

South Gwinnett Park

Master Plan Summary Final Report

Prepared for:
Gwinnett County Department of
Community Services
Parks and Recreation



July 18, 2007



THE
JAEGER
COMPANY

The South Gwinnett Park Master Plan was prepared with the participation and guidance of the South Gwinnett Athletic Association Feedback Committee members:

Jamie Britt	Billy Rabon
Don Britt	James Roberts
Shannon Britt	Joe Roney
Jim Fellers	David Snell
Tom Gaines	
Scott Hogan	
Tommy Melton	

Gwinnett County Department of Community Services:

Department Director	Phil Hoskins
Division Director, Parks & Recreation	
Project Administration	Grant Guess
Principal Community Planner, Parks & Recreation	
Project Administration	Rex Schuder
Recreation Coordinator	Kim Joens
Recreation Coordinator	Mark Patterson

Gwinnett County Recreation Authority

Jeff Little

Gwinnett County Board of Commissioners

Chairman	Charles Bannister
District 1:	Lorraine Green
District 2:	Burt Nasuti
District 3:	Mike Beaudreau
District 4:	Kevin Kenerly
County Administrator:	Jack Connell

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1.0 Project Goals and Objectives

At South Gwinnett Park, Gwinnett County is seeking to reduce the number of baseball/softball fields (currently ten) to a number in line with County park standards (typically seven) and to a number that the park's limited parking can better support. The goal of this master plan was to develop a plan that selected fields to be decommissioned and to determine alternate uses for those field areas.

2.0 Site Context

The South Gwinnett park site is located in Southern Gwinnett County approximate to the intersection of Highways 78 and 124 and close to the intersection of Highway 78 and McGee Road. The site is bounded by McGee Road to the north and east, Ashwood Grove subdivision to the west, and several commercially zoned properties to the south. The site is located approximately one mile west of downtown Snellville, and approximately six and one half miles southwest of downtown Lawrenceville, the county seat.

South Gwinnett Park is an existing 23.12 acre youth sports complex owned and managed by the South Gwinnett Athletic Association prior to the County's Acquisition on July 1, 2006. The park provides fields for football, baseball and softball. In addition, the park site has a roofed structure containing two rollerblade hockey rinks. The sports facilities are served by a variety of parking lots, concession buildings, restrooms and other ancillary buildings.

In anticipation of potential future county acquisition, two adjacent parcels were analyzed for development. These parcels were not acquired during the Master Planning process, and therefore do not appear on the final master plan.

