

## SECTION 6: Facilities and Programming Inventory and Analysis

### 6.1 PARKS AND RECREATION FACILITY INVENTORY

Using information in the 1996 Master Plan as a point of departure, the County's parks and facility inventory was updated. The inventory data has been integral to identifying service gaps and projecting facility and parkland needs.

The detailed inventory includes all parks and facilities owned and/or operated by Gwinnett County Parks and Recreation, the cities completely or partly within Gwinnett County, and Federal property (C.O.E. and N.P.S.). The inventory data can be found in aggregated form throughout this section of the Master Plan as well as in the Appendix A. Tables 6-1 to 6-5 provide a brief summary of facilities contained with County parks, local city parks, federal park sites, and private recreation facilities. **The inventory data includes all existing facilities, as well as facilities that are currently under construction or under design.**

An electronic database was created to house and manipulate the inventory data. The database assisted in the analysis of overall parkland and facility supply through the creation of summary data and distribution mapping. The database will also allow the County to monitor and update park inventory data, as well as integrate parcel-specific information into their GIS system.

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**Table 6-1: County Parks in Gwinnett County**

Park Name	Acreage	RPA	Indoor Facilities							Outdoor Facilities															
			Indoor Lane Pool	Indoor Leisure Pool	Community Center	Activity Building	Gymnasiums	Senior Center	Baseball/ Softball Fields	Soccer Fields	Football Fields*	Playground areas	Outdoor Lane Pool	Outdoor Leisure Pool	Outdoor Tennis Courts	Basketball Courts	Outdoor Volleyball	Skate Parks							
Alexander Park Site	91.1	C																							
Appalachee River Park	7.6	D																							
Bay Creek Park	153.8	E								8		D	4												
Best Friend Park	43.4	A						1		2		O	2		yes	17	2								
Bethesda Park	158.7	C		yes					yes	10	4	D	2												
Bogan Park	83.1	D	yes	yes	yes			1		7		O	2					2	5						
Cemetery Field Park	6.0	A										D													
Centerville Park Site	60.7	E																							
Collins Hill Aquatic Center	18.3	C	yes																						
Collins Hill Golf Club (leased)	138.8	C																							
Collins Hill Park	73.4	C								7		O	3		yes	2	2	1							
Dacula Park	75.9	D					yes			7		D	2	yes		4		1							
Deshong Park Site	208.2	E																							
Discover Mills Tract	8.2	C																							
Doc Moore Branch Park Site	350.0	E																							
Duncan Creek Park	109.7	D																							
Edgemore North	10.2	A																							
Environmental & Heritage Center	250.0	D																							
Five Forks Park	25.0	C											3					1						1	
Freeman's Mill	11.9	D																							
George Pierce Park	304.0	A			yes					10	5	D	1				2								
Graves Park	70.2	B											2				2								
Gwinnett County Historic Courthouse	1.7	C																							
Gwinnett County History Museum	0.4	C																							
Harbins/Alcovy River Park Site	1795.2	D																							
Harmony Grove Soccer Complex	15.7	B									3														
Holcomb Bridge Park Site	11.6	A											1												
Hospital Site	32.1	C																							
Jones Bridge Park	29.7	A					yes				3		1											1	
Lanier Museum of Natural History	1.0	D																							
Lenora Park	178.4	E						1		6		D	2		yes										
Lillian Webb Field	3.4	A								1								0.5							
Little Mulberry Park	889.7	D											2												
Lucky Shoals Park	68.3	B								5		O	1				2	2							
McDaniel Farm Park	133.6	A																							
Mountain Park Aquatic Center	18.4	B	yes			yes									yes										
Mountain Park Park	43.5	B								7		O	2				6								
Palm Creek Park Site	294.4	D																							
Peachtree Ridge Park Site	155.7	A																							
Pinckneyville Park & Community Center	108.9	A			yes					7	5		10											1	
Rabbit Hill Park	74.2	D									6														
Rhodes Jordan Park	162.3	D			yes		1			7		O	3		yes	8									
Riverside Parkway	8.7	C																							
Settles Bridge Park Site	268.2	D																							
Shorty Howell Park	66.9	A					yes			7		D	7												
Singleton Road Activity Building	1.6	B				yes																			
Spriggs Road Park Site	63.8	C																							
Sweet Water Park Site	25.4	C											2				2	1	1						
Tribble Mill Park	700.3	E											2												
Vines Botanical Gardens	90.1	E																							
Vulcan Site (leased)	10.0	A																							
West District Pool Site	22.5	A																							
Yellow River Park	566.1	E											4												
Yellow River Post Office	5.1	E																							
Yellow River Wetlands	52.1	E																							
<b>Subtotal</b>	<b>8157</b>		<b>3</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>1</b>		<b>91</b>	<b>26</b>	<b>13</b>	<b>58</b>	<b>1</b>	<b>5</b>	<b>43</b>	<b>12.5</b>	<b>9</b>	<b>2</b>						

\* Football Fields - "D" means Dedicated, "O" means Overlay

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**Table 6-2: City Parks in Gwinnett County**

Park Name	Acreage	RPA	Indoor Facilities							Outdoor Facilities										City				
			Indoor Lane Pool	Indoor Leisure Pool	Community Center	Activity Building	Gymnasiums	Senior Center	Baseball/Softball Fields	Soccer Fields	Football Fields*	Playground areas	Outdoor Lane Pool	Outdoor Leisure Pool	Outdoor Tennis Courts	Basketball Courts	Outdoor Volleyball	Skate Parks						
Baker's Rock	28.5	E																					Snellville	
Berkeley Lake Children's Park	1.9	A																						Berkeley Lake
Berkeley Lake Greenspace	63.1	A																						Berkeley Lake
Betty Mauldin Park	0.3	A																						Norcross
Bona Allen Park Site	16.0	D																						Buford
Buford City Park/Legion Fields	70.6	D									10	1		2								12		Buford
Buford Civic Center & City Gym	8.8	D											D											Buford
Buford Nature Preserve	16.6	D																						Buford
Bunten Park	45.0	A				yes																		Duluth
Church Street Park	2.5	A																						Duluth
City Hall Park	0.5	A																						Suwanee
DeLay Property	25.7	A																						Suwanee
Duluth Greenspace	7.8	A																						Duluth
Duluth Town Green	2.1	A					yes																	Duluth
E.E. Robinson Memorial Park	34.0	D																						Sugar Hill
Grace Harris Park	0.7	D																						Buford
Grayson Community Park	3.4	E																						Grayson
Grayson Senior Center	0.8	E									yes													Grayson
Hewell Property	61.4	A																						Suwanee
Hovendick Property	9.8	A																						Suwanee
Jones Property	4.7	E																						Snellville
Lilburn City Park	9.1	B																						Lilburn
Lilburn Greenspace	13.7	B																						Lilburn
Lilburn Lion's Club Park	15.2	E																						Lilburn
Main Street Park	0.5	A																						Suwanee
Maple Creek Park	16.6	D																						Dacula
Martin Farm Road Park	6.0	A																						Suwanee
Moore Road Property	4.4	A																						Suwanee
Rogers Bridge Park	12.5	A																						Duluth
Rossie Brundage Park	3.2	A																						Norcross
S. Wayne Odum Senior Center	2.0	E										yes												Snellville
Scott Hudgens Park/Soccer Complex	60.0	A																						Duluth
St. Albans Recreational Area	10.0	B																						Lilburn
Sterling Trace Park	12.3	A																						Lilburn
Sugar Hill Community Center	1.3	D																						Sugar Hill
Sugar Hill Golf Club	167.3	D																						Sugar Hill
Sugar Hill Greenspace	25.0	D																						Sugar Hill
Sugar Hill Town Green	0.8	D																						Sugar Hill
Suwanee Creek Park	85.4	A																						Suwanee
Suwanee Town Center Park	7.0	A																						Suwanee
T.W. Briscoe Park	34.4	E																						Snellville
Taylor Memorial Park	2.4	A																						Duluth
The Farm	0.0	A																						Suwanee
Thrasher Park	2.2	A																						Norcross
W.P. Jones Mem. Park & Tennis Complex	20.0	A																						Duluth
<b>Subtotal</b>	<b>916</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>23</b>	<b>14</b>	<b>2</b>	<b>23</b>	<b>1</b>	<b>0</b>	<b>35</b>	<b>7</b>	<b>8</b>	<b>0</b>						

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**Table 6-3: Federal Parks in Gwinnett County**

Park Name	Acreage	RPA
Abbotts Bridge South Unit	112.5	A
Bowman's Island Unit	637.6	D
Corps of Engineers Parks	298.0	D
Glass Tract	89.0	A
Medlock Bridge Unit	42.5	A
Rivermore Tract	41.0	A
Settles Bridge Unit	41.7	D
Suwanee Creek Unit	144.9	A
West Tract	79.0	D
Wild Timber Tract	67.0	D
<b>Subtotal</b>	<b>1553</b>	

The sites owned by the Federal government are operated by the National Park Service (with the exception of the Corps of Engineers Parks) and form part of the Chattahoochee River National Recreation Area (CRNRA). The CRNRA consists of 14 land units along a 48-mile corridor of the Chattahoochee River that stretches from Lake Lanier's Buford Dam to a point near downtown Atlanta. A large number of the CRNRA parks are within Gwinnett County, although not all of these sites are open to the public. Those sites that are accessible provide outdoor recreation opportunities such as hiking, fishing and other unstructured activities.

**Table 6-4: Significant Private Facilities in Gwinnett County**

Park Name	RPA	Indoor Facilities							Outdoor Facilities										Type
		Indoor Lane Pool	Indoor Leisure Pool	Community Center	Activity Building	Gymnasiums	Senior Center	Baseball/Softball Fields	Soccer Fields	Football Fields*	Playground areas	Outdoor Lane Pool	Outdoor Leisure Pool	Outdoor Tennis Courts	Basketball Courts	Outdoor Volleyball	Skate Parks		
A. Worley Brown Boys & Girls Club	A			yes		1			1									Rec Center	
Atlanta Golf Center	B																	Golf Center	
Atlanta Ice Forum	A																	Ice Arena	
Bear's Best	D																	Golf Course	
Beaver Run Creek	A																	Open Space	
Berkeley Hills Country Club	A										yes		8					Golf Course	
Brookeside Swimming & Tennis Inc.	E									yes		2						Tennis Club	
Buford Senior/Human Services Center	D						yes											Senior Center	
Buford Youth Community Center	D					1				yes								Community Center	
Calloway-Garner Cemetery	D																	Open Space	
Castlebrook Subdivision	C																	Open Space	
Cedar Lake Golf Course	E																	Golf Course	
Centerville Community Center	E			yes														Community Center	
Chateau Elan - The Legends	D																	Golf Course	
Chateau Elan Golf Club - The Chateau	D																	Golf Course	
Chateau Elan Golf Club - The Woodlands	D																	Golf Course	
Chattahoochee Event Center	A															2		Event Site	
Collins Hill Athletic Club	C										yes		16					Fitness Center	
Collins Hill Golf Club	C										yes							Golf Course	
Davis Flip Center	D																	Gymnasitics	
Drowning Creek	D																	Open Space	
Espn X Games Skate Park	C																1	Skate Park	
Flat Rock Driving Range	E																	Golf Center	
Flowers Crossing Woodlot	C																	Open Space	
Four Seasons Racquet Club	E										yes		8					Tennis Club	
Four Winds Community Center	E										yes		4					Tennis Club	
GA Gymnastics Academy - Lawrenceville	C																	Gymnasitics	
GA Gymnastics Academy - Suwanee	C																	Gymnasitics	
GSA Complex	B									11								Sports Complex	
Gwinnett Civic & Cultural Center	A																	Cultural Center	
Gwinnett County Fairgrounds	C																	Fairgrounds	
Gwinnett Gymnastics Center	B																	Gymnasitics	
Gwinnett Sports Center	A					3												Sports Complex	
Hamilton Mill Golf Course	D																	Golf Course	
Hanarry Swim & Racquet Club	B										yes		4					Tennis Club	
Heritage Golf Club	B																	Golf Course	

continued...

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**Table 6-4: Significant Private Facilities in Gwinnett County (...continued)**

Park Name	RPA	Indoor Facilities							Outdoor Facilities										Type		
		Indoor Lane Pool	Indoor Leisure Pool	Community Center	Activity Building	Gymnasiums	Senior Center	Baseball/Softball Fields	Soccer Fields	Football Fields*	Playground areas	Outdoor Lane Pool	Outdoor Leisure Pool	Outdoor Tennis Courts	Basketball Courts	Outdoor Volleyball	Skate Parks				
J.M. Tull/Gwinnett Family YMCA	C	yes		yes		2					1	yes		4	1						Rec Center
Lawrenceville Boys & Girls Club	C			yes		1		3	4		1			2							Rec Center
Lawrenceville Golf Center	C																				Golf Center
Lawrenceville Senior Center	D						yes														Senior Center
Little Tykes Academy	A											yes									Day Care
Magnolia Racquet Club	D													4							Tennis Club
Mall of Georgia	D																		1		Skate Park
Mama's Deuce Indoor Skate Park	E																		1		Skate Park
Mary Kistner Nature Center	E																				Open Space
Norcross Senior Center	B						yes														Senior Center
Northwoods Country Club	C											yes		4							Golf Course
Oak Park on The River	A																				Open Space
Peachtree Family Golf Center	A																				Golf Center
Pugh's Creek in Flowers Crossing	E																				Open Space
Racquet Club of The South	A											yes		18							Tennis Club
Rampage Extreme Sports Park	A																			1	Skate Park
Robert D. Fowler Family YMCA	A	yes		yes		2															Rec Center
SE Side of Arc Way on Bromolow Creek	B																				Open Space
SGAA Sports Plex	E							11		D											Sports Complex
Simpsonwood Conference Center	A											yes		2				1			Retreat Center
Singleton Creek in Northmont	A																				Open Space
Skaters Xtreme	E																			1	Skate Park
Sugar Hill Golf Club	D																				Golf Course
Summit Chase Country Club	E											yes		12							Golf Course
Suwanee Sports Academy	A					7															Sports Complex
Sweetwater Creek	C																				Open Space
Swim Atlanta - Lawrenceville	C	yes																			Swim Club
The Hooch Golf Club	A																				Golf Course
The Soccer Academy	B								2												Sports Complex
The Trophy Club at Apalachee	D																				Golf Course
The Trophy Club of Gwinnett	E													4							Golf Course
TPC at Sugarloaf	A																				Golf Course
Tucker Golf Range	B																				Golf Center
Westchester Commons	C																				Open Space
<b>Subtotal</b>		<b>3</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>17</b>	<b>3</b>	<b>14</b>	<b>18</b>	<b>1</b>	<b>3</b>	<b>14</b>	<b>0</b>	<b>92</b>	<b>1</b>	<b>3</b>	<b>5</b>				

\* Football Fields - "D" means Dedicated, "O" means Overlay

The list of private recreation facilities is not intended to be a complete listing of all providers. Specifically excluded from the private inventory were swim and tennis facilities in subdivisions or apartment complexes, health clubs, aerobic centers, shooting ranges, amusement parks, video arcades, and private fishing ponds, to name a few. Although considerable efforts were expended to identify facilities that mimic the kinds of facilities and programs provided by Gwinnett County Parks and Recreation, other providers may exist.

