



# Lithonia Park VISION PLAN 2017

Prepared by





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A few of the people that made this project possible: Steve Paul, Mayor Deborah Jackson, Olitha Reid, Vladimir Olivier, Erica Williams, and Charlie Anderson.

## Acknowledgements

This Vision Plan is a testament to the commitment of community members, business leaders, and government officials, all who steadfastly believe that their dreams for Lithonia Park can and will be achieved. The Friends of Lithonia Park group was started by **Dennis Allen**, head coach and mentor to the Lithonia Lions football team. Dennis has a dream that one day Lithonia Park will provide track, swimming, football, basketball, weightlifting and more, all in the heart of Lithonia. Thank you, Dennis, for your vision!

**Vladimir Olivier**, soccer league enthusiast, volunteered to co-chair the Visioning Steering Committee. He was instrumental in pulling the soccer league players into

the park visioning discussion. He sees a strength and great asset in Lithonia Park's capacity to provide active recreation and a social outlet for adults. Soccer provides a social community around game days and practices, tailgate cookouts, and other team events. Vladimir, Dennis Allen (football) and **Anthony Bowen** (cricket) all brought valuable insight into sports field requirements and dimensions.

**Olitha Reid** has lived across the street from Lithonia Park all her life. She has seen many changes, plans and promises, including the desegregation of the park in the 1960s. Ms. Reid remembers when there were three swimming pools directly along Park Drive next to the amphitheater, and tree-lined

tennis courts on the terrace above. She also remembers not being allowed to enjoy those amenities because of her race. Now there are only a few remnants of the granite walls and a rectangle of mature canopy trees to hint at this part of the park's past. And Ms. Olitha Reid is now on the Steering Committee to re-imagine the future of this park. In addition to providing us with firsthand knowledge of the park's history, Ms. Reid also generously provided refreshments for all the Steering Committee meetings – we thank you Olitha!

Neighboring resident of the Stonecrest Heights neighborhood, **Erica Williams**, played an integral role on the Steering Committee. Erica, as president of the Stonecrest Heights homeowners' association, represented the adjoining community and championed the idea of a pedestrian access point into the park from the community. An avid walker, she also advocated for multiuse trails throughout the park's woodlands and rolling hills.

Thank you also to the business community in Lithonia for their enthusiastic commitment to the Visioning Steering Committee. **Darold Honore**, with Farmers Insurance in Lithonia, contributed his time along with **Juanita Parks**, owner of the events management company for Lithonia, who provided support during public meetings. Juanita offered invaluable advice on event coordination. Local artist **Steve Paul** contributed social media skills to the Steering Committee by creating and maintaining the Friends of Lithonia Park Facebook page. Steve diligently took photos and video of the meetings and sent out event news over social media. Thank you, Steve, for all your work! Lithonia Business Association President and owner of Green Love Kitchen, **Javahn Green**, has also been an ardent supporter of the Lithonia Park Vision efforts.

Lithonia has seen many plans and ideas over the years but never have they seen the likes of **Charlie Anderson**. Charlie came to

Lithonia as an AmeriCorps VISTA Volunteer in May 2017. Hailing from Detroit, he chose the assignment of Lithonia because of the city's history, its people, and its potential. He worked behind the scenes to keep the Visioning process on track and enthusiasm high for Lithonia Park's future. Charlie has already applied for more than one grant for park improvements, including a Small Change Grant from Park Pride that was awarded to the Friends of Lithonia Park on March 1, 2018. Thank you, Charlie, for all you do!

We also thank the public officials from both the City of Lithonia and DeKalb County who volunteered their time in an ex-officio capacity on the steering committee. Lithonia's **Mayor Deborah Jackson** was present every step of the way, along with Lithonia Council Members **Tracy-Ann Williams** (who served as co-chair) and **Fred Reynolds**. We also greatly appreciate Interim Parks Director for DeKalb County, **Marvin Billups**, for his attention to Lithonia Park. Also, many thanks to **Revonda Cosby**, Greenspace Manager for DeKalb County (now retired), **Victoria Burgos**, and **Demetrius Pinkett** representing **Commissioner Mereda Davis-Johnson's** office, who all committed time to the Steering Committee and public meetings as liaisons between the community and the governments of Lithonia and DeKalb County. Revonda Cosby championed a new state-of-the-art playground, while Commissioner Johnson advocated for a new recreation center for the park. **Commissioner Gregory Adams** is behind the installation of a splashpad at Lithonia Park, already underway.

On behalf of our public parks, Park Pride appreciates all the work done by citizens such as these who care so deeply about the parks and greenspaces that form the heart of their community.





# Executive Summary

**In July of 2017,** Americorps VISTA volunteer, Charlie Anderson applied to Park Pride's Park Visioning Program on behalf of the Lithonia community. Park Pride awarded the grant from the pool of applicants as a great opportunity for the eastern part of DeKalb County. Over the course of seven months in 2017 and 2018, the community worked with Park Pride to develop the Vision Plan contained in this document.

This document is a record of the outreach, engagement activities, and decisions made throughout the park visioning process. It is intended to guide a phased approach to community-driven development of the park in the coming years. Although this plan is a tool for the community, it does not have weight of law and should not be seen as a guarantee or promise. Each individual project will need to be individually designed, vetted and legally permitted through the appropriate authorities.

Lithonia Park has been the subject of several planning studies in the past, which have stalled for various reasons, primarily lack of funding. Our goal was to develop a comprehensive and cohesive plan that can attract funding that results in real change in the built environment. The limited financial resources of City of Lithonia and DeKalb County cannot be the only source of funds

for the implementation of the improvements listed in this plan. Private investment will be needed to successfully build out many of these improvements. A concerted and well-run capital campaign that engages philanthropic and corporate partners will be necessary. This capital campaign phase is the crucial next step toward implementing this plan.

Recommended improvements to the Stewart Amphitheater have potential to drive sustainable revenues that can then be reinvested into the park. It is recommended that a portion of ticket revenues and fees collected from concessionaires be set aside and used for long-term park maintenance and capital improvements as a matter of policy. It may make sense for the Lithonia community to prioritize amphitheater improvements given the revenue-generating potential of this investment.

Other improvements identified in the plan include a state-of-the-art recreation center, walking trails, picnic areas, tennis courts, sports field updates, restrooms, dog park, and playgrounds.

This plan will be archived, along with all Park Pride's Vision Plans, at the Kenan Research Center at the Atlanta History Center.







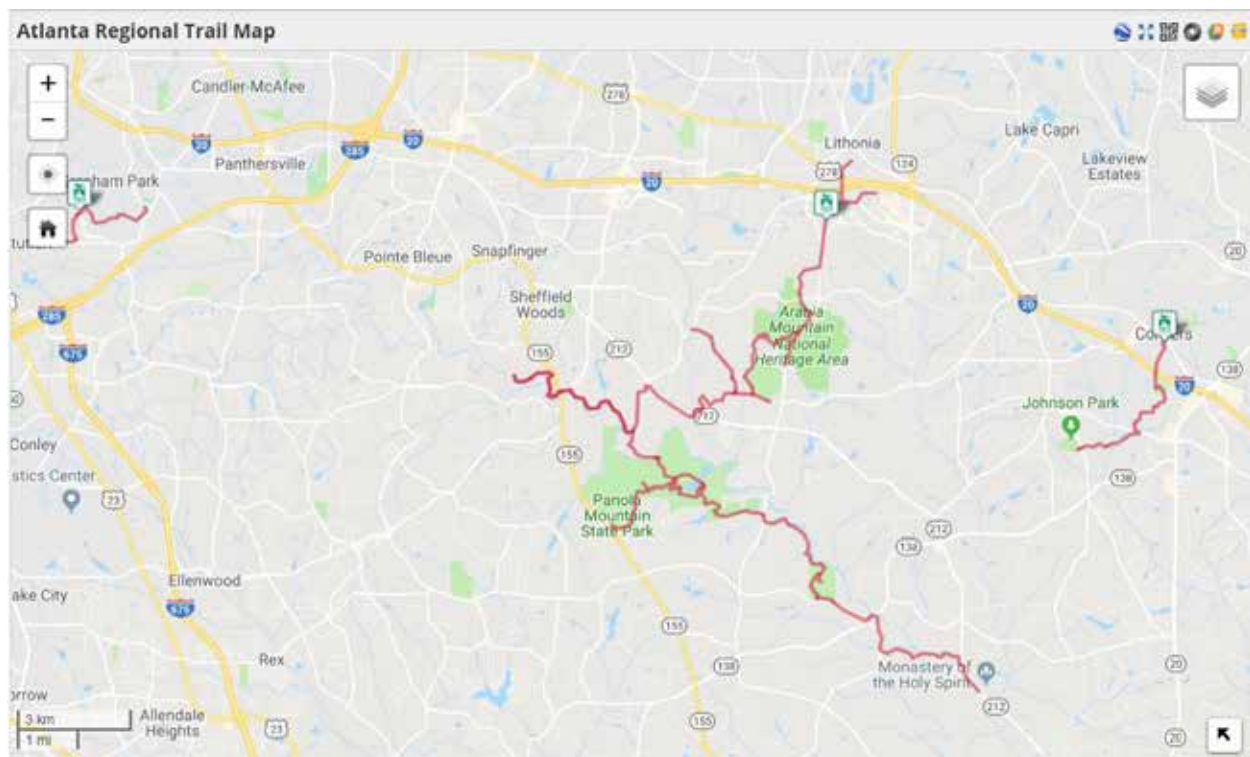
# Context

**Lithonia Park** has been, and continues to be, a regional park in a divided landscape. In its current configuration, the park stretches across land owned by DeKalb County onto land owned by the City of Lithonia. Although it is still divided in its boundaries, this division isn't apparent to the people who visit the park for fresh air, recreation, sport, play, health, and community. This park has the capacity and potential to bolster health in numerous ways. Residents of the Lithonia area are engaging in healthful lives through fresh local foods, safe yet challenging play spaces, competition fields, biking and walking trails, comfortable places for family gatherings, the celebration of community events and the enjoyment of music.

