improved at Rogers Bridge Park?

**Canoe Launch** Sports **Facilities** Kept **Water** Enforce  
Restrooms **Sitting Areas** **Walking Trail**  
**Activities** **River** Not Familiar **Park**  
Walking Path **Playground** Swings  
**Bridge** Bike **Bathrooms** **Canoe Launch** **Courts**  
**Picnic** **Events** Rental **Field**

What would you like to see added or improved at Church Street Park?

**Picnic Tables** Trails **Courts** Improve  
**Playground** Basketball **Park** Community  
**Not Familiar** Bathrooms **Walking** Street **Water**



### COMMUNITY MEETING 2: OPEN HOUSE, AUGUST 11

The third community outreach effort was an open house event held at Bunten Road Park Community Center. The event was focused on soliciting input on specific site master plans for Church Street, Rogers Bridge and Scott Hudgens Parks, as well as overall greenway and trail connections throughout the City. 22 participants signed in for the meeting that included City Council members and Parks Advisory Board members.



Results included the following input for each noted park:

#### **CHURCH STREET**

- Need a restroom
- Need more shade
- Public wanted water and electrical service at the pavilions
- Trail improvements would be a priority

#### **ROGERS BRIDGE**

- Preserve and enhance the passive space
- River trail and overlooks are a priority
- Provide access to river
- Remove invasive species from riverfront as near-term priority

#### **SCOTT HUDGENS**

- An additional canoe ramp is not desired due to the proximity to upstream canoe launches.
- A perimeter trail with river overlooks is a top priority
- An additional restroom/concession building is essential
- Removal of invasive species from riverfront is a near-term priority.
- Addition of a playground at this park is a low-priority item.

#### **GREENWAYS**

- Connect residents to parks
- Connect parks and schools
- Connect residents and parks to downtown
- Incorporate art into greenways
- Include pocket parks along greenways
- Consider art walks

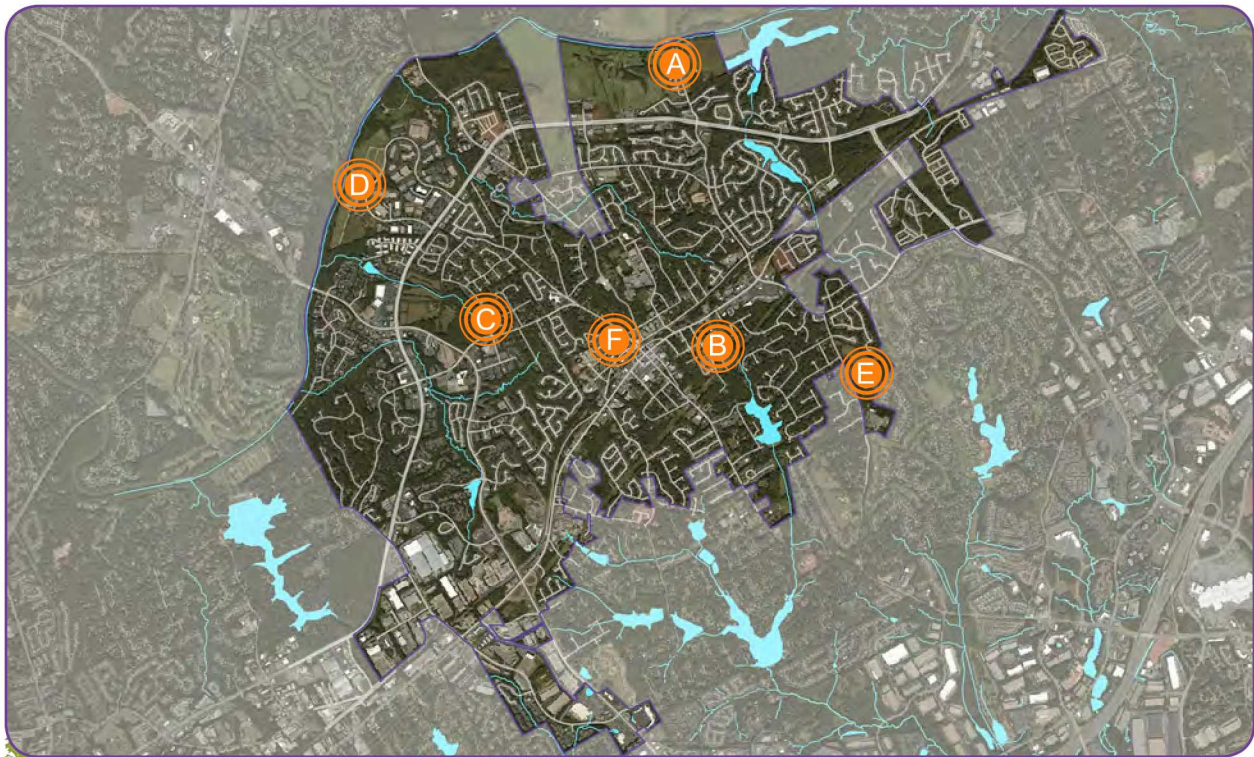


# CHAPTER 3 EXISTING FACILITIES INVENTORY

## INTRODUCTION

The section serves to quantify the existing parks operated by the City of Duluth, itemize their amenities and elements, and document their condition. A narrative description of each park is included herein, as well as an aerial park map and spreadsheet of amenities. The parks include the following:

- A. Rogers Bridge Park
- B. Church Street Park
- C. W.P. Jones Park
- D. Scott Hudgens Park
- E. Bunten Road Park
- F. Festival Center/Town Green/Taylor Park Playground



These inventories will be compared with demographics and programming trends to prepare the Needs Assessment. Master planning will also be included for Rogers Bridge, Church Street and Scott Hudgens Park.



## ROGERS BRIDGE PARK

Rogers Bridge Park is an approximately 24-acre passive park located along the northern boundary of the City of Duluth along the Chattahoochee River. Approximately two-thirds of the park is open greenspace with a small stream bisecting the northern portion of the site. The other third of the park is the, “Chattapoochee” Dog park. The park is bordered on the west by a private golf course, and to the south by residential subdivisions. The property to the east is privately owned property, recently rezoned to residential (R-75). The buffer along the river is heavily wooded, with an access point for the canoe launch. Topography is relatively flat (<5%) in the open greenspace. A majority of the park property is located within the 500-year floodplain, and the open grassed areas are known to flood regularly on either side of the bisecting stream. Additionally, the Park carries development restrictions due to this floodplain including a maximum of 15% impervious coverage and 30% disturbed area. The park is accessed by vehicle and sidewalk from Rogers Bridge Road, which currently dead-ends into the park property.



Facilities on the developed southern end of park include separate fenced areas for small dogs and large dogs with agility equipment, benches, and paved walking paths. Facilities on the northern portion of the site include a playground and 2 picnic pavilions. The smaller pavilion has a small restroom with residential-level fixtures. The large pavilion located near the playground does not have restrooms nearby, but does have portable toilet facilities in place. Both pavilions have informal gravel parking.



The Chattahoochee river frontage includes a canoe launch with a gravel access road, used by the public and commercial river tubing companies. The canoe launch includes a concrete ramp and concrete steps. Immediately upstream of the canoe launch are the steel structure remains of Rogers Bridge. Access to the bridge structure is currently prohibited, but plans are underway to provide a bicycle and pedestrian crossing to the opposite side of the river.

Rogers Bridge Road is included on the Gwinnett Open Space Greenway Master Plan, updated in 2014.

### RESTROOM BUILDING

The Restroom Building was built in the early 1980's. The restrooms are believed to be connected directly to the Gwinnett County sewer interceptor trunk line, which is not a formally approved connection. Issues have been reported that capacity needs to be upgraded.

### PAVILION

The Pavilion Buildings were built in the early 1980's. The buildings are in good condition, but it has been noted that their roofs may need replacement in the next 3-5 years.

### MISSING FACILITIES

Maintenance Building, Trails, Security Lighting



## ROGERS BRIDGE PARK



- |                         |                  |
|-------------------------|------------------|
| ① Chattahoochee River   | ⑥ Playground     |
| ② Existing Bridge       | ⑦ Restroom       |
| ③ Canoe Launch          | ⑧ Small Dog Park |
| ④ Sand Volleyball Court | ⑨ Large Dog Park |
| ⑤ Pavilions             | ⑩ Parking        |



*Pavilion, North Side of Park*



*Park Site, Looking East from Playground*



## Rogers Bridge Park Existing Facilities Inventory

Item	QTY	Condition	Notes
<b>Facilities</b>			
Pavilions	1 large	good	Near playground
	1 small	good	No furniture
	1 large	good	Located near bathroom building
Playground	1	good	2 structures. Decking will need to be replaced in 3-5 years.
Canoe Ramp/Canoe Launch	1	excellent	Reconstructed in Summer 2016
Parking Lots	1 paved	excellent	At Chattapoochee Dog Park (40 spaces + 3 ADA Spaces), pervious spaces, paved drive aisle & ADA spaces
	1 gravel	good	At large pavilion - few ruts, level (12+ Spaces)
	1 gravel	fair	At second large pavilion - level, few ruts, minor regrading needed at entry (12+ spaces)
Sand Volleyball Court	1	fair	Sand not level, no perimeter around court to hold sand in place
Lighting	None		
Fencing		good	5' black chainlink at dog parks
		good	4 board around park - some split rails, broken or damaged (roughly 40)
Landscaping		good	Trees - some near pavilion, many near dog parks, a few broken limbs on Bradford Pear trees in large fields
		good	Shrubs - very few near entry to pavilion parking lot
		good	Grass - green, few ruts, few weeds
Existing Bridge	1	poor	Old steel bridge, support SS line across river - non accessible
Dog Park	1 large	good	Grass areas very worn at entry, mulch needs to be refreshed
	1 small	good	Slight drainage problem, soggy in a few areas
<b>Furnishings</b>			
Tables	9	good	At large pavilion near bathroom
	10	good	At large pavilion near playground
	2	good	Inside large dog park

## Rogers Bridge Park Existing Facilities Inventory (cont.)

Facilities	QTY	Condition	Notes
Trash Cans	3	good	At canoe launch area
	4	good	At large pavilion near bathroom
	5	good	At large pavilion near playground
	1	good	At sand volleyball court
	4+2 pet waste	good	At large dog park
	5+2 pet waste	good	At small dog park
	1	good	At Chattapoochee Dog Park parking lot entry
Grills	2	fair	At large pavilion near bathroom
	2	fair	At large pavilion near playground
Benches	2	good	At canoe launch area (large benches)
	4	good	At large dog park
	4	good	At small dog park
	2	good	At Chattapoochee Dog Park parking lot entry
	4	good	In large fields (southern side of fields)
Dog Park Equipment	6	fair	In small dog park, all agility
	2	fair	In large dog park, agility and a dog house
Fountains	1	good	At large dog park, includes pet fountain
Signage	various	excellent	Good signage at entry to each area and on PIB, seem fairly new
Sidewalks		excellent	Near dog parks, concrete and asphalt
		good	Enters park along Rogers Bridge, concrete throughout park and along fields adjacent river



### CHURCH STREET PARK

Church Street Park is an approximately 1.7-acre neighborhood park located completely within a residential area. The park includes a small parking lot and on-street parking, a shade pavilion, a playground designed for 2-5 years old and 1 fenced basketball court. Asphalt walking paths connect the park elements. The property is generally flat near the pavilion and playground, but slopes steeply within the existing power easements. There are several small trees, but trees are limited due to overhead power lines.



The park was developed in the 1990's when the surrounding neighborhoods included young families. The surrounding properties currently include an older population, and the park playground does not see much use, but the pavilion is often used. Access is from Church Street, south of Buford Highway, and is unknown to many City residents. Vandalism and drug use on site is a continuing problem, as reported by respondents to the 2016 Community Survey.

#### PAVILION

The Pavilion Building was built in the 1990's. No issues have been reported.

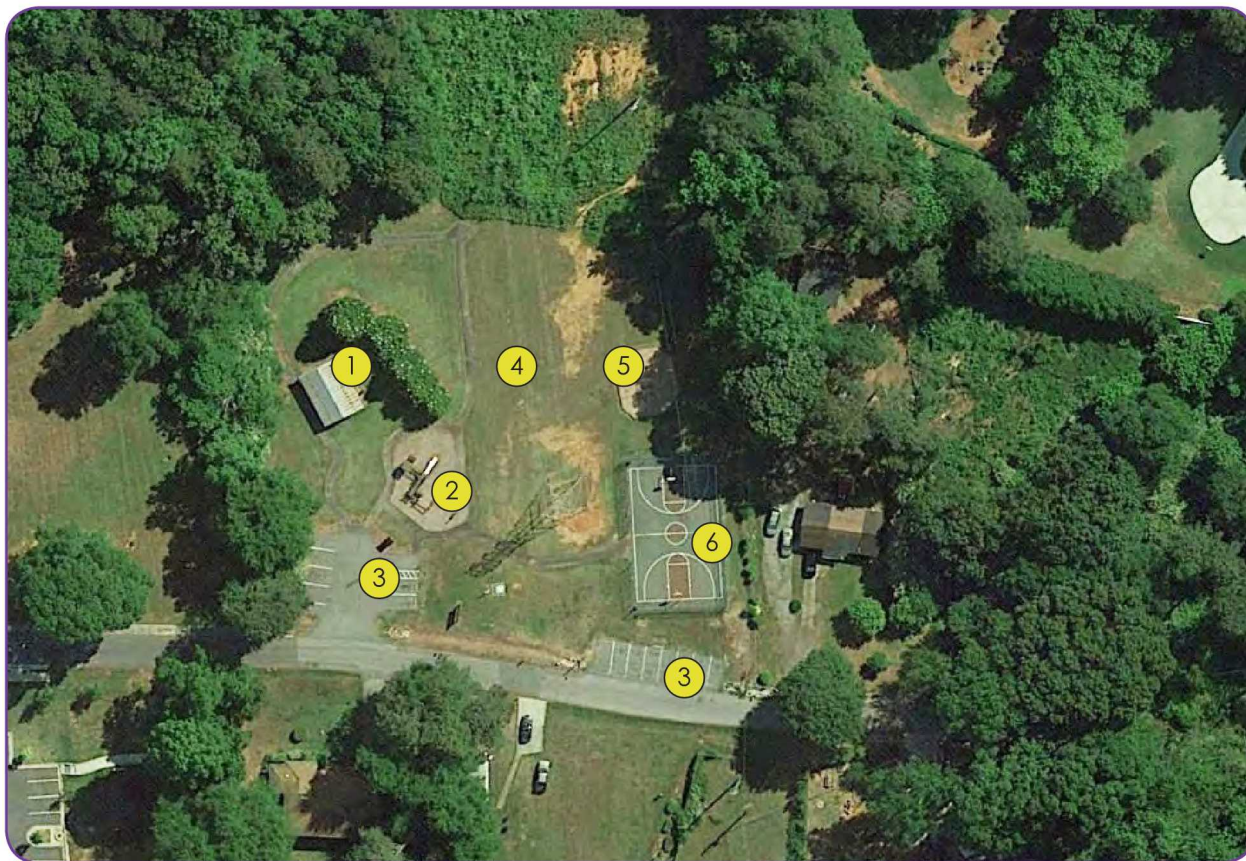
#### MISSING FACILITIES

Restroom Building, Security Lighting





## CHURCH STREET PARK



- |              |                           |
|--------------|---------------------------|
| ① Pavilion   | ④ Overhead Power Easement |
| ② Playground | ⑤ Swingset                |
| ③ Parking    | ⑥ Basketball Court        |



Playground and Pavilion



Basketball Court



## Church Street Park Existing Facilities Inventory

Item	QTY	Condition	Notes
<b>Facilities</b>			
Pavilions	1	good	700 SF
Playground	1	fair to good	1750 SF, slated for removal summer 2016
Parking Lots	1 paved off-street	good	7 spaces + 1 ADA space
	1 paved on-street	good	8 spaces
Basketball Court	1	fair to good	Full court, fenced, some minor cracks in court
Lighting	None		
Fencing		good	8' green chainlink on basketball court
Landscaping	negligible	good	Grass is mowed and weeded, 5 large magnolias planted as a screen to block view of power easement
<b>Furnishings</b>			
Tables	2	fair to good	
Trash Cans	1	good	At Pavilion
	2	good	At basketball court
Grills	2	good	At Pavilion
Signage		excellent	Sign in great condition at entry
Sidewalks		fair	Asphalt has cracks and very dark and worn
		good	Concrete along Church Street- enters on NW side of park
Irrigation	none noted		
General Topography			Steep slope on NE corner nearest utility easement
Trails	none noted		
Connectivity			Very secluded and cut-off, unknown by most Duluth residents, park is along dead end street

## W.P. JONES PARK

This 20.7-acre park is located on Pleasant Hill Road in the southwestern quadrant of the City. It has two separate vehicular entrances to access the tennis center and the Lodge/playground area, respectively. Outside of the established roads, parking lots and existing facilities, most of the park is heavily wooded and shaded by tall trees. Several streams feed a larger creek that bisects the property, flowing from east to west between the tennis center and playground areas. Floodplain exists in the immediate vicinity of the larger creek. The park is bordered by commercial and office areas to the north and south, and by residential properties to the southeast. The general topography is fairly steep except for a flat grassed meadow area just north of the stream on the western end of the property. A utility easement is located near the northern park entrance.



Park amenities at the south entrance include a tennis center, with parking, four lighted courts and a pavilion/restroom building facility. A playground with equipment for various ages, a restroom, a pavilion, a parking area and natural surface trails can be accessed from the northern park entrance drive. The trails have minimal signage and some erosion issues, and they are not obvious upon entry to the park. This portion of the park also includes an aging historic train caboose open to the public, and the Lodge community building. A pedestrian bridge links the northern and southern portions of the site across the stream.

### THE LODGE

The W.P. Jones Lodge was built in 2013 to serve as a facility for community programming and event rental. The building is a 2-story wood frame structure. The interior has high vaulted wood ceilings, with the second floor loft open to the space below. Offices occupy the second floor loft. The main floor includes a large open area with tables and chairs, a warming kitchen, storage, and opens to a screened-in porch on the rear of the building.

#### **BUILDING CONDITION**

The building is in good condition, with no visible interior or exterior finish concerns. The building heating and cooling is challenging due the high vaulted ceilings and open floor plan. Additionally lighting has been a concern, as fixtures are positioned high in the ceiling, leading to low lighting on surfaces within the large open area. The space does have good natural daylight, due to large clerestory windows.

Building accessibility is good, with at-grade entrance accessibility. Access into the restrooms has been expressed as a concern, due to large, heavy doors that are difficult to open.

#### **FUNCTIONAL ASSESSMENT**

The space is commonly utilized for senior programming, as well as community events. The building occupancy is approximately 50-60 people. Common events include baby showers,





ceremonies, and adult birthday parties. Renters are allowed to bring their own food and utilize the warming kitchen.

The existing furniture is not easily mobile and does not break down for storage, making rearrangement of the space difficult for events. Storage space is a concern as it is currently full and there is no room to store additional furniture. There is no dumpster or service entrance on site. Trash is removed weekly by the City.

### **W.P. JONES RESTROOM BUILDING**

There are two restroom facilities at W.P. Jones Park, one near the playground and one near the tennis courts that were both built in 2004. The tennis court restroom includes park storage and is in good condition, with the exception of normal wear and tear. The playground restroom is on a residential grade septic system and may need to be upgraded to a commercial-grade system.

### **W.P. JONES PICNIC SHELTER**

The W.P. Jones Picnic Shelter was built in approximately 1997. No issues have been reported.

### **W.P. JONES CABOOSE**

The Caboose has potential to provide functional space for the park. Interior upgrades and finishes are needed. Entry/exit structures into the Caboose were recently updated.

### **W.P. JONES TENNIS COURT PAVILION/RESTROOM BUILDING**

The W.P. Jones Tennis Pavilion/Restroom Building is located at the tennis courts. It includes a brick restroom building with covered area between courts with tables and benches.

