

Proposed Options  
for  
Grant Community Center  
&  
Hudson Hill Community Center

*2/28/2019*

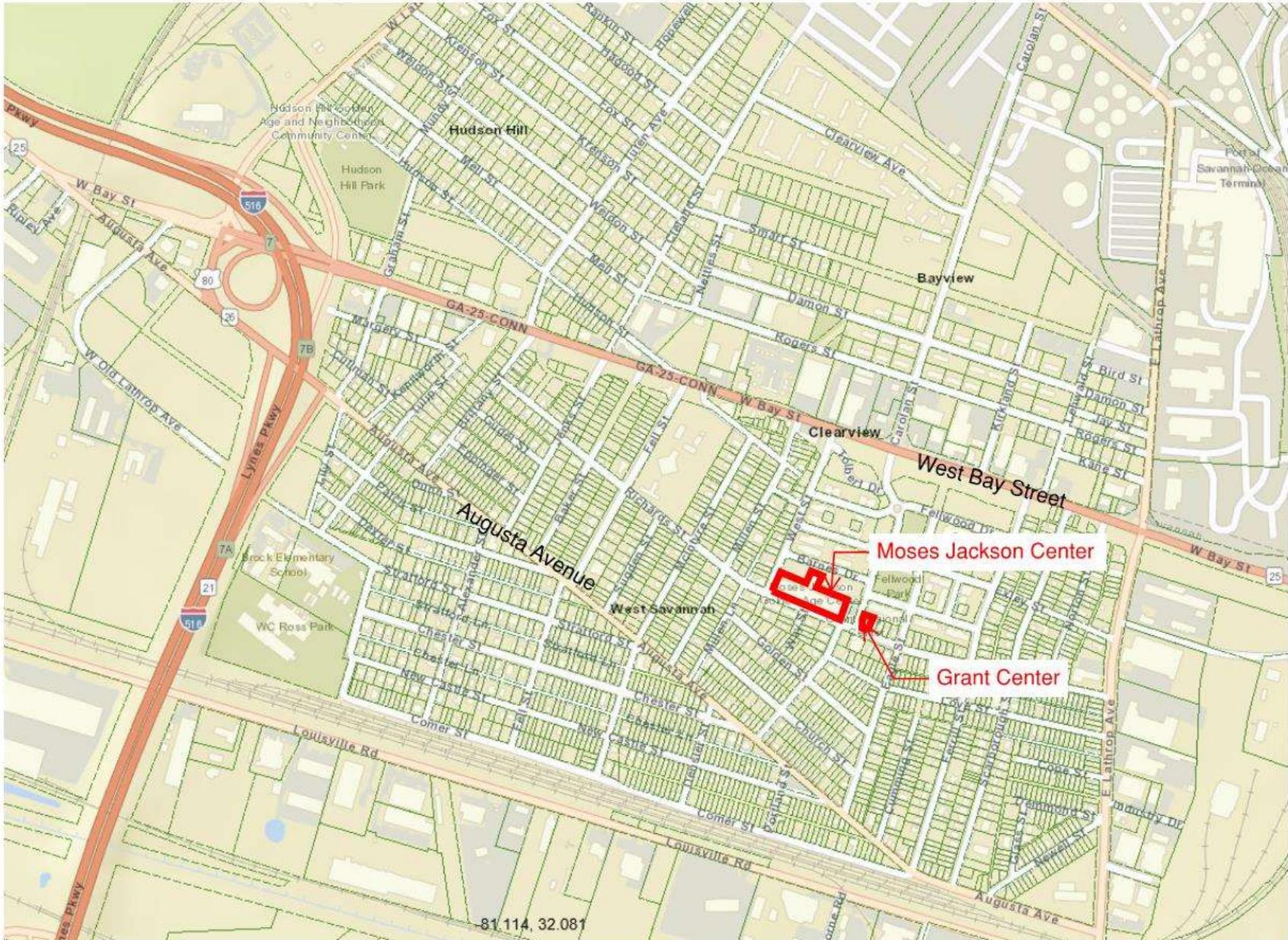


# OPTION 1:

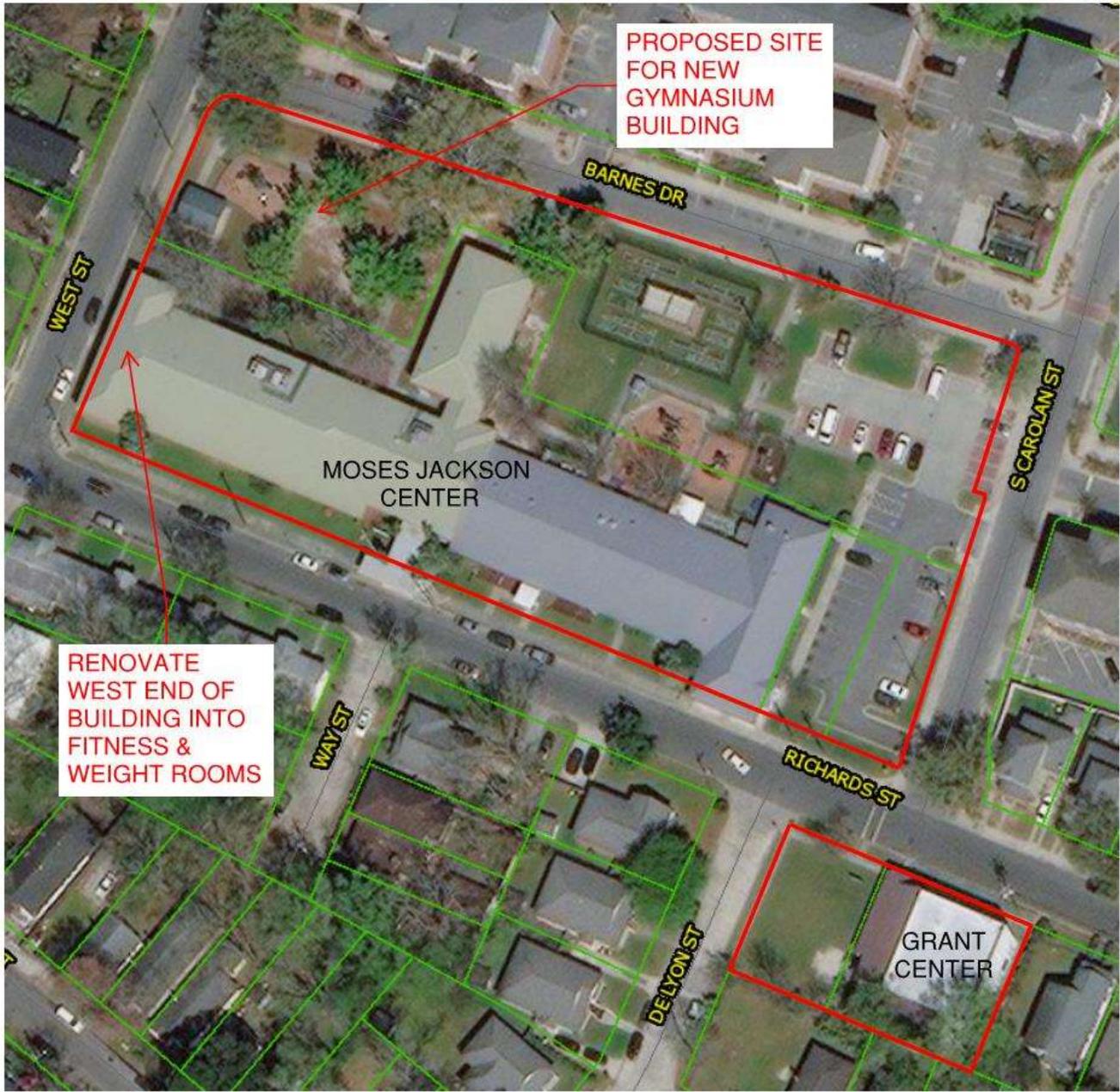
New Gymnasium  
w/ Locker Rooms  
behind

Moses Jackson Center  
& Renovation of West End  
of Moses Jackson Building





SITE LOCATION MAP



PROPOSED SITE  