Lithonia Parks draws park-goers from many neighboring communities in southeast Dekalb County, Georgia including Lithonia proper, the Stonecrest Heights neighborhood, the City of Stonecrest, the Arabia Mountain area and much more. The City of Lithonia marks the northern-most point on the Arabia Mountain PATH Trail which winds southward to the South River Trail.

The City of Lithonia is positioned 18 miles east of Atlanta, just north of Interstate 20, and is included in the Atlanta metropolitan area with many people in the area commuting to Atlanta each day. The City of Lithonia has a population of approximately

Below: The PATH Foundation's trail map of southeast Dekalb and Henry Counties.



2,000, with adjacent Stonecrest and the unincorporated areas around Lithonia adding approximately 15,000 residents and current or potential park users. From the City Hall in Lithonia (as a common center point), other recreational opportunities in the area include Lucious Sanders Recreation Center (0.7 miles), Redan Park and Recreation Center is (3.1 miles), the Arabia Mountain Nature Center (3.0 miles) and the trailhead of the Arabia Mountain PATH, (0.0 miles). The City of Lithonia (including Lithonia Park) is within the boundaries of the 7000-acre Arabia Mountain National Heritage Area.

Lithonia Park is the center of several active youth and adult sports leagues. The Lithonia Lions (youth football and cheerleading), and the Atlanta Backbreakers (adult softball team) use the athletic fields. The Dolphins Swim Team trains and hosts meets at the Lithonia Park Pool, and local kickball teams practice in the park. The All Islands Connection Soccer Club and an area cricket league also use the park's fields. Organized sports are a vibrant part of Lithonia Park and a centerpiece of the community.

Lithonia Park hasn't always had such a welcoming aspect however. In the mid-twentieth century, Lithonia Park boasted a granite amphitheater, a swimming pool complex featuring a pool house, full-size pool, a mid-size pool, and a wading pool all within granite-walls. Lighted tennis courts overlooked the amphitheater and pool complex facing Park Drive. The park, however, was restricted to white residents only – a “public” landscape mandated to participate in the social division of segregation. Today, the exclusion of an entire segment of the community may seem foreign, but is fresh in the memories of many longtime residents. Families raising their children directly across the street from a once-sparkling trio of swimming pools and within earshot of the volley of tennis balls on tree-shaded courts, were prohibited entry because of their skin color. They could

only look on as others enjoyed the park's amenities. With this Vision Plan, those children – now adults – and new residents are shaping a Lithonia Park for a community that celebrates and embraces people from around the world: African-American, Caribbean, European-American and more.

Lithonia is rich in African-American culture and history. The Lithonia Historic District is on the National Register of Historic Places and includes numerous historic structures made from locally quarried granite-kneiss. A walking tour of the Lithonia Historic District includes an African-American cemetery (dating from 1850) and the ruins of the Bruce Street School, the first public African-American school in Dekalb County, founded in 1938. Many of the original walls, grills, and tables in Lithonia Park are also made from this local stone, which is a hallmark of the area.







## Existing Conditions

**Lithonia Park** is a 49.5-acre active recreation park comprised of rolling hills, dense woodlands and grassed areas shaded by mature trees. The City of Lithonia formally owns 30.1 acres of the park and DeKalb County owns 19.4 acres. The City of Lithonia portion of the park contains the Stewart Amphitheater, historic granite walls, grills, and picnic tables, and a storage building on the eastern side of the park. Two open sports fields, the existing playground and pavilion are also on the City of Lithonia land. The swimming pool and basketball court are on the DeKalb County portion of the park.

### Event space

The park's amphitheater was built in 1951 (dedicated in 1954) on land that was donated by Dr. Thomas W. Stewart. Now known as the 'Stewart Amphitheater,' the 1000-seat amphitheater is not fenced, which makes ticketed events challenging. There

is a box office window facing Park Drive and a small amount of space inside the building that is used as a 'green room' for performers.

### Park entrances and roads

There is one access road, Brenda Lee Lane, into the park near the corner of Park Drive and College Avenue in Lithonia. Brenda Lee Lane circles the amphitheater and meets Park Drive a second time. Brenda Lee Lane is currently a one-way road with ADA-compliant parallel parking spaces. Within the park, a two-way spur road leads off Brenda Lee Lane to the sports fields, the basketball court, playground and pool.

### Lighting

There is minimal lighting in the park. A few overhead lights exist around the amphitheater and pool area.



Left: Playground and pavilion near pool and basketball court.

Below: The Main Entrance to Lithonia Park and sign in the lower right corner. Inset: Play equipment scattered throughout the park.



### Maintenance

Maintenance concerns within the park range from lack of trash collection and the presence of litter, to overgrowth of weeds and invasive plants, to broken play and sports equipment.

### Outdoor grilling areas

There are a number of granite grills with granite tables on the grounds in need of restoration. A few of the picnic table benches have been replaced with wooden benches. Standard park picnic tables are also available at the playground pavilion.

### Parking

Near the amphitheater along Brenda Lee Lane, there is ADA-compliant parallel parking. Overflow event parking is placed on the open areas (formerly the swimming pool and tennis courts) adjacent to Park Drive and the amphitheater. Event parking

currently creates a great deal of stress on the surrounding residences and streets, which go unprotected.

There is a large paved but unmarked parking lot adjacent to the pool and another small lot at the basketball court. There is also a small gravel parking lot at the sports fields. There is no curb or gutter along roads or parking areas within the park, which often leads to parking on grass edges and roadsides. The edges of the pavement along the roads are frequently cracked and crumbling.

### Pedestrian circulation and trails

There are no sidewalks in Lithonia Park. Walkers either walk on the road or on dirt paths.

### Play equipment

Various pieces of play equipment are scattered on the hillside behind the

amphitheater. Existing play equipment includes a seesaw, a swing in disrepair and a climbing play structure. These units do not have fall-protection surfacing and are unsafe. Farther into the park, between the sports fields and the basketball court is a larger play area and pavilion.

### Restrooms

The only restrooms in the park are housed inside the pool house and inside the amphitheater structure. Pool facilities are available only when the pool is open. Neither option is publicly accessible on a general basis. There is a portable toilet on the north field but it isn't clear when it was last maintained.

### Seating and site furnishings

While a good deal of seating is available at the amphitheater, additional ADA compliant seating areas could be added. Benches and picnic tables are also in need of repair or

restoration. There is a picnic area on the hill above the amphitheater and a second under the pavilion at the playground.

### Signage

There is a granite sign at the entrance to Brenda Lee Lane at Park Drive and College Avenue, reading "Lithonia City Park." There is a DeKalb County sign at the fork in the road leading from Brenda Lee Lane toward the sports fields and another at the pool and "Lithonia Park Swimming Pool." There is currently no directional signage within the 49-acre park.

### Sports Fields

There are currently two large general-purpose fields in Lithonia Park, which are used for cricket, football, soccer, baseball/softball, and kickball. The fields are not fenced, and do not have restrooms, or spectator seating beyond small sets of portable bleachers. The turf is irregular and not marked with regulation field lines. The fields are also plagued by litter and broken glass from unsanctioned events.

Below: DeKalb County signage within Lithonia Park and (inset) at the pool.







Left: Sports field conditions.

Below: Original granite fire pits in need of restoration. There are also a number of granite slab tables and a large granite grilling pit and retaining walls in the park.

There are also two basketball courts, however one court does not have a goal. There are no tennis courts in the park. There are tennis courts on the middle school property but these are in disrepair and currently not in use.

### **Water**

There is an existing drinking fountain at the playground/pavilion site in the park.

There are no bodies of water within the boundaries of the park, although a creek forms the northern boundary of the park. A sewer easement also parallels this property line between Lithonia Park and the DeKalb County School System property housing Lithonia Middle School. There are several other drainage areas within the park.