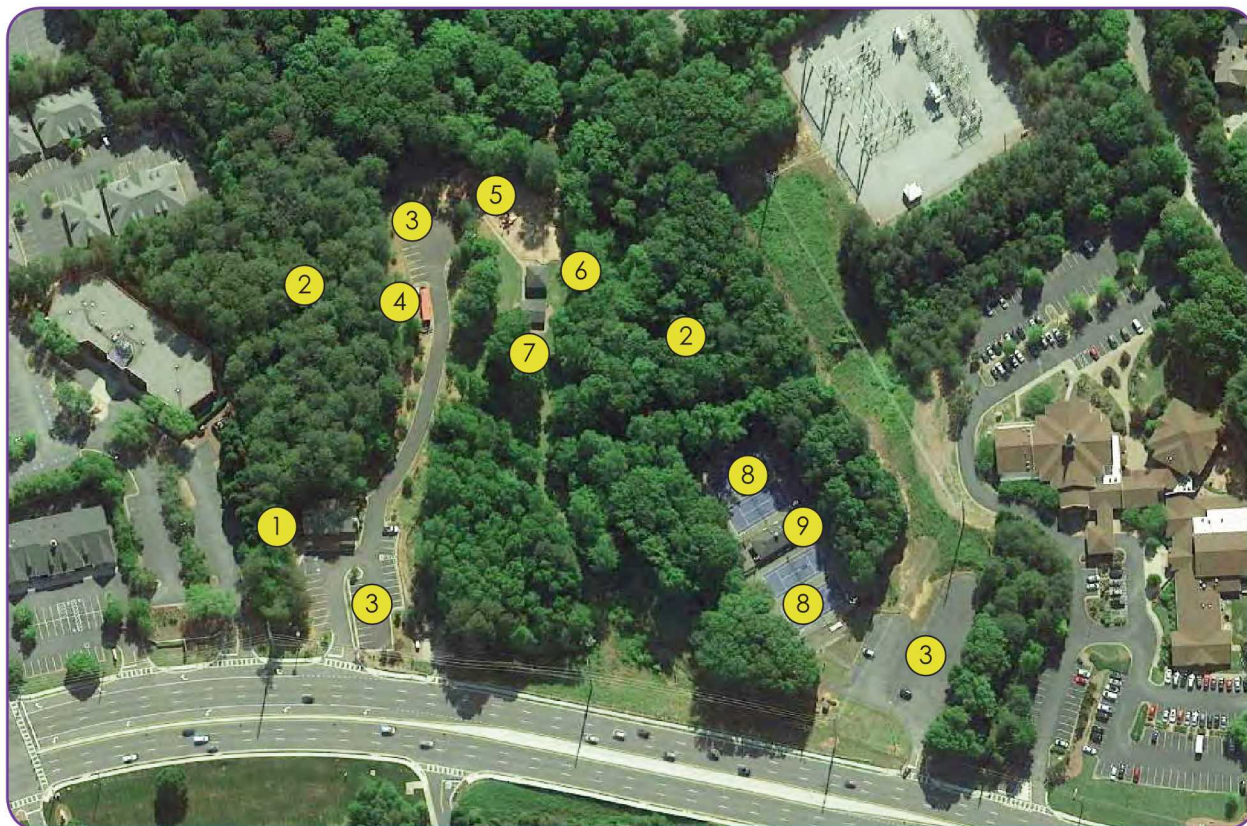
### **MISSING FACILITIES**

LED Lighting for Tennis Courts, Senior Interest Areas (Bocce/Fitness Trail), Upgrades to Caboose





## W.P. JONES PARK



① The Lodge

② Trails

③ Parking

④ Caboose

⑤ Playground

⑥ Bathroom

⑦ Pavilion

⑧ Tennis Courts

⑨ Tennis Center



*Caboose*



*The Lodge*



*Playground*



*Tennis Center*

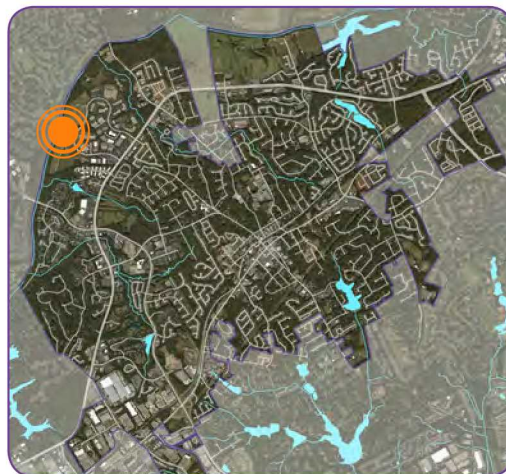


## W.P. Jones Park Existing Facilities Inventory

Item	QTY	Condition	Notes
<b>Facilities</b>			
Buildings	The Lodge	excellent	The Lodge community center, stone and wood building
	1 bathroom	good	At park near caboose, bathroom building, no ADA access noted
	1 tennis center	good	At tennis courts, brick restroom building with covered area between courts with tables and benches (see below)
Pavilion	1	good	At park near caboose, level and clean
Playground	1	good	Structures cleaned in summer 2016, 2 swingsets, mulch replace twice a year
Parking Lots	1 paved	good	At tennis court entrance (42 spaces + 3 ADA spaces) 3/4 of spaces have curb stops, steep grade for most of the spaces
	1 paved	excellent	At Lodge entrance - new parking lot (29 spaces + 2 ADA spaces)
	1 paved	good	At back near caboose and playground (10 spaces)
Tennis Courts	4	good	Few cracks, resurfacing scheduled for 2014 if budget approved by council
Lighting	24 non-LED fixtures	good	At tennis courts, fixtures situated on 8 poles
Fencing		good	At tennis courts, 10' black chainlink with fabric
		good	At park near Lodge, 5' black chainlink near upper parking lot, only partial fence
Landscaping		good	At tennis, virtually devoid of designed plantings, courts are surrounded by forest and in near full shade
		good	At park Lodge there is a lot of designed landscaping
		good	At Caboose there are few plantings, but trees have been limbed up properly and grass areas are mowed and green
<b>Furnishings</b>			
Tables	2	good	At tennis
	10	excellent	Replaced in 2016
	3	fair	At park near Caboose under trees- large picnic tables
Trash Cans	5	good	At tennis courts
	6	good	At park near Caboose pavilion
Grills	2	fair	At park near Caboose pavilion
Benches	8	good	At tennis courts
Bleachers	4	good	At tennis courts- 2 tier-3 tier
Caboose Train Car	1	fair	Re-build scheduled for fall 2016

## SCOTT HUDGENS PARK

Scott Hudgens Park is a 47.7-acre property located along the northwestern edge of the City along the Chattahoochee River. The river forms the western property edge, and the River Green Business Park forms most of the eastern property line. Federally owned property abuts the northern property line, and a privately owned 12-acre parcel is directly adjacent to the southern side of the park entrance. This flat-graded open property is of critical use to the park, although not owned by the park system. It provides team practice space and overflow parking during park events. The park property is also mostly flat and open, except for a wooded buffer directly adjacent to the river. Several small conveyance ditches flow from the business park directly into the Chattahoochee. One blue line stream is located midway through the property at the north end of the irrigated soccer fields. The entire property is included within the 500-year floodplain, owned by the Georgia Department of Natural Resources and leased to the City of Duluth. Atlanta Fire United Soccer Association operates the park under an agreement from the City, and is responsible for maintenance.



The park is almost solely used for soccer, and includes 6 fenced fields, a restroom/concessions building and a picnic pavilion. A newly paved entrance and access road serves the fields, with parking now adjacent the fields along one side of the entire road. Parking capacity was increased and traffic circulation improved during the recent renovation. During large soccer tournament days when on-site parking is full, the adjacent private property is used for overflow. Three small sheds provide storage.

### CONCESSION BUILDING

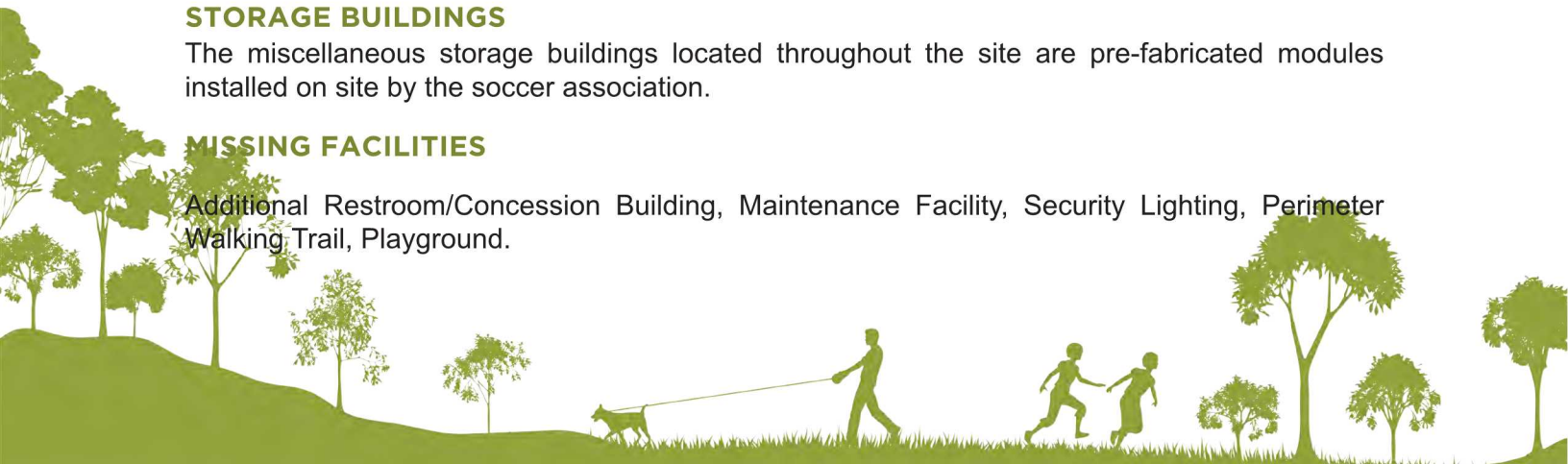
The Concession Building was built in 2011. During peak days/times, such as soccer tournaments and community events, the restrooms are overcrowded.

### STORAGE BUILDINGS

The miscellaneous storage buildings located throughout the site are pre-fabricated modules installed on site by the soccer association.

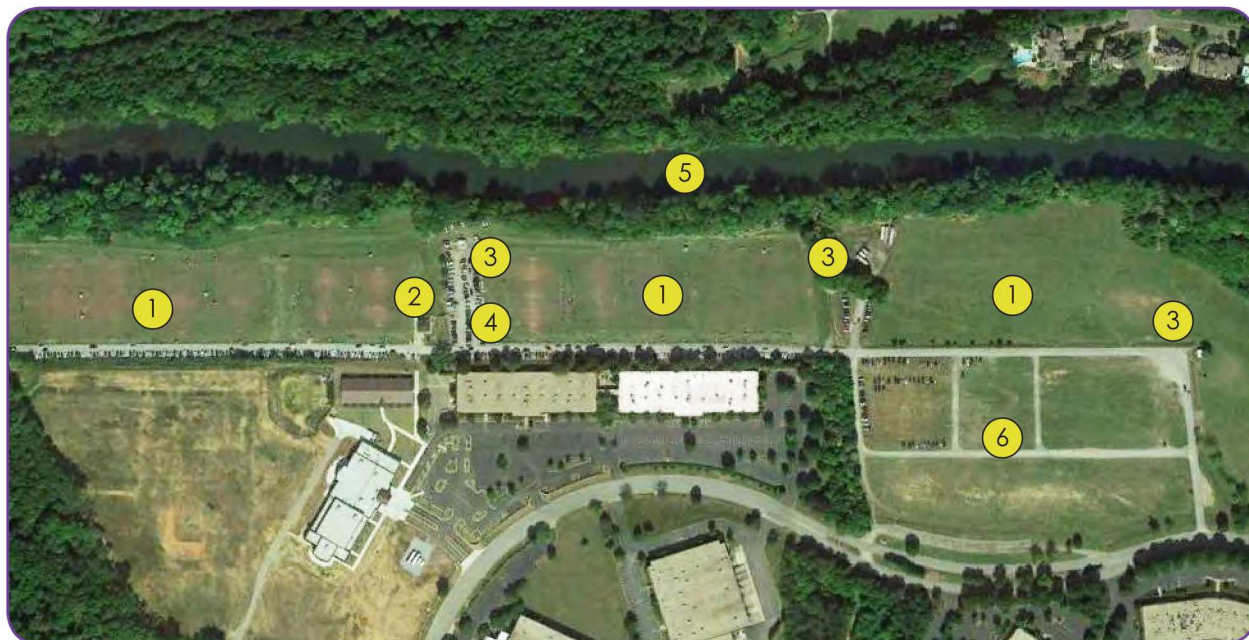
### MISSING FACILITIES

Additional Restroom/Concession Building, Maintenance Facility, Security Lighting, Perimeter Walking Trail, Playground.





## SCOTT HUDGENS PARK



- ① Soccer Fields
- ② Restroom/Concession Building
- ③ Storage Building
- ④ Gravel Parking Lot
- ⑤ Chattahoochee River
- ⑥ Private Property



Parking



Restroom/Concession Building



Park Entrance



Soccer Fields

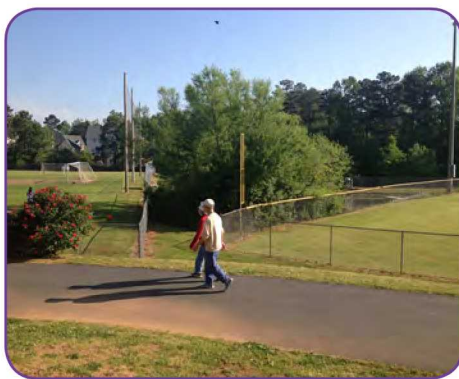
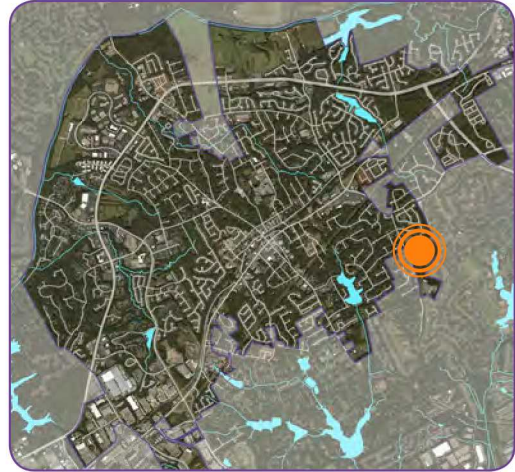
## Scott Hudgens Park Existing Facilities Inventory

Item	QTY	Condition	Notes
<b>Facilities</b>			
Buildings	1	good	Brick restroom/concession building
	1	fair	Small white shed at lower fields
	1	good	Small white trailer at lower fields
	1	fair	Red barn building along entry road near grass parking lots
Soccer Fields	6	fair to good	Grass is largely mowed and weeded, 2 fields are filled with clover and worn in some spots
Parking Lots	1	excellent	30+ spaces + 2 ADA spaces, head in with some curb stops near restroom/concession building
	1	excellent	~100 spaces along entry road near lower fields, head in, 90 degree with curb stops on all parking spaces
	1	excellent	200 parallel parking spots along entry road throughout park
	1	excellent	12+ space parking lot near entry to park
Road	1	excellent	Repaved and reconfigured in summer of 2016
<b>Furnishings</b>			
Tables	2	good	At lower fields - 1 near each building
	1	good	At brick restroom/concession building
Trash Cans	3	good	At red barn building
	4	good	At entry grassed parking fields
	10	good	Inside lower soccer fields
	13	good	Along entry road parking lot at lower soccer fields, in pairs at entry points into fenced soccer area
	3	good	At brick restroom/concession building
Bleachers	19	good	At soccer fields, 3 tier bleachers
Fencing	1	good	At soccer fields - 5' black chainlink
	1	fair to good	At entry road - split rail fence slated for replacement
	1	good	Black painted 5' chainlink fence at property line
Signage	at entry	excellent	New sign at entry to park



## BUNTEN ROAD PARK

Bunten Road Park is a 45-acre active park located on the eastern boundary of the City. The property is developed with parking, ballfields and trails, but also includes wooded areas within the ancillary areas and on the steeper western side of the site. Fields and parking areas are terraced due to the steep terrain, and a stream creates the western boundary of the park. Two other streams are located on the eastern and southern side of the properties, and flow to adjacent neighborhoods. Surrounding properties are mostly residential, except for a Gwinnett County school located to the south, and a golf course to the northeast. There is one park entrance with meandering drives to the parking areas. On days of heavy use, vehicular circulation is hindered by some of the sharper curves. Pedestrians can access the park from one crosswalk just north of the main site entrance drive.



The park has many amenities and elements serving the community. The paved asphalt trails are heavily used, and additional natural surface trails exist as spurs from the main trail. A popular playground is located immediately behind the Community Center building, as is a small community garden. The park includes rectangular fields and baseball/softball fields for league play. A separate tennis center includes 4 lighted courts. The Community Center Building hosts many of the city's programs for all ages. Additionally, many support buildings exist to serve the athletic fields and courts. Both the tennis courts and athletic fields have non-

LED lighting fixtures and are in need of updating.

### BUNTEN PARK COMMUNITY CENTER

The Bunten Park Community Center is one of the oldest park buildings, built in the late 1990s. The building provides space for all age programming, with over 2,000 kids in day camps throughout the summer months at a rate of about 180 children per week, as well as room rental from September through May. The building is a two-story steel structure with metal panel cladding. The first floor of the building includes offices, restrooms, a warming kitchen, a Gym, rooms of varying sizes for conferences, programs, and events. The second floor includes a fitness center, a game room, and rooms of varying sizes for programs, such as aerobics.

#### **BUILDING CONDITION**

The building is in good condition and well maintained. Over time, interior finishes have deteriorated due to normal wear and tear and could use upgrading. The Gym flooring was last replaced over 10 years ago, and is in need of an upgrade. The HVAC system is original to the building. No HVAC issues have been reported, however, as the system is near the end of standard life-span (15-20 years), repairs/replacement may be needed. Lighting in the Gym is original to the building and could use an upgrade to more efficient fixtures, such as LED. The building does have good natural daylight, particularly in the entrance lobby. The roof is reported to have been replaced within the past 5 years, as of the writing of this report, and no issues have been recorded.



Building accessibility is good, with an at-grade entrance. Restroom accessibility appears to be ADA compliant. The elevator is original to the building and no issues have been reported.

### **FUNCTIONAL ASSESSMENT**

The building is used for a variety of programs and events allowable by its varying room sizes and space types. Day camp for children under 18 is a high volume user during the summer, with over 2,000 kids. Room rentals are highly limited to the September through May months, to lessen program overlap with summer camps.

There are several rooms whose current function may not be ideal due to location and proximities. The game room, currently located on the loft overlooking the Gym, has low utilization – the room has low ceilings and has high noise levels due to open proximity to the Gym. The room adjacent to the game room, currently used for yoga, is small and may have a better use. The Fitness Room access is located within an aerobics/activity room, making the fitness space non-accessible when aerobics or other classes are in session. Additionally, the fitness room is host to heavy weights and equipment. Spaces below the fitness room often hear weights being dropped. Floor load capacities should be confirmed.

Storage space is needed throughout the building, in close proximity to active spaces where equipment needs to be stored, such as the second floor aerobics/activity room.



### **CONCESSION STANDS**

The two concession stands were built in 2001. No issues have been reported.

### **RESTROOM BUILDINGS**

The Restroom Building near the tennis courts was built in 1998. The restroom building near baseball/softball fields 1 and 2 was built in 1999. The restroom building near baseball/softball fields 1 and 2 was built in 2011/2012. No issues have been reported with any building.

### **MAINTENANCE FACILITY**

The Maintenance Facility was built in 2011/12. No issues have been reported.