FOR NEW  
GYMNASIUM  
BUILDING

RENOVATE  
WEST END OF  
BUILDING INTO  
FITNESS &  
WEIGHT ROOMS

MOSES JACKSON  
CENTER

GRANT  
CENTER

WEST ST

BARNES DR

S CAROLAN ST

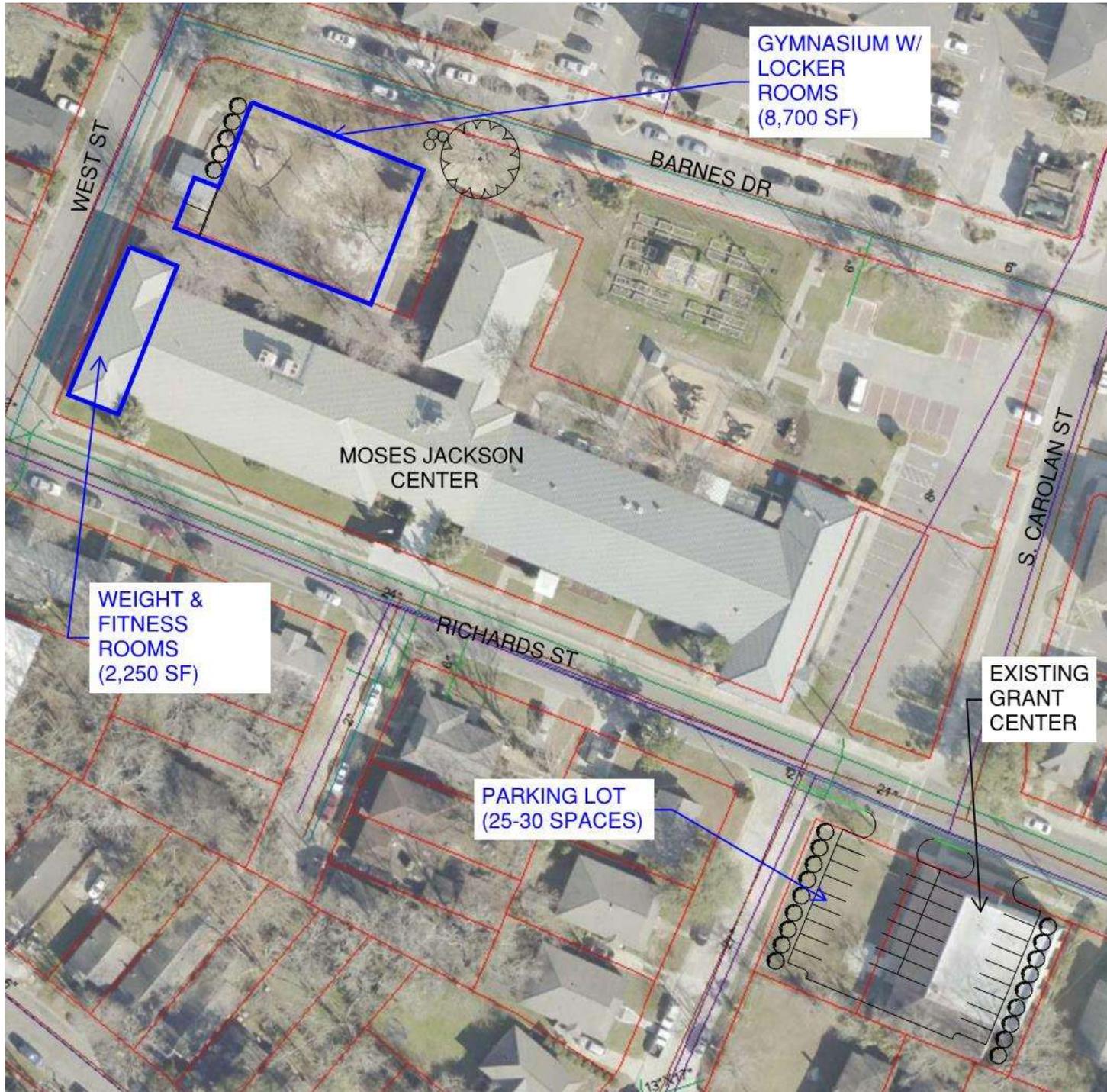
RICHARDS ST

WAY ST

DELYON ST



Behind Moses Jackson: Looking East from West Street



GYMNASIUM W/  
LOCKER  
ROOMS  
(8,700 SF)