#### 2017 Park Visioning Schedule

##### PUBLIC MEETING 1

*Big Ideas Meeting*  
November 5, 3-5pm  
on the Amphitheater stage

##### PUBLIC MEETING 2

*Design Workshop*  
December 3, 4-7pm  
at City Hall with Tree Lighting  
Celebration following

##### PUBLIC MEETING 3

*Preliminary Plan Review*  
February 1, 6:30-8pm  
at Lithonia City Hall

##### PUBLIC MEETING 4

*Final Plan Presentation*  
March 1, 6:30-8pm  
at Lithonia City Hall

**Tear off and  
save this schedule!**

#### What are your priorities for Lithonia Park?

|  | High<br>Priority      | Medium<br>Priority    | Low<br>Priority       | Not a<br>priority<br>for me |
|--|-----------------------|-----------------------|-----------------------|-----------------------------|
| Update/replace playground equipment  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| More community events, like family reunions, weddings, concerts, festivals and/or field days | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| More places for active recreation (additional courts/sports fields)                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Dog Park   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| More or better walking paths   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Community Garden   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| More places to sit/socialize   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Directional signage throughout park  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Art/History/Cultural expression  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Other  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |

#### Is it ok to contact you with updates about the Lithonia Park Visioning process?

- ☐ Yes, I would like to receive updates by email (given below)  
☐ No, kindly leave me off distribution lists

#### If you'd like email updates, please provide your email here:

Email \_\_\_\_\_

#### Thank you for your feedback!

Your Name \_\_\_\_\_



Take part in  
the Vision Process for

## LITHONIA PARK

facilitated by Park Pride for the City of Lithonia  
and DeKalb County Parks and Recreation

#### Return surveys to:

Lithonia City Hall, 6920 Main St., Lithonia GA 30058  
or take the survey online at [parkpride.org/park-visioning](http://parkpride.org/park-visioning)

#### What are the biggest challenges at the Park?

|   | Big                   | Medium                | Low                   | Not a<br>challenge<br>to me |
|---|-----------------------|-----------------------|-----------------------|-----------------------------|
| I feel isolated/unsafe in the park          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| People don't know what's in the park        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| People know about the park but don't use it | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Irregular maintenance schedule              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Negative/illegal activities                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Lack of amenities                           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Trash/glass not disposed of properly        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Invasive plants/overgrowth                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |
| Other (summarize below)                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/>       |

#### How do you currently use Lithonia Park?

(select all that apply)

- ☐ I play soccer or cricket there  
☐ I play basketball there  
☐ I bring my children to play on the playground  
☐ I spend time with my friends or family  
☐ I walk my dog  
☐ I enjoy the fresh air/nature  
☐ I attend events at the park (list) \_\_\_\_\_  
☐ I go to the pool  
☐ Other \_\_\_\_\_  
☐ I don't currently use the park (tell us why?) \_\_\_\_\_

#### What other parks do you visit and why?

#### Public parks are for everyone!

What makes a park feel  
welcoming to you?

What characteristics of  
parks feel unwelcoming?

#### Is there anything else you'd like to add that hasn't been addressed?

#### Historic Lithonia Park PUBLIC MEETINGS for Park Visioning

The Friends of Lithonia Park is currently in the process of completing a comprehensive park vision plan in partnership with Park Pride. Our steering committee is hard at work but we need your input at the public meetings.

Please plan to attend one or all of the following meetings to help us make Lithonia Park a great neighborhood park!

Scan this code to go to an  
online version of this survey



**TAKE PART**  
in the vision process for  
**Lithonia  
PARK**

The Visioning survey for Lithonia Park was available in paper and online from November 1 until February 1. The survey was distributed through the DeKalb County Public Library, local organizations and through Lithonia City Hall. Approximately 120 people completed the survey.



# Community Engagement

**Park Pride's mission** is to engage the community to activate the power of parks! In service of this mission, two vision plans are offered to Dekalb County parks every year through a competitive application process. The visioning program offers professional design services to community groups free-of-charge. A vision plan comprises a community engagement process that results in a conceptual master plan for the park. The plan can then be used by community groups to fundraise and advocate for improvements in their park.

In Spring of 2017, the Friends of Lithonia Park were awarded a park visioning. The group was newly-formed, but extremely motivated to make positive changes happen in their park.

## Steering Committee

The visioning process was led by a volunteer Steering Committee of dedicated park users, park staff, neighbors, and sports enthusiasts assembled by general invitation extended to current park users. The Steering Committee achieved broad representation of skills and interests across the park. Members were all passionate about the power of Lithonia Park and its ability to bring the community together.

Between September 2017 and March 8, 2018 the steering committee met monthly, guiding the process, reviewing community input, preparing materials, and vetting results. They were charged with representing their constituencies and the voices of the broader communities surrounding the park.

Park visioning kicked off on September 18, 2017 with the first Steering Committee meeting, which was attended by 15 community members and leaders. The park visioning scope was discussed at this meeting, and a project schedule was developed, which included four public meetings. Steering Committee meetings were held at the Lithonia City Hall.

During the second Steering Committee meeting, a survey was created to collect data from the community on potential park improvements. The survey was posted online, and hard copies were distributed at City Hall, the local public library, at community centers, and handed-out to anyone interested. Images of the survey and results are included in this document.

Park Pride also developed a logo for The Friends of Lithonia Park based on the local landscape and flora. Steering Committee member, Steve Paul, also created a FaceBook page for the group.

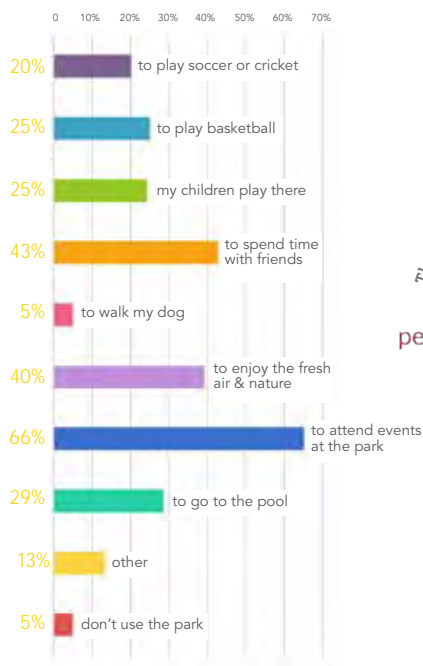
120

people responded



## What you said SURVEY RESULTS

### How do you use Lithonia Park?



### Things that make a park feel welcoming?

landscaping safe family maintained  
amenities park stands good areas  
bathroom lights clean

### Things that make a park feel UNwelcoming?

amenities poor  
lack lights dirty  
grass people trash bathrooms  
bathroom

### Other parks that you visit

mountain parks play  
redan park lenora  
youth mill park hill mtn  
winnet visit stone bruce

Since early November 2017, **Park Pride** has been working with the **Friends of Lithonia Park** to collect community input about Lithonia Park. A survey was created and distributed at public meetings, through community members, at the local library and other community organizations, via the Lithonia community newsletter and the Friends of Lithonia Park facebook page. The survey was available in both paper and electronic forms. The survey closed February 1.

### What are your priorities for Lithonia Park?

|  | High Priority | Medium Priority | Low Priority | Not a Priority for me |
|--|---------------|-----------------|--------------|-----------------------|
| Update/replace playground equipment  | 71.7%         | 23.9%           | 2.7%         | 1.8%                  |
| More places for active recreation (additional courts/sports fields)                          | 69.9%         | 24.8%           | 4.4%         | 0.9%                  |
| More community events, like family reunions, weddings, concerts, festivals and/or field days | 65.8%         | 21.6%           | 9.0%         | 3.6%                  |
| More places to sit/socialize   | 47.7%         | 40.5%           | 9.0%         | 2.7%                  |
| Art/History/Cultural expression  | 45.0%         | 37.6%           | 8.3%         | 9.2%                  |
| More or better walking paths   | 42.0%         | 36.6%           | 16.1%        | 5.4%                  |
| Directional signage throughout park  | 42.3%         | 27.9%           | 26.1%        | 3.6%                  |
| Community garden   | 19.8%         | 23.4%           | 40.5%        | 16.2%                 |
| Dog Park   | 10.8%         | 13.5%           | 46.8%        | 28.8%                 |

### What are the biggest challenges at Lithonia Park?

|   | Big   | Medium | Low   | Not a challenge |
|---|-------|--------|-------|-----------------|
| Lack of amenities                           | 83.2% | 12.4%  | 2.7%  | 1.8%            |
| Irregular maintenance schedule              | 55.0% | 33.9%  | 6.4%  | 4.6%            |
| Trash/glass not disposed of properly        | 42.3% | 41.4%  | 12.6% | 3.6%            |
| People don't know what's in the park        | 29.6% | 34.8%  | 33.0% | 2.6%            |
| Invasive plants/overgrowth                  | 17.0% | 25.9%  | 49.1% | 8.0%            |
| People know about the park but don't use it | 16.4% | 41.8%  | 37.3% | 4.5%            |
| Negative/illegal activities                 | 13.6% | 19.1%  | 56.4% | 10.9%           |
| I feel isolated/unsafe in park              | 13.5% | 25.2%  | 45.9% | 15.3%           |



## Survey Results

A survey, in both paper and digital formats, was used to capture public input. In all, 120 people responded to the Lithonia Park survey. Though not statistically significant, this survey did provide some basic feedback on park uses and neighborhood priorities.