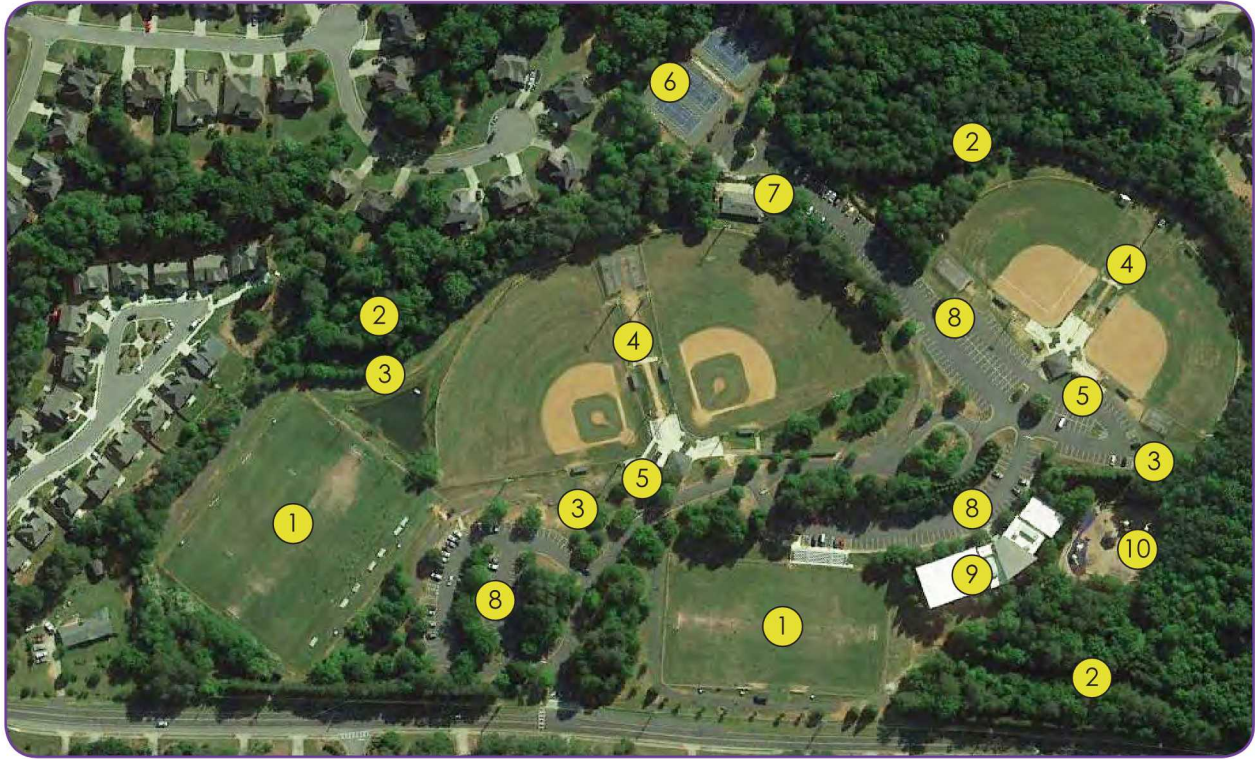
### **MISSING FACILITIES**

Fitness Trail, LED Lighting for Tennis Courts, Soccer Fields and Baseball/Softball Fields





## BUNTEN ROAD PARK



- |                            |                        |                      |
|----------------------------|------------------------|----------------------|
| ① Soccer Fields            | ⑤ Restroom/Concession  | ⑨ Community Building |
| ② Natural Surface Trails   | ⑥ Tennis Courts        | ⑩ Playground         |
| ③ Paved Trails             | ⑦ Maintenance Building |                      |
| ④ Baseball/Softball Fields | ⑧ Parking              |                      |



*Playground*



*Baseball Field*



*Community Building*



*Soccer Field*



## Bunten Road Park Existing Facilities Inventory

Item	QTY	Condition	Notes
<b>Facilities</b>			
Buildings	1	good	36,000 SF community building with 2 stories
	1	good	At baseball fields #1 & #2- bathroom and concession
	1	good	At baseball fields #3 & #4- bathroom and concession
	1	good	At tennis courts- restroom building
Pavilions	1	good	Inside playground
Playground	1	good	Mulch is fairly new, 12 play structures including ADA inclusive structures
Soccer Fields	1	good	#1- Matt Mayfield Soccer Field
	1	good	#2
Baseball Fields	1	good	#1- Adult Baseball (3 batting cages)
	1	good	#2- Adult Baseball
	1	good	#3- Youth Baseball (2 batting cages)
	1	good	#4- Youth Softball (2 batting cages)
Tennis Courts	4	excellent	Surface seems well maintained, due to be resurfaced in November 2016
<b>Furnishings</b>			
Tables	5	good	At soccer Field #1
	5	good	At soccer Field #2
	3	excellent	At pavilion inside playground
	3	good	At parking lot for soccer fields
	3	good	Along park loop paved trail
	1	fair	Under covered structure on paved trail
Trash Cans	2	good	At soccer Field #1
	4	good	At soccer Field #2
	4	good	At playground
	1	good	At community building entrance
	3	good	At little league field #1
	3	good	At little league field #2
	3	good	At adult baseball field #3
	3	good	At adult softball field #4
	1	good	At little league field #1 batting cages
	1	good	At parking lot for baseball fields
	1	good	At baseball fields #1 & #2 - bathroom and concession building
	1	good	At baseball fields #3 & #4 - bathroom and concession building
	3	good	At tennis courts
	2	good	At entrances to nature trails
	17	good	Along park loop paved trail

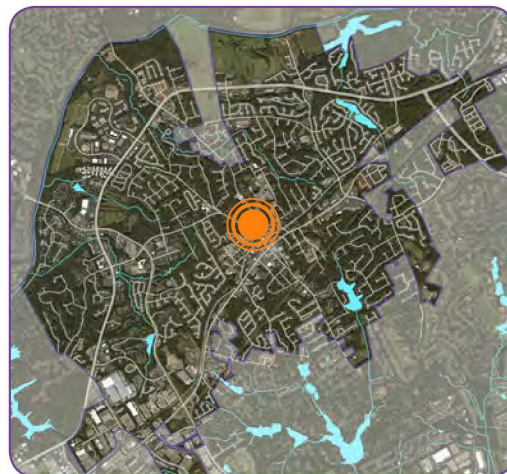


**Bunten Road Park Existing Facilities Inventory (cont.)**

Benches	2	good	At soccer Field #1 (team benches)
	2	good	At soccer Field #2 (team benches)
	2	good	At community building entrance
	3	good	At tennis courts
	3	good	On nature trails
	9	good	Along park loop paved trail
Bleachers	7	good	At soccer Field #1 (4 tier bleachers)
	1	excellent	At soccer Field #2 (concrete bleachers between parking lot and field)
	4 (1 per field)	new	At all baseball fields (concrete with coaches box structure)
	2	good	At tennis courts (+ informal bleacher seating area)
Bike Rack	1	good	At community building entrance
	1	good	At tennis courts
	1	good	Along park loop paved trail
Lighting	16 (4 per field)	good	(Non LED) at all baseball fields
	4	good	2 sets of lights for each court
	various	fair/ outdated	Cobra style parking lights in parking areas
Fencing		good	6' black chainlink at all baseball fields and soccer fields
		good	10' black chainlink at tennis courts
		good	6" barbed wire chainlink fence around park perimeter except road frontage
Signage	throughout	good	Signage is clear, no park map noted on any of the signs
Sidewalks	park loop	good	Paved 10' wide trail around entire park, fairly flat in most areas, a few shrubs need trimming in some spots
		good	Concrete sidewalk along Bunten Rd. opposite park
Landscaping	throughout	good	Trees, shrubs and lawn areas all seem well manicured, plantings in front of community building are random assortment and need re-design
Irrigation	throughout	good	Most areas seem to have irrigation- sports fields, community building landscaping, landscaped areas that are designed- no irrigation in forested areas
General Topography		good	All fields are flat, road is sloped at 6%-8% on entry to high point and then back down to community center
Trails	many	good	Nature trails along Northern side of park, mostly leaf litter and mulch in a few spots, some minor erosion issues noted

### FESTIVAL CENTER, TOWN GREEN AND TAYLOR PARK PLAYGROUND

The Festival Center, Town Green and Taylor Park Playground occupy a central location in the downtown area of the City, adjacent to City Hall. The Festival Center itself includes an indoor/outdoor event facility and amphitheater which is an area open for public events and rentals. The Town Green extends outward from the amphitheater, and includes open green space and concrete walking paths. The Taylor Park Playground is located on the southern end of the property, closest to City Hall. The overall property includes the Festival Center at the center and lowest elevation. The Town Green and surrounding areas slope up, with the Taylor Park Playground at the highest point. Plenty of open green space and some paved sidewalks connect the playground to the Festival Center, and many mature trees exist on the southern portion of the property. Small decorative brick walls exist around the area. A pervious paver parking lot serves the area from Main Street, while larger parking lots are located at the adjacent City Hall and behind the Festival Center. During large community events, patrons also park in the greater downtown area. The area is easily accessed by pedestrians from surrounding sidewalks. Adjacent uses are generally downtown commercial and municipal buildings.



#### PLAYGROUND

The Taylor Park Playground is a train-themed playground based on Duluth's history as a railroad town. A picnic pavilion serves as the entrance to the fenced playground, which contains play equipment for the 2-5 year old age group. The play equipment is wood and plastic, and wood elements are aging. A wooden slide tower is a central visual element. Access from the Pavilion to the playground is restricted and accessibility could be improved.

#### TOWN GREEN

The Town Green includes an interactive fountain, maintained by City of Duluth Public Works. It is a popular attraction for families with young children during the day, and includes colored lighting for night events. The Town Green and amphitheater area hosts many community events including food truck events, festivals, and community movies.

#### FESTIVAL CENTER

The Duluth Festival Center was built in 2003/04 to serve as a facility for community events and rentals. The building is a 2-story brick structure. The first floor opens up to the stage and includes two event spaces, a warming kitchen, restrooms and storage. The second floor includes offices, a bridal/corporate event room, restrooms and storage. Beyond the amphitheater sits the town green park. The park and facility maintenance is divided between the Parks and Recreation





Department and the Public Works Department. Prior to 2012 the Public Works Department oversaw all operations of the facilities. Currently, the Public Works Department is responsible for the maintenance of the electrical, brick, and fountain. The Parks and Recreation Department is responsible for the maintenance and rental schedule of the Festival Center and maintains the park lawns.

The Town Green Fall Festival Committee has worked closely with the City to help fund necessary upgrades to the Festival Center. The Committee recently allocated funds to renovate the two event rooms within the Festival Center.

### ***BUILDING CONDITION***

The building is in good condition. Finishes were upgraded in the two event rooms on the first floor in 2015. Overall existing finishes are in good shape. Due to a previous roof leak (which has been repaired) portions of the ceiling on the first floor have visible water stains. The stage floor finish is deteriorating and is in need of repair. No lighting issues have been reported and it appears adequate for uses. The HVAC system is original to the building. No HVAC issues have been reported, however, as the system nears the end of its life-span (standard 15-20 years), around 2020, repairs/replacement will be needed.

Building accessibility is good, with an ADA ramp that wraps around the building to the stage, doubling as equipment loading. Restrooms appear to meet ADA standards.

### ***FUNCTIONAL ASSESSMENT***

Functional Assessment: The Festival Center and Town Green is commonly utilized for community vents, including music festivals, international festivals, 5k runs, and rented for weddings and private events. Size of events range from use of one of the Festival Center event rooms, with an occupancy of approximately 100, to weddings with 200-300 people occupying the two event rooms and outdoor space, to festivals with thousands of people occupying the Town Green. The building and varying spaces allow for a range of event types and sizes.

The warming kitchen is relatively small for the size of many of the Festival Center events. It has been noted that caterers commonly use the hallway to store warming stations. Storage is a concern for space operators as current storage closets are full and difficult to maneuver within.

Trash disposal is easily accessible with two dumpsters adjacent to the building.

### **RESTROOM BUILDING**

The restroom facilities are maintained by the Public Works Department. During large festivals the restroom facility is accompanied by port-a-potties to meet capacity issues.

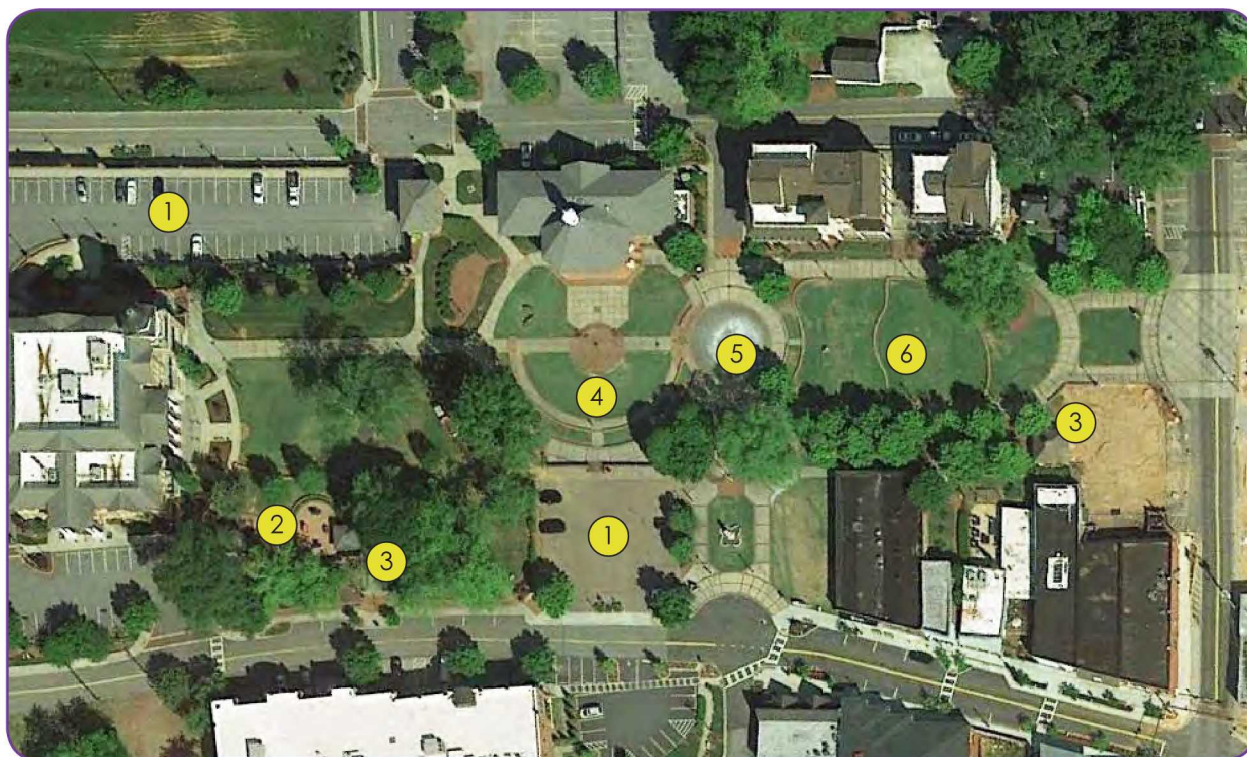
### **PLANNING FACILITIES**

More Restrooms, Commercial Grade Landscape Lighting, Replacement Playground Features at Taylor Park Playground.





## FESTIVAL CENTER, TOWN GREEN, AND TAYLOR PARK PLAYGROUND



① Parking

② Playground

③ Pavilions

④ Amphitheater

⑤ Large Fountain

⑥ Terraced Lawn



*Amphitheater*



*Taylor Park Playground*



*Festival Center*



*Amphitheater Seat Walls, Taylor Park in Background*



## Festival Center, Town Green, and Taylor Park Playground Existing Facilities Inventory

Items	QTY	Condition	Notes
<b>Facilities</b>			
Pavilions	1	good	Near W. Lawrenceville St.
	1	good	Festival Center has large brick pavilion on building, used for performances, , no tables or chairs
Playground	1	good	Taylor Park- 4 play structures + 1 super structure, mulch seems freshly replaced
Parking Lots	1	good	Paver lot has a few curbs stops, seems more of a drop off for events, parking doesn't appear to be primary use
Large Fountain	1	good	Splash pad and decorative fountain
<b>Furnishings</b>			
Water Fountain	1	good	Includes pet fountain at entry path to large splash pad fountain
Tables	3	good	Near playground (1 covered under small pavilion structure)
	1	good	Small table under W. Lawrenceville St. pavilion
Trash Cans	1	good	Under W. Lawrenceville St. pavilion
	2	good	Near playground
	11	good	Throughout park at large, +6 recycling bins near bathroom building
Benches	3	good	Near playground
	2	good	Under W. Lawrenceville St. pavilion
	2	good	Hanging swing benches under W. Lawrenceville St. pavilion
	21	good	Benches are scattered throughout the park along concrete sidewalks, some are hanging near the lawn areas and memorial plaza
	3	good	Stone benches- at 911 memorial, benches are curved and integrally designed to be a part of the memorial
Lighting	18	good	Posts are around perimeter of festival lawn areas- LED lighting
Fencing	limited	good	Black iron railing at brick wall near playground, small brick seat wall around most of playground
Signage	throughout	great	Signs are located at all entry points, maps on some showing park and DT Duluth area, signs seem fairly new
Sidewalks	throughout	good	Concrete, well taken care of, few to no cracks, clean
Landscaping	throughout	good	Lawn is green and weed free, well manicured, trees are limbed up properly, shrubs around the perimeter shops and seating areas
Irrigation	yes	good	Only noted a few heads in lawn areas, but green grass indicates automated watering throughout

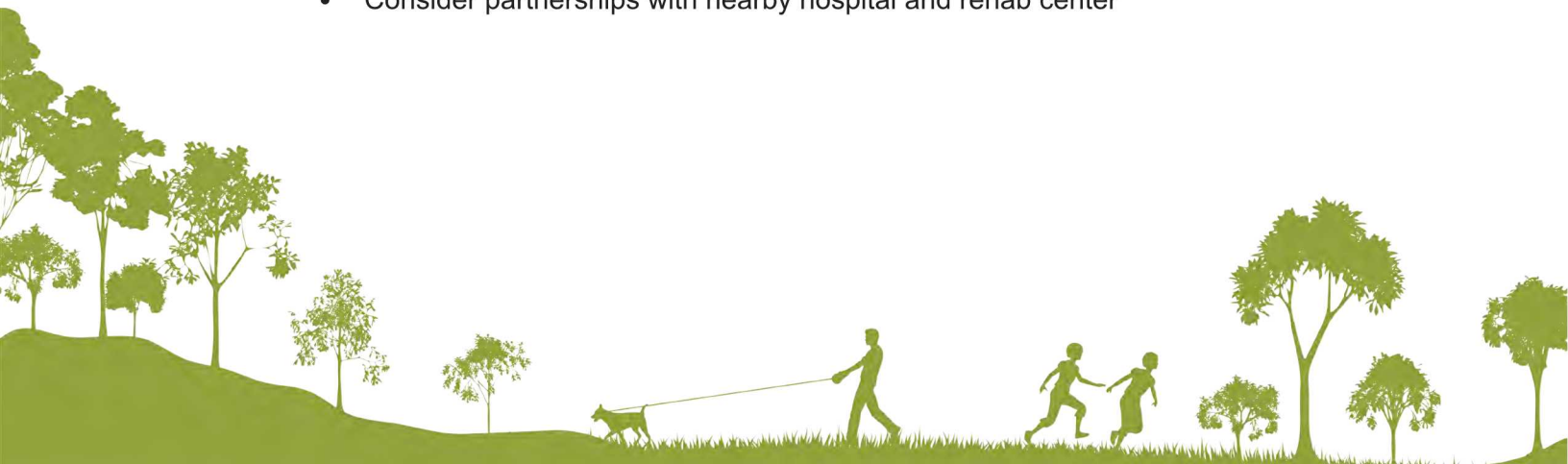
### FIFTY AND BEYOND (F.A.B.) PROGRAM

On May 17th, 2016, the consultant team met with the Duluth parks facilitator/ special events coordinator, who runs the Fifty and Beyond (F.A.B.) program to better understand the needs of the active senior community within the City of Duluth. Through the Fifty and beyond (F.A.B.) program, seniors aged 50 and above meet for activities such as daily card games, tennis, group walks, and monthly pot luck style luncheons at W.P. Jones community center. The program currently has 300 members. Dues are \$20 per year for City of Duluth residents.

The mission of F.A.B. is to provide opportunities, new experiences and advocacy to all older adults in the area, promoting dignity, personal growth, health, friendship, independence and improving quality of life. Additionally, FAB aims to facilitate programming that allows seniors to be comfortable in the parks by providing opportunities that maintain health and well-being.

Senior Programming Needs: Following is a summary of what is working for Duluth senior programming and what should be preserved, what is not working and should be changed, what is missing that would be created, as well as connection opportunities.

1. Preserve
  - Social aspects through engaging programs.
  - Mentally stimulating activities such as bridge
  - Physical Activities
2. Change
  - Add additional senior programs focused on strength and stretching
  - Keep kids entertained while adults engage in activities—consider an intergenerational playground
  - Area in restroom to clean up (shower)
3. Create
  - More Physical Activities – yoga, strength training, focus on exercises seniors can do
  - Lighting and Temperature improvements in W. P. Jones park to make seniors comfortable
  - Intergenerational “Playground” Area with features such as adult exercise equipment and seat swings
4. Connect
  - Accessibility for those less abled.
  - Consider partnerships with nearby hospital and rehab center





### SURROUNDING FACILITIES

The City of Duluth residents currently use several nearby Gwinnett County park facilities, which supplement programs and facilities offered by the City of Duluth. Shorty Howell Park and West Gwinnett Parks are both within half a mile of southern portions of the City limits. Shorty Howell Park includes baseball/softball fields, a football field, a track, a community center, playground facilities and walking trails. West Gwinnett Park located southwest of the city along Peachtree Industrial Boulevard includes an indoor/outdoor aquatic center and several multipurpose fields.

Additional facilities within 2 miles of City limits include Pinckneyville Park with soccer and baseball field complexes and Peachtree Ridge Park with baseball/softball fields, a football field, soccer fields, basketball courts, and disc golf. Gwinnett County also has programs serving the senior population, including transportation options for seniors.

The City of Johns Creek, which was incorporated in 2006, is in the planning stages for a 133-acre active park named Cauley Creek Park located directly across the Chattahoochee River from Rogers Bridge Park. Cauley Creek Park is intended to be linked to Rogers Bridge Park with a pedestrian bridge, and may include cricket fields, baseball/softball fields and other facilities.

### CHATTAHOOCHEE RIVER NATIONAL RECREATION AREA

The Chattahoochee River National Recreation Area consists of federally-owned park land spread over 48 miles of the Chattahoochee River. Two units of this area are within or adjacent to the City of Duluth. The Abbotts Bridge Unit includes property on the north and south sides of Abbotts Bridge Road and both sides of the river. The southeastern portion of the Abbotts Bridge Unit includes trails, parking, a restroom and a canoe launch, but the remaining portion is undeveloped. The Suwanee Creek unit, located upstream of Rogers Bridge Park, but separated by private property is approximately 143-acres and undeveloped. Further development of these areas would greatly enhance trail connections and accessible greenspace, but is outside the control of the City of Duluth.





### GREENWAYS/TRAILS

Currently the City of Duluth has one formal greenway, the Abbott's Bridge portion of the Chattahoochee River Greenway Trail, Phase I. The Chattahoochee River Greenway Trail, Phase I, will connect to a larger trail system along the Chattahoochee River, as proposed in the Gwinnett Greenways and Open Space Master Plan and as shown on the following map on the next page. This is the first segment, at approximately 0.40 miles in the City of Duluth. The city does have one planned trail, the Phase III of the Western Gwinnett Bikeway Trail.

The Phase III of the Western Gwinnett Bikeway Trail will connect Duluth to Suwanee, along a 4 mile, multi-use trail. Refer to the following map on the next page. On a smaller, local scale, W.P. Jones Park and Bunten Road Park offer small trail areas for recreation.