The table at right provides a summary of all significant recreation facilities in Gwinnett County that are owned and/or operated by the county, its local cities, the federal government, and private enterprise (including not-for-profit agencies). There are no State-owned parks in Gwinnett County.

**Table 6-5: Totals of County, City, Federal and Private Parks and Facilities in Gwinnett County**

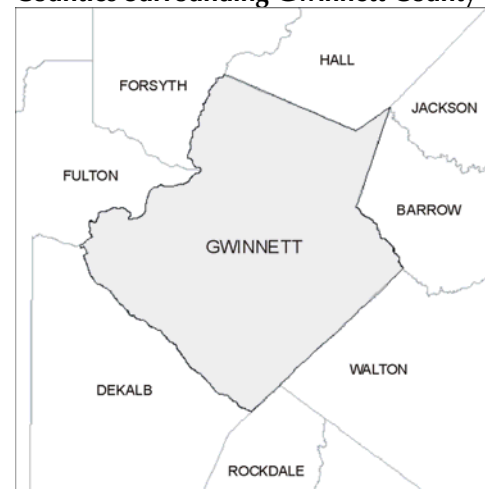
<b>Acreage:</b>	10626
<b>Indoor Facilities:</b>	
Indoor Lane Pools	6
Indoor Leisure Pools	2
Community Centers	15
Activity Buildings	8
Gymnasiums	23
Senior Centers	6
<b>Outdoor Facilities:</b>	
Baseball/ Softball Fields	128
Soccer Fields	58
Football Fields*	16
Playground areas	84
Outdoor Lane Pools	16
Outdoor Leisure Pools	5
Outdoor Tennis Courts	170
Basketball Courts	20.5
Outdoor Volleyball Courts	20
Skate Parks	7

**6.2 SIGNIFICANT PARKS AND RECREATION FACILITIES IN SURROUNDING COUNTIES**

Parks and facilities outside of, but within three miles of, the Gwinnett County boundary were also identified, visited and their key features documented (see Table 6-6). Parks and facilities are listed according to the county in which they are located, beginning with Hall County and proceeding in a clockwise order to Forsyth County.

The purpose of this exercise was to provide an indication of alternative providers in the event that a gap in service was identified along Gwinnett County's boundary. This table is not intended to be considered a definitive database of all parks recreation facilities within a three-mile radius of Gwinnett County.

**Figure 6-1: Counties Surrounding Gwinnett County**



Although not its intended purpose, the inventory does provide a backdrop for discussion around usage of parks and facilities outside of Gwinnett by County residents. Many adjacent counties offer recreation facilities and programs that may be attracting Gwinnett County residents (and vice versa), especially Dekalb County which has the greatest number and range of parks within a short distance of Gwinnett's borders. On the other hand, Hall, Barrow, Walton, Rockdale and Forsyth Counties have few parks and facilities.

There are a number of unique attractions adjacent to Gwinnett County that are likely to attract many Gwinnettians, including Stone Mountain Park, Lake Lanier Islands, and Road Atlanta to name a few. The large majority of parks within three miles of Gwinnett, however, offer facilities and amenities that are very similar to those contained within Gwinnett County parks. The primary difference is that most of these outlying parks are not as large as the parks typically found in Gwinnett County and, therefore, do not offer as many facilities and programs (although some exceptions can be found in Dekalb and Fulton Counties).

It is possible that some of the larger sports parks attract some level usage from Gwinnett residents living near the County-line, especially those near West Walden Park (8 ball diamonds) in Loganville, which is in an area lacking in sports fields. A number of significant Dekalb County parks are also located just south of the Gwinnett County line along the I-85 corridor; many of these parks contain multiple sports fields and facilities such as outdoor swimming pools that may experience some level of usage by Gwinnettians. Furthermore, the Swim Atlanta facility in Fulton County may satisfy some of the competitive aquatic needs of residents living in the Suwanee area.

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**Table 6-6: Inventory of Parks and Facilities within 3-miles of Gwinnett County**

County	Park/ Facility Name	Park/ Facility Type	Facilities	Ownership	Nearest City
<b>Hall</b>	Big Creek Park	Passive Park	picnic area, restrooms, boat launch	Federal (COE)	Buford
	Burton Mill Park	Passive Park	picnic area, restrooms, boat launch	Federal (COE)	Buford
	Lake Lanier Islands	Resort Destination	Water Park, Campground, Equestrian Center, Amphitheater, Resort, Conference Center, 18-hole par 72 Golf Course, etc.	State	Buford
	Shoal Creek Day Use/Campground	Passive Park	campground, picnic area, boat launch, restrooms	Federal (COE)	Buford
	Road Atlanta	Racetrack	Road course, campground	Private	Braselton
	Van Pugh South Park	Passive Park	playground, boat launch, picnic area	Federal (COE)	Flowery Branch
<b>Barrow</b>	Braselton Community Center	Community Center	Community Hall, Tennis Courts	Braselton	Braselton
	City Hall Park	Community Park	Tot playground, 2 tennis courts, outdoor full basketball court, grass volleyball court, 7 picnic tables	Auburn	Auburn
	Brell Park	Neighborhood Park	Picnic pavilion, gazebo, train caboose	Auburn	Auburn
	Ball fields	Community Park	Ball fields	Auburn	Auburn
<b>Walton</b>	Anthony Gather Park	Community Park	Outdoor full court basketball court, older children playground, swings	Loganville	Loganville
	West Walton Park (Hoke O'Kelley Fields)	Community Park	8 lit baseball diamonds, storage building, 2 batting cages, 2 football fields, walking trails, picnic area	Walton County	Loganville
	West Walton Senior Citizen Center	Senior Center	2 multi-purpose rooms,	Walton County	Loganville
	Rock Gym	Gymnasium	Single gymnasium (old school)	Loganville	Loganville
<b>Rockdale</b>	Black Shoals Park	Reservoir	fishing piers, lakes & ponds, boat launch, picnic pavilion	Rockdale County	Conyers

(continued...)



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**Table 6-6: Inventory of Parks and Facilities within 3-miles of Gwinnett County (...continued)**

County	Park/ Facility Name	Park/ Facility Type	Facilities	Ownership	Nearest City
Dekalb	Rock Chapel Park	Community Park	6 lit baseball diamonds, batting cage, playground, picnic area	Dekalb County	Lithonia
	Stone Mountain Park	Amusement Park & Ecological Area	Theme Park, Lincoln Tennis Center (16 courts), waterpark, natural district	State	Stone Mountain
	Smoke Rise School	Community Park	Multi-use field, basketball court, multi-use court, playground, picnic area and trails	Dekalb County	Stone Mountain
	Medlock Park	Community Park	lit football field, 4 lit tennis courts, outdoor full court basketball, outdoor half court basketball, playground, swings, picnic pavilion	Stone Mountain	Stone Mountain
	Leila Mason Park	Community Park	Baseball diamond, outdoor full court basketball, playground, swings, picnic pavilions	Stone Mountain	Stone Mountain
	Veterans Park	Community Park	3 baseball diamonds, picnic pavilion	Stone Mountain	Stone Mountain
	McCurdy Park	Community Park	2 lit baseball diamonds, picnic pavilions	Stone Mountain	Stone Mountain
	Wade-Walker Park	Community Park	multi-purpose court/hockey rink, 6 ball diamonds, 10 soccer fields, 1 football field, 8 tennis courts, swimming pool, playground, picnic area and pavilions, lake, trails	Dekalb County	Stone Mountain
	Henderson Park	Community Park	6 soccer fields (one lit), 4 tennis courts, playground, woodland, fishing piers, lakes & ponds	Dekalb County	Tucker
	Kelly Cofer Park	Community Park	2 baseball diamonds, playground, outdoor lane/leisure pool, paved walking trails, woodland, lakes & ponds, picnic pavilions	Dekalb County	Tucker
	Peters Park	Community Park	multi-use field, basketball court, multi-use court, playground, picnic area	Dekalb County	Tucker
	Tucker Recreation Center	Community Center	recreation center, playground, paved walking trails, 2 outdoor half basketball courts	Dekalb County	Tucker
	Windwood Hollow Park	Community Park	Multi-use field, 2 tennis courts, playgrounds, picnic pavillion, trails, woodland	Dekalb County	Doraville
	Pleasantdale Park	Community Park	7 lit baseball diamonds, playground, paved walking trails	Dekalb County	Doraville
	Bernard Hulpem Park	Community Park	Baseball diamond, 2 tennis courts, 1 half court basketball court, tot playground, woodland, picnic pavillion	Doraville	Doraville
	Brook Park	Community Park	2 tennis courts, tot playground, 7 swings, woodland, picnic pavillion	Doraville	Doraville
	Honeysuckle Park & Fore St. Fleming Arena	Park & Community Center	Double gymnasium, lit football field, 4 baseball diamonds, playground, picnic pavillion	Doraville	Doraville
	Flowers Park	Park		Doraville	Doraville
	Atlanta Rocks! Perimeter	Rock Climbing	6,500 square foot climbing surface	Private	Doraville
	Autumn Park	Neighborhood Park	Tot playground, 15 swings, woodland	Chamblee	Chamblee
	Brook Run Park	Community Park	Scrub baseball diamond, open soccer field, tennis court, outdoor basketball court, playground, paved walking trails, woodland, 2 picnic pavillions	Dekalb County	Dunwoody
	Vanderlyn School Park	Community Park	multi-use field, basketball court, multi-use court, playground, picnic area, trails	Dekalb County	Dunwoody

(continued...)

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**Table 6-6: Inventory of Parks and Facilities within 3-miles of Gwinnett County (...continued)**

County	Park/ Facility Name	Park/ Facility Type	Facilities	Ownership	Nearest City
Fulton	Holcomb Bridge Unit	Passive Park	undeveloped	Federal (CRNRA)	Roswell
	Jones Bridge Unit	Passive Park	picnic areas, boat launch, fishing, restrooms, trails, NPS Geosphere Environmental Center	Federal (CRNRA)	Roswell
	East Roswell Park	Community Park & Community Center	community center with double gymnasium, meeting rooms, multi-purpose room, arts/crafts room, fitness/weight room. Outside - 4 baseball diamonds, 2 soccer fields, 8 lit tennis courts, sand volleyball court, playgrounds, paved walking trail, woodland, picnic	Roswell	Roswell
	Ocee Park	Community Park	7 baseball diamonds, 2 tennis courts, outdoor full court basketball, playground, swings, paved trail, picnic pavilion	Fulton County	Alpharetta
	Autry Mill Nature Preserve	Nature Preserve	Nature trails, historic structure	Fulton County	Alpharetta
	Newtown Park	Community Park	2 ball diamonds, 2 soccer fields, playgrounds, 6 tennis courts, 2 basketball courts, pond, amphitheater, picnic pavilions, paved trail	Fulton County	Alpharetta
	Abbotts Bridge North Unit	Passive Park	undeveloped	Federal (CRNRA)	Duluth
	Shakerag Park Site	Community Park	ball diamonds, soccer fields, multi-use track, tennis	Fulton County	Suwanee
	Suwanee Creek	Passive Park	undeveloped	Federal (CRNRA)	Suwanee
	McGinnis Ferry Unit	Passive Park	undeveloped	Federal (CRNRA)	Suwanee
	Swim Atlanta (John's Creek)	Swimming	2 indoor swimming pools	Private	Suwanee
Forsyth	South Forsyth Soccer Complex	Soccer Complex	4 soccer fields	Forsyth County	Suwanee
	Sharon Springs Park	Community Park	8 ball diamonds, 2 soccer fields, 8 tennis courts, playground, trails, pavilion, basketball courts	Forsyth County	Alpharetta
	Bowmans Island Unit	Passive Park	equestrian trails, unpaved trails and fishing	Federal (CRNRA)	Sugar Hill
	Tidwell Park	Passive Park	restrooms, boat launch	Federal (COE)	Sugar Hill
	Little Ridge Park	Passive Park	boat launch	Federal (COE)	Sugar Hill
	Sawnee Park	Passive Park	campground, restrooms, boat launch	Federal (COE)	Sugar Hill
	West Bank/Overlook	Passive Park	picnic area, restrooms	Federal (COE)	Sugar Hill
	Lower Pool	Passive Park	picnic area, restrooms	Federal (COE)	Sugar Hill

**6.3 OVERVIEW  
TO PARK  
AND  
FACILITY  
NEEDS  
ASSESSMENT**

The identification of a community's recreation needs is a complex, highly-important, and somewhat imprecise exercise in the development of a system-wide Parks and Recreation Master Plan. **To achieve this objective, this Master Plan examines both the provision (i.e., the total number of each facility type as determined by applying "standards") and distribution (where the facilities are physically located as determined by applying "service areas") of the aforementioned facility types within Gwinnett County.** Provision and distribution are both integral components of the analysis and it is important that each be given equal weight. A greater reliance on total provision could result in facilities being located far away from the population that uses them, while too much emphasis on distribution could result in the oversupply of facilities and unnecessary expenditures.

In order to identify current and future park and facility requirements, two methodologies have been used:

- Provision standard analysis, which identifies the total number of facilities and acres of parkland required both on a County-wide and Recreation Planning Area basis.
- Service gap analysis, which illustrates geographic areas that are over or under-supplied.