When asked about their priorities in Lithonia Park, 71% of survey respondents selected “update/replace playground equipment,” 70% wanted “more places for active recreation (additional courts/sports fields)” and 66% reported a desire for “more community events, like family reunions, weddings, concerts, festivals and/or field days.”

Sixty-six percent of respondents expressed that they currently use the park most often for special events; 43% said they go to the park to spend time with friends and/or family; 40% said they go for the fresh air and nature. A detailed graphic of park uses is included in the diagram to the left.

Another recreational priority was cricket. This park, along with several others in the DeKalb County parks system, host practices and games for adult cricket leagues. The players are passionate about their sport, which is popular among West Indian and South Asian communities in DeKalb. Other popular sports included soccer, football, basketball and kickball. It is difficult to determine which sport generates the most enthusiasm but soccer, cricket, and football are all extremely popular. Many survey respondents also listed “watching from the bleachers” as a way in which they interact with sports programs at the park. This suggests that careful consideration needs to be given to sports

spectators by providing comfortable places to sit, cook-out, and enjoy the games.

In response to the question of top priorities for the park, 70% of respondents stated that they wanted updated and new playground equipment. Other priorities that emerged included more places for active recreation, and more community events.

Concerns over maintenance and repair were ranked as one of the biggest challenges at the park by 55% of survey respondents. Observed in the park are broken and aging playground equipment, broken basketball goals, crumbling pavement edges, unmarked parking, and overgrowth of invasive exotic plants (17%). Forty-two percent of survey respondents cited trash and litter (especially glass) as one of the biggest challenges to the park.

## Public Meetings

A series of four public meetings are held throughout the Visioning Process to give the community opportunity to provide input—from the initial ideas through to conceptual plans. The first public meeting in the Visioning process is where big ideas are explored. At this stage the sky is the limit! The second public meeting is organized as a design workshop. This is where ideas begin to take physical form. Participants are encouraged to draw and experiment with scale-shapes on base maps. After general ideas are decided upon, the Visioning team hits the drawing boards and comes up with two draft concepts. These concepts are first reviewed by the steering committee, then presented for community review at the third public meeting. Finally, armed with input from the community and the Steering Committee, Park Pride’s Visioning Team develops a final conceptual Vision Plan. This plan is presented for review at the fourth public meeting. A list of projects are also ranked as a step-wise way of prioritizing the Vision Plan’s goals.

Left: The results of the Visioning Survey were compiled into a poster and displayed during the public meeting on March 1, 2018.

### Public Meeting 1

Visioning meeting one for Lithonia Park was held at Lithonia Park's Stewart Amphitheater on November 5, 2017. Community members were encouraged to dream big about the sort of park they want in their neighborhood, rather than focusing on maintenance issues or current conditions. It's important that community members formulate a clearly defined big idea as they will be driving the achievement of park goals with public officials and potential funding sources.

Questions such as 'What kind of park would you like in your neighborhood?' were answered. People had a chance to imagine the best of all possible parks without restrictions. Community members gave input on broadstroke goals for the park and how the park could better meet community needs and interests.

Several ideas came out of the first meeting. One key point of consensus was the importance that active recreation and team sports play in bringing people together as a community. Meeting attendees most commonly listed active recreation and team sports as their top park activity. Youth and adult leagues in a variety of sports, including cricket, soccer, football, basketball and kickball are popular in the park. The community also began thinking about potential corporate funders. Examples include national retailers with local stores, local manufacturing businesses, and others that have community give-back programs.

### Public Meeting 2

The second public meeting for Park Visioning was held on December 3, 2017, just prior to Lithonia's tree lighting ceremony, at Lithonia City Hall. This meeting is organized as a park design workshop where elements are placed around the park. Approximately 21 community members turned out to participate.

### Public Meeting 3

The third public meeting for Park Visioning was held on February 1, 2018. At this meeting, community members reviewed and commented on two preliminary conceptual plans (see plans in following section). Approximately 30 community members attended including DeKalb County Super District 7 Commissioner Gregory Adams, DeKalb County Interim Director of Parks, Recreation & Cultural Affairs, Marvin Billups, and Greenspace Manager for DeKalb County, Revonda Cosby. Also in attendance was Mayor Deborah Jackson of the City of Lithonia, DeKalb County Citizen Advisory Board Member Rochelle Callender, City of Stonecrest Councilmember Jimmy Clanton, and City of Lithonia Councilmember Amelia Inman. Public input was compiled and reviewed by the Steering Committee at a meeting the following week and the comments were used to shape the final conceptual plan.

### Public Meeting 4

The final conceptual plan was presented on March 1, 2018 at the fourth public meeting, once again held at Lithonia City Hall. Over 20 people attended to review and give feedback on the plan, including District 5 Commissioner Mereda Davis-Johnson. A small take-home version of the plan was provided as a way for people to make comments.

On the feedback forms received, the sports fields in the northwest corner of the park were most often voted the top priority for improvements. The second highest priority was the Recreation Center. Several participants commented that by prioritizing improvements to the amphitheater and sports fields, revenue could be generated to fund additional improvements in the park.

Steering Committee member and Lithonia resident, Olitha Reid, explains the vision plans to community members and park users.





CONCEPT PLAN—OPTION 1

# Preliminary Conceptual Plans

## Public Meeting 3

Two preliminary conceptual plans were prepared based on survey results and public input. These plans were first prepared in pencil and presented to the Steering Committee for review, adjusted slightly then rendered and presented to the community

at the third public meeting. This meeting was presented in an open house style meeting held at Lithonia’s City Hall. The differences in the two plans are summarized in the following table. The plans are shown on pages 22 and 23.

| CONCEPT 1<br>No./Qty | Amenity                          | CONCEPT 2<br>No./Qty |
|----------------------|----------------------------------|----------------------|
| 315                  | Total Parking Spaces             | 385                  |
| 5                    | Restroom Facilities              | 4                    |
| 2                    | Football fields (160’x360’)      | 2                    |
| 1                    | Cricket field (360’ diameter)    | 1                    |
| 4                    | Basketball courts                | 4                    |
| 0                    | Tennis courts                    | 2                    |
| 0                    | Bocce courts                     | 2                    |
| 1                    | Playground                       | 2                    |
| 1                    | Outdoor adult fitness zone       | 1                    |
| 0                    | Yoga lawn                        | 1                    |
| 2                    | Dog parks (1 lg dogs/1 sm dogs)  | 2                    |
| 1.75                 | Miles of trails                  | 1.6                  |
| 1                    | Pool/splash pad                  | 1                    |
| 1                    | Concession plaza                 | 0                    |
| 1                    | Community garden                 | 1                    |
| 1                    | Recreation center                | 1                    |
| 7                    | Pavilions (open-sided shelters)  | 4                    |
| 4                    | Grill and table areas (open air) | 2                    |

Included throughout park in both concepts: two-way roads, bike racks, doggie bag and disposal posts, and lighting. Exact placement and design detailing to be determined.



Community members voiced opposition to having two parking lots facing Park Drive and a preference for a daytime use such as a multigenerational fitness zone. The placement of a tennis court on Park Drive was also problematic because of the proximity to family homes that would be within earshot of constant volleys and potentially bright lighting.

Other concerns were raised about having cricket and football fields in the same physical space. Because the seasons overlap, these uses are not compatible. The solution was to combine the cricket and baseball fields instead and combine soccer and football fields, which occupy a similar field configuration.

Although there was virtually unanimous desire for a new playground and recreation center, there were differing opinions about the placement of these amenities. The first concept shows the recreation center fronting Park Place Drive, while the second concept shows the recreation center on the existing parking lot next to the pool. Although there are benefits to each, community opinion decided that the roadside frontage was best for safety and visibility. This location is still very close to the existing pool and allows for more parking.

Community discussion and concept plan review during the third public meeting, held on February 1, 2018 at Lithonia City Hall.