The Rogers Bridge Trail, as shown on the map on the next page, provides a connection along Rogers Bridge Road from Peachtree Industrial Boulevard to the Chattahoochee River. As the Rodgers Bridge connection over the river to Johns Creek is developed, this trail is recommended to be extended along the bridge. It is also recommended that the entirety of this trail be improved to complement the bridge connection. The existing 8 foot +/- multi-use trail is interrupted along a portion, as it becomes a 5 foot +/- sidewalk for about 600 feet before crossing the road and becoming an 8 foot +/- multi-use trail again. The trail jumps from the west side of the road to the east side and back to the west side, forcing users to cross the road twice. It is recommended that this trail be improved to be continuous along one side of the road, as feasible.

Maps and extents of the existing trails, planned State and County trails are included below:





City Boundary

City Owned Properties

City Parks

County Parks

National Park Service Property

Private Green Spaces

Rivers/Streams

Trails outside jurisdiction

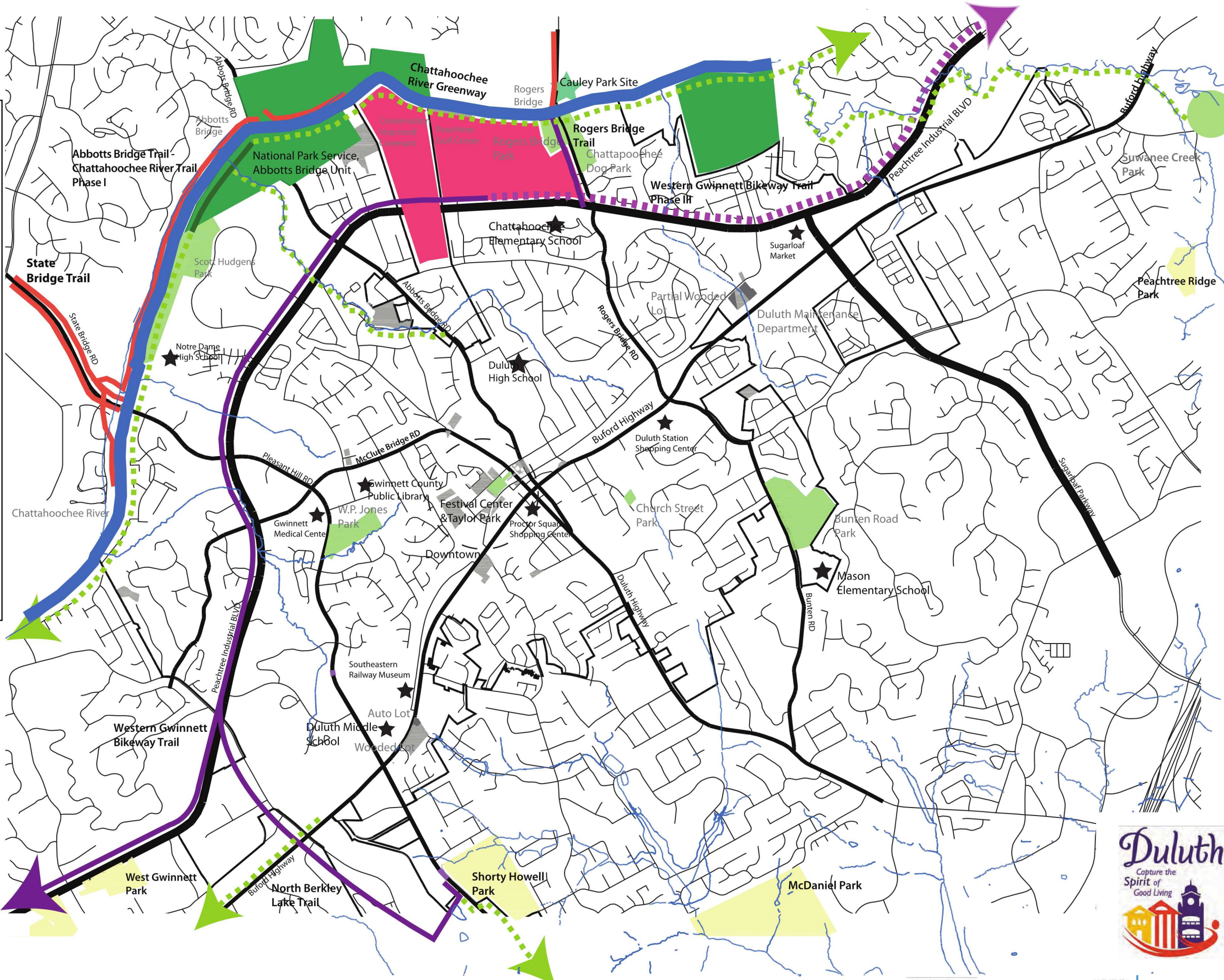
As per Gwinnett Greenways & Open Space Master Plan Update (April, 2014)

Existing Connections

Existing Roadside Trail

Proposed State/County Connections

Proposed State/County Roadside Trail



City of Duluth Parks & Recreation Regional Connections Map



# CHAPTER 4 PROGRAM ANALYSIS

## PROGRAMMING TRENDS

The NRPA 2015 Field Report states that programs are key to ensuring great park attendance. When comparing Parks and Recreation Departments nationally, NRPA shows that specialty activities such as water safety, martial arts, and golf are in a decline. On the other hand, national trends show an increase in organized team sports and major special events (NRPA, 2015). The City of Duluth has seen similar trends in both the increase and decline in popularity of their recreation programs.



Declining programs in Duluth are similar to national trends as they are specialty programs. This decline is highly attributed to the increase in private lessons, resulting in low attendance and, ultimately, closure of the offering by the Parks and Recreation Department. Declining programming includes:

- Belly Dancing
- Photography
- Music Lessons
- Personal Training
- Ballroom Dance
- Salsa/Swing Dance

In terms of increased popularity, City of Duluth Parks and Recreation Department has also seen an increase in organized sports, including high participation numbers in team sports such as soccer, basketball, and tennis. (*Refer to the following tables*).

**2010 to 2014 National Programming Activity Trends**  
**Ordered by % Change**

Program	Year	Percent	Year	Percent	% Change
Organized Team Sports	2010	82.9%	2014	88.3%	5.4%
Visual Arts and Crafts	2010	78.5%	2014	78.5%	0.0%
Environmental	2010	64.3%	2014	64.3%	0.0%
Fitness	2010	88.2%	2014	87.1%	-1.1%
Trips and Tours	2010	72.6%	2014	71.4%	-1.2%
Tennis	2010	80.1%	2014	77.5%	-2.6%
Health and Wellness	2010	90.0%	2014	87.0%	-3.0%
Performing Arts	2010	68.9%	2014	62.3%	-6.6%
Martial Arts	2010	70.7%	2014	62.3%	-8.4%
Golf	2010	61.6%	2014	52.8%	-8.8%
Water Safety	2010	77.7%	2014	67.3%	-10.4%



## National Program Offering Trends Ordered by % Change

Program	Year	Percent	Year	Percent	% Change
Major Special Events	2010	73.7%	2014	84.2%	10.5%
Senior Programs	2010	75.8%	2014	76.6%	0.8%
Full Daycare	2010	9.2%	2014	9.9%	0.7%
Community Gardens	2010	38.4%	2014	39.0%	0.6%
Summer Camp	2010	81.6%	2014	78.6%	-3.0%
Before/After School Programs	2010	46.9%	2014	43.4%	-3.5%
Preschool	2010	39.6%	2014	35.1%	-4.5%
Programs for people w/ disabilities	2010	67.8%	2014	62.9%	-4.7%
Specific Teen Programs	2010	67.8%	2014	61.8%	-6.0%

## City of Duluth Participation Chart

Activity Classification	Annual Participants (persons/year)	Average Price Point per Program (\$/Session)
<b>Physical Activity Classes</b>	<b>600-800</b>	<b>\$60</b>
Zumba, Zboc, Yoga, Karate		
<b>Sports Activity Classes</b>	<b>500-700</b>	<b>\$60</b>
Youth Soccer (Ages 3-12)		
Basketball (Ages 7-14)		
Senior Boys Basketball		
Sports Fundamentals (Ages 2-5)		
<b>Youth Tennis</b>	<b>550-660</b>	<b>\$60</b>
Various Tennis Programs (Ages 4-17)		
<b>Adult Tennis</b>	<b>250-300</b>	<b>\$55</b>
Tennis Teams	80-100	-
Adult Beginner, Intermediate, Advanced Lessons		

In comparing the above City of Duluth participation charts to national trends, physical activity/fitness classes have seen the highest participation counts in Duluth's programming. This differs from national trends which show a small drop, at 1.1%.

The City of Duluth Parks and Recreation Fitness Room is seeing an increase in membership, mirroring city increases in fitness/physical activity programs. The Fifty and Beyond (F.A.B.)

program is also seeing increased participation, as well, with 5.35% growth. FAB is a senior group of active people whose mission is to provide opportunities, new experiences, and advocacy to all older adults in the area. National trends have seen a small increase in senior programs at 0.08%.

### PROGRAMMING: COST/BENEFIT ANALYSIS

The Duluth Parks programming and facilities are focused on providing a benefit to the community, a community service based industry as opposed to a profit generator. Therefore, this cost/benefit analysis focuses on covering costs of programs through fees, rentals, and City funding, while providing much needed services to the community.

According to the National Recreation and Park Association (NRPA), parks provide three values that are essential services to communities:

1. Economic value
2. Health and Environmental Benefits
3. Social Importance

#### ECONOMIC VALUE

##### **INCREASED PROPERTY VALUES**

It has been proven that private property values increase the value of privately owned land the closer such land is to parks. This increase in private property value due to the proximity to parks increases property tax revenues and improves local economies.

##### **STORMWATER RETENTION**

American Forests, a national conservation organization that promotes forestry, estimates that trees in cities save \$400 billion in storm water retention facility costs.

##### **ATTRACT BUSINESSES**

Quality parks and recreation are one of the top three reasons that business' cite in relocation decisions in a number of studies.

##### **GENERATED REVENUE**

Parks and recreation programs generate revenue directly from fees and charges, but more importantly, provide significant indirect revenues to local and regional economies from sports tournaments and special events such as arts, music, and holiday festivals. Economic activity from hospitality expenditures, tourism, fuel, recreational equipment sales, and many other private sector businesses is of true and sustained value to local and regional economies.

- In the City of Duluth, this can already be seen during soccer tournaments, when hundreds of players and families spend an entire weekend at Scott Hudgens Park. Economic development from these tournaments and other programming could be expanded by a partnership between the City and the Parks Department to market local businesses, hotels, and events to visitors.

#### HEALTH AND ENVIRONMENTAL BENEFITS

##### **HEALTHY COMMUNITY**

Parks provide opportunities for a fit and healthy population.

- According to studies by the Centers for Disease Control and Prevention, creating, improving and promoting places to be physically active can improve individual and community health and result in a 25 percent increase of residents who exercise at least



- three times per week.
- A study by Penn State University showed significant correlations to reductions in stress, lowered blood pressure, and perceived physical health to the length of stay in visits to parks.
- Parks and protected public lands are proven to improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, produce habitat for wildlife, and provide a place for children and families to connect with nature and recreate outdoors together.

### SOCIAL IMPORTANCE

#### QUALITY OF LIFE

Parks are a tangible reflection of the quality of life in a community. They provide identity for citizens and are a major factor in the perception of quality of life in a given community. Parks and recreation services are often cited as one of the most important factors in surveys of how livable communities are. Parks provide a sense of public pride and cohesion.

#### COMMUNITY SAFETY

Research by the Project on Human Development in Chicago Neighborhoods indicates that community involvement in neighborhood parks is associated with lower levels of crime and vandalism

### DULUTH PARKS PROGRAMMING COSTS

The benefits of Park facilities and programming to a community are robust. It is important, however, to make sure programming meets the needs of the community and provides the benefits as listed above. Duluth Parks addresses this by making sure programming is popular enough to compensate the instructor for their time and supplies. A program is considered successful and continues to be offered if this is met.

There are four types of programs that ensure the program is a benefit to the community and that the cost of providing services does not cause the City of Duluth Parks and Recreation Department a financial loss. Of the cost/benefit of programs, 3 types are used by the City of Duluth (B-D):

- Enterprising programs** – these are services that provide a profit solely for the instructor. This is not allowed by the city of Duluth
- Break-even programs** – these programs meet all direct expenses
- Profit programs** – these programs meet all direct expenses, with revenue left over
- Community programs** – these programs are community service and do not require any fees to be paid by participants

City of Duluth programs are successful when they meet the cost neutral goals as listed above. If a program does not meet these goals, it is removed from offerings. Therefore, direct costs of current programs, as listed previously, are currently meeting the cost/benefit goals. It should be noted that indirect costs, such as staff hours, are more difficult to track and are not included in this analysis. To better understand direct and indirect costs, it is recommended that programs be evaluated annually to determine if they are covering program costs through participant attendance. This can be determined by a formula-based decision based on immediate costs of a program (i.e. cost of an instructor whether it be a lump sum minimum cost) or a percentage of participation fees. This evaluation can help the City make more informed decisions regarding programming. Cost, however, should not be the only factor in decisions, as some programs are subsidized in

order to provide a desired and/or needed service to the community. Other factors to consider include economic values, health and environment benefits, and social importance, as listed in the paragraphs above.

Overall, in the 2015 budget year, the programming fees and rentals covered 75-80% of the Parks programming costs. The remaining 20-25% was covered by contributions from the City budget. In general, the programming fees and rentals cover most of the program supplies, special instructors, maintenance, operation, and staff fees. City funding helps cover remaining operation, maintenance, and some staff costs.

### PROGRAMMING: COMMUNITY RESPONSES

The following are results of the 2016 City of Duluth Satisfaction Survey and the 2014 Duluth Parks and Recreation Survey. These surveys provide insight into programs and performance.

#### THE CITY OF DULUTH 2016 SATISFACTION SURVEY

This survey was used to gauge resident experience and satisfaction with all City of Duluth services. In comparison to other services, Parks and Recreation ranked the highest in user satisfaction, but it was also identified as the service needing the most improvement.

According to survey responses, residents have a great interest for improved access and pedestrian infrastructure, connecting residents to parks, entertainment, and commercial areas. Input also indicated that festivals, concerts, and “Food Truck Fridays” are event favorites.

#### THE 2014 CITY OF DULUTH PARKS AND RECREATION SURVEY

The City of Duluth Parks and Recreation Department conducted a survey to further measure and receive performance feedback. While responses to these surveys were overwhelmingly positive, several areas were mentioned as needing improvement.

##### **IMPROVE WEB INTERFACE**

The main area of improvement indicated in the survey was the web interface and online registration process. These issues affect user ability to find programs, information, and events. The most common issues are best described by a user response stating, “Online registration is difficult. When registering, the classes aren’t easy to get to and identify. Also, I don’t like the additional charge for using the service.”

##### **RESTROOMS**

A commonly expressed concern is that parks’ restroom facilities are unclean and lack adequate soap and toilet paper.

##### **TENNIS COURTS**

The concern is that outdoor facilities such as tennis courts often have debris, making play difficult.

##### **EXPAND PROGRAM OFFERINGS**

Respondents expressed desire for increased program offerings. Pickle Ball was listed with reference to the growing trend among seniors, and major competitive leagues throughout North Georgia. It was also suggested that some current programs be offered at varying times to accommodate those with day jobs. For example, yoga in the park during the weekends.



### **ENVIRONMENTAL EDUCATION PROGRAMS**

While environmental programming is statistically decreasing, the current trails, planned bikeways, and trail extensions poise the City of Duluth Parks and Recreation Department to be able to increase its educational programming function, with minimal cost. Offerings could be nature classes, group bike rides, or simply placing signage with information about local history, nature, and wildlife. Possible facility and programming partnerships with adjacent Cities, the County, and the State could serve to boost environmental awareness indirectly through trail and park events. Such shared goal initiatives would help to improve the uses of existing and proposed greenspaces throughout the City of Duluth.

Program Participation was also measured in the survey. Programs with the highest participation levels are as follows.

- Tennis
- Senior Activities
- Fitness Classes



### **CURRENT AND UNDERWAY PROJECTS**

The project list on the following page has been compiled from the 2007 Master Plan, previous SPLOST Lists, and the City of Duluth website. There have been several planned and completed projects by the City of Duluth Parks and Recreation Department. Since the 2007 Master Plan, this list updates progress of current programs. Of 29 planned projects, 14 have been completed or are in progress. Of note, the majority of projects on this list add pedestrian and auto circulation. This aligns with residents' needs and wants for better pedestrian access and circulation as seen in the City of Duluth Parks and Recreation Survey (Discussed in the previous section).

CHAPTER 4: PROGRAM ANALYSIS

Project	Phase	Description	Start Date	Complete Date	Total Cost	Construction Cost	Design Cost	SPLOST Funds	SPLOST FY
Rogers Bridge Park									
Rogers Bridge Master Park Schematic Plan	Complete	The Master Park Plan, dog park, and canoe ramp	2010	2015	\$976,857	-	-	\$976,857	2005 - 2009
Construction of Rogers Bridge Park Improvements	In Progress	Park construction as proposed on Master Park Plan	-	-	-			-	
Rogers Bridge Park Restroom	Proposed	The construction of a restroom facility	2017-2019		-			\$380,000	2018/2019
Rogers Bridge Park Bridge Rehabilitation Study	In Progress	Preservation of the historic bridge for the purpose of providing a public walking trail over the Chattahoochee River in conjunction with the City of Johns Creek. Only the conditions report is included in the budget	2015-2020	-	\$62,000			\$62,000	2009
Rogers Bridge Park Bridge Design	Phase I Concept- In Progress	Preservation of the historic bridge for the purpose of providing a public walking trail over the Chattahoochee River in conjunction with the City of Johns Creek. Only the conditions report is included in the budget	2015-2020	-	\$500,000			\$500,000	2009
Rogers Bridge Park Bridge Construction	Pending Design Completion	Design in progress	-	-	\$3,500,000			-	-
Rogers Bridge Park Security Cameras	In Concept	Expansion of the Iron Sky camera system into the City of Duluth	2017	-	\$10,000			\$10,000	2018
Chattapoochee Dog Park									
Fountain Maintenance	Complete	As of May 2016 , the large fountain is under repair	2016	-	-			-	-
Scott Hudgens Park									
Scott Hudgens Park Circulation & Parking Improvement	Complete	Improve the traffic flow, after the southern vehicle access point to the park is eliminated, and includes improvements for ingress, egress, and parking	2015 - 2017	-	\$550,000	\$495,850	\$27,512.50	\$550,000	2009 - 2017
Scott Hudgens Park 2nd restroom facility	Future	The construction of a 2nd restroom facility	2014 - 2018	-	\$300,000			\$300,000	2018/2019
Phase I: Chattahoochee River Greenway	Future	Scott Hudgens segment of the Chattahoochee River Greenway	-	-	\$1,700,000			-	-
Pedestrian Amenities	Future	Construction of pedestrian amenity areas in the park	-	-	\$500,000			-	-
Phase II: Chattahoochee River Greenway	Future	Scott Hudgens to Rogers Bridge segment of the Chattahoochee River Greenway by other entity	-	-	\$4,300,000			-	-
WP Jones Park									
Lodge/New Community Building	Complete	New building to replace depot building at W.P. Jones Park	-	-	\$687,000			-	-
Parking and Trails	Complete	Improvements for parking circulation and trails; trail maintenance	-	2014	\$1,134,000			-	-
Playground	Complete	Playground grant match	-	2014	-			-	-
W.P. Jones Park Improvements	Complete	Completion of park improvements as shown in Master Plan	-	-	\$315,000			-	-
Town Green/Festival Center									
Fountain improvement	Complete	Improvement to fountain; construction of a new fountain pump house/building	2014	2016	\$181,550			\$181,550	2009 - 2016
Taylor Park									
Taylor Park irrigation	Complete	Installation of an UgMo irrigation system	2014	2015	\$18,450			\$18,450	2009
Taylor Park Playground	Complete	Construction of playground			\$260,000			-	-
Taylor Park Playground Equipment Replacement	Proposed	Replace playground equipment							
Bunten Road									
Bunten Road Phase I Improvement	Complete	The initial improvements completed were the replacement of the Bunten Road activity building roof and improvements to Bunten Road park irrigation system.	2013	2015	\$1,719,727			\$1,719,727	2009
Bunten Road Phase II Improvement	Complete	The installation of city-wide park signage, resurfacing of the paved Bunten Road trail, and Bunten Road parking infrastructure improvements, including stadium seating	2013	2015	\$180,280			\$180,280	2015
Playground	Complete	Construction of playground	-	2014	-			-	-
Parking and Circulation	Complete	Completed the parking, athletic seating, scoreboards and score booths	-	2015	-			-	-



# CHAPTER 5

## NRPA STANDARDS AND GAP ANALYSIS

The National Recreation and Park Association (NRPA) is a non profit organization that works across the country to promote parks and recreation and has developed standards for estimating the quantities of facilities and park space. The NRPA is the most widely used way for determining recreational needs.

