

Addendum to the River Parks Master Plan

Introduction

This document serves as an addendum to the Roswell River Parks Master Plan, which was completed in May 2016. This addendum provides current updates to the Master Plan and was compiled based on discussion and consideration of operational and design changes throughout the river parks system.

Items Addressed in this Addendum

- Mining and/or maintenance dredging (referred to as mining for the remainder of this addendum) operations as a component of the Ace Sand park site (Ace Sand- Master Plan p. 34)
- Transitioning multi-use building impervious surface calculation to Don White Park (Don White- Master Plan p. 32)
- Evaluation of operating plan for café, multi-use space, programming space and restaurant operations for Ace Sand, Don White, Azalea and Riverside Park (Market Study- Master Plan p. 9)

Amendment Information

As of March 2022, Mayor and Council authorized a feasibility study for mining operations at the former Ace Sand site. Mining or maintenance dredging may be an option to mitigate both the issue of flooding in river parks, and the issue of decreased navigability of the river. The proposed site for mining operations is Ace Sand Phase III, which is the former location of the Ace Sand mining operations. This site was chosen to be analyzed because it seemed ideal, because the former mining operation existed there, as well as the curvature and subsequent flow rate at this point of the river. Should it be found that mining is feasible in this site, it will be necessary to shift the current design for the multi-use, where the building and park improvements on a portion of the Ace Sand project site currently known as Ace Sand Phase III.

The landscape architecture and planning firm Starr Whitehouse has been working with the Department throughout the design process of the Ace Sand site. The firm will help to reconfigure the overall design of the Ace Sand site and explore the option of moving the proposed building from Phase III to Don White Memorial Park.

Moving the building and associated impervious surface to this location would provide several benefits. Primarily, the building would be moved out of the 100-year floodplain, which would allow for more options when it comes to the design and construction of the building in terms of ground floor construction and upward extension of the building. This location would also allow for easier access for vehicular traffic, including emergency response vehicles. Additionally, there is impervious surface that is already accounted for throughout Don White. Because it is a contiguous property, the impervious surface calculated for the original site of the building can be moved to Don White, and there is potential to move the existing impervious surface in the park to the proposed building site.

The building will sustain several changes from the original schematic drawings, including the following details, as noted in Starr Whitehouse's Priority 1B Project Scope of Work:

"The program of the relocated building could include a combination of multi-use flexible space for small-to-medium sized events, operational space for a tubing concession, a full-service restaurant or café with a commercial kitchen and indoor/outdoor dining, and a storage space for operations and staff. The kitchen will also serve the multi-use space during catered events and provide prepared foods that will be sold at remote kiosk and café locations throughout the River Parks system."

The intent is to ensure that the building and its operations are complimentary to the operations and future uses of the surrounding river parks. Considerations such as ease of vehicular access and possible future kiosk or café sites are being evaluated by the firm and factored into the amendments to the Master Plan. Starr Whitehouse is working with staff to perform a comprehensive park programming

analysis. This will ensure that Ace Sand Phase III, Don White, and Azalea Park are complimentary to one another, and that each park is designed to facilitate the highest priority and best use of its land.

In addition to ensuring a complimentary relationship between the park designs, it is also important to consider maintenance, operations, location, and variety among the river parks. Starr Whitehouse is working with all of these considerations, along with the existing River Parks Master Plan, to reconfigure the Ace Sand design and best future use for existing parks. Consideration will also be given to existing groups that work out of Roswell Parks, such as Nantahala Outdoor Center and Atlanta Rowing Club.