The facility and park categories that have been assessed include:

- parkland (community parks, passive community parks, and open space parks);
- soccer complexes;
- baseball/softball complexes;
- community centers, activity buildings, senior recreation centers, and gymnasiums (collectively referred to as recreation centers);
- indoor lane (competition) pools and leisure pools (family aquatic centers);
- outdoor lane (competition) pools and leisure pools (family aquatic centers);
- tennis complexes;
- outdoor basketball courts;
- skate parks; and
- playgrounds.

The analysis of trail and greenway needs has also been incorporated into this section.

The approach to establishing the provision standards and service areas is described below.

**6.3.1 Facility and Park Provision Standards**

Also referred to as level of service standards, provision standards represent a recommended measure of the demand for recreation areas and facilities in an area. They are targets for facility/park provision that are based upon a combination of accepted industry standards (e.g., National Recreation and Parks Association), market-driven factors (such as demand, trends, and demographics), and the past and present circumstances of the community. Provision standards help to identify current and future park and facility requirements in terms of total demand, but do not provide direction on the geographic areas of need.

The first step in the analysis is the identification of overall facility needs through the development and application of population-based standards (e.g., 1 outdoor swimming pool per 40,000 population; 1 playground per 750 children between the ages of 0 and 9). Once the standards were established, they were compared to the supply of facilities (on both a County-wide and Recreation Planning Area basis) to determine the degree of under (or over) supply currently and in the future.

The standards were established by:

- compiling the required demographic data (historic and projected, by age cohort groupings and census tract);
- completing the detailed inventory of all publicly-accessible parks and facilities within Gwinnett County in order to identify the total supply and distribution of each facility type; Appendix B (Updated Inventory Summary Data) contains a background report that correlates park and facility data to the RPAs and their populations;
- reviewing the standards proposed by the National Parks and Recreation Association, as well as those employed by other jurisdictions (as determined through the benchmarking survey);
- identifying key trends in recreation participation and facility design and assessing their implications on facility provision in Gwinnett County; and
- undertaking a public consultation program to identify issues and discuss areas of facility over and under supply (i.e., Are more facilities needed? Where? Why?).

Not all communities and facilities are created equal and this is why population-based standards should be different for each jurisdiction. The analysis of needs incorporates the aforementioned inputs before deciding on an appropriate standard that is unique to Gwinnett County.

The Consulting Team has developed a set of provision standards for Gwinnett County that we believe represent an appropriate balance between standards applied in other jurisdictions and the true needs of Gwinnettians (see Table 6-7). In many instances, Gwinnett's supply is well below the recommended standard, thereby indicating a need for additional facilities. In cases where its supply is above the standard, anticipated population

growth will likely create the need to develop additional facilities in future years in order to maintain the standard. It is important to remember that the recommended provision standards are goals that the County and other providers in Gwinnett should strive to achieve – although many of them may not be realized for a variety of reasons, the key is to continue to work toward meeting them.

**Table 6-7: Recommended Provision Standards**

Facility / Park Type	Recommended Standard	Current Provision Levels (2003 population)
<b>PARKLAND</b>		
Parkland - County, City, Federal	20 acres per 1,000 population	15.7 acres per 1,000 population
- Parkland - County only (all)	15 acres per 1,000 population	12.1 acres per 1,000 population
- County Parkland (Community)	7 acres per 1,000 population	3.6 acres per 1,000 population
- County Parkland (Open Space)	7 acres per 1,000 population	7.6 acres per 1,000 population
- County Parkland (Other)	1 acre per 1,000 population	0.9 acre per 1,000 population
<b>AQUATICS</b>		
Indoor Lane/Competition Pools	1 per 80,000 population	1 per 112,714 population
Indoor Leisure/Family Pools	1 per 200,000 population	1 per 338,142 population
Outdoor Lane/Competition Pools	1 per 80,000 population	1 per 42,268 population
Outdoor Leisure/Family Pools	1 per 80,000 population	1 per 135,257 population
Outdoor Pools - All	1 per 40,000 population	1 per 32,204 population
<b>INDOOR COMMUNITY FACILITIES</b>		
Community Centers	1 per 100,000 population	1 per 112,714 population
Activity Buildings	1 per 50,000 population	1 per 84,536 population
Senior Recreation Centers	1 per 75,000 population	1 per 112,714 population
All of the above (CCs, ABs, & SRCs)	1 per 30,000 population	1 per 33,814 population
Gymnasiums	1 per 20,000 population	1 per 27,051 population
<b>SPORTS FIELDS</b>		
Baseball / Softball Diamonds	1 per 5,000 population	1 per 5,283 population
Soccer Fields	1 per 6,000 population	1 per 11,660 population
Football Fields	1 per 35,000 population	1 per 42,268 population
<b>OUTDOOR COURTS</b>		
Tennis Courts	1 per 4,000 population	1 per 3,978 population
Basketball Courts	1 per 10,000 population	1 per 32,989 population
Sand Volleyball Courts	1 per 30,000 population	1 per 33,814 population
<b>OTHER</b>		
Playgrounds	1 per 750 children ages 0-9	1 per 1,205 children ages 0-9
Skate Parks	1 per 5,000 youth ages 10-19	1 per 14,256 youth ages 10-19

Note: unless otherwise noted, all recommended and current provision standards include facilities provided by the County, local cities, Federal/State agencies, and private enterprise. School and subdivision providers are not included.

**6.3.2 Facility and Park Distribution and Service Gaps**

Identifying the total number of each facility type required in Gwinnett County as a whole and by recreation planning area through the use of provision standards is only the first step in analyzing facility needs. The distribution of facilities is equally important, as it is essential that the facilities be located close to the people that use them – 50% of those surveyed for the 2002 Needs Assessment indicated that they would use a county park more often if one were located closer to their home!

In order to assess the distribution of current and proposed/future facilities, service areas were developed for each major facility and park type. The size and shape of each service area was established through an analysis that considered:

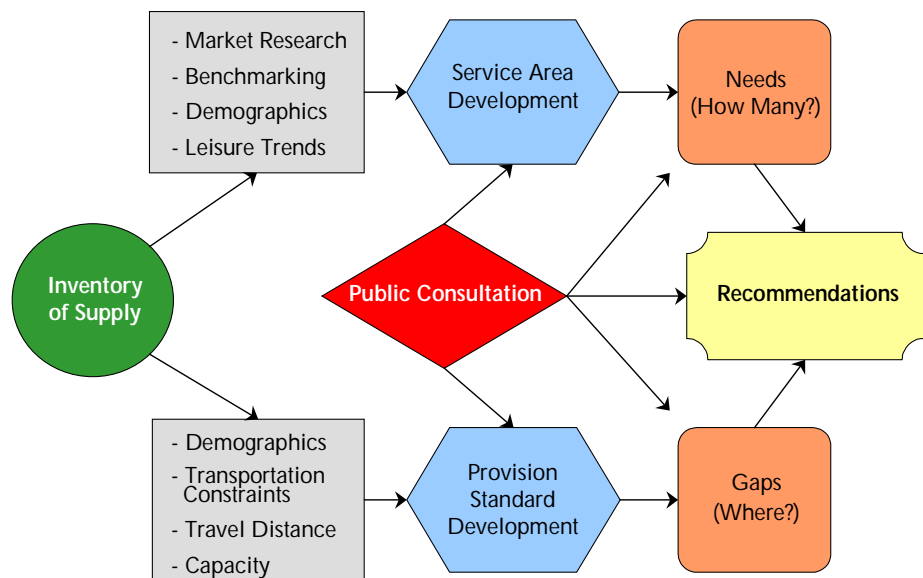
- the capacity of each facility type;
- the population-based standards;
- reasonable distances for walking, cycling, and driving;
- existing and future population densities; and
- the existence of major physical barriers that would disrupt accessibility (e.g., major highways, river crossings, etc.)

Once the service areas were established, a series of maps depicting the location of existing facilities and parks, their service areas, and population density by census tract were produced. The maps and subsequent analysis allow for the identification of areas that are under-served (gaps).

Each "gap" area was then analyzed to determine if and when it will warrant the development of a new facility or the expansion of an existing facility. **By comparing the number of "gap" areas (distribution) to the number of facilities required (provision), recommendations regarding the level and timing of facility development were formulated.**

The following schematic (Figure 6-2) graphically illustrates the relationship of the inputs and outputs in the determination of park and facility needs:

**Figure 6-2: How Park and Facility Needs are Determined ...**



The inventory of parks and facilities are examined in detail according to facility type in the following pages. The recommendations identified in this section are not intended to imply any level of importance or timing. They are conceptual only and are intended to be a point of departure for discussions on future capital improvement projects. The recommendations are not "adopted" revisions to existing park master plans, nor are they binding on future master plans. Priorities for each topic were established with the assistance of the Citizen Steering Committee and County staff and are described in Section 8.

### 6.3.3 Key Goals of this Plan

As indicated in Section 1, a set of goals was developed by the Citizen Steering Committee in order to guide the development of the park system recommendations. These goals, presented in priority order below, are reiterated in this section to provide a point of reference for the park and facility recommendations.

1. Work toward achieving pedestrian and bicycle linkage or connectivity between parks and other points of interest such as schools, libraries, institutional land uses and commercial nodes.
2. Maintain a balanced approach to the continued acquisition and development of both passive and active parkland to the greatest extent possible.
3. Provide for the needs of all age groups including adults. This should include both structured and unstructured recreational opportunities.
- 4a. Complete the construction of planned phases of development within existing parks.
- 4b. Proceed with the acquisition of parkland in under-serviced areas.
- 4c. Continue with the acquisition of parkland in developing areas.
- 5a. Utilize the development of parks to help revitalize existing under-served communities.
- 5b. Investigate the incremental costs associated with a competitive or sports tourism standard of service versus a community standard of service.
- 6a. Continue to integrate and coordinate with other departments and agencies to leverage the public's disposable dollars for recreation.
- 6b. Continue to maintain and renovate existing parks and recreation facilities.
- 6c. Maintain adequate parks and recreation staffing in keeping with growing demands and facilities.
7. Maintain security at parks and recreation facilities through the use of park police. Use planning and design methods to increase user security, to the extent possible.

**6.4 PARKLAND ANALYSIS**

**6.4.1 Parkland - Inventory**

The County currently owns and/or leases approximately 8,160 acres of parkland at 53 sites. When city and federal parks sites are accounted for, this figure increases to 10,626 acres (approximately 4% of the County's land base). In relation to parkland, Gwinnett County is clearly the most significant landowner in the area with over three-quarters of the base of publicly accessible parkland. The table below provides the breakdown of parkland by RPA for County, City and Federal parks combined, as well as for the County on its own.

ALL PARKLAND (county, city, federal)					COUNTY-OWNED PARKLAND				
Plan Area	All Parkland (County, City, Fed)				Plan Area	All Parkland (County Only)			
	Supply (acres)	City, Fed (acres per 1,000)	Demand (acres)	D-S (acres)		Supply (acres)	Only (acres per 1,000)	Demand (acres)	D-S (acres)
A	1772	13	2721	949	A	907	6.7	2040	1133
B	251	2.2	2281	2030	B	218	1.9	1711	1493
C	645	4.3	3004	2359	C	645	4.3	2253	1608
D	5513	61.1	1802	(3711)	D	4023	44.6	1352	(2671)
E	2454	25	1961	(494)	E	2365	24.1	1470	(895)
<b>Total - 2000</b>	<b>10626</b>	<b>18.1</b>	<b>11769</b>	<b>1143</b>	<b>Total - 2000</b>	<b>8157</b>	<b>13.9</b>	<b>8827</b>	<b>670</b>
<b>Standard</b>		<b>20</b>			<b>Standard</b>		<b>15</b>		
<b>Total - 2003</b>	<b>10626</b>	<b>15.7</b>	<b>13526</b>	<b>2900</b>	<b>Total - 2003</b>	<b>8157</b>	<b>12.1</b>	<b>10144</b>	<b>1987</b>
<b>Total - 2005</b>	<b>10626</b>	<b>14.6</b>	<b>14522</b>	<b>3896</b>	<b>Total - 2005</b>	<b>8157</b>	<b>11.2</b>	<b>10892</b>	<b>2735</b>
<b>Total - 2010</b>	<b>10626</b>	<b>12.6</b>	<b>16839</b>	<b>6213</b>	<b>Total - 2010</b>	<b>8157</b>	<b>9.7</b>	<b>12629</b>	<b>4472</b>

Note: "D-S" refers to Demand minus Supply, the result of which is the surplus or deficiency (the latter of which is displayed in brackets).

The table on the next page illustrates the aggregate total of County parkland by park type. Recreation Planning Area D, in large part due to the 1800-acre Harbins/Alcovy Park Site, contains nearly half of Gwinnett County's parkland. In terms of overall parkland, RPAs D and E are very well supplied.

Each RPA contains some Community and/or Passive Community Parks. The lowest per capita supplies of these park categories are in RPAs B and C.

62% of County-owned parkland is classified as "Open Space" - most of these parks are large parcels that are intended to remain largely in their natural state. Despite having significant acreage in Open Space parks, RPAs B and C do not have any such parks, while RPA A has only one (although there are numerous Federal open space parks located in the area).

**6.4.2 Parkland - Provision Standards**

Provision standards of 15 acres of County-owned parkland per 1000 residents and 20 acres of publicly-accessible parkland (including parks owned by other governmental agencies) per 1000 residents have been proposed. Based on these standards, the County is currently under-supplied, with year 2003 ratios of 12.1 acres and 15.7 acres per 1000 population of County-owned and government-owned parkland, respectively. Projected population growth will only continue to exacerbate this deficiency.