WEST ST

BARNES DR

MOSES JACKSON  
CENTER

S. CAROLAN ST

WEIGHT &  
FITNESS  
ROOMS  
(2,250 SF)

RICHARDS ST

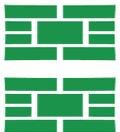
EXISTING  
GRANT  
CENTER

PARKING LOT  
(25-30 SPACES)

# OPTION 1:

## New Gymnasium w/ Locker Rooms & Renovation at Moses Jackson

- West end of Moses Jackson building would be renovated into fitness & weight rooms
- Existing Grant Center would be demolished once new gymnasium complete
- New 25-30 space parking lot would be constructed on existing Grant Center property
- Underground Detention would be required



# OPTION 1:

## New Gymnasium w/ Locker Rooms & Renovation at Moses Jackson

- Estimated Cost:  
+/- \$4 Million
- Estimated Timeline:  
2.5 years



# OPTION 2:

## Field House at Hudson Hill Park



# OPTION 2:

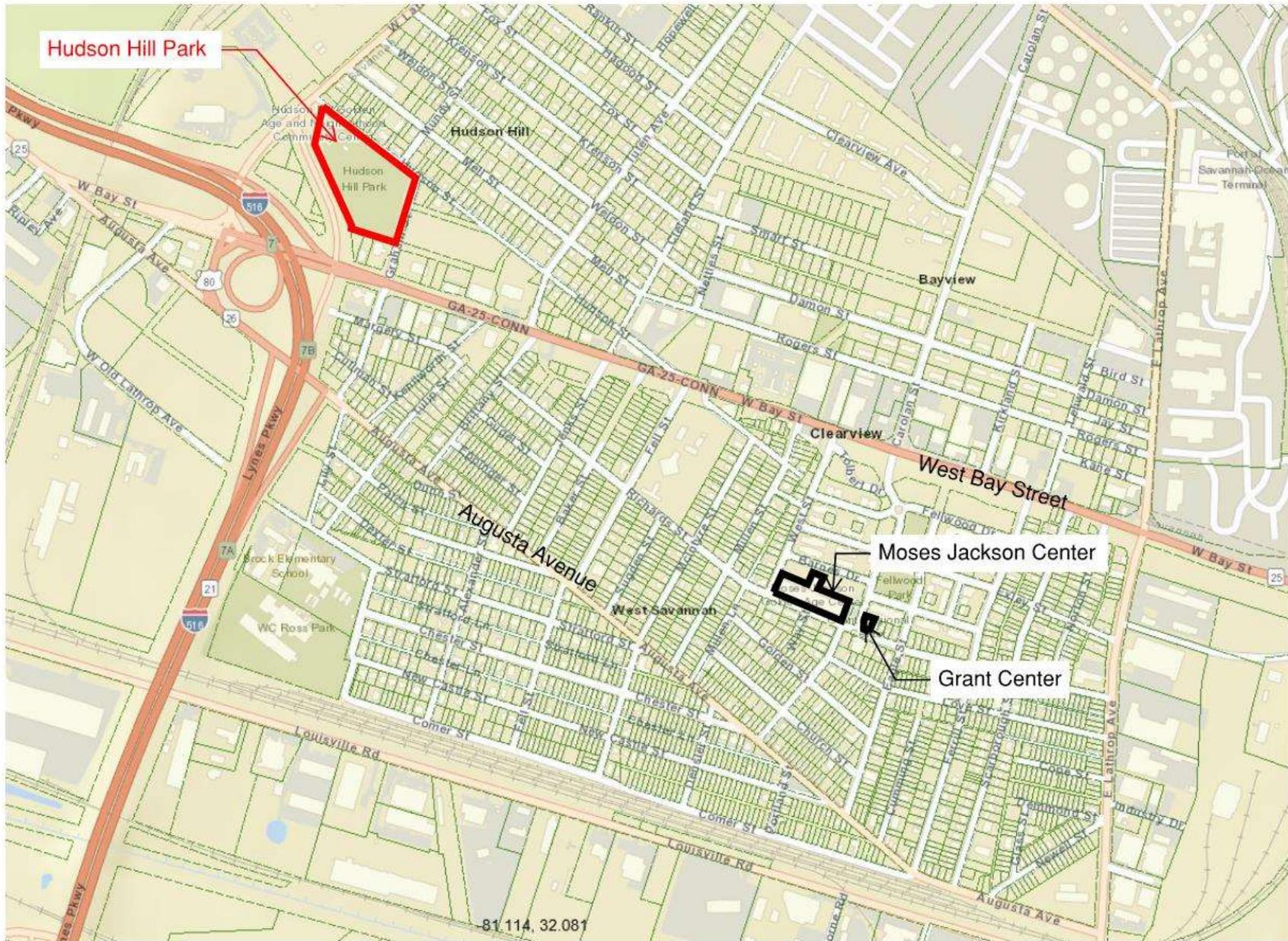
## Field House at Hudson Hill Park

Field House building square footage would equal existing Hudson Hill Center building (4,000 SF).