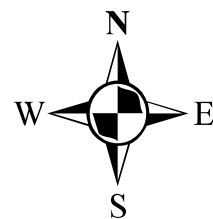


## Concept 1 February 01, 2018

|    |      |                                 |
|----|------|---------------------------------|
| P  | 315  | total parking spaces            |
| RR | 5    | restrooms                       |
|    | 2    | football fields (160'x360')     |
|    | 1    | cricket field (360' diameter)   |
|    | 4    | basketball courts               |
|    | 1    | playground                      |
|    | 1    | outdoor adult fitness           |
|    | 2    | dog parks                       |
|    | 1.75 | miles of trails                 |
|    | 1    | pool/splash pad                 |
|    | 1    | community garden                |
|    | 1    | recreation center               |
|    | 1    | concession plaza                |
|    | 7    | pavilions                       |
|    | 4    | uncovered grill and table areas |

*Not included: tennis courts, bocce courts, and yoga lawn*

*Included throughout park: two-way roads, bike racks, doggie bag and disposal posts, and lighting*







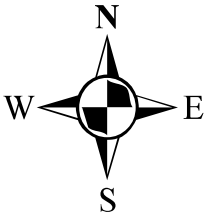
# Concept 2

## February 01, 2018

- P** 385 total parking spaces
- RR** 4 restrooms
- 2 football fields (160'x360')
- 1 cricket field (360' diameter)
- 4 basketball courts
- 2 tennis courts
- 2 bocce courts
- 2 playgrounds
- 1 outdoor adult fitness
- 1 yoga lawn
- 1 plaza
- 2 dog parks
- 1.6 miles of trails
- 1 pool/splash pad
- 1 community garden
- 1 recreation center
- 4 pavilions
- 2 uncovered grill and table areas

not included: concession plaza

included throughout park: two-way roads, bike racks, doggie bag and disposal posts, and lighting





## Ideas in Photos

## Lithonia Park



ADA Trail



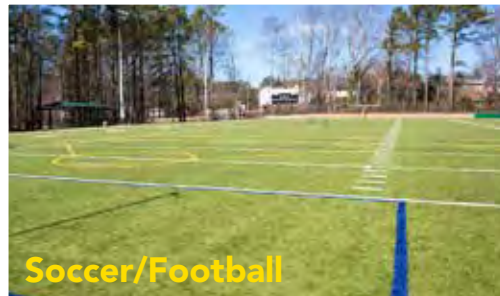
Trail connections



Cricket



Tennis Courts



Soccer/Football



More seating



Fitness Course



Basketball Courts



Adult Fitness



Recreation Center



Renovate Amphitheater



Fieldhouse Restrooms &amp; Concession



Splash Pad



Dog Park



New Playground



Restore Stone Grill Areas



Shelters



Amphitheater Concession Area



VIP Amphitheater Seating



Amphitheater Concession Area



Park Signage





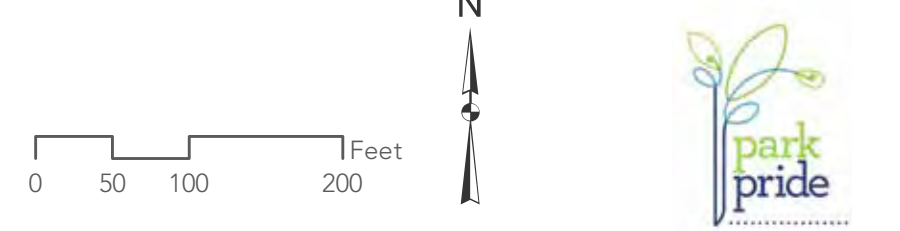


- P** 400 total parking spaces (includes ADA-specified parking)
- RR** 4 - 6 restrooms facilities
- 2 football fields (160' x 360')
- 1 cricket field (360' diameter)
- 4 basketball courts
- 2 tennis courts
- 2 bocce courts
- 1 - 2 playground
- 1 - 2 outdoor adult fitness
- 1 box office plaza
- 1 concession plaza
- 2 dog parks
- 2+/- miles of trails
- 1 pool and splash pad
- 1 recreation center (~30,000 sf)
- 9 pavilions
- 6 picnic areas with multiple tables
- 2 patio seating areas

Included throughout park: two-way roads, bike racks and bike repair stations, doggie bag and disposal posts, trash receptacles, sidewalks and lighting (to be determined)

## Lithonia Park Vision Plan

March 1, 2018











# Final Vision Plan

## Public Meeting 4

After compiling comments from the community, Park Pride's Visioning team went back to the drawing board to blend the favored elements, remove some and add a few others to create a final Vision Plan for presentation on March 1, 2018. A few major themes emerged from the Visioning process and became focus projects for the park. They were the Stewart Amphitheater, the playing fields, and the Recreation Center. During the final public meeting the community participated in an exercise where they selected the projects they felt were top priorities for the near future.

Park Pride's Visioning process also introduced the community to a variety of fund-raising strategies. The Friends of Lithonia Park has already won their first grant for a park improvement. After completing this project they will be eligible to apply for Community Building grants for up to \$50,000 through Park Pride. The park has also received the support of DeKalb County

with the installation of a new playground and splashpad, slated to open summer 2018.

### The Stewart Amphitheater Complex

One of the primary goals that came forward in the Visioning process was the desire for an income-generating entertainment venue for the City of Lithonia. The park's popular Stewart Amphitheater already hosts Wind-Down Wednesday's throughout the summer and several other community events. Formalizing and organizing the landscape around the amphitheater and the historic granite structure at the corner of Park Drive and Brenda Lee Lane would allow the community to better regulate ticketed events.

The final Vision Plan includes a Box Office and Main Gate, a concession plaza, VIP seating area, restrooms, and auxiliary shelters, all enclosed in an attractive fence that would control access to the stage, amphitheater and concession area. A paved parking area would replace the open field

currently used as overflow parking, including the required ADA-compliant parking, and easy access to ADA-seating areas facing the stage. Adjacent to the parking lot and facing Park Drive, a ticketing plaza would welcome visitors to the venue. A side exit onto Brenda Lee Lane, plus a pedestrian bridge, would facilitate after-show departures to satellite parking on Lithonia Middle School grounds (pending formal agreement with DCSD). Parking would be restricted from Park Drive and neighboring residential streets during events. Brenda Lee Lane would become two-way to relieve congestion and confusion and slow traffic speeds.

The north side of the existing granite building would be reserved for staging, truck unloading/loading and back-of-house needs. On the hilltop above the amphitheater, on the former tennis court site, a new concession area would be food truck accessible by a gate off Brenda Lee Lane. The concession area would include restroom facilities, a kitchen area and some form of covered shelter. The pavilions could be open-sided or partially enclosed as desired. There would also be VIP tables in this area, directly overlooking the stage. During non-event times, the concession area could be reserved by private parties for events such as family reunions or graduation parties.

### The Playing Fields

A second of the big goals was for the renovation of the sports fields and creation of a sports complex with restrooms and a small concession stand. Currently, the very active football, soccer and cricket teams play in open areas that lack field markings, restroom facilities, lighting and seating. There is no concession stand in this area of the park. There is enough room to overlay a regulation-size baseball field and cricket field in one area and to overlay two soccer fields with two football fields in the other open area. Projects for sports area would include bleachers, a concession/restroom building, lighting, formal parking, and



Above: The Stewart Amphitheater as a controlled access venue for ticketed events.

Below: The playing fields, courts and gated entrance into the Stonecrest Heights neighborhood.





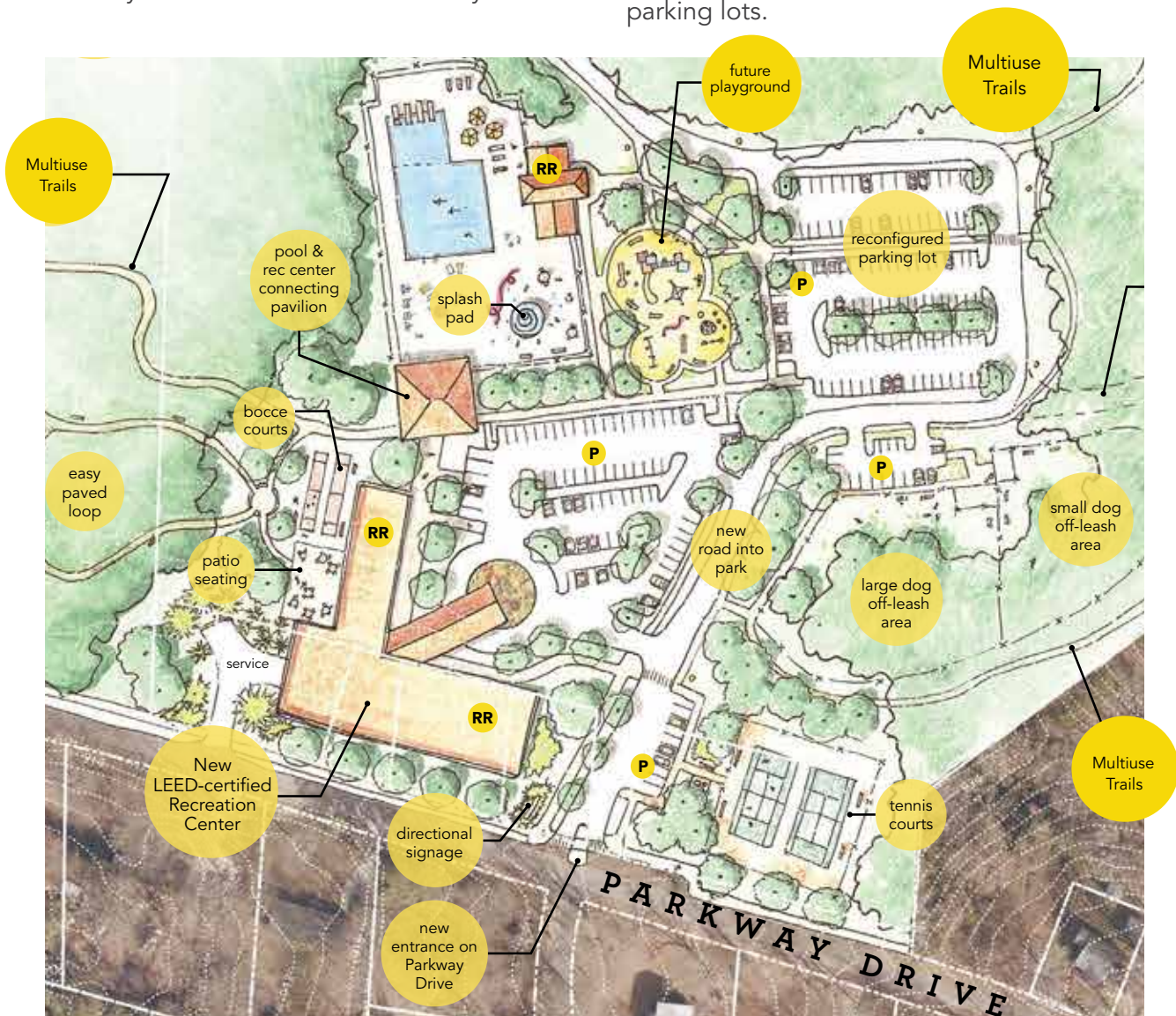
cookout areas. Details are to be determined around the playing fields include lighting for evening games, net placement around fields, and maintenance schedule field concession/restrooms.