The County as a whole has a current parkland deficit of 2,900 acres, approximately 900 acres of which is encouraged to be supplied from other levels of government (i.e., federal, state, local) or affiliated conservation agencies. Forecasted population growth and increasing ethnic diversity in Gwinnett leave the County with no choice but to continue to acquire and construct new parks and to complete construction of master planned facilities at existing parks. **It is recommended that Gwinnett County continue to support and work with other parkland providers in order to increase the overall supply and to ensure that parks are being acquired in the areas where they are most needed.**

Plan Area	Community & Passive			
	Supply (acres)	Community Parks (acres per 1,000)	Demand (acres)	D-S (acres)
A	709	5.2	952	243
B	200	1.8	798	598
C	455	3	1051	596
D	505	5.6	631	126
E	540	5.5	686	146
<b>Total - 2000</b>	2410	3.6	4119	1709
<b>Standard</b>		7		
<b>Total - 2003</b>	2410	3.6	4734	2324
<b>Total - 2005</b>	2410	3.3	5083	2673
<b>Total - 2010</b>	2410	2.9	5894	3484

Plan Area	Open Space Parks			
	Supply (acres)	Open Space Parks (acres per 1,000)	Demand (acres)	D-S (acres)
A	144	1.1	952	808
B	0	0	798	798
C	0	0	1051	1051
D	3259	36.2	631	(2628)
E	1677	17.1	686	(991)
<b>Total - 2000</b>	5081	8.6	4119	(962)
<b>Standard</b>		7		
<b>Total - 2003</b>	5081	7.5	4734	(347)
<b>Total - 2005</b>	5081	7.0	5083	2
<b>Total - 2010</b>	5081	6.0	5894	813

Plan Area	Other Parkland			
	Supply (acres)	Other Parkland (acres per 1,000)	Demand (acres)	D-S (acres)
A	52	0.4	136	84
B	17	0.2	114	97
C	190	1.3	150	(40)
D	259	2.9	90	(169)
E	147	1.5	98	(49)
<b>Total - 2000</b>	665	1.1	588	(77)
<b>Standard</b>		1		
<b>Total - 2003</b>	665	1.0	676	11
<b>Total - 2005</b>	665	0.9	726	61
<b>Total - 2010</b>	665	0.8	842	177

Note: "D-S" refers to Demand minus Supply, the result of which is the surplus or (deficiency).

The provision standard for County-owned parkland indicates a current overall need for 1,987 acres, all of which is required in RPAs A, B, and C. In actuality, the parkland deficiencies in three planning areas add up to 4,234 acres, which is more than half of the County's current supply. Not only are these areas the most deficient in parkland and open space, they are also the most densely developed areas of the County and, as a result, are the most land poor.

A review of property records and aerial photography indicates that approximately 1,100 acres adjacent to existing parks may have potential for acquisition. RPAs with the largest potential for park expansion are D and E, where surpluses in Open Space Parks exist. Approximately 376 acres, however, may be available to expand existing parks in RPAs A, B, and C. **Given the need for additional parkland in all areas, and especially RPAs A, B, and C, we recommend that the County work to expand existing parks through the acquisition of adjacent parcels.**

Although expansion of existing parks will assist in addressing some of the under-supply in recreation planning areas A, B, and C, a significant deficit

will remain. Unfortunately, it is not achievable for the County to acquire over 1,000 acres of parkland in each of RPAs A, B, and C. This amount of available land simply does not exist, nor would it be economically feasible to acquire already developed land in large quantities, remove existing structures and redevelop the sites as parkland.

Nevertheless, current and projected development and intensification patterns indicate that the demand for parks and recreation facilities in these areas will only continue to worsen. As the outlying County areas become more urbanized, there will not only be a need for the development of additional park facilities in these areas, but there will continue to be a need to meet the changing and intensifying needs of existing urban areas. Although extensive land has been assembled over the years and past Master Plans have recommended substantial parkland improvements, additional efforts are required to meet ever-growing public demand and to mitigate overuse of existing infrastructure. **Aggressive, immediate and continuous action is required to address this matter.**

In terms of parkland acquisition and expansion, the County should place a high priority on RPAs A, B, and C. The "Special Purpose Neighborhood Park" classification was created specifically to address recreation facility needs in these planning areas, all three of which are relatively densely populated and have a very limited supply of land. Special Purpose Neighborhood Parks are smaller than Community and Passive Community Parks, yet they are intended to contain active recreational activity areas with an emphasis on serving youth and those living within a close proximity. Available sites with parkland potential need to be identified, including sites containing under-utilized or vacant commercial structures. The acquisition and redevelopment of abandoned commercial sites presents an excellent opportunity for the County to not only provide parkland to under-served areas, but also to assist in revitalizing and improving the overall quality of life of such areas. The creation of a number of Community Improvement Districts (CIDs) in Gwinnett County offers an appropriate medium through which vacant commercial sites can be transformed into new park sites and integrated into broader revitalization efforts.

At the same time that increasing demands are being placed on parkland in RPAs A, B, and C, population growth will continue in other areas of the County. RPAs D and E are the least densely developed areas of the County and present the most feasible options for parkland acquisition due to a greater availability of land. **In short, the County is in a position where providing parkland in the areas most in need is a challenging and costly option, whereas parkland acquisition is a more feasible and likely option in areas with lesser needs. In order to provide an appropriate supply of parkland, a balanced approach to acquisition is required that is predicated largely on opportunity. Additional parkland should be acquired in all recreation planning areas, with priorities being placed on addressing deficiencies in under-served areas and expanding existing park sites.**

**This Plan recommends that the County strive to acquire an additional 300 acres for park purposes in each RPA over the next four years, for a total of 1500 acres.** Although the acquisition of 1500 acres does not fully address future (or even current) deficiencies, it is felt that this requirement strikes an appropriate balance between demand, equity, and reality.

With regard to the type of parkland required, provision standards of 7 acres of "Community and Passive Community Parks" per 1000 residents, 7 acres of "Open Space Parks" per 1000 population, and 1 acre of "Special Purpose, Green Space, Other Parks" per 1000 residents are proposed. The two new parkland categories that have been created by this Plan – "Special Purpose Neighborhood Park" and Linear Park" – do not have provision standards associated with them, rather they should be developed as opportunities and needs present themselves.

The County is under-supplied with Community and Passive Community Parks in all RPAs, most notably RPAs B and C. The provision of Open Space Parks is more favorable, bolstered by the large park sites in RPAs D and E. RPAs A, B, and C are, however, severely deficient in Open Space Parks. **As such, acquisition in RPAs A, B, and C should contain a mixture of Community/Passive Community Parks and Open Space Parks (as well as Special Purpose Neighborhood Park in areas where Community/Passive Community Parks development is not possible), while acquisition in RPAs D and E should be predominantly limited to Community Parks.** Further discussion regarding the type of parkland to be acquired and developed is contained earlier in this report (see Section 5).

#### 6.4.3 Parkland - Service Gaps

As mentioned, recreation planning areas A, B, and C are the most deficient with regard to overall parkland acreage. The second level of the analysis, however, requires an examination of the geographic "gap" areas that are not adequately served with parkland.

To arrive at a map illustrating the parkland gap areas, all County (not including "green space" or "other" parks), city and federal park sites were mapped and service radii of 2 miles for parks over 20 acres and 1 mile for parks under 20 acres were applied to the park boundaries. Those areas without park coverage are shown in Map 6-1. The following nine gap areas were identified and have been prioritized based upon factors such as public input, size of gap, and parkland needs:

*High Priority:*

1. Lilburn North, Meadowcreek area (mostly in RPA B)
2. Lawrenceville West, Hwy 316 corridor (RPA C)
3. Snellville West, along Stone Mountain Hwy (RPA E)
4. Snellville East (RPA E)
5. Lawrenceville North, east of Buford Drive, both sides of I-85 (RPA D)

*Lower Priority:*

6. Norcross West, near Dekalb County line (RPA A)
7. Lawrenceville Southwest (RPAs D and E)
8. Dacula East, along County line (RPA D)
9. Braselton (RPA D)

When acquiring parkland, it is recommended that the County have regard to the above list of gap areas. Additional consideration should also be given to expanding existing parks and acquiring new ones in areas where significant population growth and intensification is expected to occur, such as along the I-85, I-985, and Georgia Highway 316 corridors into the northeast and eastern-most portions of the County.

**6.4.4 Parkland – Recommendations**

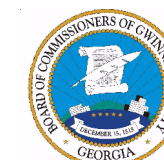
In an effort to ensure consistency with the County's Open Space and Greenway Master Plan (2002), all parkland (and greenway) acquisition should consider the goals and recommendations of that Plan. The following is a summary of the key goals of this Plan as they relate to the parks and recreation needs of County citizens.

Primary Goals of the Open Space and Greenway Master Plan

- Increase recreation opportunities
- Protect and improve water quality
- Increase connectivity via a system of greenway trails
- Reduce environmental impacts of development

Secondary Goals of the Open Space and Greenway Master Plan

- Enhance aesthetics throughout the County
- Protect plant and animal habitat
- Promote biodiversity
- Enhance air quality
- Improve transportation opportunities
- Mitigate traffic congestion
- Realize economic benefits of open space and greenways
- Enhance tourism opportunities
- Promote good health
- Protect historic and archeological resources
- Protect cultural resources



# GWINNETT COUNTY, GEORGIA

## 2004 Comprehensive Parks and Recreation Master Plan

### Map 6-1 Gap Analysis of Publicly Accessible Parkland

**Feature Legend**

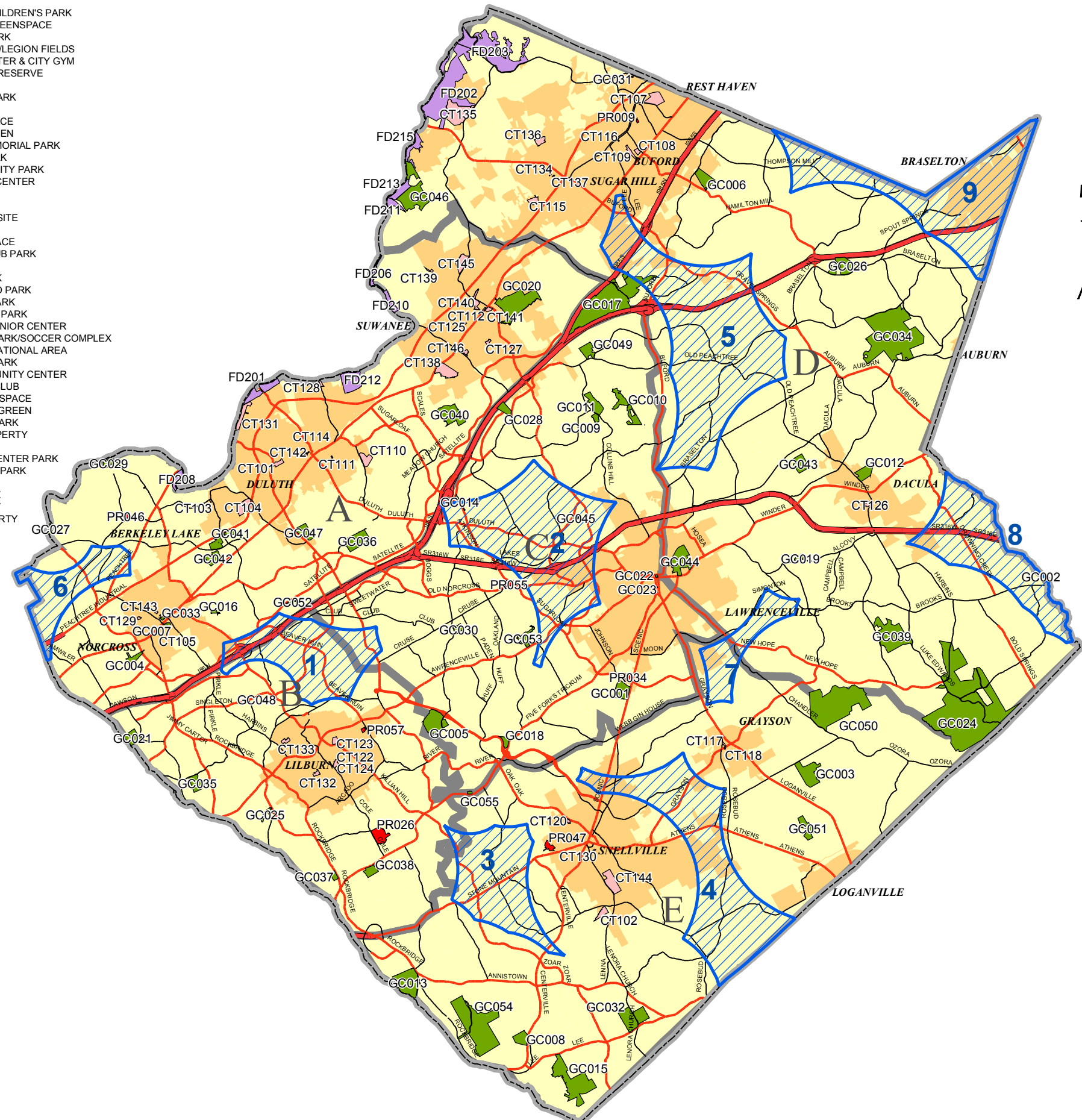
- County Park
- City Park
- Federal Park
- Private Facility
- Gaps
- Recreation Planning Area

- COUNTY PARKS**
- GC001 ALEXANDER PARK SITE
  - GC002 APPALACHEE RIVER PARK
  - GC003 BAY CREEK PARK
  - GC004 BEST FRIEND PARK
  - GC005 BETHESDA PARK
  - GC006 BOGAN PARK
  - GC007 CEMETERY FIELD PARK
  - GC008 CENTERVILLE PARK SITE
  - GC009 COLLINS HILL AQUATIC CENTER
  - GC010 COLLINS HILL GOLF CLUB
  - GC011 COLLINS HILL PARK
  - GC012 DACULA PARK
  - GC013 DESHONG PARK SITE
  - GC014 DISCOVER MILLS TRACT
  - GC015 DOC MOORE BRANCH PARK SITE
  - GC016 EDGEMORE NORTH
  - GC017 ENVIRONMENTAL & HERITAGE CENTER
  - GC018 FIVE FORKS PARK
  - GC019 ALCOVY RIVER GRISTMILL
  - GC020 GEORGE PIERCE PARK
  - GC021 GRAVES PARK SITE
  - GC022 GWINNETT COUNTY HISTORIC COURTHOUSE
  - GC023 GWINNETT COUNTY HISTORY MUSEUM
  - GC024 HARBINS/ALCOVY RIVER PARK SITE
  - GC025 HARMONY GROVE SOCCER COMPLEX
  - GC026 DUNCAN CREEK PARK SITE
  - GC027 HILCOMB BRIDGE PARK SITE
  - GC028 I-85 SITE
  - GC029 JONES BRIDGE PARK
  - GC030 SWEET WATER PARK SITE
  - GC031 LANIER MUSEUM OF NATURAL HISTORY
  - GC032 LENORA PARK
  - GC033 LILLIAN WEBB FIELD
  - GC034 LITTLE MULBERRY PARK
  - GC035 LUCKY SHOALS PARK
  - GC036 McDANIEL FARM PARK
  - GC037 MOUNTAIN PARK AQUATIC CENTER & ACTIVITY BLDG
  - GC038 MOUNTAIN PARK PARK
  - GC039 PALM CREEK PARK SITE
  - GC040 PEACHTREE RIDGE PARK SITE
  - GC041 WEST DISTRICT POOL SITE
  - GC042 PINCKNEYVILLE PARK & COMMUNITY CENTER
  - GC043 RABBIT HILL PARK
  - GC044 RHODES JORDAN PARK
  - GC045 RIVERSIDE PARKWAY
  - GC046 SETTLES BRIDGE PARK SITE
  - GC047 SHORTY HOWELL PARK
  - GC048 SINGLETON ROAD ACTIVITY BUILDING
  - GC049 SPRIGGS ROAD PARK SITE
  - GC050 TRIBBLE MILL PARK
  - GC051 VINES BOTANICAL GARDENS
  - GC052 VULCAN SITE
  - GC053 YELLOW RIVER WETLANDS
  - GC054 YELLOW RIVER PARK
  - GC055 YELLOW RIVER POST OFFICE