Field House would include:

- Indoor Restrooms
- Outdoor Restrooms
- Meeting Room
- Offices
- Computer lab
- Kitchen
- Concession Area





81 114, 32.081

**SITE LOCATION MAP**



EXISTING HUDSON HILL COMMUNITY CENTER

EXISTING PARKING LOT (29 SPACES)

EXISTING SPLASH PAD

EXISTING PICNIC SHELTER

EXISTING PLAYGROUND

HUDSON ST.

EXISTING BASKETBALL COURTS

EXISTING BASEBALL FIELD

EXISTING PARKING LOT

HUDSON HILL PARK

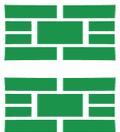


Field House at Hudson Hill Park

# OPTION 2:

## Field House at Hudson Hill Park

- Field House would better serve the needs of Hudson Hill Park as a sports complex
- Would provide needed additional parking to accommodate sports events at Hudson Hill Park (>20 additional spaces)
- Existing building & splash pad would be demolished
- Playground & picnic shelter would be relocated on site



# OPTION 2:

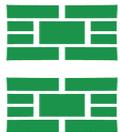
## Field House at Hudson Hill Park

- Estimated Cost:  
+/- \$3 Million
- Estimated Timeline:  
2.5 years



# OPTION 3:

## Regional Community Center at Hudson Hill Park



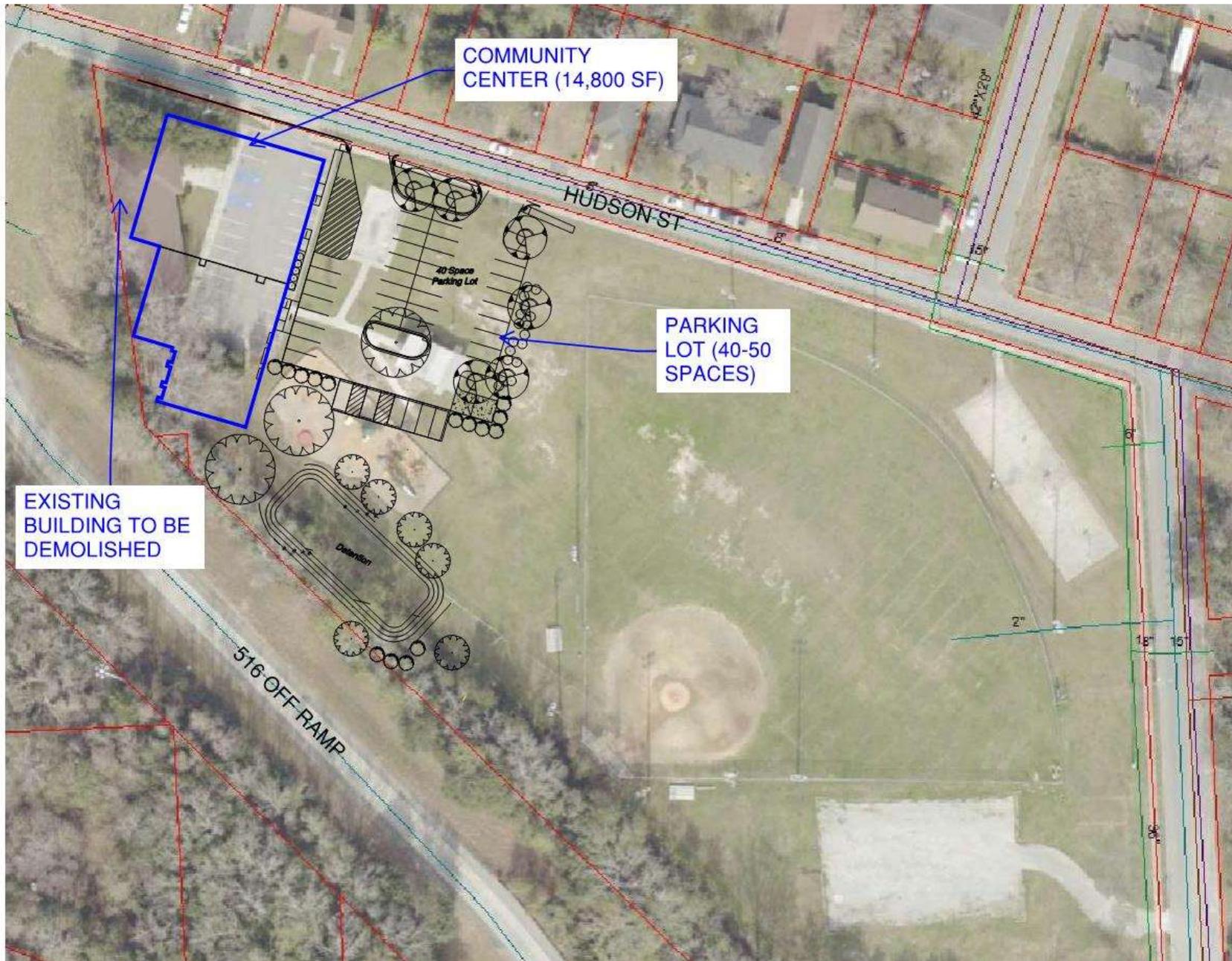
# OPTION 3:

## Regional Community Center at Hudson Hill Park

Regional Community Center would include:

- Gymnasium
- Locker rooms
- Weight room
- Fitness room
- Game room
- Multi-purpose room with kitchen (seats 80)
- Computer lab
- Art room
- Storage room
- Offices
- Restrooms





Regional Community Center at Hudson Hill Park

# OPTION 3:

## Regional Community Center at Hudson Hill Park

- Special Foundation/Geopiers needed due to soil conditions
- Existing building & splash pad would be demolished
- Playground & picnic shelter would be relocated on site
- City owns property so no lease or agreement needed