### The Recreation Center and Pool Complex

Leadership in DeKalb County has expressed interest in constructing a premier recreation center in Lithonia Park. The community also sees multiple benefits in an updated recreation center that would serve the southeastern DeKalb County/Lithonia/Stonecrest area. The Visioning process primarily looked at the placement of the recreation center. Although many options are available, positioning the building along Parkway Drive would increase visibility of

the recreation center and draw park-goers into the park through the new entrance. This option offers more 'eyes-on-the-park' than placement farther into the park. Another plus is that the land along Parkway Drive was formerly developed and is flatter than areas farther up the hillside near the existing pool parking lot. This location also makes a service entrance more accessible for deliveries and waste management.

The existing swimming pool is currently being updated with a splash pad feature. This plan suggests an additional play area in the future and more organized parking lots and sidewalks. A fenced dog park is suggested in the wooded area separated from the recreation center and pool by the parking lots.







Prospective wayfinding signage for Lithonia Park.

# Projects & Budget

This vision plan for Lithonia Park is intended to guide community-based development of the park in a phased approach. At the final community meeting, attendees were asked to rank projects in order of priority to guide funding efforts and order of implementation.

The major projects identified by the Visioning Process are described below. Amenities can be organized around three major areas with the park: the Stewart Amphitheater, the Recreation Center, and the Sports Fields. These areas each comprise a collection of smaller features and are connected via a proposed trail system and improved vehicular circulation. Probable costs by project are in the table following.

## Recreation Center and Pool Complex

A LEED-Certified (Leadership in Energy and Environmental Design) recreation center is shown fronting Parkway Drive, giving the park much-needed visibility to the community and a new point of access into the park. The recreation center is located near the existing swimming pool to allow easy staff access and cross-programming. The proposed recreation center would require dedicated staff to run a variety of services commonly found at other DeKalb County recreation centers, including organized youth sports, adult fitness, intramural leagues, seasonal events, and educational programs. Dedicated parking, drop-off zone, and building service areas will be necessary to maximize access and use of this facility.

Several additional amenities are suggested to complement the programs and offerings of the recreation center.

A **Patio with Seating** adjoining the recreation center would give building users an outdoor place to enjoy a meal, socialize, take a quick phone call, or just relax and

enjoy views of the surrounding forest.

A **Bocce Court** area is suggested adjacent to the recreation center. Bocce is an inexpensive and low-impact social game similar to bowling. Bocce is popular across multiple age groups including seniors.

A **Connecting Pavilion** is proposed between the swimming pool and recreation center to provide a sheltered meeting point for small groups, classes, field trips, and a pickup/dropoff zone.

A new **Entry Road** at the intersection of Parkway Drive and Spring Street, connects to the existing swimming pool parking lot and existing park road, offering the convenience of a second access point into this well-loved but underused park.

Two new **Tennis Courts** are proposed near the new recreation center with their own designated parking area. This proposed tennis area includes a drinking fountain and shaded seating for those who are watching or waiting their turn to play, and would re-introduce this sport to the offerings of the park after a decades-long absence.

Also near the recreation center, dual large and small **Dog Parks** are proposed in the wooded area between the proposed tennis courts and reconfigured swimming pool parking lot. Served by a dedicated parking area and buffered from other park facilities, these dog parks would provide a safe place for residents to bring their furry friends for off-leash play and socialization. It is important that two separate fenced dog parks be provided for different sizes of dogs. This also allows park staff to close half of the dog park for maintenance while still keeping the facility open and available for use.

The existing **Swimming Pool** was, at the time of this writing, undergoing construction

for a new splash pad to replace the kiddie pool at the facility. This is an important upgrade that will serve the community well for years to come. In addition to the splash pad improvement, this vision plan recommends a more attractive fence for the pool that would maintain a secure perimeter but also feel more welcoming than the current chain-link and barbed-wire assembly.

This Vision Plan also recommends a **Reconfigured Parking Lot** for the swimming pool. The current parking lot has a confusing layout without clear entrances and exits. The addition of planted islands, formal pedestrian circulation, and clear striping would go a long way to improve the function and aesthetics of this parking area.

A **New Playground** is planned for installation on the site of the existing playground and pavilion. This equipment is a dramatic upgrade to the existing equipment and provides activities for a range of age groups from tots to preteens. Placing the new equipment in this location allows for its immediate installation while other projects are still in the planning stages.

### Sports Field Complex

Northwest of the proposed recreation center and pool are two existing, large sports fields that accommodate a variety of sports, including baseball, cricket, soccer and football. This vision proposes a series of improvements to this area to better serve the user groups who play sports here.

The **South Playing Field** is proposed to accommodate bat-and-ball sports such as cricket, baseball, whiffle ball, and softball. Bleacher seating is proposed along the sidelines, and appropriate protective fencing and surfacing should be employed to improve the field for regulation competitive sporting events.

The **North Playing Field** is proposed to accommodate field sports such as football,

field hockey, and soccer. The addition of bleachers along the sidelines and appropriate striping would increase the utility and aesthetics of this facility.

The **Basketball Courts** are a well-used feature of the park with both youth and adult players. This vision proposes resurfacing the existing basketball court and adding two new full-size courts to accommodate more players and tournament-style play. The existing parking area is also in need of some basic maintenance and re-striping.

A **Field Concessions & Restrooms** building is recommended between the sports fields. At present, the nearest restroom facility is at the swimming pool, which is a significant walk for sports participants and spectators and is only available if the pool is open.

A series of **Cookout Areas** is recommended to allow spectators and players comfortable places to gather or share a meal during sporting events. It is recommended that these include appropriate waste facilities, like trash cans and hot coal receptacles.

This vision plan also proposes a separate **Gated Entrance to Stonecrest Heights**, a townhome community directly west of the park. Although the residents of Stonecrest Heights share a property line with the park, there is currently no pedestrian access point directly from the community to the park.

### Multiuse Trail System

All of these amenities are connected by a robust and thoughtful system of **Pedestrian Circulation**, including sidewalks, crosswalks, paths, and trails that encourage people to walk between amenities rather than driving. A **Trail System** is proposed to connect the various parts of the park, which at present can seem disjointed. This trail system can consist of paved **Multiuse Trails** suitable for cycling, walking, or jogging; or it could include more low-impact



natural **Walking Trails** so park users can experience the large expanse of forest and nature the park offers. It is important to offer those with mobility difficulties an option to enjoy the outdoor trail experience, which is why this vision proposes an **Easy Paved Loop** near the recreation center. This trail would be relatively flat and include plenty of resting areas and a small shelter to accommodate seniors, strollers, and others with mobility issues.

### The Stewart Amphitheater Complex

Lithonia's **Stewart Amphitheater** is already the center for entertainment and community events and has the potential to be an even greater revenue generator. Visioning participants as well as Commissioner Mereda

Davis-Johnson expressed enthusiasm for upgrading the amphitheater for ticketed events. This plan proposes an upgraded main entry gate and ticketing plaza for the venue, an attractive perimeter fence to allow for ticket-controlled access, a new concession and restroom facility, ADA-compliant parking, seating and general access, all of which would enable the venue to function much like other park amphitheaters in the region. Precedents of similar venues in the area include Chastain Amphitheater in Atlanta, Wolf Creek Amphitheatre in Fulton County, and Northside Hospital Cherokee Amphitheater in Woodstock, Georgia.