- CITY PARKS**
- CT101 W.P. JONES MEMORIAL PARK & TENNIS COMPLEX
  - CT102 BAKER'S ROCK
  - CT103 BERKELEY LAKE CHILDREN'S PARK
  - CT104 BERKELEY LAKE GREENSPACE
  - CT105 BETTY MAULDIN PARK
  - CT107 BUFORD CITY PARK/LEGION FIELDS
  - CT108 BUFORD CIVIC CENTER & CITY GYM
  - CT109 BUFORD NATURE PRESERVE
  - CT110 BUNTEN PARK
  - CT111 CHURCH STREET PARK
  - CT112 CITY HALL PARK
  - CT113 DULUTH GREENSPACE
  - CT114 DULUTH TOWN GREEN
  - CT115 E.E. ROBINSON MEMORIAL PARK
  - CT116 GRACE HARRIS PARK
  - CT117 GRAYSON COMMUNITY PARK
  - CT118 GRAYSON SENIOR CENTER
  - CT119 THE FARM
  - CT120 JONES PROPERTY
  - CT121 BONA ALLEN PARK SITE
  - CT122 LILBURN CITY PARK
  - CT123 LILBURN GREENSPACE
  - CT124 LILBURN LION'S CLUB PARK
  - CT125 MAIN STREET PARK
  - CT126 MAPLE CREEK PARK
  - CT127 MARTIN FARM ROAD PARK
  - CT128 ROGERS BRIDGE PARK
  - CT129 ROSSIE BRUNDAGE PARK
  - CT130 S. WAYNE ODUM SENIOR CENTER
  - CT131 SCOTT HUDGENS PARK/SOCCER COMPLEX
  - CT132 ST. ALBANS RECREATIONAL AREA
  - CT133 STERLING TRACE PARK
  - CT134 SUGAR HILL COMMUNITY CENTER
  - CT135 SUGAR HILL GOLF CLUB
  - CT136 SUGAR HILL GREENSPACE
  - CT137 SUGAR HILL TOWN GREEN
  - CT138 SUWANEE CREEK PARK
  - CT139 MOORE ROAD PROPERTY
  - CT140 DeLay Property
  - CT141 SUWANEE TOWN CENTER PARK
  - CT142 TAYLOR MEMORIAL PARK
  - CT143 THRASHER PARK
  - CT144 T.W. BRISCOE PARK
  - CT145 HEWELL PROPERTY
  - CT146 HOVENDICK PROPERTY

- FEDERAL PARKS**
- FD201 ABBOTTS BRIDGE SOUTH UNIT
  - FD202 BOWMAN'S ISLAND UNIT
  - FD203 CORPS OF ENGINEERS PARKS
  - FD206 GLASS TRACT
  - FD208 MEDLOCK BRIDGE UNIT
  - FD210 RIVERMORE TRACT
  - FD211 SETTLES BRIDGE UNIT
  - FD212 SUWANEE CREEK UNIT
  - FD213 WEST TRACT (FEDERAL)
  - FD215 WILD TIMBER TRACT

- SIGNIFICANT PRIVATE FACILITIES**
- PR009 BUFORD YOUTH COMMUNITY CENTER
  - PR026 GSA COMPLEX
  - PR034 J.M. TULL/GWINNETT FAMILY YMCA
  - PR046 ROBERT D. FOWLER FAMILY YMCA
  - PR047 SGAA SPORTS PLEX
  - PR055 SWIM ATLANTA - LAWRENCEVILLE
  - PR057 THE SOCCER ACADEMY



*mbpc*  
**Monteith + Brown**  
 planning consultants

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The Open Space and Greenway Master Plan identified the following targets for greenspace preservation in the County:

1. **Streams and Floodplains** (to protect water quality) the County should consider developing a buffer/floodplain acquisition program.
2. **High-Quality Watersheds** (to protect water quality and provide increased recreation opportunities) the County should consider targeting significant open space acquisition toward the Apalachee, Little Mulberry, Alcovy and Big Haynes watersheds in order to protect high quality watersheds and drinking water sources.
3. **Parkland in Urbanized Areas** (to provide increased recreation opportunities) to the extent these are reasonably available, the County should consider identifying and purchasing properties in the highly developed western and central portions of the County in order to provide recreation opportunities. Acquisition in urbanized areas can include development sites that are under-utilized at the present time.
4. **Restoration of Stream Banks in Urbanized Areas** (to improve water quality and provide recreation opportunities) the County should consider coordinating greenspace preservation with restoration projects throughout the County, especially in the more urban areas.
5. **Prime Wildlife Habitat** (to reduce the environmental impacts of development) habitat documented to contain state and federal threatened or endangered species should be considered a priority.
6. **Greenways** -The County should consider establishing greenways in locations providing the greatest connectivity between existing greenspaces and where they can serve as useful transportation corridors.
7. **Distribution of Greenspace** -The County should consider acquiring land in both developed and undeveloped areas of the County.

Gwinnett County has recognized that it cannot meet all its greenspace protection goals by acquisition alone, although purchase of lands will continue to play an important role. In consideration of these facts, the following policy recommendations were developed:

Policy Recommendations: Acquisition

1. The County should consider adopting a system of evaluating properties for fee-simple acquisition based in concordance with the recommended targets for preservation.
2. The County should examine the feasibility of establishing a system for the Purchase of Development Rights (PDRs). The PDR program could be focused on acquiring easements for stream banks and floodplains.
3. The County should consider negotiating multi-purpose easements that combine greenway public access rights with sewer and access easements.

## Section 6: Facilities and Programming Inventory and Analysis

### Gwinnett County 2004 Comprehensive Parks and Recreation Master Plan

4. The County should consider establishing a system for accepting donations of land. Preparations for receiving such donations could include:
  - enacting an enabling ordinance for land donations
  - establishing a system and responsibility for reviewing and evaluating offers of donations
  - asking the Board of Assessors to evaluate state law regarding the assessment of properties with conservation easements
5. The County should consider establishing its own wetlands/streambank mitigation bank to provide a low-cost mechanism to restore and protect streams and wetlands in the County.
6. The County should consider providing incentives for development projects that provide a public access greenway consistent with the Greenway System Plan.

#### Policy Recommendations: Planning, Zoning and Regulatory Approaches

1. The County should monitor the effectiveness of the conservation subdivision ordinance in protecting open space, and consider changes as necessary.
2. The County should consider extending the option for conservation subdivisions to other zoning districts.
3. The County should work to increase public awareness of the economic and quality-of-life benefits of mixed-use development, greenways and higher density residential developments.
4. The County should consider mapping priority protection areas and development nodes on future land use maps.
5. The County should consider creating a transferable development rights program, should the state enabling legislation be amended.
6. The County should consider providing redevelopment incentives.
7. The County should consider a program to provide highway buffers.

Key excerpts from the Open Space and Greenway Master Plan, as well as the Pedestrian, Bicycle and Greenways Plan for Gwinnett County (1995) are reproduced in Appendix H.

With the goals and recommendations of the Open Space and Greenway Master Plan in mind – in addition to the goals of this Plan – the following are the recommendations related to the acquisition of parkland. Recommendations are listed alphabetically by RPA and are not in priority order. The priority and capital cost of each recommendation is provided in Section 8.

- Acquire 300 acres in RPA A. Focus on under-served areas and areas of growth, including, but not limited to, the area between Duluth and Suwanee, north of I-85, and the Norcross West area.



The development of Community Parks, Passive Community Parks, and Open Space Parks is desired.

- In RPA A, expand Jones Bridge Park and Shorty Howell Park through acquisition of adjacent parcels (93 acres).
- Acquire 300 acres in RPA B. Focus on under-served areas and areas of growth, including, but not limited to, the Lilburn North/Meadowcreek area and south of I-85. The development of Community Parks, Passive Community Parks, and Open Space Parks is desired.
- In RPA B, expand Mountain Park Aquatic Center/Activity Building and Mountain Park Park through acquisition of adjacent parcels (85.8 acres).
- Acquire 300 acres in RPA C. Focus on under-served areas and areas of growth, including, but not limited to, the Lawrenceville West/Hwy 316 corridor area and south of I-85. The development of Community Parks, Passive Community Parks, and Open Space Parks is desired.
- In RPA C, expand Alexander Park, Bethesda Park, Collins Hill Park, Spriggs Road Park Site and Sweet Water Park through acquisition of adjacent parcels (197.2 acres).
- Acquire 300 acres in RPA D. Focus on under-served areas and areas of growth, including, but not limited to, the Lawrenceville North area, the Lawrenceville Southwest area, the Braselton area, the Dacula East area, and the I-85 and Hwy 316 corridors. The development of Community Parks and Passive Community Parks is desired.
- In RPA D, expand Alcovy River Gristmill, Harbins/Alcovy Park Site, Little Mulberry Park and Rabbit Hill Park through acquisition of adjacent parcels (377.1 acres).
- Acquire 300 acres in RPA E. Focus on under-served areas and areas of growth, including, but not limited to, the Snellville West area and the Snellville East area. The development of Community Parks and Passive Community Parks is desired.
- In RPA E, expand Bay Creek Park, Centerville Park Site, Tribble Mill Park, Yellow River Wetlands and the Yellow River Post Office Historic Site through acquisition of adjacent parcels (352 acres).

**6.5 SOCCER  
 COMPLEX  
 ANALYSIS**

There are a total of 58 soccer fields in the County, 26 of which are provided by Gwinnett County Parks and Recreation, 14 by local cities, and 18 by the not-for-profit and private sectors.

Map 6-2 illustrates the locations of soccer complexes (sites with three or more fields) in the County. A 2-mile radius has been applied to each park in order to demonstrate a reasonable service area for this facility. RPAs A and B contain nearly two-thirds of the soccer fields within the County.

SOCCER FIELDS		#	RPA
George Pierce Park		5	A
Jones Bridge Park		3	A
Pinckneyville Park & Community Center		5	A
Bunten Park		2	A
Scott Hudgens Park/Soccer Complex		4	A
A. Worley Brown Boys & Girls Club		1	A
Harmony Grove Soccer Complex		3	B
GSA Complex		11	B
The Soccer Academy		2	B
Bethesda Park		4	C
J.M. Tull/Gwinnett Family YMCA		4	C
Rabbit Hill Park		6	D
Buford City Park/Legion Fields		1	D
E.E. Robinson Memorial Park		1	D
T.W. Briscoe Park		6	E
<b>Total</b>		<b>58</b>	

Plan Area	Supply #	Soccer Fields (per capita)	Demand #	D-S #
<b>A</b>	20	6,801	22.7	<b>2.7</b>
<b>B</b>	16	7,129	19.0	<b>3.0</b>
<b>C</b>	8	18,775	25.0	<b>17.0</b>
<b>D</b>	8	11,266	15.0	<b>7.0</b>
<b>E</b>	6	16,338	16.3	<b>10.3</b>
<b>Total - 2000</b>	58	10,146	98.1	<b>40.1</b>
<b>Standard</b>		6,000		
<b>Total - 2003</b>	58	11,660	112.7	<b>54.7</b>
<b>Total - 2005</b>	58	12,519	121.0	<b>63.0</b>
<b>Total - 2010</b>	58	14,516	140.3	<b>82.3</b>

*Note: "D-S" refers to Demand minus Supply, the result of which is the surplus or (deficiency).*

The growth of soccer in the United States in the late 1990's has been well documented. In terms of overall participation, soccer registration has rivaled and even surpassed that of baseball in many jurisdictions. In Gwinnett County, soccer participation increased by 50% between 1997 and 2002 and the sport's growing popularity was reflected in the 2002 Needs Assessment. The result of soccer's intense growth in Gwinnett in recent years is a severe lack of fields for both organized and unorganized play. As a result of this growth, existing fields are used very heavily and are not able to receive adequate rest and maintenance, further impacting on the County's ability to meet soccer needs.

While participation rates appear to have stabilized amongst children and teens, participation among ethnic communities is expected to remain strong and both adult and female participation is anticipated to increase over the coming years. The Master Plan's public consultation program has highlighted the need for additional opportunities for unstructured pick-up soccer opportunities (i.e., informal play fields or unlocked and unallocated soccer fields), as well as improvements and expansions to existing soccer complexes.