### PARK SPACE DEFICIT

For this analysis, City of Duluth parks were the primary focus. County Parks and National Park Service greenspaces are addressed following the initial Duluth parks analysis. Overall, while the Duluth parks system appears at a deficiency, the access to County Parks and the National Parks Service increases park space and puts the City in a parks surplus. The City of Duluth currently has 3 park types that serve its 26,600 residents (Census, 2010). According to the National Recreation and Park Association (NRPA) 2015 Standards, the City of Duluth has a park land deficit, in terms of acreage. With around 135 total acres, the City of Duluth Parks and Recreation Department falls below the national average of 252.7 acres for a Parks and Recreation Agency of the City of Duluth's population; this leads to a deficiency of 117-acres (NRPA, 2016).

Overall, the City of Duluth has a total park land deficiency of 40.3 acres, according to NRPA Standards, for community parks (parks greater than 25 acres). The Mini Park and Neighborhood Park categories are sufficient, according to these standards, and, in both cases, at an abundance.

### MINI PARKS

According to the NRPA, a Mini Park is an area where recreation space is limited, isolated, or accommodates unique recreational needs. These parks range from 2,500 sq. ft. to 5 acres. The NRPA Standard recommends .08 acres per 1,000 residents.

#### **CITY OF DULUTH MINI PARKS**

- Church Street Park - 1.70 acres
- Taylor Park - 2.20 acres
- Town Green - 0.72 acres

#### **RESULTS**

The City of Duluth, based on NRPA Standards, has a surplus of 2.49 acres of Mini Parks.

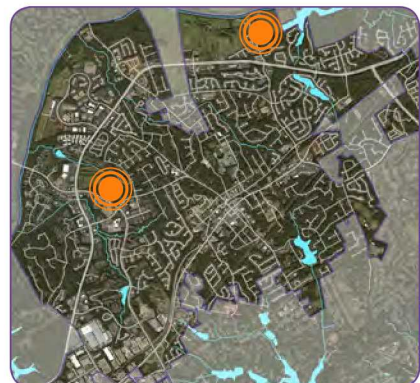


### NEIGHBORHOOD PARKS

According to NRPA Standards, a Neighborhood Park serves surrounding neighborhoods with open space such as basketball courts, children's play equipment, and picnic tables. These parks range from 5 to 15 acres in size, with a recommended 1 to 2 acres per 1,000 residents as per the NRPA Standard.

#### **CITY OF DULUTH NEIGHBORHOOD PARKS**

- W.P. Jones - 20.70





- Rogers Bridge Park - 16.97

\*W.P. Jones and Rogers Bridge Park are being considered neighborhood parks even though they are larger than the NRPA Standard. Their relative size and site programs align more with the definition of neighborhood parks.

### RESULTS

The City of Duluth, based on NRPA Standards, has a surplus of 11.08 acres based on a 1 acres per 1,000 residents minimum. If the 2 acres per 1,000 residents standard (the maximum) is used, the parks are at a deficiency of 15.52 acres of Neighborhood parks.

### COMMUNITY PARKS

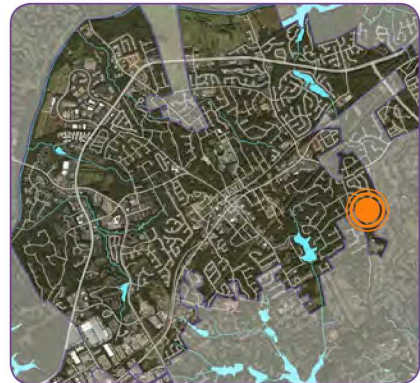
According to NRPA Standards, a Community Park is an area suited for intense recreation and contains facilities such as athletic complexes and large swimming pools. These parks are 25 acres or larger, with a recommended 5 to 8 acres per 1,000 residents.

#### CITY OF DULUTH COMMUNITY PARKS

- Bunten Road Park - 45.00
- Scott Hudgens Park - 47.70

### RESULTS

The City of Duluth, based on NRPA Standards, has a deficiency of 40.30 acres of Community Park spaces, using 5 acres per 1,000 residents calculation. If the 8 acres per 1,000 residents calculation is used, the deficiency grows to 120.4 acres.



## PARK SPACE: COUNTY PARKS, NPS GREENSPACE, AND CITY SURPLUS OPEN SPACE

In addition to City of Duluth owned properties, several County Parks and National Parks Service open spaces are within a half mile distance to many Duluth residents. These areas make up for the City owned park space deficiencies.

The County-owned and operated Shorty Howell Park and West Gwinnett Park both service a portion of Duluth residents based on a ½ mile radius. These parks add 67 and 23-acres respectively to Duluth resident's accessible park space. Shorty Howell Park provides an additional community park typology, over 25-acres, in filling this need. The City of Johns Creek's future Cauley Park will add 133-acres adjacent and will be accessible to the City of Duluth. Additionally, the National Parks Service owns and operates 60.7-acres in the City of Duluth. This is mostly forested greenspace, with the exception of a portion of the Chattahoochee trail near Scott Hudgens Park, and provides a great potential for increased parks access. Lastly, the City of Duluth holds 22-acres of open space near the Chattahoochee River, providing additional potential for park space.

Ultimately, with the County Parks (90-acres), the future Johns Creek Cauley Park (133-acres), and the NPS greenspace (60.7-acres), the City of Duluth has an NRPA surplus of 167-acres. (City of Johns Creek, 2016).



## NRPA STANDARDS, GAP ANALYSIS AND RECOMMENDATION SUMMARY

According to the NRPA 2015 Standards, the City of Duluth has a park land deficit, in terms of acreage. With around 135 total acres, the City of Duluth Parks and Recreation Department falls below the national average of 252.7-acres for a Parks and Recreation Agency of the City of Duluth's population of 26,600; this leads to a deficiency of 117-acres (NRPA, 2016; Census, 2010). Despite this general deficit, the City of Duluth has a surplus of 2.49-acres of Mini Parks and 11.08 acres of Neighborhood Park types (See *Table Below*). The greatest deficiency is seen in Community Parks with a NRPA recommended need of 40 acres.

**City of Duluth Park Acreage Compared to  
National Recreation and Park Association Standards**

Park Type	NRPA Size Standard	NRPA Service Area	NRPA Acres/1000 Residents	City of Duluth Acres/1000 Residents	City of Duluth Actual Acres	City of Duluth Acres Needed
<b>Mini Parks</b>	2,500 sq. ft to 5 Acres	.25 miles	0.08			
Church Street Park					1.70	
Town Green					.72	
Taylor Park					2.2	
<b>Total</b>				<b>2.13 Min.</b>	<b>4.62</b>	<b>+2.49</b>
<b>Neighborhood Parks</b>	5-15 Acres	.25 to .5 Miles	1 to 2 Acres			
W.P. Jones Park					20.7	
Rogers Bridge Park					16.98	
<b>Total</b>				<b>26.60 Min.</b>	<b>37.68</b>	<b>+11.08</b>
<b>Community Parks</b>	25+ Acres	1 to 2 Miles	5 to 8 Acres			
Bunten Road Park					45	
Scott Hudgens Park					47.7	
<b>Total</b>				<b>133.00 Min</b>	<b>92.7</b>	<b>-40.30</b>

Based on NRPA standards, the City of Duluth Park System is shy 117-acres to meet the national average of 252.7-acres for an Agency similar in size to Duluth (117-acres is derived from 252.7 recommended park acres minus 135 City of Duluth Park acres). For this study, the City of Duluth operated parks were analyzed. The City of Duluth, however, is fortunate to have access to County owned and operated parks, the City of Johns Creek future Cauley Park, as well as open space owned and operated by the National Parks Service.



It should be noted that County parks, National Park Service open space, and City Surplus Open Space were not included in this analysis. Shorty Howell Park and West Gwinnett Park both service a portion of Duluth residents, based on a ½ mile radius. These parks add 67 and 23-acres, respectively to Duluth resident's accessible park space. At over 25-acres, Shorty Howell Park provides an additional community park typology to help fill this need. The City of Johns Creek future Cauley Park will add 133-acres adjacent and accessible to the City of Duluth. Additionally, the National Parks Service owns and operates 60.7-acres in the City of Duluth. This is mostly forested greenspace, with the exception of the portion of the Chattahoochee trail near Scott Hedges Park, and provides a great potential for increased parks access. Lastly, the City of Duluth holds 22-acres of open space near the Chattahoochee River, providing additional potential for park space.



Ultimately, with the County Parks (90-acres), the future Johns Creek Cauley Park (133-acres), and the NPS greenspace (60.7-acres), the City of Duluth has an NRPA surplus of 167-acres. However, as seen in the gap analysis map, below, there are several areas in the Duluth city limits that are not within a ½ mile, walkable and bikeable, distance to a city or county park. Additionally, with 3,000 anticipated new residents every 5 years over the next 15 years, the City should consider the development of infill parks within these gaps to provide all residents walkable and bikeable access to parks.

It is recommended to first consider property that is owned by the City and areas that can be connected via trails to nearby residents. Two potential park spaces have been identified on the gap analysis below. These potential park spaces include City owned property, that is undeveloped, and which has stream access. The streams not only leave these properties undevelopable due to stream buffers, but they also have the potential to connect surrounding communities to the future greenspaces, via trails along the existing streams.

Future park space should also be considered where it may help future redevelopment within the City, such as providing regional detention





within an accessible greenspace as part of a redevelopment project, or as an incentive to redevelop in a more compact matter – providing greenspace access to residents (in appropriate higher density areas). To enable this, the City should consider policies, such as Transfer of Development Rights (TDRs).

Additionally, strategically located City parks could incentivize redevelopment and reinvestment in areas of the City in need of revitalization. The City should consider utilizing parks and transportation funds, as appropriate, to build a park within a redevelopment site, providing a City amenity, while also incentivizing development with access to this great amenity.



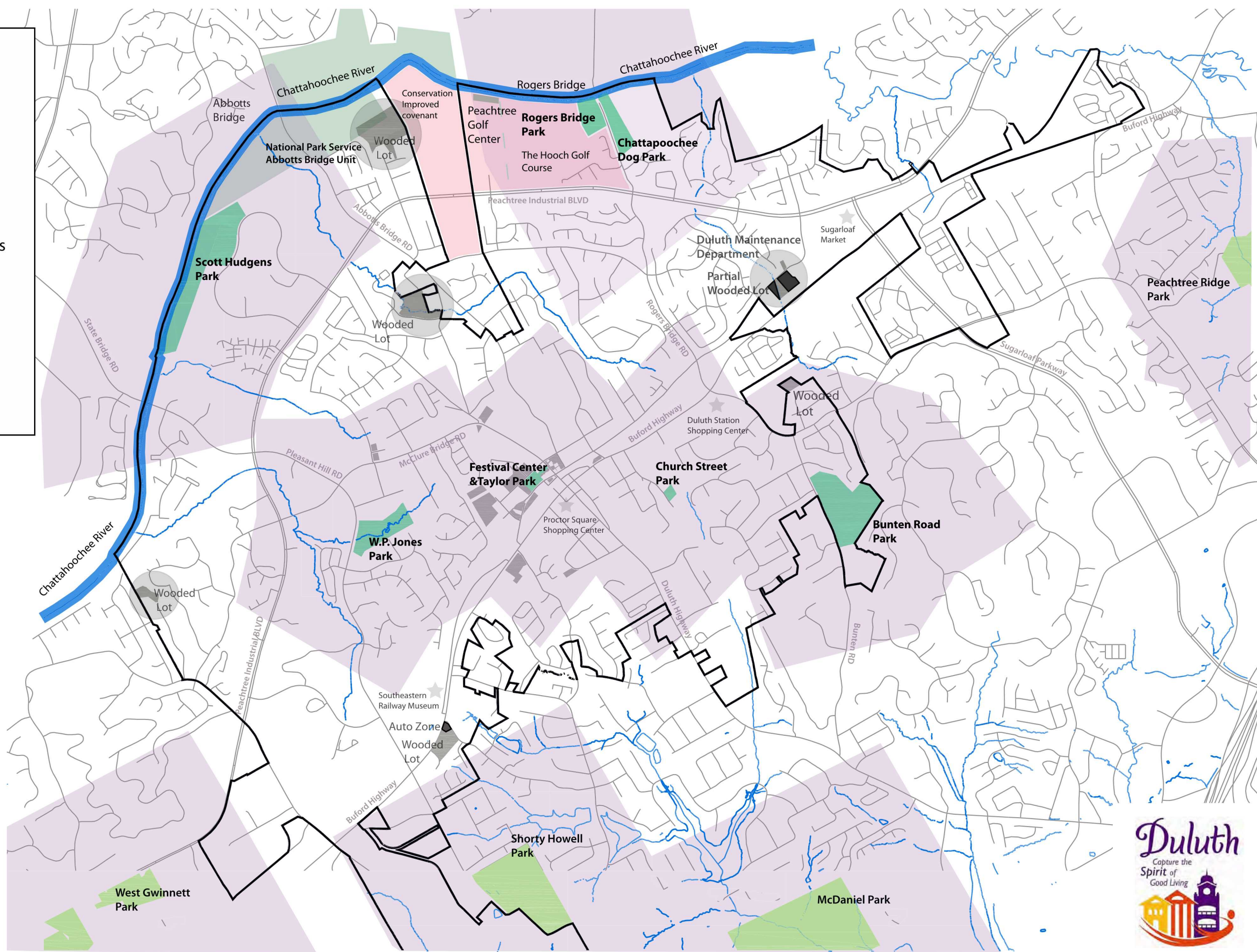
Greenspace infill can also become part of the arts and cultural programming of the City, as identified in the Duluth Arts and Culture Master Plan. Pocket parks as discussed in the greenway recommendations, could be incorporated throughout the City, along proposed trails. These smaller parks could incorporate art, such as sculptures, musical instruments, and interactive art.

In conclusion, NRPA standards provide a point of beginning for making recommendations for the planning and development of future facilities.

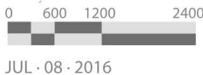
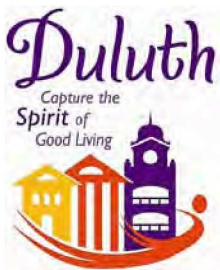




- City Boundary
- City Owned Properties
- City Parks
- County Parks
- National Park Service Parks
- Areas with 1/2 Mile of Existing Park
- Private Green Spaces
- Rivers/Streams
- Potential Park Areas



City of Duluth Parks and Recreation Gap Analysis Map





# CHAPTER 6 RECOMMENDATIONS

## FACILITY RECOMMENDATIONS

### BUNTEN ROAD PARK COMMUNITY CENTER

The Community Center at Bunten Road Park was built in the 1990s. While the building is in great shape, the interior finishes have not been updated. The finishes have seen normal wear and tear and are recommended to be upgraded. The HVAC system, similarly, has not been replaced since the building was built. As the system is nearing its lifespan (15-20 years), it is recommended that this system be further analyzed and potential replacement funding considered.

The gymnasium floor is in need of refinishing, as it approaches 10-12 years since the last refinish. As the gymnasium sees high activity it is recommended to refinish in the near term.

The gymnasium lighting is original to the building. It is recommended to update the lighting to LED, to reduce maintenance costs of changing bulbs and improve energy efficiency.

Lastly, a space program analysis of the Community Center is recommended. There are several functions within the building that are not working in their current space, such as the Fitness Room, the game room, the yoga room, and storage space, throughout. A space program analysis would identify solutions to re-organize spaces and renovation opportunities. In conjunction with the need for updated finishes, a building renovation should be considered.



### ***BUNTEN ROAD PARK COMMUNITY CENTER RECOMMENDATIONS***

- Finish upgrades throughout
- HVAC replacement (nearing end of life)
- Upgrade Gym Floor
- LED lighting in the Gym
- Space Program Analysis

### W.P. JONES LODGE

The Lodge was built in 2013. While the building is relatively new and in great condition, the main recommendations have to do with lighting and temperature controls. Consider having a lighting consultant provide recommendations on light fixtures that will better spread the light into the space. Lighting is too dark for seniors and the activities that are programmed in this space, such as cards. While lighting is being discussed, consider upgrading all fixtures to LED lighting to lower the maintenance costs of changing bulbs and the energy efficiency of the building. It is also recommended to further analyze the heating and cooling of The Lodge. The Lodge experiences high and low temperatures with each season.





### ***W.P. JONES LODGE RECOMMENDATIONS***

- LED lighting Upgrades
- Temperature Control

### **FESTIVAL CENTER**

The Festival Center was built in 2003/04. The building is in great condition and has been well maintained, in part due to funding provided by the Town Green Fall Festival Committee. The main recommendation is to consider a kitchen renovation to enlarge. Currently, during events, the hallway becomes filled with warming stations, as the kitchen is not large enough to accommodate.

The HVAC system is original to the building and is nearing its lifespan (15-20 years). It is recommended that the system be analyzed and potential replacement funding earmarked.

Lastly, it is recommended to repair the visible water stains on the first floor ceiling, the product of a former roof leak that has been repaired.



### ***FESTIVAL CENTER RECOMMENDATIONS***

- Kitchen Renovation
- HVAC Replacement
- Ceiling Repair from a past roof leak

## **GREENWAY CONNECTIVITY**

The City of Duluth has one completed and two planned trails. The Chattahoochee River Greenway Phase 1, which runs along the Chattahoochee River near Scott Hudgens Park, with plans to extend along the Chattahoochee River. The two planned projects include the Western Gwinnett Bikeway Trail, connecting the City to Suwanee, and the proposed trail connection from Peachtree Industrial Boulevard to downtown Duluth, would further extend the Western Gwinnett Bikeway Trail into Downtown Duluth. To compliment and expand on this trail system, providing further connections for residents to parks, schools, downtown, and other area amenities, recommendations are listed below for additional bicycle routes and/or multi-use trail connections, where feasible. Recommendations also include proposed trails as outlined in the 2014 Gwinnett County Greenway Master Plan Update, including the Chattahoochee Corridor Trail and the multi-use trail connections.

Recommendations in this section are conceptual and require further study to identify trail type and feasibility. Trails may include multi-use separated lanes, bike lanes, and/or sidewalks. The financial responsibility for these trails as many are cross-jurisdictional and include multiple property owners, including NPS and the County, such as the Chattahoochee River Corridor Trail, should leverage potential funding from the ARC, County and/or NPS to accomplish shared long-term greenway goals.





### GREENWAY RECOMMENDATIONS

#### PRIORITY 1 GREENWAY/TRAIL PROJECTS

Priority 1 projects include proposed greenways and trails that have been listed in the Gwinnett Greenway Master Plan. As there is County support for these trails, the City will have a great partner in the County to help implement.

##### ***CHATTAHOOCHEE RIVER CORRIDOR TRAIL (GWINNETT GREENWAY MASTER PLAN)***

It is recommended to continue the development of the Chattahoochee River Trail, per the Gwinnett Greenway Master Plan, to expand the entire length of the river in Duluth. This will provide further regional connections as it crosses jurisdictional boundaries. This connection is proposed by Gwinnett to be a greenway trail along the river. Feasibility studies are recommended to understand the trail type and exact location of this trail, along with property ownership right of way. As there are several private property owners along the river, it will be important to work closely with these land owners to educate them on the value of the trail connection and determine the best trail locations to meet their and the City's needs. Partnerships and potential funders should include Gwinnett County, National Parks Services, Atlanta Regional Commission, and the adjoining cities of Peachtree Corners, Suwanee, and Johns Creek.

##### ***WESTER GWINNETT BIKEWAY TRAIL EXTENSION (GWINNETT GREENWAY MASTER PLAN)***

The Western Gwinnett Bikeway Trail is envisioned to extend from the 7-Mile Outer Loop to connect to the West Gwinnett Park and future connections along this corridor to the west. This connection is proposed by Gwinnett to be a roadside trail. Feasibility studies are recommended to understand the trail type and exact location of this trail. Partnerships and potential funders should include Gwinnett County, Atlanta Regional Commission, and the adjoining cities of Peachtree Corners and Suwanee.

#### PRIORITY 2 GREENWAY/TRAIL PROJECTS

Priority 2 projects include proposed greenways and trails that connect the Duluth community to the proposed greenways/trails within the Gwinnett Greenway Master Plan.

##### ***ROGERS BRIDGE CONNECTION TRAIL***

The Rogers Bridge Connection Trail will provide access from Downtown Duluth to Rogers Bridge Park, the Chattahoochee River, and the future bridge to Johns Creek Cauley Park. Trail typologies along this Rogers Bridge Road and Main Street may be a widened multi-use sidewalk or on-street bicycle lanes. A feasibility study is recommended to understand trail type and exact locations. Partnerships and potential funders should include Gwinnett County, National Parks Services, Atlanta Regional Commission, and the adjoining cities of Johns Creek and Suwanee, as this would connect to existing trail systems.

##### ***DULUTH 7-MILE OUTER LOOP***

The Duluth 7-Mile Outer Loop includes the planned Western Gwinnett Bikeway Trail and proposes new connections along Pleasant Hill Road, Buford Highway, and Main Street, creating an accessible inner city connection for a wide range of Duluth residents. Trail typologies along Pleasant Hill Road, Buford Highway, and Main Street may be a sidewalk along Pleasant Hill Road, which has limited right-of way, and a widened multi-use sidewalk or on-street bicycle lanes for Buford Highway and Main Street. A feasibility study is recommended to understand trail type and exact locations. Partnerships and potential funders should include Gwinnett County, Atlanta Regional Commission, and the adjoining cities of Johns Creek and Suwanee, as this would connect to existing trail systems.