# OPTION 3:

## Regional Community Center at Hudson Hill Park

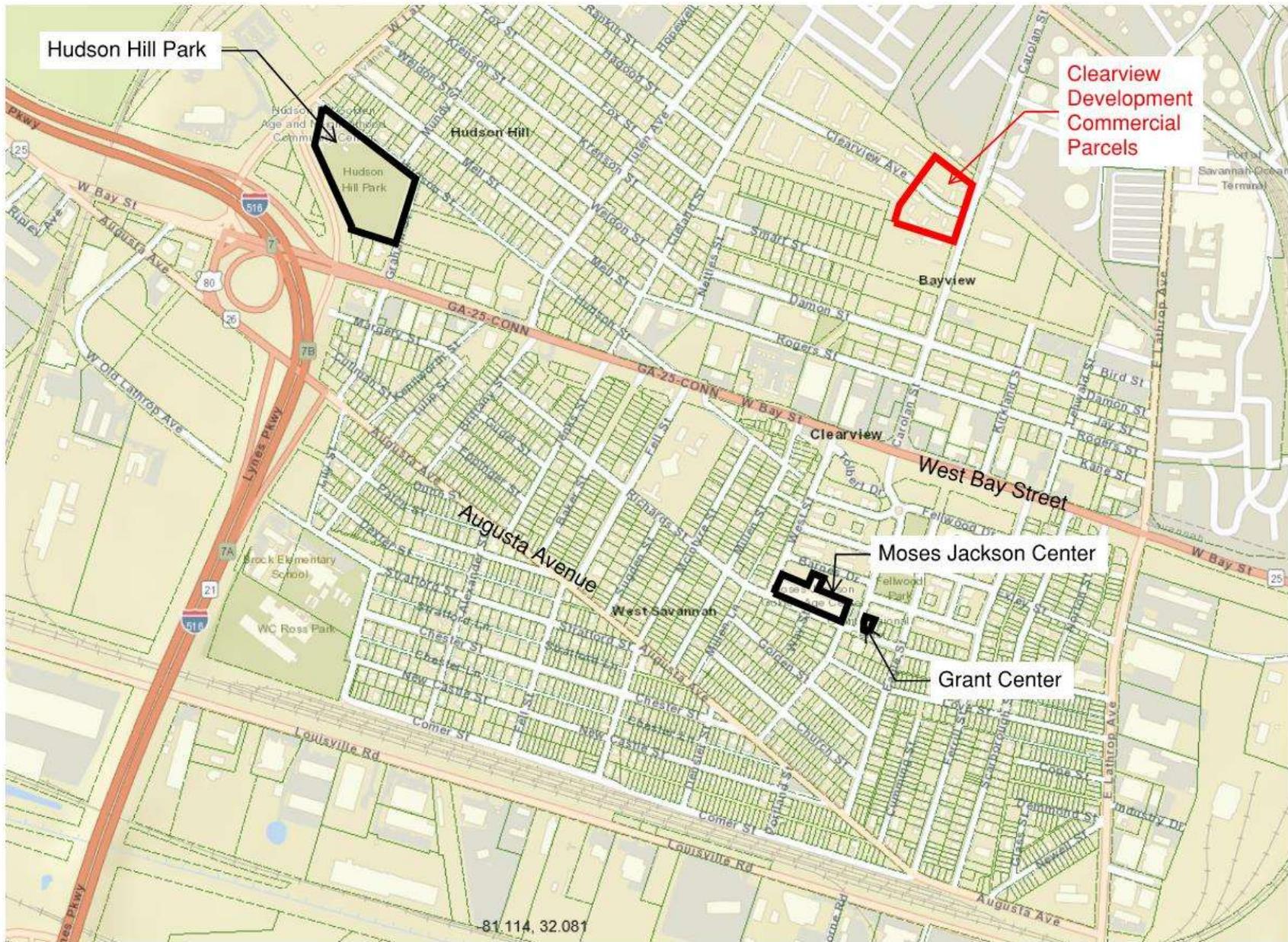
- Estimated Cost:  
+/- \$7.5 Million
  
- Estimated Timeline:  
3 years



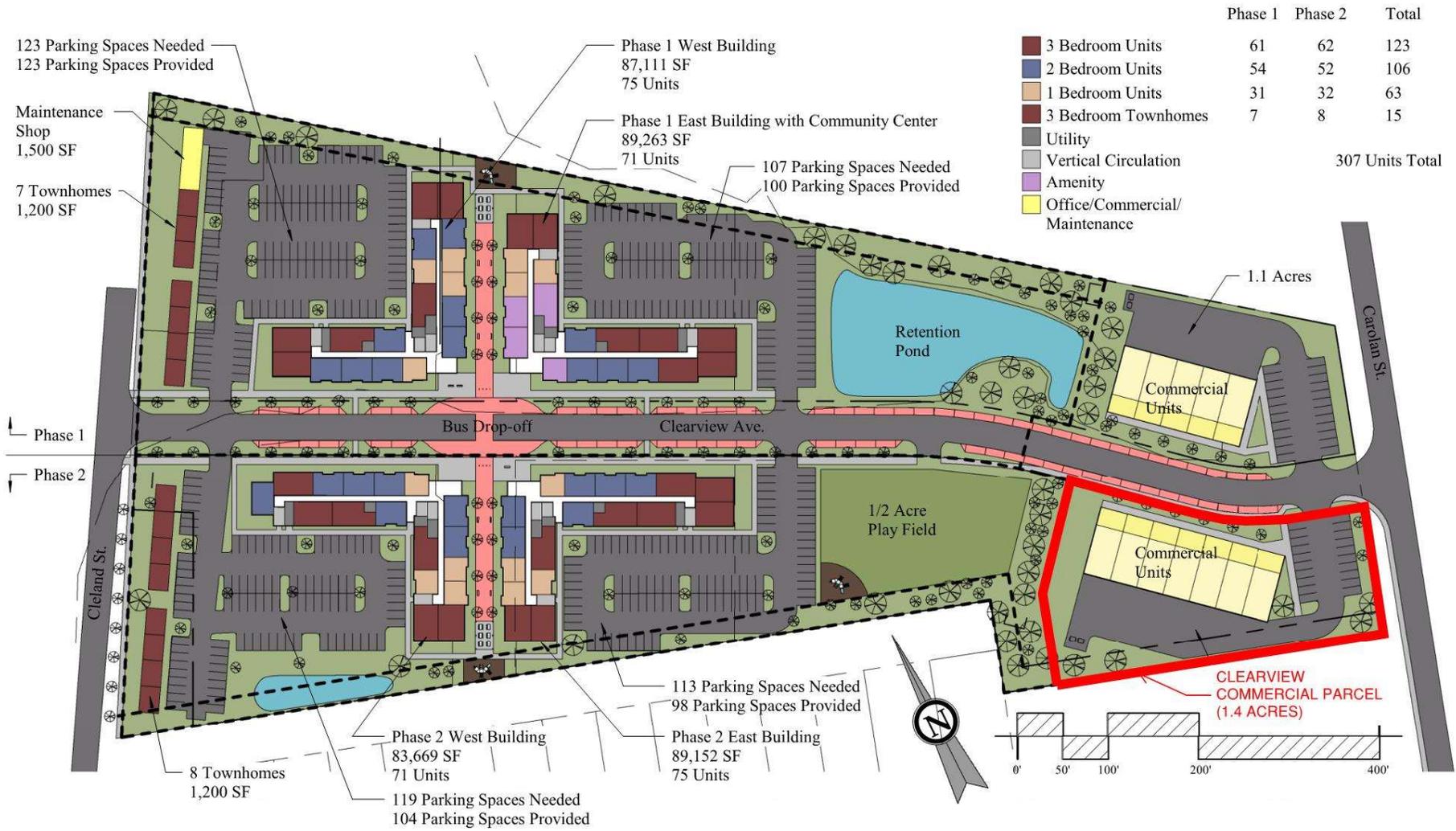
# OPTION 4:

## Regional Community Center at Clearview Development





SITE LOCATION MAP



Master Plan Option 2  
Phase 1

Project No. 2017-07

Date: 09/04/18



# Clearview Development Master Plan



CLEARVIEW AVE

CAROLAN ST

CLEARVIEW  
COMMERCIAL  
PARCEL  
(1.4 ACRES)



Regional Community Center at Clearview

# OPTION 4:

## Regional Community Center at Clearview Development

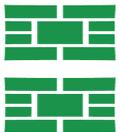
- Developer, Cardinal Capital Management, offered to make a commercial parcel available at low to no cost (must be negotiated)
- Assume shared stormwater detention with overall development