# GWINNETT COUNTY, GEORGIA

## 2004 Comprehensive Parks and Recreation Master Plan

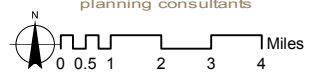
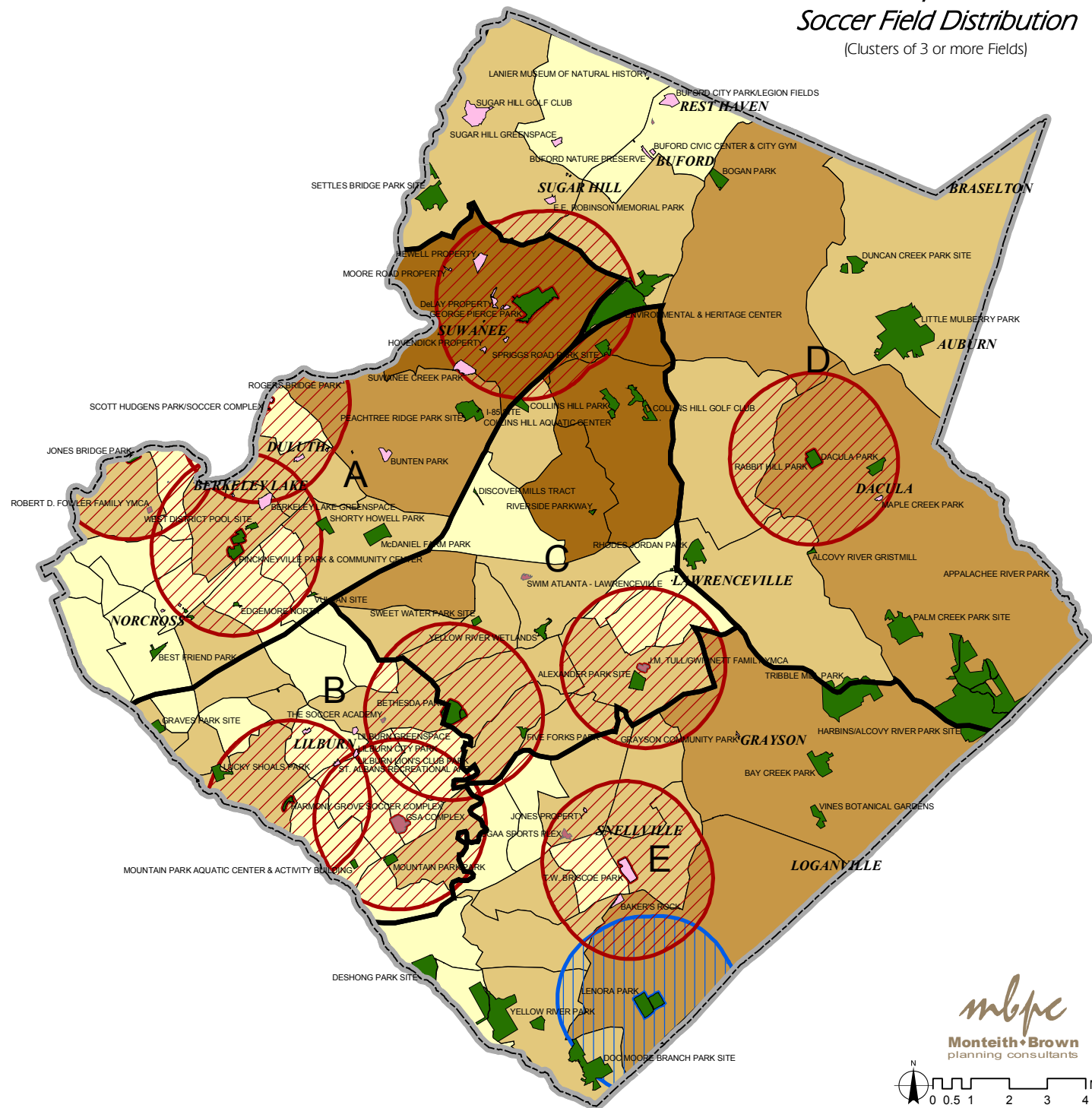
### Map 6-2 Soccer Field Distribution (Clusters of 3 or more Fields)

#### Legend

- Recreation Planning Area
- 2mi Service Radius - Planned/Not Funded Soccer
- 2mi Service Radius - Existing/Funded Soccer
- City Park
- County Park
- Private Facility

#### 2000 Population Distribution Ages 0-19

- 437 - 1999
- 2000 - 3999
- 4000 - 5999
- 6000 - 7996



A provision standard of one soccer field per 6,000 population has been established for Gwinnett County. There is a current deficit of approximately 55 soccer fields, requiring a near doubling of the existing supply in order to meet today's needs. All Recreation Planning Areas require additional soccer fields, especially RPAs C (which is in desperate need for more fields), E and D.

The following are the recommendations related to soccer complexes. Recommendations are listed alphabetically by RPA and are not in priority order. The priority and capital cost of each recommendation is provided in Section 8.

Recreation Planning Area "A" - Soccer Complex Recommendations

- |                           |  |
|---------------------------|--|
| George Pierce Park        | • Install lighting on remaining soccer fields  |
| Peachtree Ridge Park Site | • Develop three or more soccer fields, one being able to also accommodate lacrosse (subject to Park Master Plan) |
| West District Pool Site   | • Develop an outdoor multi-purpose (football, soccer, lacrosse) artificial turf field                            |

Recreation Planning Area "B" - Soccer Complex Recommendations

- |                                  |  |
|----------------------------------|--|
| Harmony Grove Soccer Complex     | • Upgrade soccer complex lighting                              |
| Lucky Shoals Park                | • Redevelop as a mixed sports complex to include soccer fields |
| Mountain Park Park               | • Develop a soccer complex (land dependent)                    |
| Singleton Road Activity Building | • Develop three soccer fields under power lines                |

Recreation Planning Area "C" - Soccer Complex Recommendations

- |                        |  |
|------------------------|--|
| Alexander Park Site    | • Develop a soccer complex                     |
| Land - New Acquisition | • Acquire site(s) for additional soccer fields |

Recreation Planning Area "D" - Soccer Complex Recommendations

- |                                |   |
|--------------------------------|---|
| Duncan Creek Park Site         | • Develop soccer fields (subject to Park Master Plan) |
| Harbins/Alcovy River Park Site | • Develop soccer fields                               |
| Rabbit Hill Park               | • Install lighting on soccer fields                   |
|                                | • Develop additional soccer fields (land dependent)   |

Recreation Planning Area "E" - Soccer Complex Recommendations

- Bay Creek Park • Develop soccer complex (land dependent)
- Lenora Park • Develop soccer complex
- Land - New Acquisition • Acquire site(s) for additional soccer fields

**6.6 BASEBALL / SOFTBALL COMPLEX ANALYSIS**

Gwinnett County's Parks and Recreation Division provides 91 baseball/softball diamonds, 8 of which are allocated to adults. Other providers in the County bring the total number of ball diamonds to 128. The distribution of baseball/softball complexes (containing 3 or more fields) is illustrated on Map 6-3 using a 2-mile service radius.

Baseball and softball have the highest participation levels amongst team sports in Gwinnett County. The spring baseball and softball sessions, which attract the largest number of participants, however, registered a 14% decline between 2000 and 2002. This data, as well as national studies that have indicated that participation in ball is shrinking, suggests that Gwinnett should anticipate continued declines in baseball and softball.

<b>BASEBALL/ SOFTBALL FIELDS</b>		
	<b>#</b>	<b>RPA</b>
Best Friend Park	2	A
George Pierce Park	10	A
Lillian Webb Field	1	A
Pinckneyville Park & Community Center	7	A
Shorty Howell Park	7	A
Bunten Park	4	A
Rossie Brundage Park	1	A
Lucky Shoals Park	5	B
Mountain Park Park	7	B
Bethesda Park	10	C
Collins Hill Park	7	C
Lawrenceville Boys & Girls Club	3	C
Bogan Park	7	D
Dacula Park	7	D
Rhodes Jordan Park	7	D
Buford City Park/Legion Fields	10	D
E.E. Robinson Memorial Park	2	D
Bay Creek Park	8	E
Lenora Park	6	E
Lilburn Lion's Club Park	5	E
T.W. Briscoe Park	1	E
SGAA Sports Plex	11	E
<b>Total</b>	<b>128</b>	

<b>Plan Area</b>	<i>Supply</i> #	<b>Ball Diamonds</b> <i>(per capita)</i>	<i>Demand</i> #	<b>D-S</b> #
<b>A</b>	32	4,251	27.2	<b>(4.8)</b>
<b>B</b>	12	9,506	22.8	<b>10.8</b>
<b>C</b>	20	7,510	30.0	<b>10.0</b>
<b>D</b>	33	2,731	18.0	<b>(15.0)</b>
<b>E</b>	31	3,162	19.6	<b>(11.4)</b>
<b>Total - 2000</b>	128	4,597	117.7	<b>(10.3)</b>
<b>Standard</b>		5,000		
<b>Total - 2003</b>	128	5,283	135.3	<b>7.3</b>
<b>Total - 2005</b>	128	5,673	145.2	<b>17.2</b>
<b>Total - 2010</b>	128	6,578	168.4	<b>40.4</b>

*Note: "D-S" refers to Demand minus Supply, the result of which is the surplus or (deficiency).*



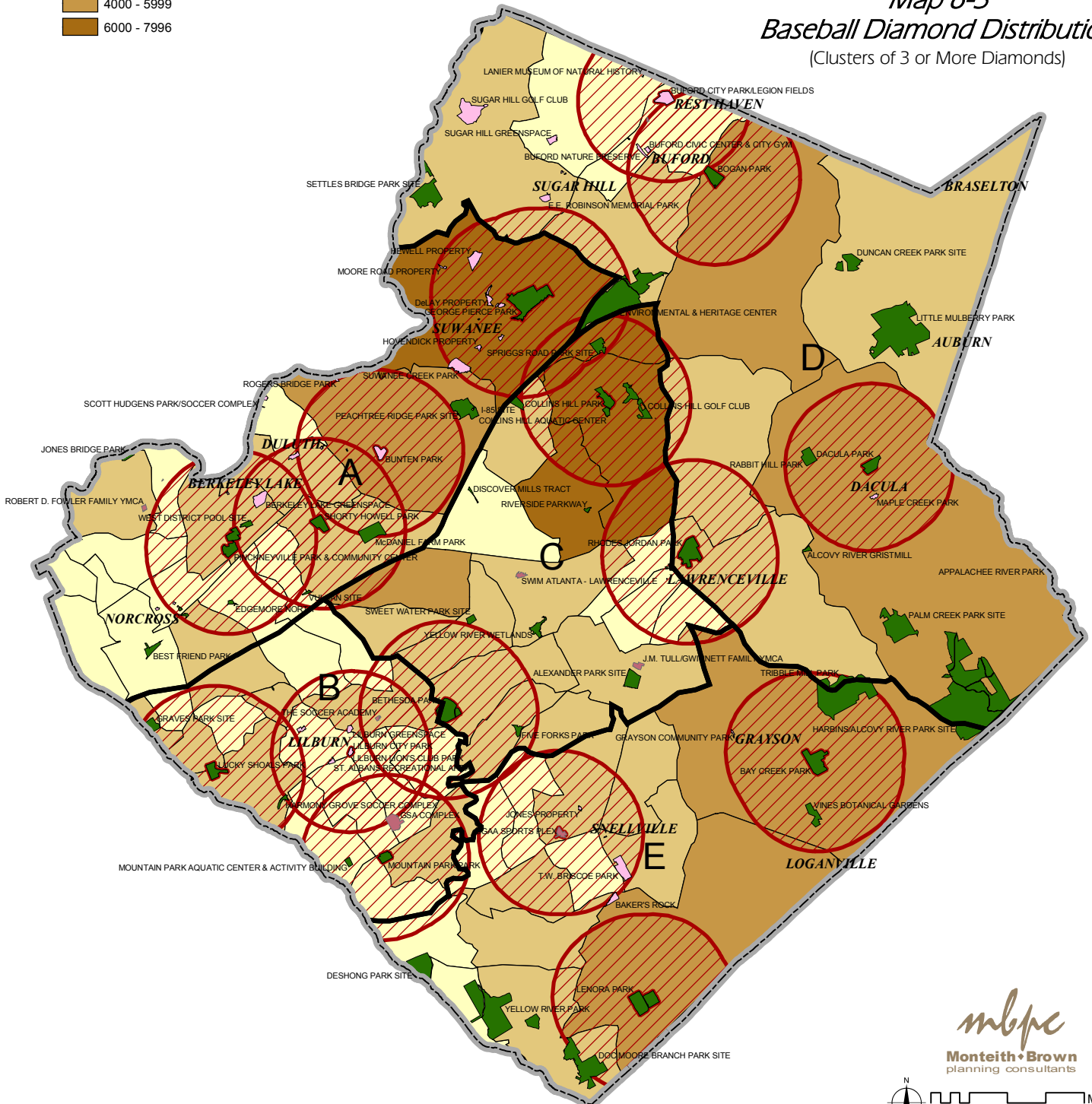
# GWINNETT COUNTY, GEORGIA

## 2004 Comprehensive Parks and Recreation Master Plan

### Map 6-3 Baseball Diamond Distribution (Clusters of 3 or More Diamonds)

#### Legend

- Recreation Planning Area
  - 2mi Service Radius - Existing Baseball/Softball
  - City Park
  - County Park
  - Private Facility
- 2000 Population Distribution Ages 0-19**
- 437 - 1999
  - 2000 - 3999
  - 4000 - 5999
  - 6000 - 7996



At the same time, demand for adult – and especially senior – ball opportunities remains strong in the County. Many comments pertaining to the need for additional adult softball diamonds were made at the public meetings and through the web-based questionnaire. Although Gwinnett’s population profile is quite youthful, it is aging, which could translate into greater demand for adult softball opportunities in the long-term.

With all of this in mind, a provision standard of one ball diamond per 5,000 population is recommended. This service standard compares favorably with provision levels in the benchmarking communities as well as standards recommended by the National Recreation and Parks Association.

Application of this provision standard yields a requirement for approximately 7 more diamonds at present. As Gwinnett grows, so too will the need for ball diamonds. Currently, there are two Recreation Planning Areas that are deficient in baseball and softball complexes, those being RPAs B and C. In response to this need, ball fields are recommended for Alexander Park (RPA C), however, further ball diamond development in these areas will have to come by way of new park acquisition and development. Limited construction of ball diamonds in other RPAs is also recommended in order to alleviate system-wide deficiencies and to serve the needs of future populations. Conversion of some youth diamonds into adult fields may also be required over the long-term to satisfy increasing adult softball needs.