### **DULUTH 1-MILE INNER LOOP**

The 1-Mile Inner Loop connects Downtown Duluth to the High School. This Loop is envisioned to include pocket parks throughout that incorporate art and seating. This could become part of an art walk or fun run route. This trail is envisioned as a multi-use sidewalk along Abbotts Bridge Road and Lawrenceville Street, connected with a greenway trail. A feasibility study is recommended to understand trail type and exact locations. Partnerships and potential funders should include Gwinnett County.

### **GWINNETT CID CONNECTION TRAIL**

This trail would continue the Rogers Bridge Connection trail to the south to McDaniel Park and into the Gwinnett CID area. This trail is envisioned as a multi-use sidewalk along Bunten Road. A feasibility study is recommended to understand trail type and exact locations. Partnerships and potential funders should include Gwinnett County, ARC, and the Gwinnett CID as this would provide regional connectivity.

### **RIDGEWAY ROAD TRAIL CONNECTION**

This trail, proposed by the City of Duluth, will connect the roundabout at Irvindale and McClure Bridge Roads to Ridgeway Road. It will provide better connectivity from the Town Center to Duluth High School and surrounding neighborhoods. This trail is envisioned to be a multi-use sidewalk along Ridgewood Road. A feasibility study is recommended to understand trail type and exact locations. Partnership potentials include Gwinnett County and ARC.

### **PARKS AS DEVELOPMENT CATALYST**

As the City continues to expand park and greenspace offerings, it is recommended to consider locations that can have a positive impact on redevelopment and new development throughout the City. Parks, regional retention areas (especially retention ponds built as part of an accessible park), and other public greenspace provide the development community with an incentive to redevelop. Parks have the impact of increasing adjacent property values making land more valuable for redevelopment. Additionally, public park access allows the development to be built in a more sustainable and compact matter (in appropriate higher density areas), as greenspace is provided nearby, as opposed to taking up land on site. Regional stormwater retention means a new development will not need to utilize valuable land to hold stormwater and can instead tap into the regional retention pond nearby. An additional tool to consider is Transfer of Development Rights (TDRs), which preserves and protects appropriate natural resources by transferring the right of that property to areas planned to accommodate growth and development.

## **PRIORITY 3 GREENWAY/TRAIL PROJECTS**

Priority 3 projects include additional connections that would create a secondary network of trails to provide even more accessibility to Duluth residents.

### **ADDITIONAL CONNECTIONS**

As noted on the map below, infill trail networks are encouraged to provide a strong network of alternative transportation opportunities, connecting residents to the City's many amenities. Many of these additional connections follow streams, capitalizing on the undevelopable land surrounding streams, to create greenway trails. Other roadway connections may include multi-use sidewalks and on-street bicycle lanes. A feasibility study is recommended to understand the trail typology and exact locations. Partnerships and potential funders should include Gwinnett County, ARC, and the National Park Services, as applicable.



City Boundary

City Owned Properties

City Parks

County Parks

National Park Service Property

Private Green Spaces

Rivers/Streams

As per Gwinnett Greenways & Open Space Master Plan Update (April, 2014)

Existing Connections

Existing Roadside Trail

Proposed State/County Connections

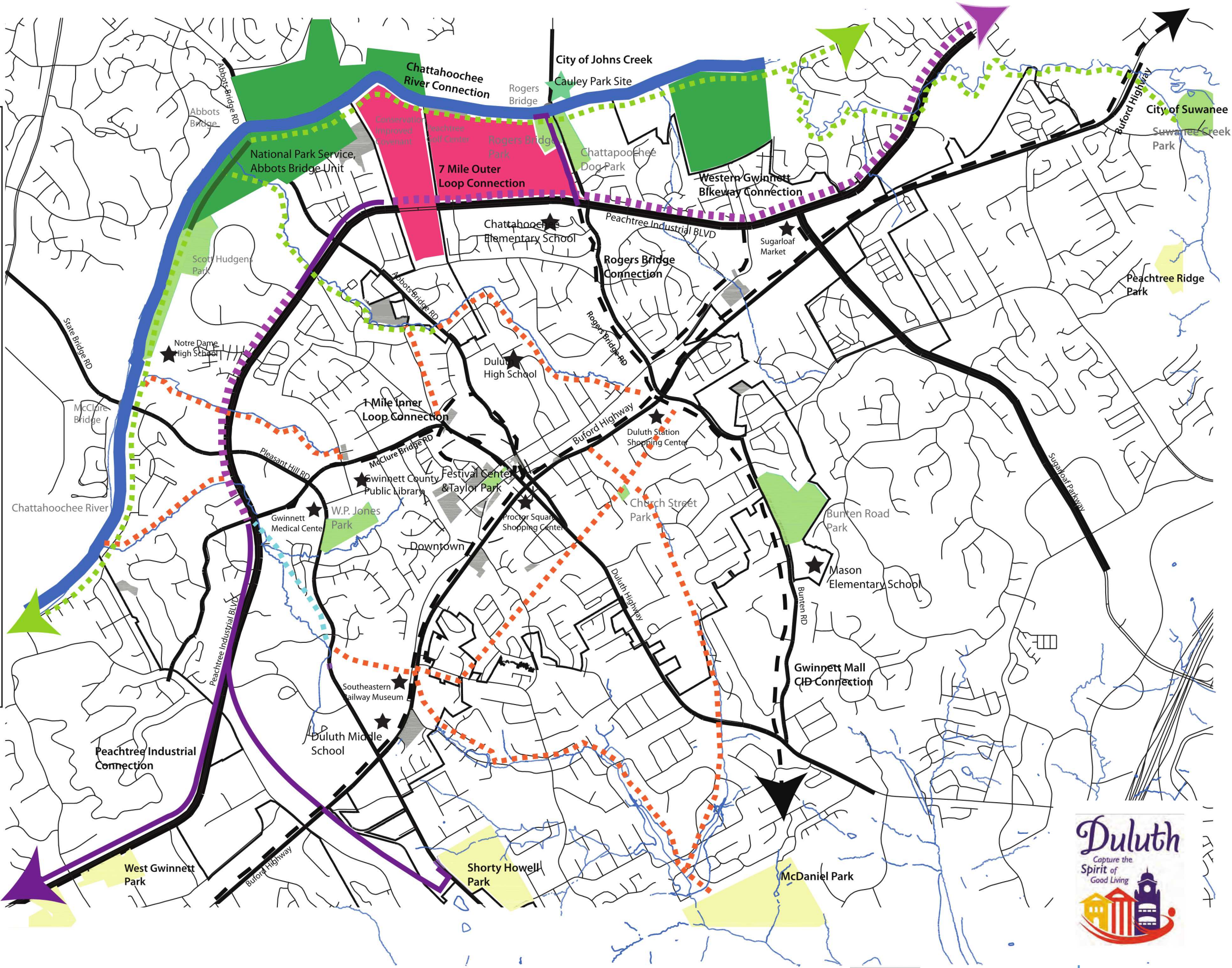
Proposed State/County Roadside Trail

Recommended City Connections/Trails

Proposed Roadside Trails

Proposed Connection Trails - Utility Easement

Proposed Connection Trails - River/Stream Setback



City of Duluth Parks and Recreation Proposed Local Connections Map



### SPECIAL USE FACILITIES

The City of Duluth has access to several special use facilities. The West Gwinnett Aquatic Center is located just southwest of the City limits, and provides an amenity within reach of City residents. An additional City-owned aquatic facility is not currently recommended.

A Disc Golf course was a requested amenity during the public input process of this strategic master plan update. Due to the acreage of land needed for such a course (approximately 15-20 acres depending on skill level and tree density), it is not a recommended facility addition for any of Duluth's current parks.

The City of Duluth has an active Public Arts Commission. Public art installations would be recommended for W.P. Jones Park and the Town Green/Festival Center and along the 1-mile inner loop.

Facilities that fall just outside the City limits, but still provide a draw for park and trail visitors should be considered in an approach to the programming of events in and around Duluth. Fostering partnerships with the National Park system is one way to further shared goals and promote greater use of existing park and trail systems, as well as help direct future acquisitions.



Additional signage is recommended to bring awareness to Church Street Park location. Survey participants largely were unaware of Church Street Park, as there is no signage on Buford Highway.

Consider senior workout equipment in parks and on trails to accommodate the growing 50 and older population.

Finally, the City has a great asset in the National Parks Services. NPS owns and operated 60 acres of land in Duluth. It is highly encouraged that the City of Duluth and the NPS partner through shared facilities and programming, engaging more residents, increasing the amount of programming and events available, and potentially expanding accessible park space, through future shared goals in park design and acquisition.





## Project Recommendations by Park

1-2 Years	1-5 Years	5-10 Years	10+ Years
Immediate	Near Term	Mid Term	Long Term
Park	Project	Priority Notes	
Bunten Road Park			
	LED Field/Tennis Court Lighting (direct cost savings)	Near Term	
	Fitness Trail	Near Term	
Bunten Road Park Building			
	Finish Upgrades Throughout	Near Term	
	HVAC Replacement (nearing end of life)	Near Term	
	Upgrade Gym Floor	Near Term	
	LED lighting in Gym (direct cost savings)	Near Term	
	Space Program Analysis Study	Near Term	
Church Street			
	Security Cameras/Lighting	Near Term	
	Replacement Playground	Near Term	
	Master Plan Build-out	Mid Term	
	Restroom Facility	Near Term	
Rogers Bridge Park			
	Restroom/Office/ Maintenance Building	Immediate	
	Parking Expansion	Near Term	
	Security Lighting	Near Term	
	Pedestrian Bridge over Chattahoochee	Mid Term	
	Master Plan Build-out	Long Term	
	Replace Roof on Pavilions	Mid Term	
Scott Hudgens Park			
	Perimeter Walking Trail	Near Term	
	Additional Restroom Building	Mid Term	
	Master Plan Build-out	Long Term	
	Security lighting	Near Term	



## Project Recommendations by Park (cont.)

Town Green/Taylor Park Playground		
	Commercial Grade Landscape Lighting	Near Term
	Replacement Playground Structures	Near Term
	Redesigned Pedestrian Walkways between Taylor Park Playground/Town Green	Mid Term
	Additional Restroom	Long Term
Festival Center		
	Kitchen Renovation to make larger	Mid Term
	HVAC Replacement - nearing end of life	Mid Term
	Ceiling Repair at roof leak	Near Term
W.P. Jones Park		
	LED Tennis Court Lighting (direct cost savings)	Near Term
	Exterior Senior Interest Areas (Bocce, Fitness Trail, etc)	Mid Term
	Caboose Upgrades	Immediate
The Lodge		
	Lodge LED lighting (direct cost savings)	Mid Term
	Temperature Control	Mid Term
	Lighting Upgrades	Mid Term
Greenway Connections		
	Sugarloaf Center to Town Green	Near Term
	Chattahoochee River Corridor Trail	Long Term
	Duluth 7 mile Outer Loop	Long Term
	Duluth 1 mile Inner Loop	Mid Term
	Peachtree Industrial Trail	Long Term
	Rogers Bridge Connection Trail	Long Term
	Gwinnett CID Connection Trail	Long Term



## Project Recommendations by Priority

1-2 Years	1-5 Years	5-10 Years	10+ Years
Immediate	Near Term	Mid Term	Long Term

Park	Project
<b>Immediate</b>	
Rogers Bridge Park	Restroom/Office/ Maintenance Building
WP Jones Park	Caboose Upgrades
<b>Near Term</b>	
Bunten Road Park	LED Field/Tennis Court Lighting (direct cost savings)
	Fitness Trail
Bunten Road Park Building	Finish Upgrades Throughout
	HVAC Replacement (nearing end of life)
	Upgrade Gym Floor
	LED lighting in Gym (direct cost savings)
	Space Program Analysis Study
Church Street Park	Security Cameras/Lighting
	Replacement Playground
	Restroom Facility
Rogers Bridge Park	Parking Expansion
	Security Lighting
Scott Hudgens Park	Perimeter Walking Trail
	Security lighting
Town Green/Taylor Park Playground	Commercial Grade Landscape Lighting
	Replacement Playground Structures
Festival Center	Ceiling Repair at roof leak
WP Jones Park	LED Tennis Court Lighting (direct cost savings)
Greenway Connectivity	Sugarloaf Center to Town Green

## Project Recommendations by Priority (cont.)

Mid Term	
Church Street Park	Master Plan Build-out
Rogers Bridge Park	Pedestrian Bridge over Chattahoochee
	Replace Roof on Pavilions
Scott Hudgens Park	Additional Restroom Building
Town Green/Taylor Park Playground	Redesigned Pedestrian Walkways between Taylor Park Playground/Town Green
The Lodge	Lodge LED lighting (direct cost savings)
	Temperature Control
	Lighting Upgrades
Greenway Connectivity	Duluth 1 mile Inner Loop
Long Term	
Rogers Bridge Park	Master Plan Build-out
Scott Hudgens Park	Master Plan Build-out
Town Green/Taylor Park Playground	Additional Restroom
Greenway Connectivity	Chattahoochee River Corridor Trail
	Duluth 7 mile Outer Loop
	Peachtree Industrial Trail
	Rogers Bridge Connection Trail
	Gwinnett CID Connection Trail





### MASTER PLANNING

Master Planning for three Duluth parks is included in this report per City request. Those parks include Church Street Park, Rogers Bridge Park, and Scott Hudgens Park. The previous site inventories, stakeholder meetings and public input contributed to the following recommendations.

#### CHURCH STREET PARK

The goal of master planning the Church Street Park is to bring the project site up to the same quality as other City of Duluth parks, and update the park program to best suit the current population. When the park was first constructed, the surrounding neighborhood included young families with children. Over the decades, the population has aged to the point where the children's playground is not often used. The existing picnic pavilion and basketball court are still popular.

The existing project site includes several challenges to development. Specifically, the 2 acre size of the parcel limits the amenities that can be proposed. Additionally, a Georgia Power transmission line and easement through the eastern half of the park carry constraints limiting what can be installed or planted beneath the power lines. The site's topography slopes steeply within this easement. Security issues have been noted, including crime in the immediate vicinity of the park. Finally, the existing site is mostly unknown to the larger Duluth community since it is located on a dead-end street, and therefore the park is underused.

The proposed site plan includes a restroom facility and an additional pavilion. The existing playground is slated for removal due to its age, and a new playground with surrounding seat wall is proposed. All of these elements are positioned so that users can be seen by passing cars or police vehicles, in order to maximize security. The restroom would serve all the park elements. The existing basketball court and swingset are shown to remain, while the parking area is reconfigured to be on-street parking only. A proposed concrete walking trail links all the elements, and areas of reforestation would provide additional shade on the property.

It should be noted that the proposed restroom facility would have to be served by a septic system. Stormwater management must comply with Gwinnett County stormwater requirements. Since the majority of the sidewalks would be constructed on existing grade, it is anticipated that less than 50% of the project site would be disturbed. A low, unfenced detention area could be installed at the north end of the park, with water quality treatment handled by overland flow and/or extended detention discharging to the north property line within the easement.

The City of Duluth's Public Art Master Plan provided guidance on the inclusion of art in City parks. Interactive Art and Functional Art are recommended to be included, per the Art Master Plan, in Church Street Park. Interactive Art is recommended to be included along trails and in the playground. During our design workshop, the community supported musical sculptures along trails. Interactive art could be included in the playground as sculptural objects that have a play and climbing function. Functional Art is also encouraged in making bike racks and benches more visually appealing and fun.





# CONCEPT PLAN

## LEGEND

- |   |                                   |   |                   |    |                             |
|---|-----------------------------------|---|-------------------|----|-----------------------------|
| 1 | PROPERTY LINE                     | 5 | BUFFER PLANTINGS  | 9  | EXISTING BASKETBALL COURT   |
| 2 | PROPOSED PLAYGROUND WITH SEATWALL | 6 | EXISTING PAVILION | 10 | EXISTING SWINGS             |
| 3 | PROPOSED RESTROOM BUILDING        | 7 | POWER EASEMENT    | 11 | PARKING (APPROX. 25 SPACES) |
| 4 | PROPOSED PERIMETER LOOP TRAIL     | 8 | OPEN LAWN         | 12 | PARK SIGNAGE                |



# CHURCH STREET PARK

CITY OF DULUTH



FORESITE  
group



0 20 40 80  
NOVEMBER - 28 - 2016  
861.001



### ROGERS BRIDGE PARK

The primary goal of master planning for Rogers Bridge Park is to provide Duluth residents with a park that capitalizes on the natural resource of the Chattahoochee River, and plans for the very immediate need of replacing the existing restroom building. Rogers Bridge Park is intended to remain as a passive park as it evolves.

A proposed master plan concept is included. Concept includes construction of a new access drive, expanded parking and a new restroom/maintenance building. Existing pavilions and existing access to the canoe launch are preserved. This development includes a pedestrian trailhead, perimeter walking trails and river overlook structures. Reforestation areas are proposed to increase shade and create individual spaces within the park. The existing dog park remains as-is. The Staff and Parks and Recreation Board will investigate the need and desire to consider lighting at the park.

The proposed restroom building is expected to require a small sanitary sewer lift station to convey sewage to an approved connection to the Gwinnett County sewer system. A major sewer trunk line bisects the park property, flowing from east to west. Direct connections to this trunk line are not permitted by Gwinnett County, and a future connection would likely need to be made to the public main located near the park entrance and dog park along Rogers Bridge Road.

The proposed park property is within FEMA regulated floodplain (special flood area, 500 year floodway), but not within floodway. As such, development would be required to not increase fill within the floodplain, and a flood study would be required by Gwinnett County to demonstrate that the cumulative effect of the proposed development would not increase the water surface elevation of the floodplain more than 0.01 foot at any point. Impervious surface is not allowed within the impervious buffer offset from the Chattahoochee River. Proposed buildings, such as the restroom/maintenance building must have a finished floor elevation at least 1 foot above the highest 100-year base flood elevation. Special consideration for ADA access, such as integration of ramps to the proposed buildings must be made to accommodate these requirements.



The existing drainage swale bisecting the property is shown as a blue-line stream by Gwinnett County GIS. As such, it is expected to have the associated state waters buffers required. An outside environmental consultant can be commissioned to verify the beginning of the state waters based on field studies.

The City of Duluth's Public Art Master Plan provided guidance on the inclusion of art in City parks. Sculptural Art, Interactive Art, Functional Art, and Art Programming are recommended to be included, per the Art Master Plan, in Rogers Bridge Park. Sculptural Art is encouraged to be placed strategically as a terminating view into the park from the road and the bridge. Sculptural Art could also be included along the trails, especially along the River. Interactive Art is recommended to be included in the playground, such as sculptural objects that have play and climbing functions. Consider a theme to these objects, such as a river theme with fish, fishing poles, frogs, etc. Functional Art is encouraged to make bike racks and benches more visually appealing and fun. Lastly, Arts Programming could be incorporated into this park. The Pavilion could host art classes, nature drawing or photography could take place along the river, or temporary art installations could be incorporated into park open space.



LEGEND

- 1 PROPERTY LINE
- 2 REFORESTATION
- 3 OPEN LAWN
- 4 FUTURE PARKING (APPROX. 100 SPACES)
- 5 PROPOSED RESTROOM/MAINT. BLDG.
- 6 FUTURE PLAYGROUND
- 7 EXISTING PAVILIONS
- 8 FUTURE WALKING TRAIL ACCESS PATHS
- 9 FUTURE PERIMETER LOOP TRAIL
- 10 FUTURE WALKING TRAIL RIVER OVERLOOKS
- 11 EXISTING CANOE LAUNCH SAND ACCESS
- 12 FUTURE GREENWAY ACCESS TRAILHEAD
- 13 POSSIBLE FUTURE ROAD RE-ALIGNMENT
- 14 150 FOOT RIVER BUFFER
- 15 75 FOOT STREAM BUFFER
- 16 PUBLIC ART



ROGERS BRIDGE PARK

CITY OF DULUTH



### SCOTT HUDGENS PARK

Scott Hudgens Park is the primary park for soccer use within the Duluth Parks System. The goal of master planning this site is to consider the site independently from the adjacent private property, and integrate other uses into the park. Currently, the majority of the parking used for park events is held on the adjacent private property. Public input requested trails and additional restroom facilities be provided on the project site.

The proposed master plan for Scott Hudgens Park keeps many of the existing elements on site. The field layout is substantially similar to the existing condition due to the shape of the project site. It should be noted that additional parking space is allocated for new parking lots, should the private property be sold and developed. In this case, the City of Duluth should make every reasonable effort to negotiate a shared or permanent access drive along the southern side of that property to provide a secondary entrance to the park. Other proposed park elements include a new restroom/concessions building, new shade pavilions, a perimeter walking trail with river overlook elements, and a playground.

This park also contains floodplain, with base flood elevations established. The floodplain designation for Scott Hudgens Park is AE, and no encroachment into a floodway is proposed. As with the Rogers Bridge park development, Gwinnett County will require a no-rise flood study certification showing that there is no net fill within the project development. Proposed buildings, such as the restroom/concessions building must have a finished floor elevation at least 1 foot above the highest 100-year base flood elevation. Special consideration for ADA access, such as integration of ramps to the proposed buildings must be made to accommodate these requirements.

Given the site's adjacency to the Chattahoochee River, stormwater detention is not proposed. Water quality for disturbed areas is proposed to be handled in bioretention areas within the parking lots and at the edges of fields. Proposed buildings can connect to existing on-site sanitary sewer mains located in the middle and north ends of the park.