# OPTION 4:

## Regional Community Center at Clearview Development

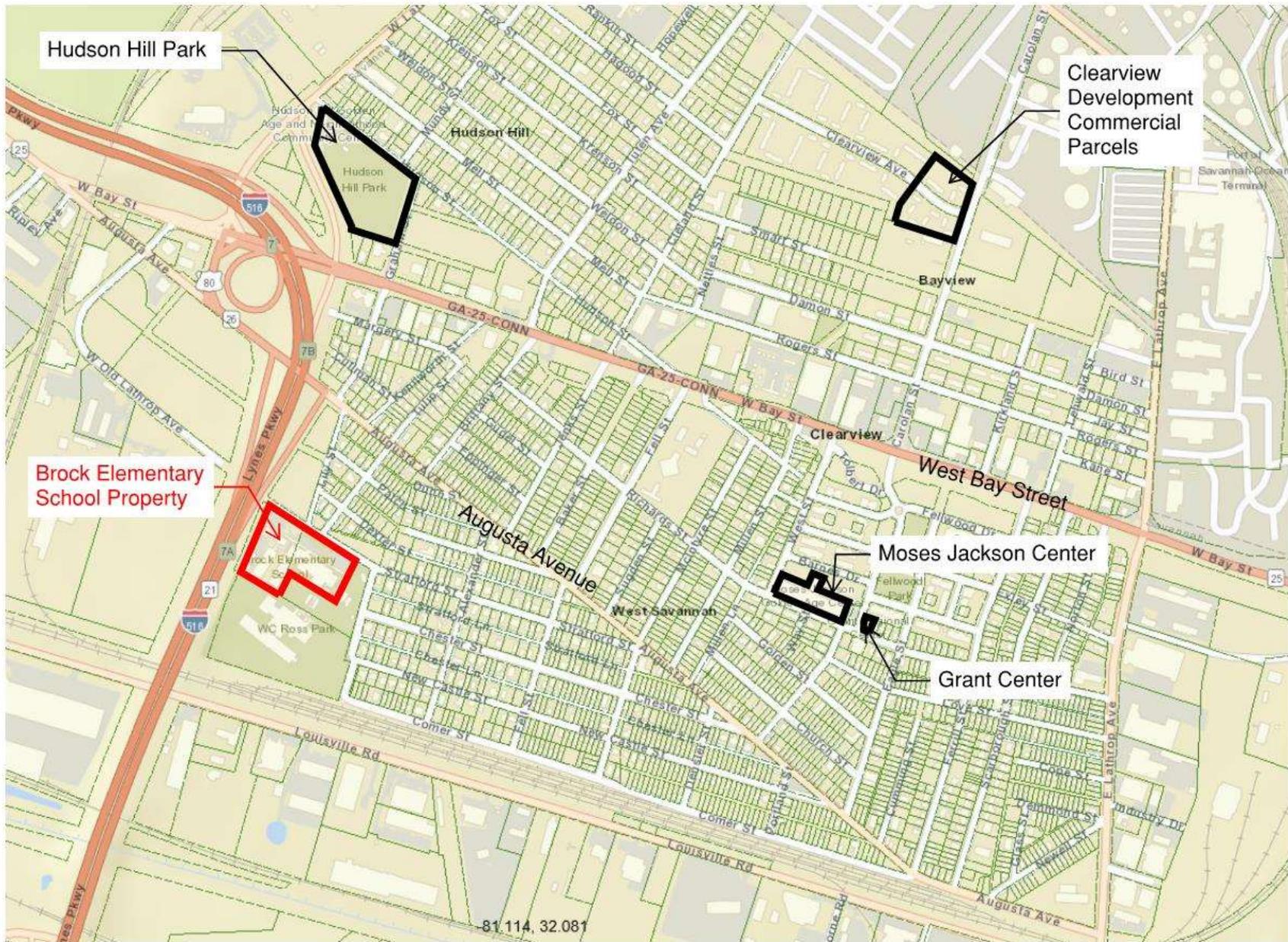
- Estimated Cost:  
+/- \$7 Million
  
- Estimated Timeline:  
3 years



# OPTION 5:

## Regional Community Center at Brock Elementary School





Hudson Hill Park

Clearview  
Development  
Commercial  
Parcels

Brock Elementary  
School Property

Moses Jackson Center

Grant Center

81 114, 32.081

SITE LOCATION MAP



PROPOSED  
SITE  
LOCATION

Barlow  
Elementary  
School

NEW BROCK  
ELEMENTARY  
SCHOOL

516

I-516

SB AUGUSTA AVE  
I-516 E RAMP