One of the primary goals established by the Citizen Steering Committee was that Gwinnett address the needs of all residents, including adults. Participation data indicates that there has been recent growth in adult baseball/softball demand and demographic projections and trends suggest that adult ball demand will continue to increase. **The County needs to address this issue and consideration should be given to developing an adult-only ball complex. Alexander Park Site may an appropriate site for such a facility due to its centralized location within the County.**

The following are the recommendations related to baseball and softball complexes. Recommendations are listed alphabetically by RPA and are not in priority order. The priority and capital cost of each recommendation is provided in Section 8.

Recreation Planning Area "A" - Baseball/Softball Complex Recommendations

- |                           |   |
|---------------------------|---|
| Peachtree Ridge Park Site | • Develop a Baseball/Softball Complex (subject to Park Master Plan) |
|---------------------------|---|

Recreation Planning Area "B" - Baseball/Softball Complex Recommendations

- |                        |   |
|------------------------|---|
| Land - New Acquisition | • Acquire site(s) for additional ball diamonds (11) |
|------------------------|---|

Recreation Planning Area "C" - Baseball/Softball Complex Recommendations

- |                        |   |
|------------------------|---|
| Alexander Park Site    | <ul style="list-style-type: none"> <li>• Develop 7 youth ball diamonds or 4 adult and 3 youth diamonds (subject to Park Master Plan)</li> </ul> |
| Bethesda Park          | <ul style="list-style-type: none"> <li>• Develop a new adult softball parking area</li> </ul>   |
| Land - New Acquisition | <ul style="list-style-type: none"> <li>• Acquire site(s) for additional ball diamonds (3)</li> </ul>  |

Recreation Planning Area "D" - Baseball/Softball Complex Recommendations

- |                                |  |
|--------------------------------|--|
| Bogan Park                     | <ul style="list-style-type: none"> <li>• Install lighting on 7th ballfield</li> </ul>                        |
| Harbins/Alcovy River Park Site | <ul style="list-style-type: none"> <li>• Develop ball complex</li> </ul>                                     |
| Rhodes Jordan Park             | <ul style="list-style-type: none"> <li>• Relocation of the softball field from the football field</li> </ul> |

Recreation Planning Area "E" - Baseball/Softball Complex Recommendations

- |                        |  |
|------------------------|--|
| Lenora Park            | <ul style="list-style-type: none"> <li>• Develop 7th ballfield</li> </ul>  |
| Land - New Acquisition | <ul style="list-style-type: none"> <li>• Acquire parkland east and west of Snellville for ball diamonds</li> </ul> |

**6.7 COMMUNITY CENTER, ACTIVITY BUILDING, SENIOR RECREATION CENTER & GYMNASIUM ANALYSIS**

Gwinnett County provides three distinct types of recreation centers: community centers, activity buildings and senior recreation centers. Each facility type differs in its size, facilities, operation, and provision levels.

Community centers are staffed full-time and generally include multiple programmable spaces such as a gymnasium, indoor aquatic facility, dedicated arts space, teen rooms, meeting rooms, etc. Examples of community centers include the Pinckneyville Community Center, Rhodes Jordan, and Bogan Park. In total, Gwinnett's Parks and Recreation Division provides four community centers (one is planned for George Pierce Park). Two additional community centers are provided by the City of Duluth (Bunten Road Park) and the County's Health and Human Services Department (Centerville Community Center) for a total of 6 community centers in the County. It is noted that the County is also home to two YMCAs and two Boys and Girls Clubs, however, these have not been counted in the overall supply of community centers despite offering similar programs and services.

The location and distribution of community centers is illustrated on Map 6-4. Half of the community centers in Gwinnett are located in RPA A, while RPAs B and C do not have any such facilities. Service gaps exist in significant parts of RPAs B, C, D, and E, although activity buildings in RPAs B and E provide for a more limited level of service in these areas.





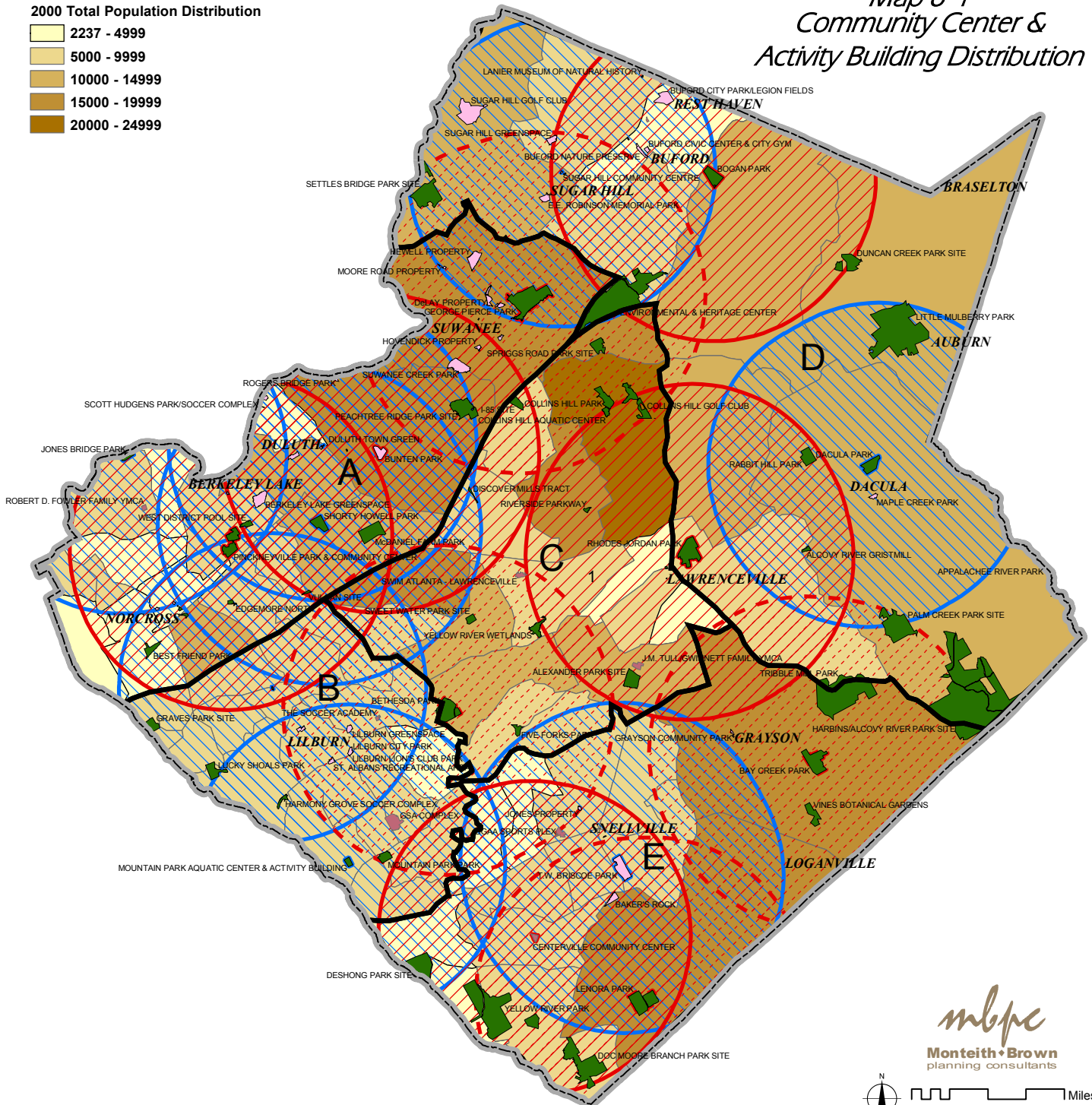
# GWINNETT COUNTY, GEORGIA

## 2004 Comprehensive Parks and Recreation Master Plan

### Map 6-4 Community Center & Activity Building Distribution

#### Legend

- Recreation Planning Area
  - 4mi Radius - Existing/Funded Community Center
  - 4mi Radius - Planned/Not Funded Community Center
  - 4mi Radius - Existing/Funded Activity Building
  - City Park
  - County Park
  - Private Facility
- 2000 Total Population Distribution**
- 2237 - 4999
  - 5000 - 9999
  - 10000 - 14999
  - 15000 - 19999
  - 20000 - 24999



Community centers provide for a wide range of recreation activities, serving the full age and ability spectrum of residents (preschool to seniors). One of the primary goals of this Master Plan is to provide for the unstructured and structured recreational needs of all age groups, which is one of the primary benefits of multi-purpose community centers. The combination of multiple uses and activities at one location provides cross-programming opportunities, which partially addresses the "shortage of time issue" that many Gwinnettians face. Multi-purpose community centers also allow for a number of service agencies to be co-located, thereby creating "one-stop shopping" opportunities. Due to their ability to serve multiple user groups, community centers are prominent and essential facilities that provide focal points for both recreation and social interaction. These facilities, therefore, can play an important role in achieving other local objectives, including community safety, urban revitalization, etc.

Large, high quality, multi-purpose and multi-generational community centers are generally preferred over single purpose, stand alone facilities. Combining indoor aquatic centers, arts facilities, gymnasiums, teen centers, meeting space, libraries, parks, sports fields and similar facilities on one site is a desirable approach because it creates greater financial economies of scale and allows for a much higher level of customer service. This strategy has been achieved to some degree through the Health and Human Services Department's "service centers", as well as through parks and facilities such as the Pinckeyville "cluster" (community/arts center, park, and soccer complex), Bogan Park (park, indoor aquatic facility, community center), Mountain Park "cluster" (park, indoor aquatic facility, activity building), Bethesda Park (senior center, park, indoor aquatic facility), to name a few. "Clustering", which refers to the location of multiple recreation facilities and spaces within a close proximity of each other (such as Pinckeyville and Mountain Park), can be a viable option to locating multiple facilities on one site in situations where one large parcel of land capable of accommodating all facilities is not available. It is imperative, however, that the various recreation areas be connected by trails and/or pathways so that pedestrian may easily travel between them.

One community center should be provided for every 100,000 people. This standard indicates the County is currently deficient by one community center, increasing to a demand for two centers before the year 2010. Geographic service gaps in RPAs B, C, D, and E, however, necessitates that four to five community centers be provided over the next five to ten years. Previous park master plans have proposed community centers at Bethesda and Bay Creek Parks and it is recommended that both of these projects proceed. Additional community centers are recommended at Lucky Shoals, Dacula and Lenora Parks, although the Lenora Park project is likely a longer-term goal. The construction of a community center at Dacula Park could be accomplished through a major addition to the existing activity building.

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Not all community centers are created equal, however, it is the intention that the recommended centers be generally similar to the size and scale of existing facilities within Gwinnett. The size and components of the recommended facilities should be confirmed through a community and site-specific study prior to their design and construction. Consideration should be given to accommodating dedicated teen space in every community center.

<b>COMMUNITY CENTERS</b>		<b>RPA</b>
George Pierce Park		A
Pinckneyville Park & Community Center		A
Bunten Park		A
Bogan Park		D
Rhodes Jordan Park		D
Centerville Community Center		E
<b>Total</b>		<b>6</b>

<b>Plan Area</b>	<i>Supply</i> #	<b>Community Centers</b> <i>(per capita)</i>	<i>Demand</i> #	<b>D-S</b> #
<b>A</b>	3	45,343	1.4	<b>(1.6)</b>
<b>B</b>	0	0:114,069	1.1	<b>1.1</b>
<b>C</b>	0	0:150,202	1.5	<b>1.5</b>
<b>D</b>	2	45,062	0.9	<b>(1.1)</b>
<b>E</b>	1	98,025	1.0	<b>(0.0)</b>
<b>Total - 2000</b>	6	98,075	5.9	<b>(0.1)</b>
<b>Standard</b>		100,000		
<b>Total - 2003</b>	6	112,714	6.9	<b>0.9</b>
<b>Total - 2005</b>	6	121,017	7.3	<b>1.3</b>
<b>Total - 2010</b>	6	140,323	8.4	<b>2.4</b>

*Note: "D-S" refers to Demand minus Supply, the result of which is the surplus or (deficiency).*

Activity buildings, unlike community centers, are not staffed on a full-time basis and are typically smaller in size and offer fewer amenities than most community centers. Gwinnett County maintains five activity buildings located at Jones Bridge Park, Shorty Howell Park, Mountain Park Aquatic Center/Activity Building, Singleton Road, and Dacula Park. Three of Gwinnett's cities (Duluth, Sugar Hill and Snellville) provide three more activity buildings for a total of 8 activity buildings in the County.

<b>ACTIVITY BUILDINGS</b>		<b>RPA</b>
Jones Bridge Park		A
Shorty Howell Park		A
Duluth Town Green		A
Mountain Park Aquatic Center		B
Singleton Road Activity Building		B
Dacula Park		D
Sugar Hill Community Center		D
T.W. Briscoe Park		E
<b>Total</b>		<b>8</b>

<b>Plan Area</b>	<i>Supply</i> #	<b>Activity Buildings</b> <i>(per capita)</i>	<i>Demand</i> #	<b>D-S</b> #
<b>A</b>	3	45,343	2.7	<b>(0.3)</b>
<b>B</b>	2	57,035	2.3	<b>0.3</b>
<b>C</b>	0	0:150,202	3.0	<b>3.0</b>
<b>D</b>	2	45,062	1.8	<b>(0.2)</b>
<b>E</b>	1	98,025	2.0	<b>1.0</b>
<b>Total - 2000</b>	8	73,556	11.8	<b>3.8</b>
<b>Standard</b>		50,000		
<b>Total - 2003</b>	8	84,536	13.5	<b>5.5</b>
<b>Total - 2005</b>	8	90,763	14.5	<b>6.5</b>
<b>Total - 2010</b>	8	105,242	16.8	<b>8.8</b>

*Note: "D-S" refers to Demand minus Supply, the result of which is the surplus or (deficiency).*

Map 6-4 illustrates the location of existing and proposed activity buildings in the County. No significant service gaps existing in RPAs A, B or E. The central area of the County, RPA C, does not contain any activity buildings. Since activity buildings are essentially a smaller version of a community center only with more limited hours and usage, the existence of community centers in an area void of an activity building would partially offset the deficit. It is for this reason that community centers and activity buildings are shown on the same map in this report.