The City of Duluth's Public Art Master Plan provided guidance on the inclusion of art in City parks. Sculptural Art, Interactive Art and Functional Art are recommended to be included, per the Art Master Plan, in Scott Hudgens Park. Sculptural Art is encourage along trails and at the park entrance. Interactive Art is recommended to be included along trails and in the playground, providing artist objects for play and climbing. Functional Art is also encouraged in making bike racks and benches more visually appealing and fun. This park could also have a river theme, similar to what is proposed at Rogers Bridge Park, as the trail is built and access to the River is increased.





# CONCEPT PLAN

## LEGEND

- 1 EXISTING MULTI-PURPOSE FIELDS
- 2 RECOMMENDED PARKING ALLOTMENT (APPROX. 160 SPACES)
- 3 EXISTING RESTROOM/CONCESSION BUILDING
- 4 PROPOSED PAVILIONS
- 5 PROPOSED PARKING (APPROX. 175 SPACES)
- 6 WALKING TRAIL RIVER OVERLOOK
- 7 PROPOSED PLAYGROUND, RESTROOM BUILDING & PAVILION
- 8 OPEN LAWN
- 9 PROPOSED MAINTENANCE FACILITY
- 10 REFORESTATION
- 11 PERIMETER LOOP TRAIL
- 12 PRIVATE PROPERTY
- 13 POSSIBLE ACCESS ROAD (PENDING FUTURE LAND ACQUISITION)
- 14 PROPERTY LINE
- 15 NEWLY RENOVATED EXISTING PARKING (APPROX. 80 SPACES)



# SCOTT HUDGENS PARK

CITY OF DULUTH



ForeSITE  
group



0 150 300 600  
NOVEMBER 28, 2016  
861.001



## APPENDIX A SURVEY RESULTS





# Duluth Parks and Recreation Survey

Monday, August 08, 2016



# 382

**Total Responses**

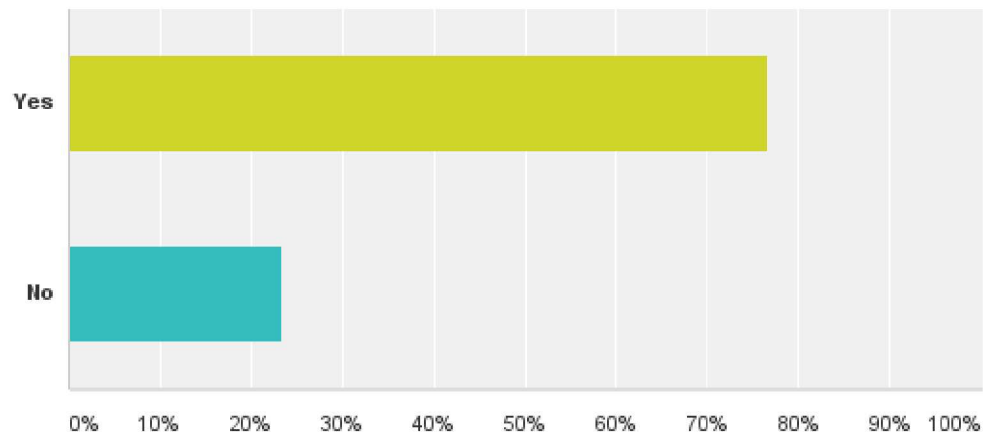
Date Created: Wednesday, June 22, 2016

Complete Responses: 382



# Q1: Are you a resident of the City of Duluth?

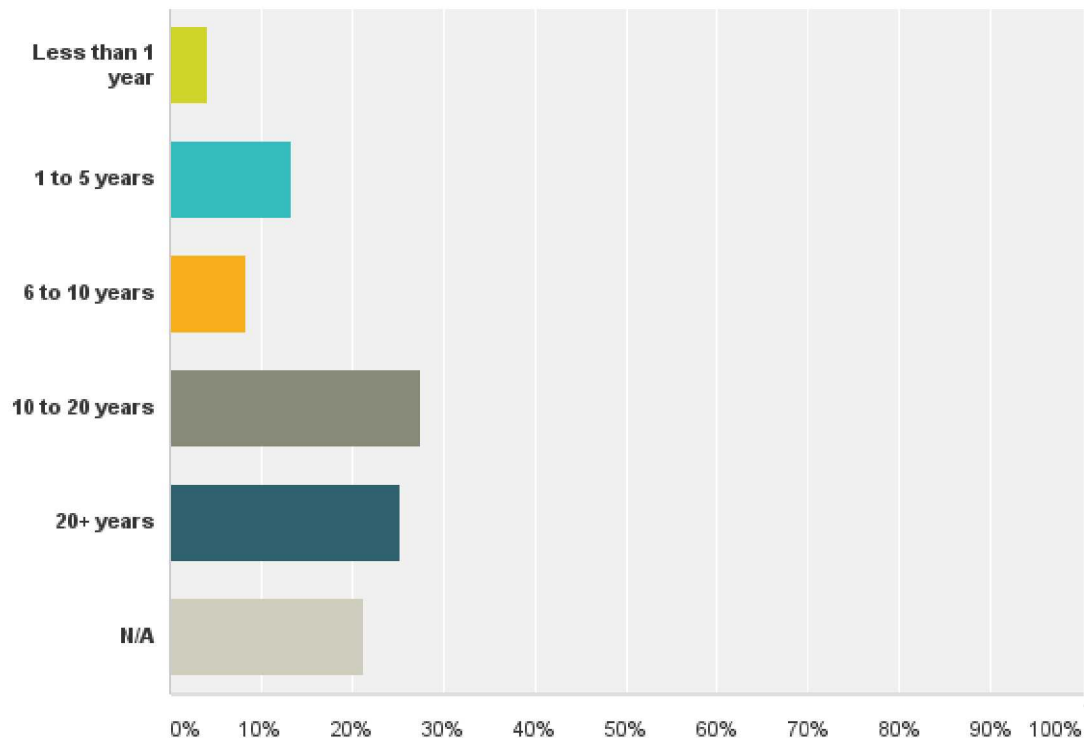
Answered: 382 Skipped: 0





## Q2: How long have you lived in the City of Duluth (If you are not a City of Duluth resident, choose N/A)?

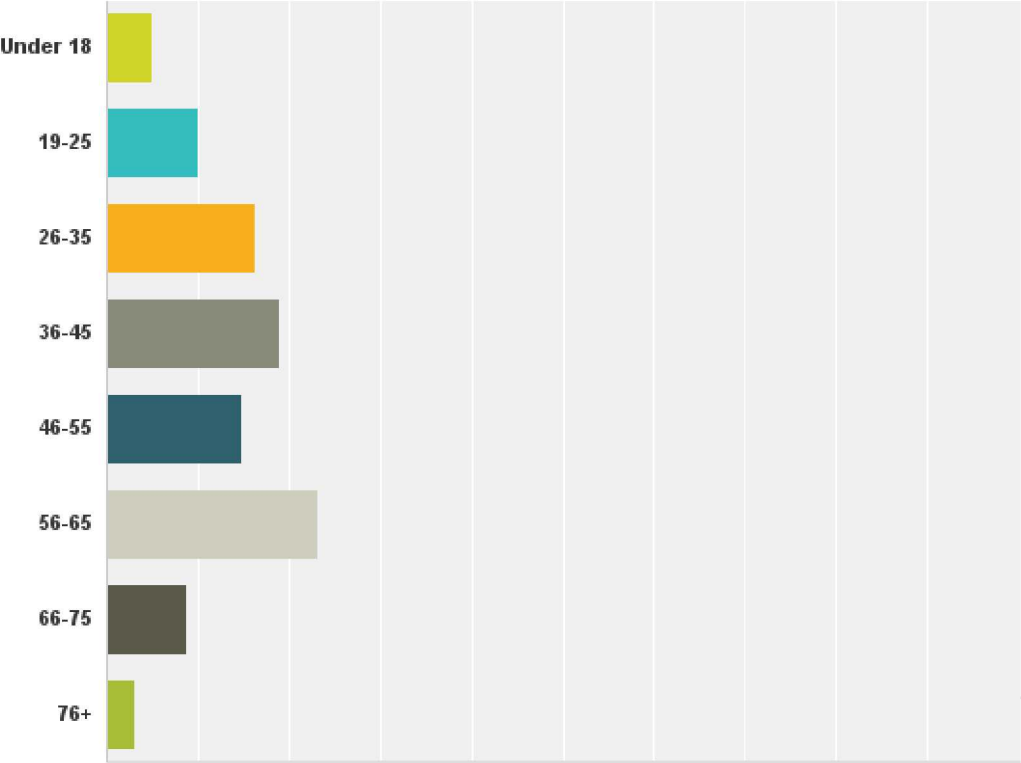
Answered: 381 Skipped: 1





# Q3: I am within the following age range:

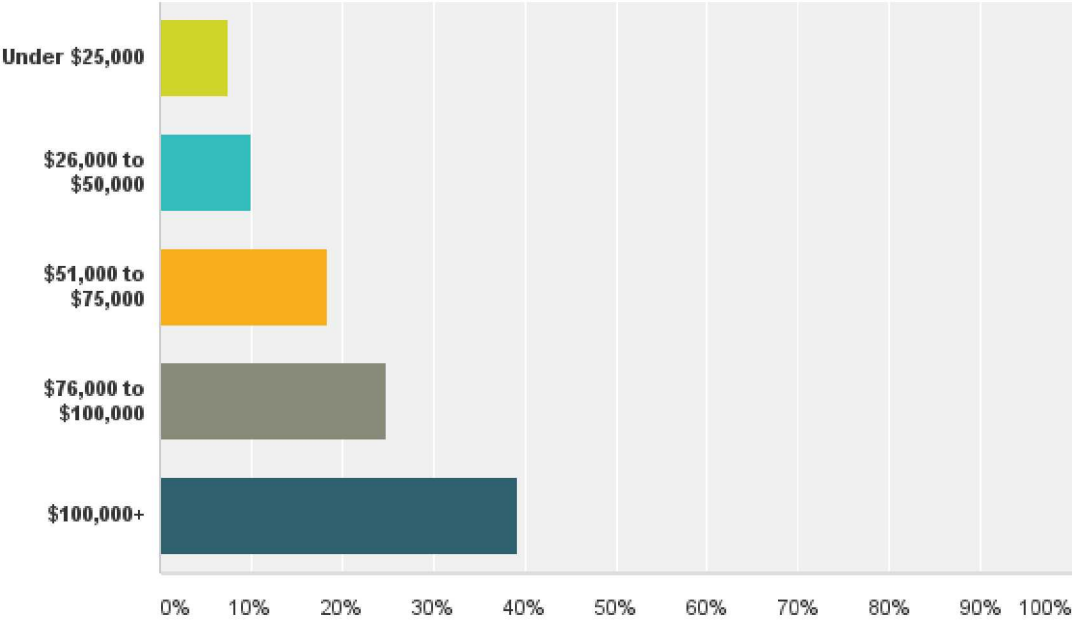
Answered: 380    Skipped: 2





# Q4: My annual household income is within the following range:

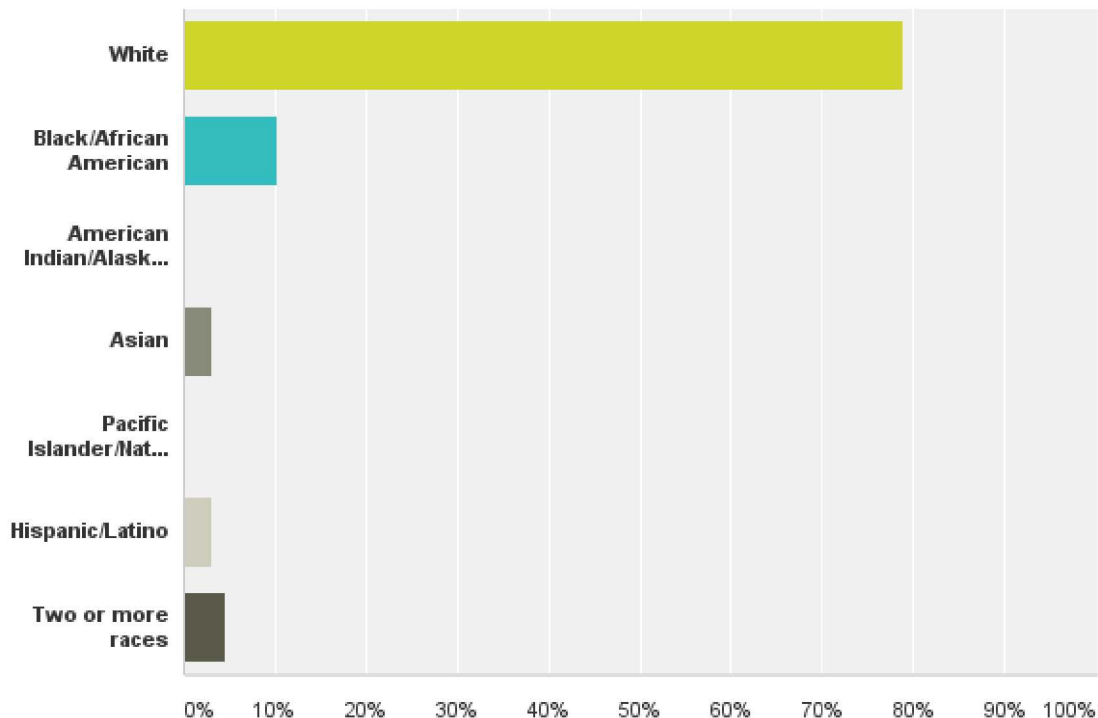
Answered: 359    Skipped: 23





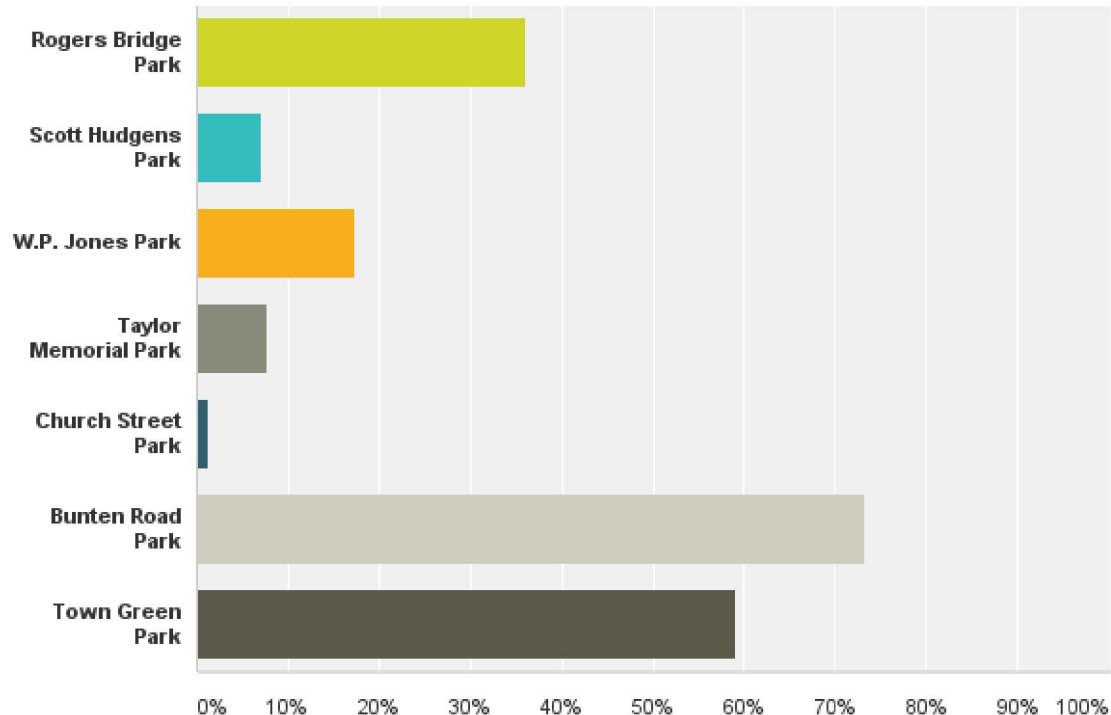
## Q5: Which ethnic group do you most closely associate with?

Answered: 373 Skipped: 9



## Q6: What City of Duluth Park(s) do you visit most often (May select multiple answers)?

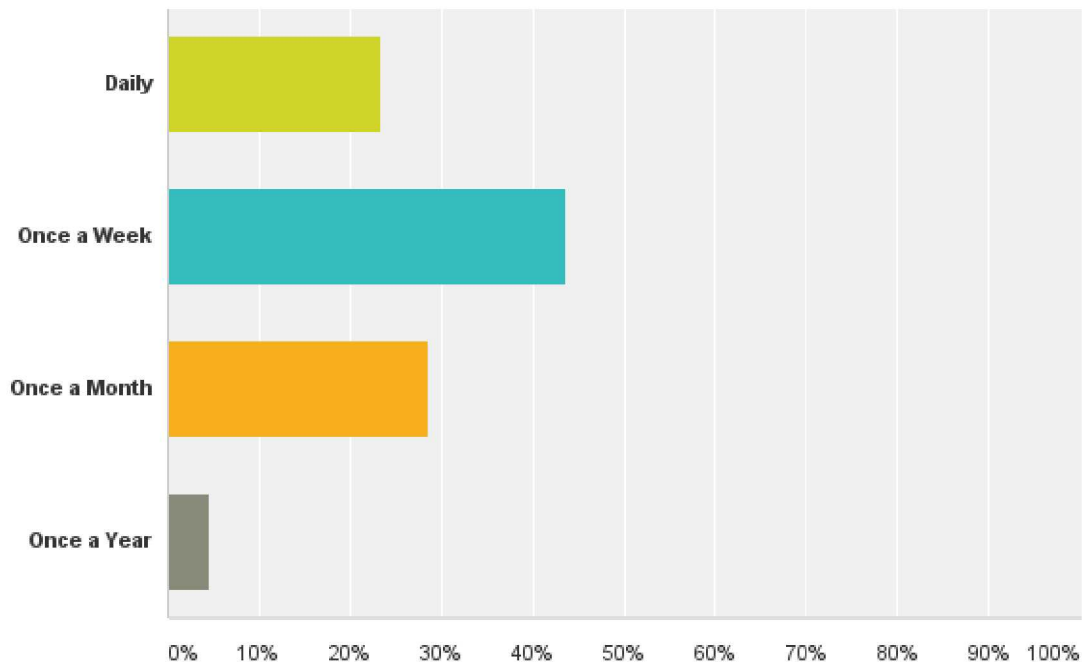
Answered: 379 Skipped: 3





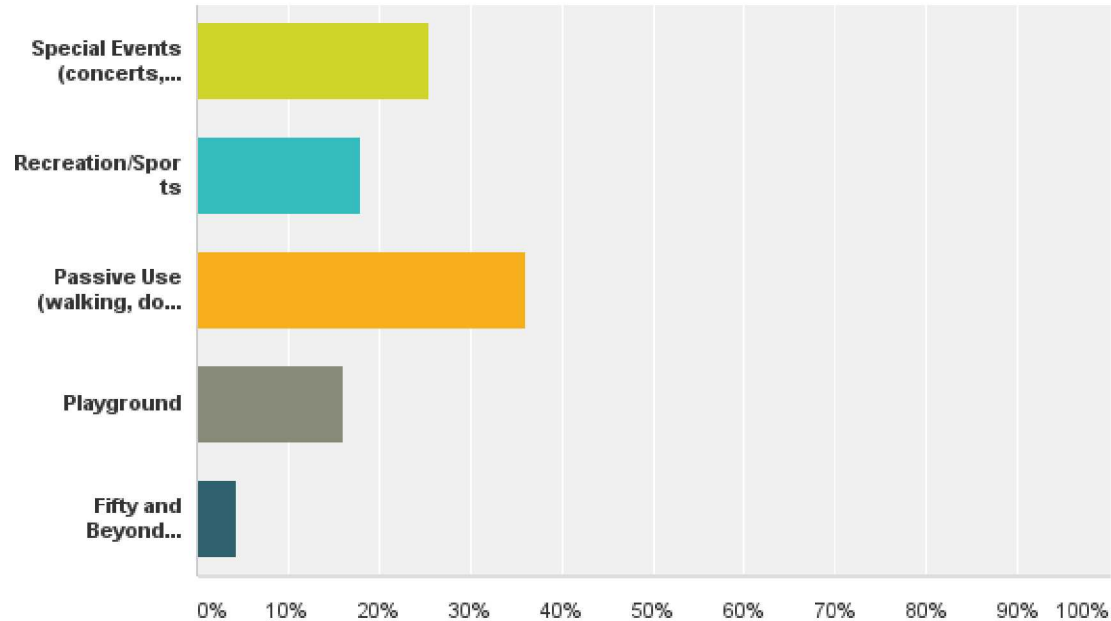
## Q7: How often do you or someone in your family use City of Duluth Parks' facilities?