NB I-516 W  
AUGUSTA  
AVE RAMP

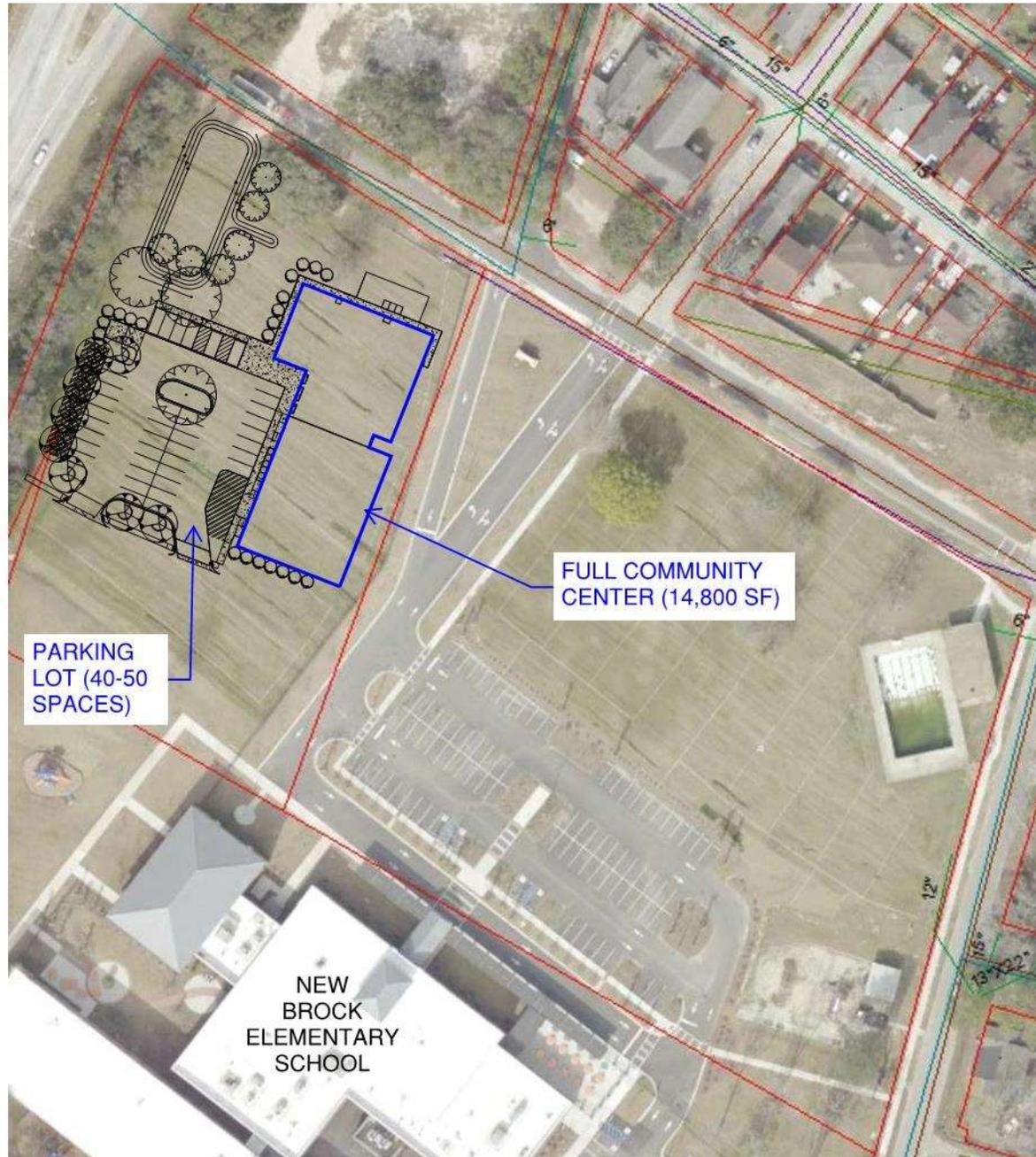
LILY ST

TULIP ST

DEXTER ST

ABBOTT ST

COMER ST



Regional Community Center at Brock Elementary

# OPTION 5:

## Regional Community Center at Brock Elementary

- Would have to negotiate lease with School Board & share space with school (*waiting to hear back from School Board on whether site is available*)
- Less control – terms of lease could be changed by School Board at end of lease term as it did at Windsor
- Special Foundation/Geopiers may be needed due to soil conditions