Wind Down Wednesdays are a popular event at Lithonia's Stewart Amphitheater



Table of Probable Costs by Project (2018)

| AMPHITHEATER RENOVATION                             |         |       |           |               |   |
|---|---------|-------|-----------|---------------|---|
|   | Unit    | Qty   | Cost/Unit | Extended Cost | Notes   |
| Paved Parking Lot                                   | Space   | 80    | \$1,225   | \$98,000      |   |
| Site Preparation (parking lot & plazas)             | SY      | 9300  | \$4       | \$33,108      |   |
| Box Office Plaza (Concrete with Granite Bands)      | SF      | 9300  | \$8       | \$75,795      |   |
| Main Gate (granite column)                          | SF      | 180   | \$55      | \$9,864       |   |
| Main Gate (timber archway)                          | Allow   | 1     | \$5,000   | \$5,000       |   |
| Decorative Security Perimeter Fence                 | LF      | 270   | \$64      | \$17,280      | High visibility locations only - 6' height  |
| Black Vinyl Coated Chain Link Perimeter Fence       | LF      | 730   | \$35      | \$25,733      | For lower visibility locations - 8' height - no barbed wire   |
| Vehicular gates in fences                           | EA      | 4     | \$515     | \$2,060       |   |
| Paved Concession Plaza (concrete)                   | SF      | 36400 | \$6       | \$223,860     |   |
| Sidewalks (5' width)                                | LF      | 1890  | \$31      | \$58,118      | Includes sidewalk around entire loop drive  |
| Shade Structure in Concession Plaza                 | Allow   | 2     | \$70,000  | \$140,000     | Architectural fabric shade structure  |
| Stairs and Ramps (concrete)                         | Allow   | 1     | \$50,000  | \$50,000      |   |
| VIP Tables & Chairs (metal)                         | EA      | 30    | \$300     | \$9,000       | Movable tables and chairs for VIP Section   |
| Guard Rails   | LF      | 200   | \$70      | \$13,900      |   |
| Misc Interior Improvements to Amphitheater Building | Allow   | 1     | \$75,000  | \$75,000      | Building finishes, fixtures and HVAC need updates   |
| Dimentional Steel Lettering Signage                 | EA      | 19    | \$159     | \$3,021       |   |
| Pedestrian light poles                              | EA      | 20    | \$4,800   | \$96,000      |   |
| Lighted Bollards                                    | EA      | 2     | \$1,225   | \$2,450       |   |
| Restroom & Concession Buildings                     | Allow   | 1     | \$250,000 | \$250,000     |   |
| Sewer & Water hookup                                | LF      | 450   | \$91      | \$40,833      | Existing utilities unknown. Assumes new connections for both at Park Drive                          |
| Stormwater Infrastructure                           | Allow   | 1     | \$50,000  | \$50,000      | Many variables - recommend distributed smaller green infrastructure and infiltration where possible |
| Erosion Control                                     | Allow   | 1     | \$100,000 | \$100,000     |   |
| Design & Engineering                                | Percent | 15%   | \$206,853 | \$206,853     | Expect to pay between 10-15% of projected project costs   |
| Contingency (15%)                                   | Percent | 15%   | \$237,881 | \$237,881     |   |
| TOTAL   |         |       |           | \$1,823,755   |   |

Table of Probable Costs by Project (2018)

| MULTIGENERATIONAL FITNESS ZONE             |      |           |               |  |  |
|--|------|-----------|---------------|--|--|
| Unit                                       | Qty  | Cost/Unit | Extended Cost | Notes  |  |
| Allow                                      | 1    | \$110,000 | \$110,000     | Based on Elevate Fitness Course pricing with engineered wood fiber subsurface  |  |
| Allow                                      | 1    | \$110,000 | \$110,000     | If budget allows, you may opt for different surfacing at roughly double the cost   |  |
| Space                                      | 10   | \$1,225   | \$12,250      |  |  |
| LF   | 575  | \$31      | \$17,681      | Includes sidewalks adjacent to Fitness Zone  |  |
| Percent                                    | 15%  | \$4,490   | \$4,490       | Expect to pay at least 15% of costs related to sidewalks and parking. Design fees associated with fitness equipment are already included in the price of the equipment |  |
| Percent                                    | 15%  | \$38,163  | \$38,163      |  |  |
| TOTAL                                      |      |           | \$292,584     |  |  |
| RESTORED PICNIC AREA (BEHIND AMPHITHEATER) |      |           |               |  |  |
| Allow                                      | 1    | \$3,000   | \$3,000       |  |  |
| LF   | 100  | \$75      | \$7,500       |  |  |
| EA   | 4    | \$75,000  | \$300,000     |  |  |
| EA   | 8    | \$5,000   | \$40,000      |  |  |
| SF   | 1900 | \$13      | \$23,807      |  |  |
| Percent                                    | 15%  | \$50,146  | \$50,146      | Expect to pay between 10-15% of projected project costs  |  |
| Percent                                    | 15%  | \$57,668  | \$57,668      |  |  |
| TOTAL                                      |      |           | \$442,121     |  |  |



Table of Probable Costs by Project (2018)

| RESTORED PICNIC AREA (ROADSIDE)   |         |        |           |                    |   |  |
|---|---------|--------|-----------|--------------------|---|--|
|   | Unit    | Qty    | Cost/Unit | Extended Cost      | Notes   |  |
| Masonry restoration work  | LF      | 100    | \$75      | \$7,500            |   |  |
| New Group Shelter   | Allow   | 1      | \$110,000 | \$110,000          |   |  |
| New picnic tables with granite surface and waste receptacles  | Allow   | 1      | \$10,000  | \$10,000           |   |  |
| Lawn Game Area  | EA      | 1      | \$1,500   | \$1,500            |   |  |
| Paved pull-in parking   | Space   | 10     | \$1,225   | \$12,250           |   |  |
| Design & Engineering  | Percent | 15%    | \$21,188  | \$21,188           | Expect to pay between 10-15% of projected project costs |  |
| Contingency (15%)   | Percent | 15%    | \$24,366  | \$24,366           |   |  |
| <b>TOTAL</b>  |         |        |           | <b>\$186,803</b>   |   |  |
| MULTIUSE TRAIL (throughout park) *this project can be phased over several years, or scaled up/down as budget allows |         |        |           |                    |   |  |
| Pedestrian bridge   | LF      | 80     | \$2,000   | \$160,000          | Connection from Park to School                          |  |
| Pedestrian bridge   | LF      | 60     | \$2,000   | \$120,000          | Connection from Park to School                          |  |
| Pedestrian bridge   | LF      | 40     | \$2,000   | \$80,000           | Connection from Park to School                          |  |
| Erosion Control   | LM      | 2      | \$50,000  | \$100,000          | Kimley Horn estimate                                    |  |
| Grading   | LM      | 2      | \$400,000 | \$800,000          | Kimley Horn estimate                                    |  |
| Benches   | EA      | 16     | \$1,000   | \$16,000           | scattered along trail                                   |  |
| Directional signage   | EA      | 5      | \$2,000   | \$10,000           |   |  |
| Asphalt paving  | LF      | 10,560 | \$70      | \$733,920          | 12' wide paths (wide enough for bicycles)               |  |
| Design & Engineering  | Percent | 15%    | \$302,988 | \$302,988          | Expect to pay between 10-15% of projected project costs |  |
| Contingency (15%)   | Percent | 15%    | \$348,436 | \$348,436          |   |  |
| <b>TOTAL</b>  |         |        |           | <b>\$2,671,344</b> |   |  |

Table of Probable Costs by Project (2018)

| RECREATION CENTER AND NEW PARK ENTRANCE   |         |       |             |                     |  | Notes   |
|---|---------|-------|-------------|---------------------|--|---|
|   | Unit    | Qty   | Cost/Unit   | Extended Cost       |  |   |
| New Entrance Road                         | LF      | 1100  | \$206       | \$226,578           |  | Includes allowance of \$75.75/lf for mass grading, clearing & grubbing                              |
| Site Preparation (parking lot & building) | SY      | 28000 | \$4         | \$99,680            |  |   |
| New Sidewalk along Parkway Drive          | LF      | 2250  | \$31        | \$69,188            |  |   |
| New Recreation Center                     | SF      | 33000 | \$210       | \$6,930,000         |  |   |
| LEED Certification                        | EA      | 1     | \$22,000    | \$22,000            |  |   |
| Bocce Courts                              | Allow   | 1     | \$6,000     | \$6,000             |  |   |
| Park Entrance Sign                        | EA      | 1     | \$7,000     | \$7,000             |  |   |
| Parking Lot (with lighting)               | Space   | 80    | \$2,150     | \$172,000           |  | Price difference is because of lighting and electrical work   |
| Landscape                                 | Allow   | 1     | \$50,000    | \$50,000            |  |   |
| Outdoor Patio with Seating                | Allow   | 1     | \$30,000    | \$30,000            |  |   |
| Sewer & Water hookup                      | LF      | 100   | \$91        | \$9,074             |  | Existing utilities unknown. Assumes new connections for both at Parkway Drive                       |
| Stormwater Infrastructure                 | Allow   | 1     | \$75,000    | \$75,000            |  | Many variables - recommend distributed smaller green infrastructure and infiltration where possible |
| Erosion Control                           | Allow   | 1     | \$200,000   | \$200,000           |  |   |
| Design & Engineering                      | Percent | 15%   | \$1,184,478 | \$1,184,478         |  | Expect to pay between 10-15% of projected project costs   |
| Contingency (15%)                         | Percent | 15%   | \$1,362,150 | \$1,362,150         |  |   |
| <b>TOTAL</b>                              |         |       |             | <b>\$10,443,147</b> |  |   |