A provision standard of one activity building per 50,000 residents has been proposed. This translates into a current deficiency of five to six activity buildings, however, given the degree of new community center construction that this Plan proposes, it is reasonable to reduce the total number of required activity buildings. Activity building service gaps are most prevalent in RPA C, where three new activity buildings are recommended (one at Spriggs Road Park Site, one at Sweet Water Park Site, and one at new park site to be acquired). It is also recommended that the activity building to be redesigned at Dacula Park be enlarged such that it be classified as a community center.

Senior recreation centers very much resemble community centers (and are connected to community centers in some instances), however, they are intended for the sole use of Gwinnett's senior citizen population (age 55 plus). The Parks and Recreation Division operates one senior recreation center at Bethesda Park, which contains several multi-purpose meeting rooms, and rooms for arts and crafts, games, computers and conferences. The County's Health and Human Services Department provides three senior activity centers that are very similar to the Bethesda Senior Center but are generally smaller in size. Local cities (Grayson and Snellville) also provide two senior centers, bring the County-wide total to 6 senior centers.

The geographic distribution of senior centers is shown on Map 6-5; a 4-mile radius has been placed around each facility to illustrate a reasonable distance to travel to such a center. Senior centers are distributed relatively evenly throughout the County. RPA A does not contain any senior centers, although one is proposed as part of the George Pierce Park community center. Other significant service gaps exist in RPAs A and D.

As indicated earlier, significant population growth is anticipated in the 55-plus age group, which is expected to increase by 136% between 2000 and 2010. This aging of the population, along with the other trends affecting seniors (e.g., early retirements, higher incomes for many seniors, greater fitness levels amongst seniors due to active living, etc.) has significant ramifications on the provision and delivery of recreation facilities and services.



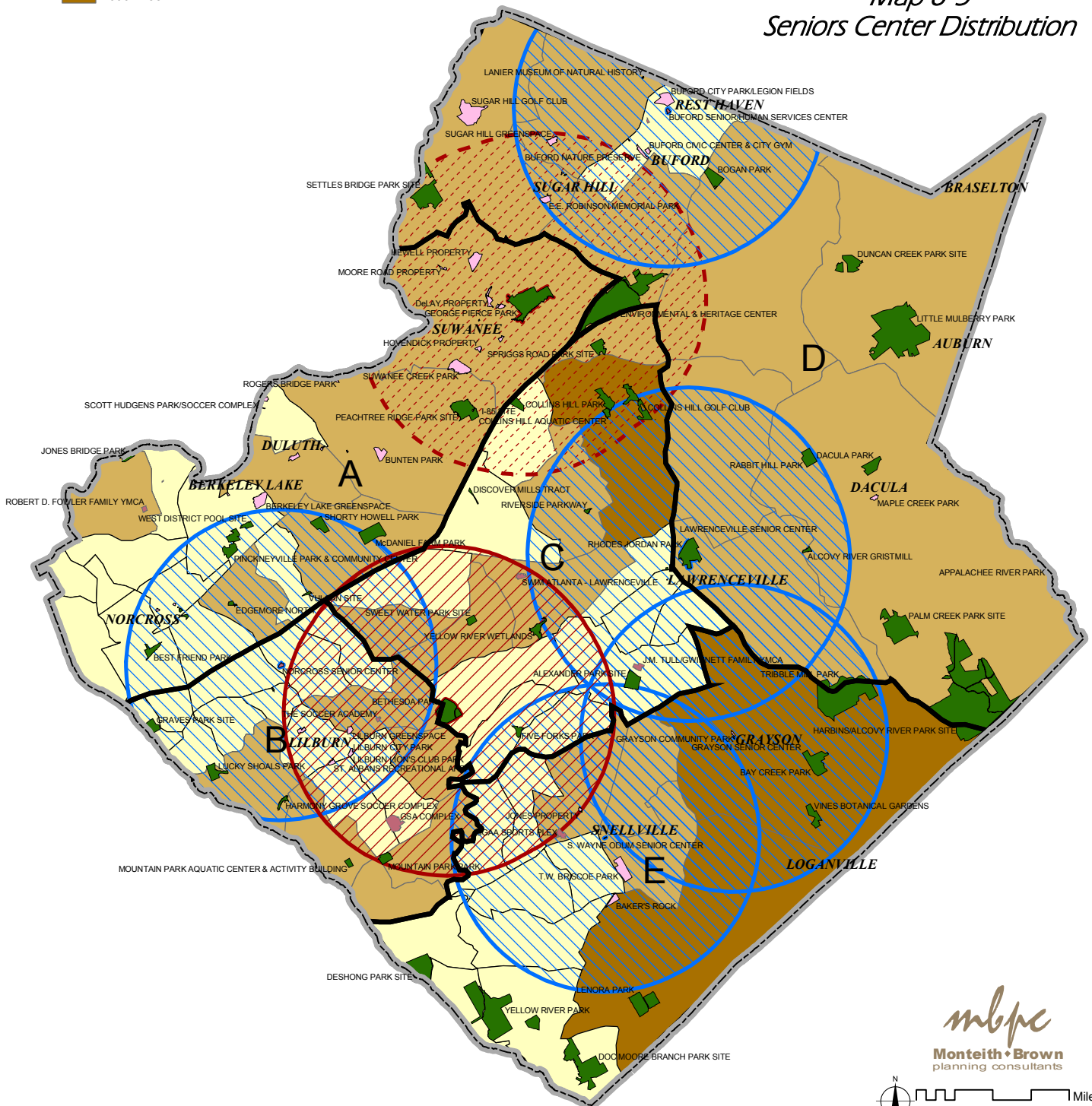
# GWINNETT COUNTY, GEORGIA

## 2004 Comprehensive Parks and Recreation Master Plan

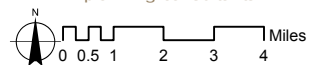
### Map 6-5 *Seniors Center Distribution*

#### Legend

- Recreation Planning Area
  - 4mi Service Radius - Existing/Planned Seniors Center (Parks and Recreation)
  - 4mi Service Radius - Planned/Not Funded Seniors Center (Parks and Recreation)
  - 4mi Service Radius - Existing/Planned Seniors Center (Health and Human Services/City)
  - City Park
  - County Park
  - Private Facility
- 2000 Population Distribution Ages 55 +**
- 332 - 999
  - 1000 - 1999
  - 2000 - 2337



*mbpc*  
**Monteith • Brown**  
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With this in mind, a provision standard of one senior recreation center per 75,000 population has been proposed. Because Gwinnett has an increasing percentage of older adults and seniors, consideration should be given to modifying this provision standard (or linking it to the 55 and over population) within the next five to ten years in order to better reflect the needs of the citizenry. The needs analysis indicates

SENIOR CENTERS		RPA
Norcross Senior Center		B
Bethesda Park		C
Buford Senior/Human Services Center		D
Lawrenceville Senior Center		D
Grayson Senior Center		E
S. Wayne Odum Senior Center		E
<b>Total</b>	<b>6</b>	

Plan Area	Supply #	Senior Centers (per capita)	Demand #	D-S #
<b>A</b>	0	0:136028	1.8	<b>1.8</b>
<b>B</b>	1	114,069	1.5	<b>0.5</b>
<b>C</b>	1	150,202	2.0	<b>1.0</b>
<b>D</b>	2	45,062	1.2	<b>(0.8)</b>
<b>E</b>	2	49,013	1.3	<b>(0.7)</b>
<b>Total - 2000</b>	6	98,075	7.8	<b>1.8</b>
<b>Standard</b>		75,000		
<b>Total - 2003</b>	6	112,714	9.0	<b>3.0</b>
<b>Total - 2005</b>	6	121,017	9.7	<b>3.7</b>
<b>Total - 2010</b>	6	140,323	11.2	<b>5.2</b>

Note: "D-S" refers to Demand minus Supply, the result of which is the surplus or (deficiency).

that three new senior centers are required to meet current needs. Although RPA B is deficient in total supply, the Rhodes Jordan/ Lawrenceville Senior Center located in RPAs D is located close enough to RPA C to provide for adequate accessibility. In addition to the senior suite proposed at George Pierce Park in RPA A, a senior center addition is recommended to the proposed community center at Dacula Park. In order to meet the provision standard and to alleviate gaps in distribution, the development of senior centers on new land acquisitions is recommended in RPAs A, C and D.

Senior recreation centers need not be stand-alone structures, rather it is recommended that senior centers developed by the County take the form of dedicated space within a community center. There are many reasons for such an approach, the most obvious being related to greater efficiencies (both operational and functional) achieved through the sharing of space and resources. For example, gymnasiums and pools are multi-functional spaces that can be used for structured and unstructured programs for all age groups. Considering that the use of such facilities would be the greatest during daytime hours for seniors and during nighttime and weekend hours for children, teens and adults, it would make sense to co-locate senior centers and community centers under the same roof. Concerns over safety as a result of the integration of age groups can be alleviated through proper design and the creation of dedicated space for seniors (e.g., arts/crafts room, games room, kitchen, lounge, etc. could be made off-limits to those that are not members of the senior center. This is the type of development that is proposed at George Pierce Park through the addition of a "senior suite" to the proposed community center.

For all community centers, activity buildings, and senior recreation centers (combined), an overall provision standard of one facility per 30,000 residents is recommended.

Gymnasiums are typically operated as either stand-alone facilities or as components of community centers. The County operates four gymnasiums at Best Friend, Bogan, Lenora and Rhodes Jordan Parks, while the cities of Duluth and Buford operate two gymnasiums. Aside from schools, which the County has an agreement with for the use of gymnasiums, private enterprise and not-for-profit agencies provide the majority of the gymnasium inventory in Gwinnett (17 gymnasiums, including 7 at the Suwanee Sports Academy). The location of gymnasiums (not including those in schools), is heavily skewed to RPA A, which contains 15 of the 23 public, not-for-profit, and private gymnasiums.

A provision standard of one gymnasium (county, city and private) per 20,000 population is recommended, translating into a need for 34 gymnasiums (11 more than the current supply of 23). In particular, the supply of gymnasiums RPAs B, C and E is not sufficient to meet the needs of the current population. In response to this need, gymnasiums have been recommended at Lucky Shoals, Bethesda, Spriggs Road, and Bay Creek Parks, in addition to the development of gymnasiums on sites to be acquired in these RPAs. In order to maintain a balanced approach to facility development throughout the County, gymnasiums have also been proposed for George Pierce and Dacula Parks.

<b>GYMNASIUMS</b>			<b>#</b>	<b>RPA</b>
Best Friend Park	1		1	A
Bunten Park	1		1	A
A. Worley Brown Boys & Girls Club	1		1	A
Robert D. Fowler Family YMCA	2		2	A
Gwinnett Sports Center	3		3	A
Suwanee Sports Academy	7		7	A
Lawrenceville Boys & Girls Club	1		1	C
J.M. Tull/Gwinnett Family YMCA	2		2	C
Bogan Park	1		1	D
Rhodes Jordan Park	1		1	D
Buford Civic Center & City Gym	1		1	D
Buford Youth Community Center	1		1	D
Lenora Park	1		1	E
<b>Total</b>			<b>23</b>	

<b>Plan Area</b>	<i>Supply</i> <b>#</b>	<b>Gymnasiums</b> <i>(per capita)</i>	<i>Demand</i> <b>#</b>	<b>D-S</b> <b>#</b>
<b>A</b>	15	9,069	6.8	<b>(8.2)</b>
<b>B</b>	0	0:114,069	5.7	<b>5.7</b>
<b>C</b>	3	50,067	7.5	<b>4.5</b>
<b>D</b>	4	22,531	4.5	<b>0.5</b>
<b>E</b>	1	98,025	4.9	<b>3.9</b>
<b>Total - 2000</b>	23	25,585	29.4	<b>6.4</b>
<b>Standard</b>		20,000		
<b>Total - 2003</b>	23	29,404	33.8	<b>10.8</b>
<b>Total - 2005</b>	23	31,570	36.3	<b>13.3</b>
<b>Total - 2010</b>	23	36,606	42.1	<b>19.1</b>

*Note: "D-S" refers to Demand minus Supply, the result of which is the surplus or (deficiency).*

The following are the recommendations related to community centers, activity buildings, senior recreation centers and gymnasiums. Recommendations are listed alphabetically by RPA and are not in priority order. The priority and capital cost of each recommendation is provided in Section 8.

Recreation Planning Area "A" - Recreation Center Recommendations

- |                        |  |
|------------------------|--|
| George Pierce Park     | <ul style="list-style-type: none"><li>• Gymnasium addition</li><li>• Construct senior suite for community center</li></ul> |
| Land - New Acquisition | <ul style="list-style-type: none"><li>• Acquire parkland between Duluth and Suwanee for a senior center</li></ul>          |

Recreation Planning Area "B" - Recreation Center Recommendations

- |                        |   |
|------------------------|---|
| Lucky Shoals Park      | <ul style="list-style-type: none"><li>• Develop community center with gymnasium</li></ul> |
| Land - New Acquisition | <ul style="list-style-type: none"><li>• Acquire site(s) for gymnasiums (4)</li></ul>      |

Recreation Planning Area "C" - Recreation Center Recommendations

- |                        |  |
|------------------------|--|
| Bethesda Park          | <ul style="list-style-type: none"><li>• Develop community center and gymnasium</li></ul>                                   |
| Spriggs Road Park Site | <ul style="list-style-type: none"><li>• Develop activity building with gymnasium</li></ul>                                 |
| Sweet Water Park Site  | <ul style="list-style-type: none"><li>• Develop activity building (land dependent)</li></ul>                               |
| Land - New Acquisition | <ul style="list-style-type: none"><li>• Acquire site(s) for activity building, senior center, and gymnasiums (2)</li></ul> |

Recreation Planning Area "D" - Recreation Center Recommendations

- |             |   |
|-------------|---|
| Dacula Park | <ul style="list-style-type: none"><li>• Add a gymnasium and classroom to the activity building</li><li>• Redevelop existing activity building as a community center with senior suite</li></ul> |
|-------------|---|

Recreation Planning Area "E" - Recreation Center Recommendations

- |                        |   |
|------------------------|---|
| Bay Creek Park         | <ul style="list-style-type: none"><li>• Develop community center and gymnasium</li></ul>                      |
| Lenora Park            | <ul style="list-style-type: none"><li>• Develop community center (add to gymnasium)</li></ul>                 |
| Land - New Acquisition | <ul style="list-style-type: none"><li>• Acquire parkland east and west of Snellville for gymnasiums</li></ul> |