# OPTION 5: Regional Community Center at Brock Elementary

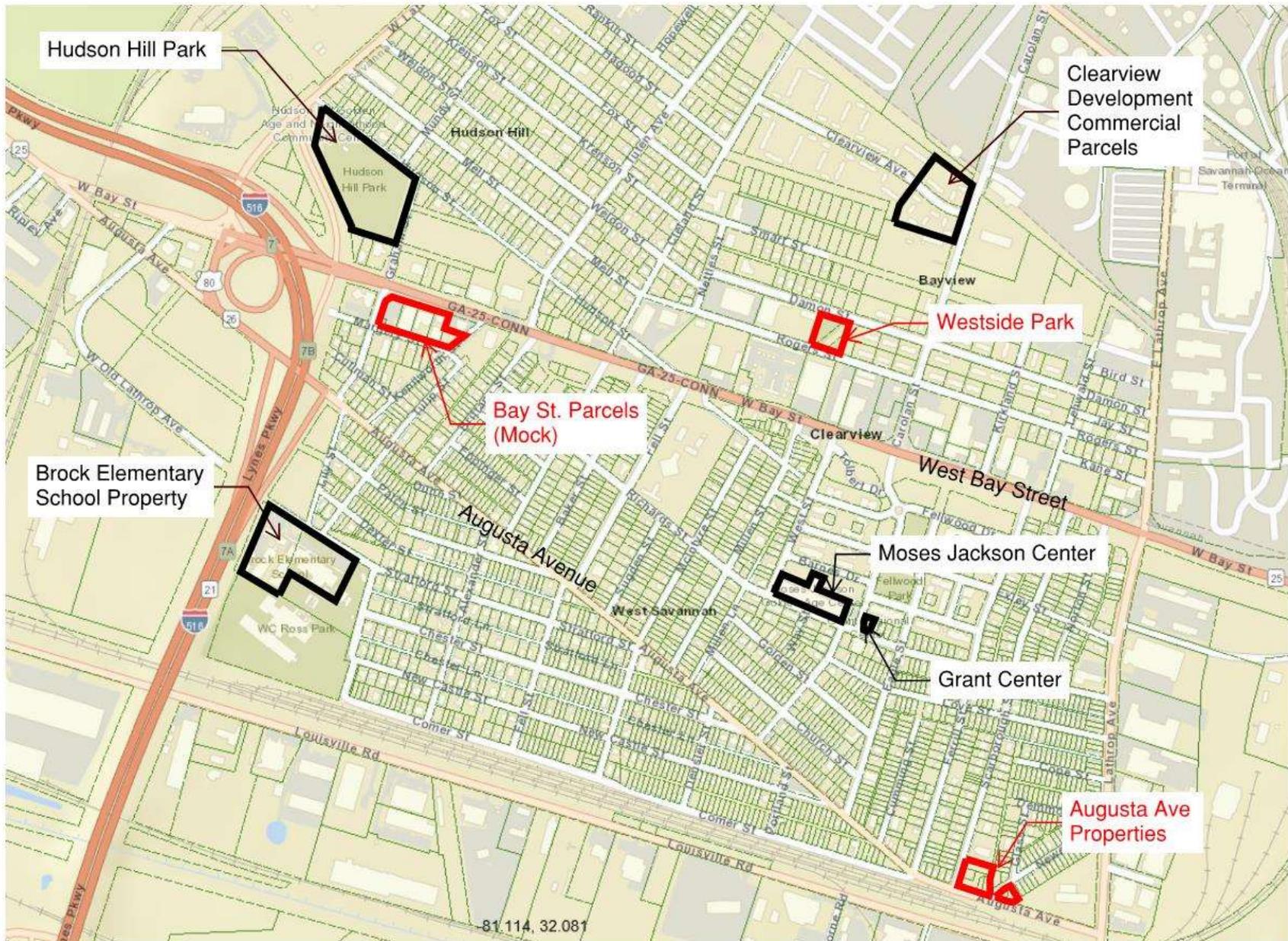
- Estimated Cost:  
+/- \$7.5 Million
- Estimated Timeline:  
3 years



# OTHER SITES CONSIDERED

- Bay Street Parcels  
*(Property no longer available – previously owned by Mr. Mock)*
- Augusta Avenue City-owned Parcels  
*(Site not feasible – too small)*
- Westside Park *(Site not feasible – too small & conflicts with existing infrastructure)*



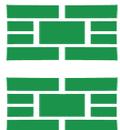


SITE LOCATION MAP

# SUMMARY OF OPTIONS: Hudson Hill & Grant Center

#	Option	Cost	Timeline
1	New Gymnasium w/ Locker Rooms & Renovation at Moses Jackson Center (+ Demo & Parking Lot)	\$4 M	2.5 years
2	New Field House at Hudson Hill Park	\$3 M	2.5 years
3	New Regional Community Center at Hudson Hill Park	\$7.5 M	3 years
4	New Regional Community Center at Clearview Development	\$7 M	3 years
5	New Regional Community Center at Brock Elementary School	\$7.5 M	3 years

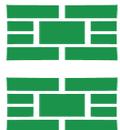
Recommendation: Options 1 & 2 – Total Cost \$7 M



# FUNDING OPTIONS: Hudson Hill & Grant Center

- Available Funding for Grant Center project: \$2M
- Available Funding for Hudson Hill project: \$0

#	Option	Funding Shortfall
1	New Gymnasium w/ Locker Rooms & Renovation at Moses Jackson	\$2 M
2	New Field House at Hudson Hill Park	\$3 M
3	New Regional Community Center at Hudson Hill Park	\$5.5 M
4	New Regional Community Center at Clearview Development	\$5 M
5	New Regional Community Center at Brock Elementary	\$5.5 M



# FUNDING OPTIONS: Hudson Hill & Grant Center

- 1) Draw from reserves
- 2) Reallocate from other capital projects
- 3) Bond Issuance
- 4) Wait and include on SPLOST VII List