Table of Probable Costs by Project (2018)

| TENNIS COURTS             |         |      |           |                  |  |
|---------------------------|---------|------|-----------|------------------|--|
|                           | Unit    | Qty  | Cost/Unit | Extended Cost    | Notes  |
| Paved pull-in parking     | Space   | 10   | \$1,225   | \$12,250         | No lighting  |
| Tennis Courts             | EA      | 2    | \$60,000  | \$120,000        |  |
| Drinking Fountain         | EA      | 1    | \$6,000   | \$6,000          |  |
| Shade Shelter             | EA      | 1    | \$40,000  | \$40,000         |  |
| Sidewalks (5' width)      | LF      | 400  | \$31      | \$12,300         |  |
| Water hookup              | LF      | 100  | \$30      | \$3,000          | Existing utilities unknown. Assumes connection to Rec Ctr  |
| Stormwater Infrastructure | Allow   | 1    | \$100,000 | \$100,000        | Many variables - recommend distributed smaller green infrastructure and infiltration as possible |
| Design & Engineering      | Percent | 15%  | \$44,033  | \$44,033         | Expect to pay between 10-15% of projected project costs  |
| Contingency (15%)         | Percent | 15%  | \$50,637  | \$50,637         |  |
| <b>TOTAL</b>              |         |      |           | <b>\$388,220</b> |  |
| DOG PARK                  |         |      |           |                  |  |
| Paved Parking Lot         | Space   | 20   | \$1,225   | \$24,500         | No lighting  |
| Fencing (4' chain link)   | LF      | 1600 | \$12      | \$19,280         |  |
| Gates                     | EA      | 4    | \$292     | \$1,168          |  |
| Drinking Fountain         | EA      | 2    | \$6,000   | \$12,000         |  |
| Selective Clearing        | AC      | 2    | \$7,500   | \$15,000         |  |
| Site Furnishings          | EA      | 8    | \$2,500   | \$20,000         | Includes benches, trash receptacles, etc   |
| Design & Engineering      | Percent | 15%  | \$13,792  | \$13,792         | Expect to pay between 10-15% of projected project costs  |
| Contingency (15%)         | Percent | 15%  | \$15,861  | \$15,861         |  |
| <b>TOTAL</b>              |         |      |           | <b>\$121,601</b> |  |



Table of Probable Costs by Project (2018)

| PLAYGROUND near Rec Center & Swimming Pool Parking Lot Reconfiguration |         |      |           |                    |  |
|--|---------|------|-----------|--------------------|--|
|  | Unit    | Qty  | Cost/Unit | Extended Cost      | Notes  |
| New Play Equipment   | Allow   | 1    | \$275,000 | \$275,000          |  |
| Reconfigure Parking Lot  | Space   | 125  | \$1,225   | \$153,125          |  |
| Pool Service Road  | LF      | 500  | \$130     | \$65,115           |  |
| Decorative Security Perimeter Fence                                    | LF      | 475  | \$64      | \$30,400           | Replace public-fronting pool perimeter fence - 6' height   |
| Black Vinyl Coated Chain Link Perimeter Fence                          | LF      | 550  | \$35      | \$19,388           | For lower visibility locations - 8' height - no barbed wire                                      |
| Sidewalks (5' width)   | LF      | 1200 | \$31      | \$36,900           |  |
| Landscape  | Allow   | 1    | \$75,000  | \$75,000           |  |
| Stormwater Infrastructure  | Allow   | 1    | \$75,000  | \$75,000           | Many variables - recommend distributed smaller green infrastructure and infiltration as possible |
| Misc Interior Improvements to Pool House                               | Allow   | 1    | \$75,000  | \$75,000           | Building finishes, fixtures and HVAC as needed   |
| Erosion Control  | Allow   | 1    | \$100,000 | \$100,000          |  |
| Design & Engineering   | Percent | 15%  | \$135,739 | \$135,739          | Expect to pay between 10-15% of projected project costs  |
| Contingency (15%)  | Percent | 15%  | \$156,100 | \$156,100          |  |
| <b>TOTAL</b>   |         |      |           | <b>\$1,196,767</b> |  |

Table of Probable Costs by Project (2018)

| PARK LIGHTING                                |  | Unit    | Qty  | Cost/Unit | Extended Cost | Notes   |
|--|--|---------|------|-----------|---------------|---|
| Roadside Lights Throughout Park              |  | EA      | 45   | \$6,500   | \$292,500     |   |
| Design & Engineering                         |  | Percent | 15%  | \$43,875  | \$43,875      | Expect to pay between 10-15% of projected project costs |
| Contingency (15%)                            |  | Percent | 15%  | \$50,456  | \$50,456      |   |
| TOTAL  |  |         |      |           | \$386,831     |   |
| BASKETBALL COURTS                            |  |         |      |           |               |   |
| Resurface/Restripe Parking Lot               |  | Allow   | 1    | \$35,000  | \$35,000      |   |
| Resurface Existing Basketball Courts         |  | EA      | 2    | \$8,000   | \$16,000      |   |
| New Basketball Courts                        |  | EA      | 2    | \$40,000  | \$80,000      |   |
| Site Furnishings                             |  | EA      | 8    | \$2,500   | \$20,000      | Includes benches, trash receptacles, etc                |
| Design & Engineering                         |  | Percent | 15%  | \$22,650  | \$22,650      | Expect to pay between 10-15% of projected project costs |
| Contingency (15%)                            |  | Percent | 15%  | \$26,048  | \$26,048      |   |
| TOTAL  |  |         |      |           | \$199,698     |   |
| PLAYGROUND & PAVILION NEAR BASKETBALL COURTS |  |         |      |           |               |   |
| Installation of New Play Equipment           |  | Allow   | 1    | \$35,000  | \$35,000      | This has already been purchased                         |
| Pull-in Parking                              |  | Space   | 6    | \$1,225   | \$7,350       |   |
| Rubber Playground Surfacing                  |  | SF      | 5000 | \$8       | \$40,000      |   |
| Design & Engineering                         |  | Percent | 15%  | \$12,353  | \$12,353      | Expect to pay between 10-15% of projected project costs |
| Contingency (15%)                            |  | Percent | 15%  | \$14,205  | \$14,205      |   |
| TOTAL  |  |         |      |           | \$108,908     |   |

Table of Probable Costs by Project (2018)

| MULTIUSE FIELDS                         |         |     |           |                     |  |
|---|---------|-----|-----------|---------------------|--|
|   | Unit    | Qty | Cost/Unit | Extended Cost       | Notes  |
| Fine grading and supplementary clearing | Allow   | 1   | \$150,000 | \$150,000           |  |
| Field lighting                          | Allow   | 1   | \$200,000 | \$200,000           |  |
| Restroom/concession building            | EA      | 1   | \$250,000 | \$250,000           |  |
| Bleachers with footers                  | EA      | 14  | \$7,500   | \$105,000           |  |
| Scoreboard                              | EA      | 2   | \$5,000   | \$10,000            |  |
| Fencing                                 | Allow   | 1   | \$20,000  | \$20,000            |  |
| Sewer hookup                            | LF      | 450 | \$61      | \$27,333            | Assumes connection at sewer line adj. to creek   |
| Water hookup                            | LF      | 800 | \$30      | \$24,000            |  |
| Surfacing                               | Allow   | 1   | \$100,000 | \$100,000           | Includes brick dust for infield and sod  |
| Stormwater Infrastructure               | Allow   | 1   | \$25,000  | \$25,000            | Many variables - recommend distributed smaller green infrastructure and infiltration as possible |
| Erosion Control                         | Allow   | 1   | \$100,000 | \$100,000           |  |
| Design & Engineering                    | Percent | 15% | \$151,700 | \$151,700           | Expect to pay between 10-15% of projected project costs  |
| Contingency (15%)                       | Percent | 15% | \$174,455 | \$174,455           |  |
| <b>TOTAL</b>                            |         |     |           | <b>\$1,337,488</b>  |  |
| <b>GRAND TOTAL</b>                      |         |     |           | <b>\$19,599,267</b> |  |





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