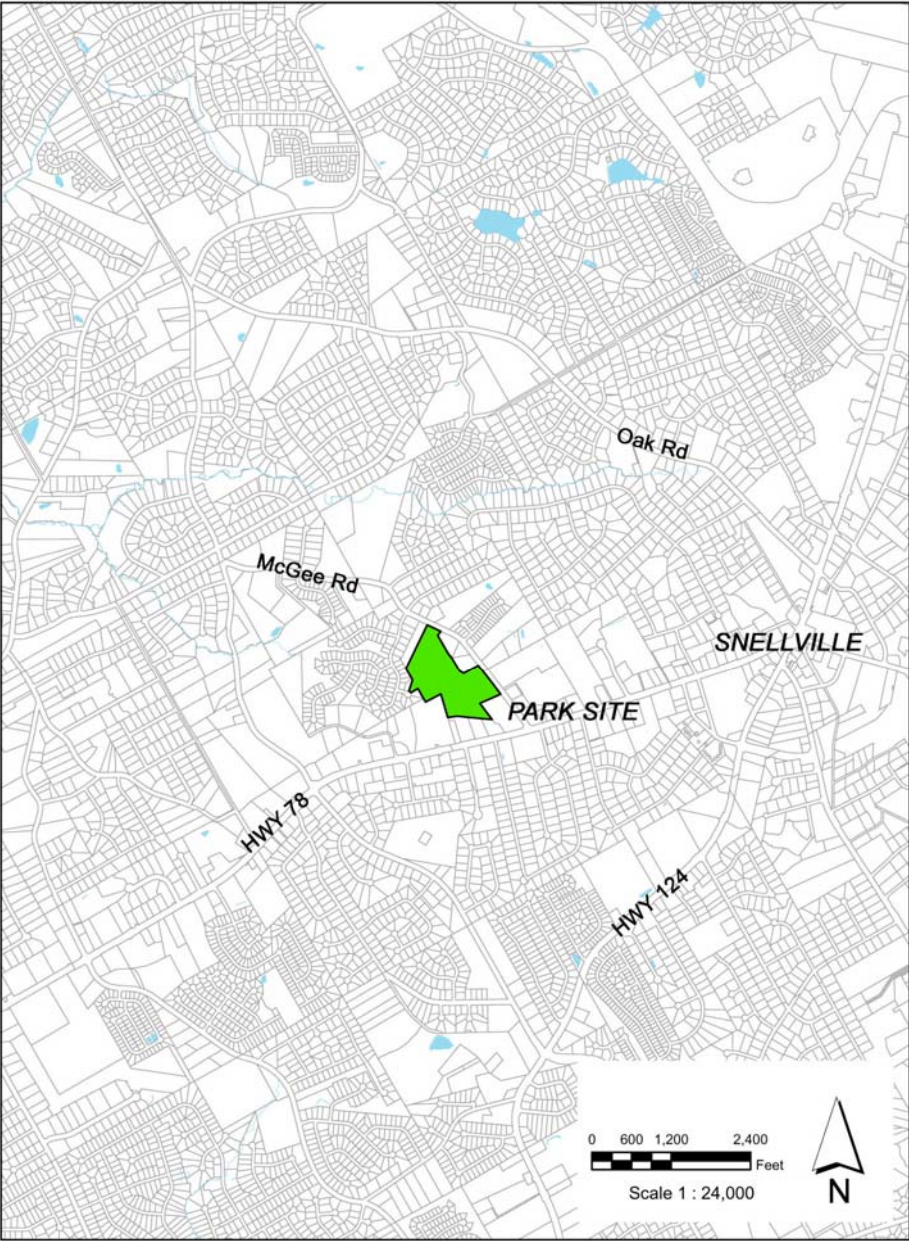


Figure 1: Site Context Map.

3.0 Methodology

Using a modified traditional approach to the park planning process, the project progressed through a series of interim tasks to arrive at a consensus Master Plan. The sequence of tasks performed to develop the Master Plan included:

- Program confirmation based on input of staff as well as the Feedback Committee
- A summary inventory and analysis of existing park conditions
- Alternative development concepts prepared to test a variety of design approaches, their feasibility, and impact on the site (two concepts considered two adjacent parcels for potential future county acquisition)
- Two Preliminary Master Plans that blended elements from multiple concepts with a preliminary Cost Estimate (one master plan considered two adjacent parcels for potential future county acquisition)
- A Draft Master Plan developed as a refined preliminary plan with a Cost Estimate
- A Final Master Plan with a refined, phased Cost Estimate
- Presentation of the final products to The Gwinnett County Recreation Authority

The following provides additional brief descriptions of the methodology and timeline:

Site Visit (1/27/07)

Landscape architecture staff from The Jaeger Company and Rex Schuder met at the site for a site walkthrough and overview of existing site conditions. Major features of the site were identified and noted. The most obvious candidates for field decommissioning were discussed.

Base Plan Development (Feb 2007)

Using ArcView files obtained from the County GIS system, in addition to the 2006 comprehensive site survey provided by the County, The Jaeger Company prepared a composite AutoCAD base plan for the site.

Feedback Committee Kick-Off Meeting (2/1/07)

The plan development process began with the creation of a project schedule and discussion of the anticipated process. In attendance were Rex Schuder, representatives from The Jaeger Company, and members of the Feedback Committee. The schedule for Feedback Committee meetings was agreed upon. All meetings were held at South Gwinnett Park.

Site Walk (2/14/07)

Members of the Feedback Committee, The Jaeger Company and Rex Schuder met on site to discuss potential field decommissioning and existing site conditions. Gwinnett County staff and The Jaeger Company then conducted a walking tour of the park site and made observations of the existing conditions on the site.

Inventory and Analysis (Feb-Mar 2007)

Site visits were conducted for detailed studies of site features. A composite graphic was prepared to record the findings.

Conceptual Plan Development (3/20/07)

The completed inventory and analysis was presented to the Feedback Committee. The Jaeger Company developed five alternative concept plans for the site. Two plans showed development on additional parcels that had not been acquired by the County in order to explore possible expansion of the park. A variety of options were examined, resulting in diverse solutions, which satisfied the project goals and objectives, but differed principally on the basis of amenity area locations, and parking reconfiguration. After the options were presented and reviewed by the committee, program elements were more clearly defined and a hybrid of all three concepts was decided upon. It was determined that two Preliminary Master Plans would be developed with one plan showing development on the two adjacent parcels slated for potential future county acquisition. (*See Appendix A, Meeting Minutes for further information.*)

Preliminary Master Plan (4/27/07)

Two preliminary master plans were developed for the site. Parking spaces were adjusted to achieve numbers closer to existing county standards, and amenity areas were refined to reflect comments from the Feedback Committee.