Answered: 378 Skipped: 4



## Q8: What is your main purpose for visiting City of Duluth Parks (Please choose only one)?

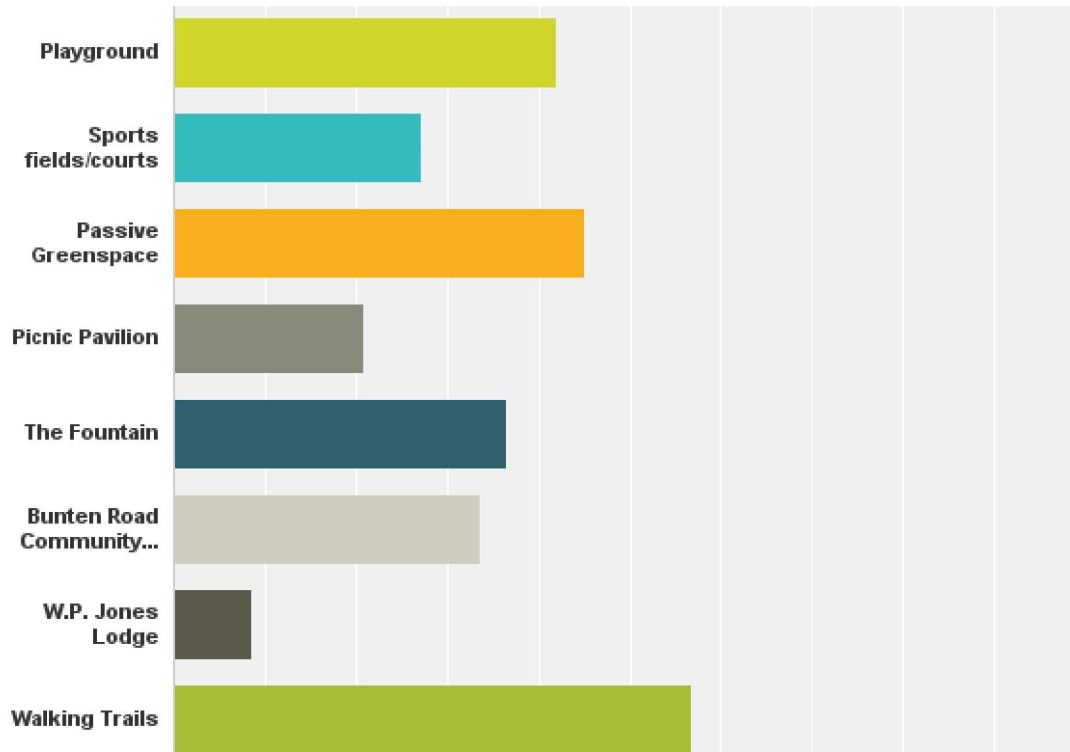
Answered: 362 Skipped: 20





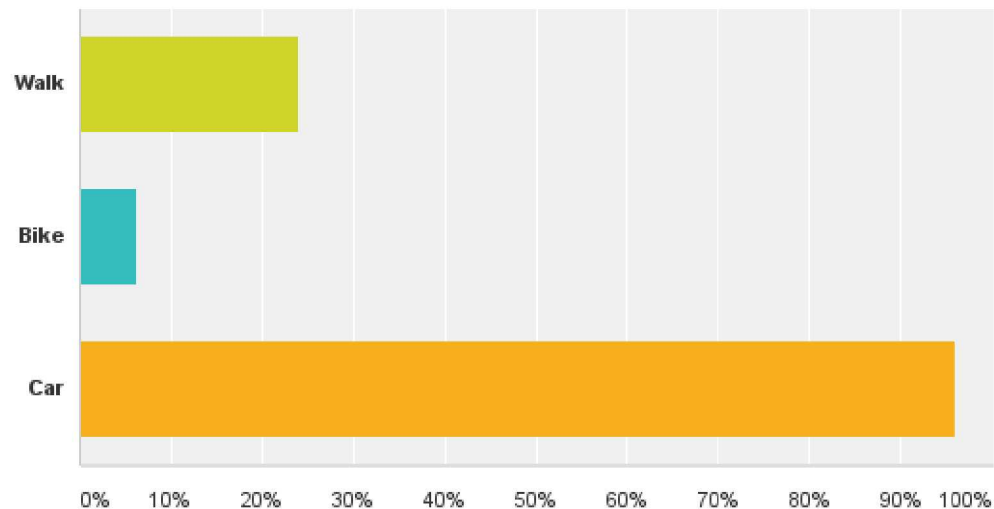
## Q9: Which facilities do you use when visiting a City of Duluth Park (May select multiple answers)?

Answered: 372 Skipped: 10



## Q10: What means of transportation do you use to get to a City of Duluth Park (May select multiple answers)?

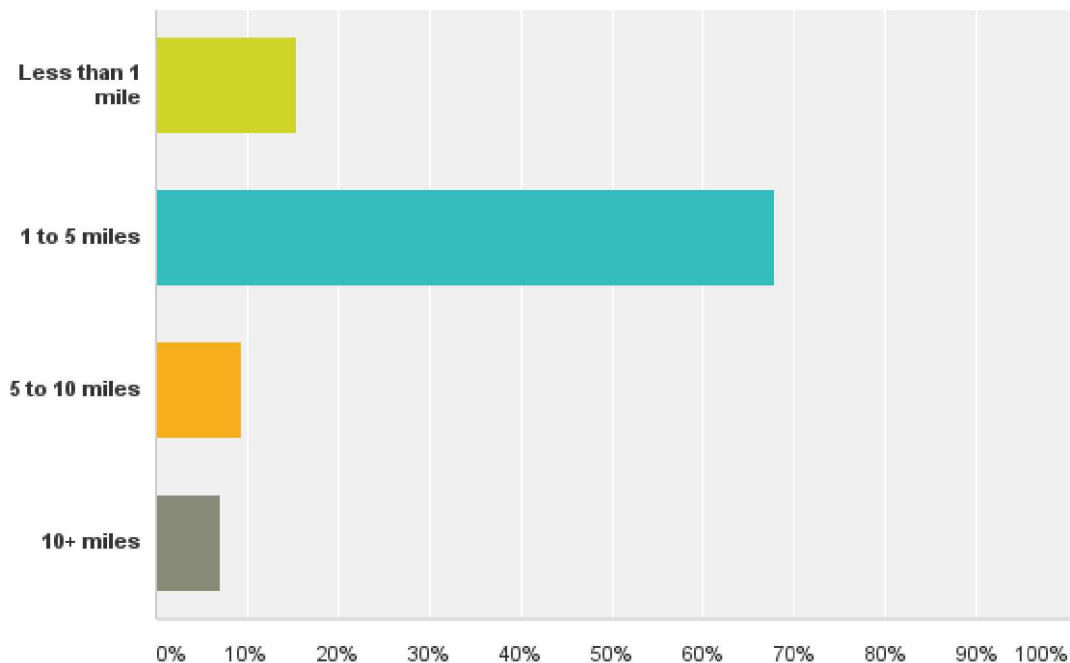
Answered: 378 Skipped: 4





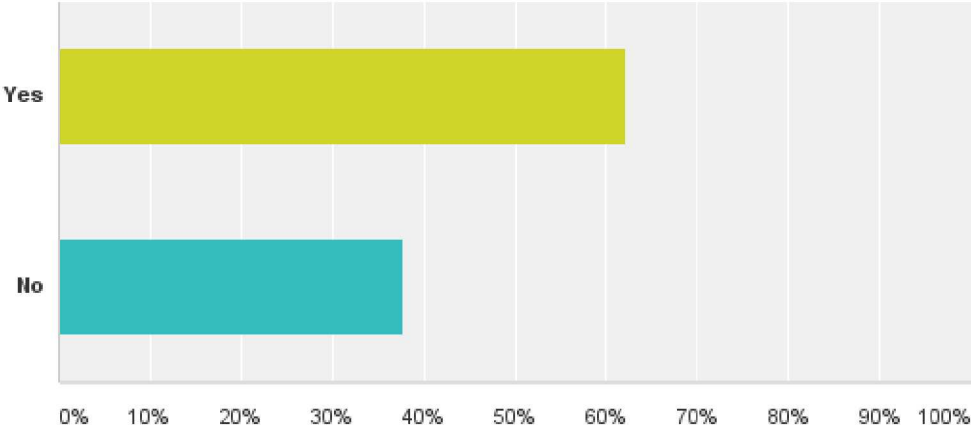
## Q11: On average, how far do you travel to get to a City of Duluth Park?

Answered: 380 Skipped: 2



# Q12: Have you or your children ever participated in an event or organized program at a City of Duluth Park?

Answered: 378 Skipped: 4

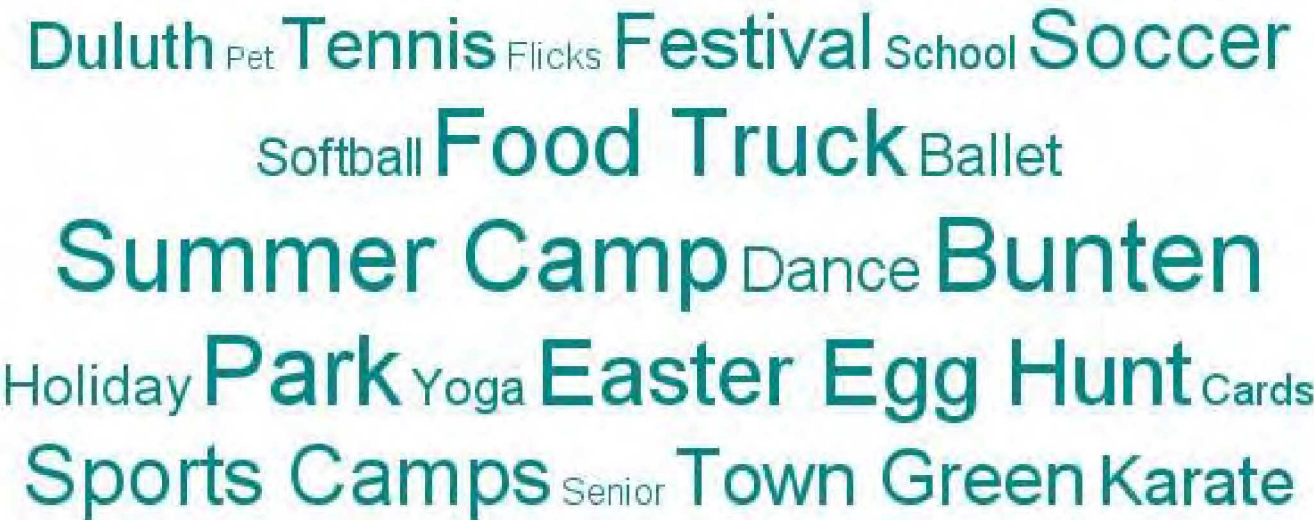




**Q12: Have you or your children ever participated in an event or organized program at a City of Duluth Park?**

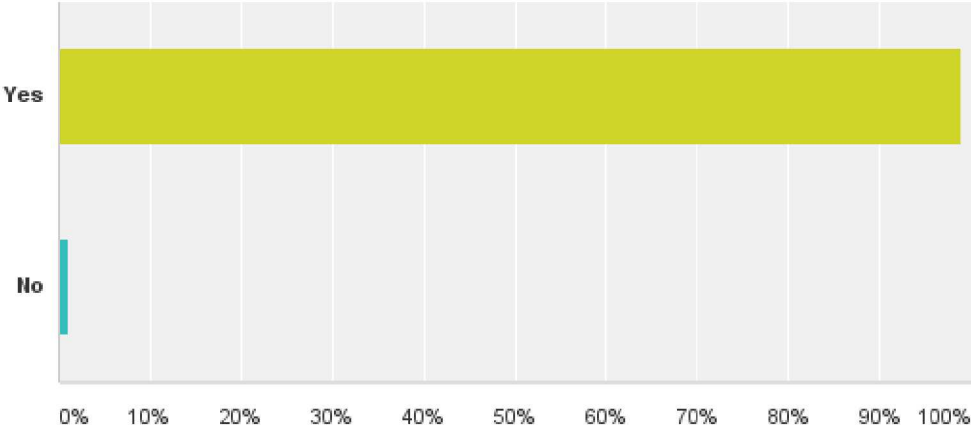
---

Answered: 378    Skipped: 4



# Q13: Overall, do you feel safe in City of Duluth Parks?

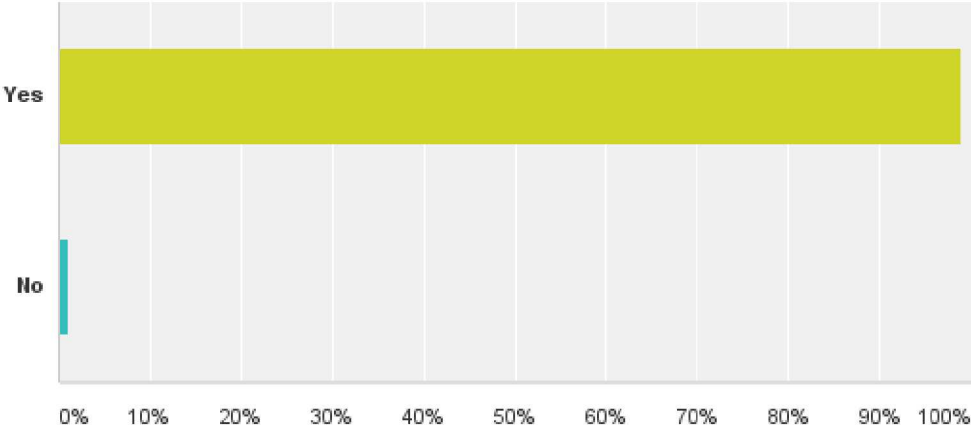
Answered: 379    Skipped: 3





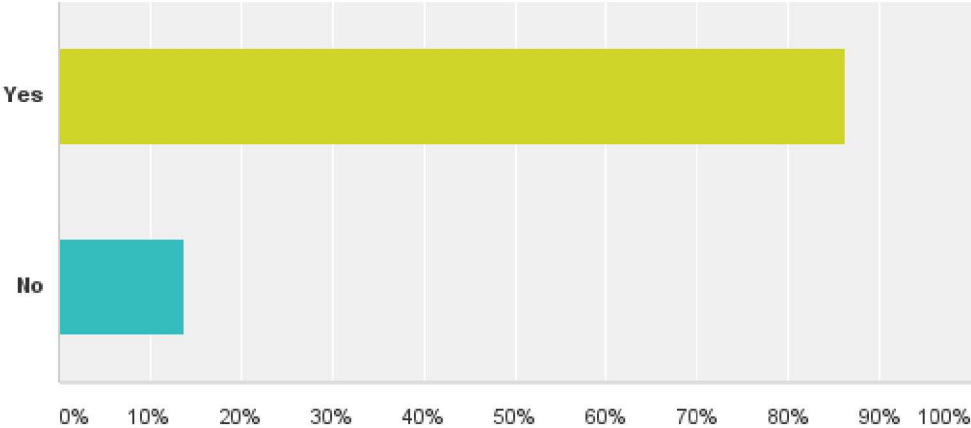
# Q14: Are City of Duluth Parks normally clean?

Answered: 379    Skipped: 3



# Q15: Are you satisfied with the facilities provided at City of Duluth Parks?

Answered: 377   Skipped: 5





## Q15: Are you satisfied with the facilities provided at City of Duluth Parks?

---

Answered: 377   Skipped: 5

### UPGRADE

---

Outdoor courts/fields

Dog Park

Restrooms

Downtown Life

Waterfront

Parking

### MISSING

---

Aquatics/Pools

Skate/Wheel Friendly Park

Shade Structures/Trees

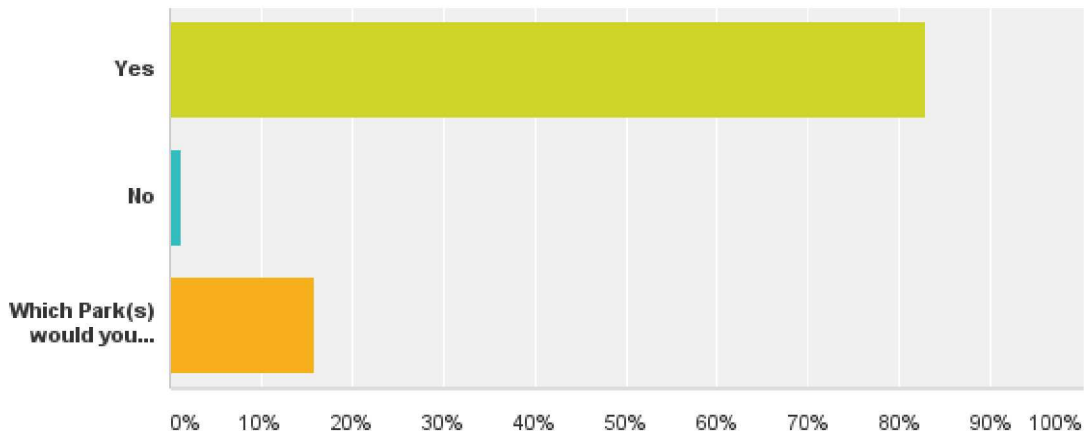
Separation of Spaces

Seating

Drinking Fountains

# Q16: Would you recommend City of Duluth Parks to a friend?

Answered: 379 Skipped: 3





## Q16: Would you recommend City of Duluth Parks to a friend?

---

Answered: 379 Skipped: 3

Rogers Bridge Duluth Bunten Road  
Bunten Rd Town Green WP Jones

Q17: In one word, describe City of Duluth Parks.

Answered: 293    Skipped:89





# Q18: What would you like to see added or improved at Scott Hudgens Park?

Answered: 167    Skipped: 215



# Q19: What would you like to see added or improved at Rogers Bridge Park?

Answered: 215   Skipped: 167





# Q20: What would you like to see added or improved at Church Street Park?

Answered: 136   Skipped: 246



## APPENDIX B COST ESTIMATE





## Church Street Park Master Plan

	Unit	Quantity	Unit Cost	Totals
General Conditions	LS	1	\$20,000.00	\$20,000.00
Grading	CY	200	\$65.00	\$13,000.00
Erosion Control	AC	2	\$8,000.00	\$16,000.00
Asphalt Parking	SY	350	\$28.00	\$9,800.00
Restroom Building	EA	1	\$200,000.00	\$200,000.00
New Playground	EA	1	\$150,000.00	\$150,000.00
Concrete Sidewalk	SF	8,000	\$6.00	\$48,000.00
Landscaping	LS	1	\$15,000.00	\$15,000.00
Site Furnishings	LS	1	\$8,000.00	\$8,000.00
Stormwater Management	LS	1	\$30,000.00	\$15,000.00
Site Electrical	LS	1	\$15,000.00	\$15,000.00
Water/Sewer Utilities	LS	1	\$20,000.00	\$20,000.00
Subtotal				\$529,800.00
Design Fee (10%)				\$52,980.00
Contingency (20%)				\$105,960.00
Total Cost				\$688,740.00

## Rogers Bridge Park Master Plan

	Unit	Quantity	Unit Cost	Totals
General Conditions	LS	1	\$40,000.00	\$40,000.00
Grading	CY	500	\$65.00	\$32,500.00
Erosion Control	AC	5	\$8,000.00	\$40,000.00
Asphalt Paving/Parking	SY	8,000	\$28.00	\$224,000.00
Restroom/ Maintenance Building	EA	1	\$350,000.00	\$350,000.00
Walking Trail Bridges	EA	3	\$15,000.00	\$45,000.00
New Playground	EA	1	\$500,000.00	\$500,000.00
Concrete Sidewalk	SF	35,000	\$6.00	\$210,000.00
Riverside Trail, Natural Surface	LF	800	\$40.00	\$32,000.00
River Overlook Structures	EA	3	\$60,000.00	\$180,000.00
Trailhead Signage and Structure	EA	1	\$50,000.00	\$50,000.00
Landscaping/Reforestation	LS	1	\$80,000.00	\$80,000.00
Site Furnishings	LS	1	\$15,000.00	\$15,000.00
Stormwater Management	LS	1	\$30,000.00	\$30,000.00
Site Electrical	LS	1	\$15,000.00	\$15,000.00
Water/Sewer Utilities	LS	1	\$20,000.00	\$20,000.00
Subtotal				\$1,863,500.00
Design Fee (10%)				\$186,350.00
Contingency (20%)				\$372,700.00
Total Cost				\$2,422,550.00



## Scott Hudgens Park Master Plan

	Unit	Quantity	Unit Cost	Totals
General Conditions	LS	1	\$50,000.00	\$50,000.00
Grading	CY	500	\$65.00	\$32,500.00
Erosion Control	AC	18	\$8,000.00	\$144,000.00
Asphalt Parking	SY	12,000	\$28.00	\$336,000.00
Pre-fabricated Pavilion	EA	3	\$35,000.00	\$105,000.00
Restroom/Concessions Building	EA	1	\$250,000.00	\$250,000.00
Walking Trail Bridges	EA	4	\$20,000.00	\$80,000.00
Concrete Sidewalk	SF	100,000	\$6.00	\$600,000.00
Riverside Trail, Natural Surface	LF	1,500	\$40.00	\$60,000.00
River Overlook Structures	EA	4	\$60,000.00	\$240,000.00
Landscaping	LS	1	\$25,000.00	\$25,000.00
Site Furnishings	LS	1	\$20,000.00	\$20,000.00
Stormwater Management	LS	1	\$15,000.00	\$40,000.00
Site Electrical	LS	1	\$15,000.00	\$15,000.00
Water/Sewer Utilities	LS	1	\$20,000.00	\$20,000.00
Subtotal				\$2,017,500.00
Design Fee (10%)				\$201,750.00
Contingency (20%)				\$403,500.00
Total Cost				\$2,622,750.00