Preliminary Cost Estimates were distributed and costs were discussed in general terms. (*See Appendix A for further information.*)

Final Master Plan (5/31/07)

Prior to the meeting, adjustments were made to the plan based on previous Feedback Committee and staff comments. The South Gwinnett Park Feedback Committee convened to discuss the Final Master Plan and Cost Estimate. The Final Master Plan graphic was accepted with some minor changes and additions. (*See Appendix A for further information.*)

4.0 Site Inventory and Analysis

The following constitutes a summary of site inventory and analysis:

Topography

Topographic information was obtained from the County GIS system and from a site survey dated August 10th, 2006 by Travis Pruitt and Associates. Contour data is provided on the plans at a one-foot interval. The majority of the park is already intensely developed for parking and active recreation which has created areas of gentle slopes between 0 - 10% alternating with areas of fairly steep slopes of 20% and higher. There are several walls on the site of varying heights. The largest wall exists between fields four and five. A portion of this crosstie wall was replaced during the course of this study. For the most part, steep slopes are a result of major grading efforts associated with creating plateaus on the site for field development.

Vegetation

The South Gwinnett Park site is situated in the Upper Piedmont of Georgia. The majority of the site has been cleared for parking lots, recreational facilities and ball fields. There are some areas of mature ornamental vegetation in small pockets throughout the site. In the northwestern corner of the site, near the old house site and two entrances to McGee Road, there is a mature dogwood allée along with several mature foundation plantings that surround the old house site. Between fields four and five there is a mature stand of cypress trees. In addition there is a row of bradford pear trees located on the western edge of the parking lot above field number ten. There are no existing tree islands in the parking lot areas. There is a small zone of wooded vegetation along the southern property border. This area consists of pines and young hardwoods with privet understory.

Soils

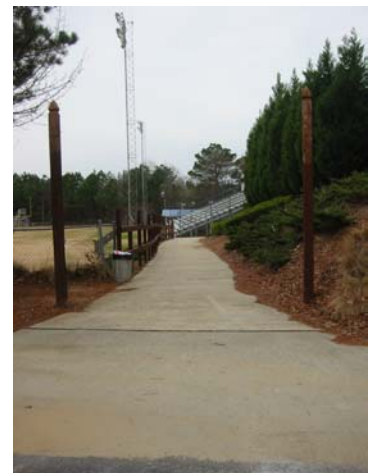
A formal soils analysis was not conducted for South Gwinnett Park as part of the Master Plan. The site has been intensely developed and all soils are presumed to be disturbed due to construction activities.

Issues and Opportunities (*Illustration A*)

A composite analysis was created to identify potential fields to be decommissioned and reconfigured as well as appropriate areas for increased parking and storm water retention.

Pedestrian Circulation

Existing pedestrian circulation in the site is somewhat disjointed. Most pathways are asphalt or concrete and lead from the parking lots to field



Steep bank adjacent to football field entrance.



Existing timber wall between Fields Nos. 4 and 5. Wall was replaced with a concrete retaining structure during the course of this study.



Wooded zone along southern property border.

zones. Pedestrian circulation includes steps,¹ sloping walkways, and some shared maintenance-use pathways. Many portions of the site are not accessible due to grade changes that do not accommodate ADA use.

Vehicular Circulation and Parking

There are three existing vehicular access points to the parking areas. The largest parking lot on the site (243 spaces) is accessed via two one-way entrance/exit drives. This easternmost parking area connects to parking on the west side of the site via a driveway just north of Field 4. The current configuration of this zone allows both pedestrian and vehicle access, creating potential user conflict. The western parking lot has 179 defined parking spaces in an angled configuration and includes access to a non-county dumpster located partially on an adjacent property. A second entrance onto McGee road is on the northern property border of the site. A portion of this entrance road veers off county property and onto the corner of an adjacent parcel. A third parking lot is accessed via another entry point west on McGee Road. A small 77 parking space lot located behind the football grandstand provides overflow parking during high use periods. Parking is inadequate for the number of fields currently located at the site. There are a total of 499 delineated spaces on the site. The following chart summarizes the typical county requirements for the facilities currently located at the site:

Facility	Number of Required Spaces
10 Baseball Fields	600
Football Field	350
Hockey	90
Warm-Up/Batting Cages	15
Total	1055

There is an existing curb cut for the residence located in the northern quadrant of the park site. Although this drive is chained at the road, there is a gravel drive connection between the two existing parking lots in this area of the site. Maintenance vehicles on the site use both pedestrian paths and existing vehicular circulation.

Existing Buildings and Structures

The largest building on this site is a 39,800 square foot facility that currently contains two roller hockey rinks, restrooms, a concession stand, and offices. A smaller facility (2600 square feet) exists in the middle of the four-field configuration (Fields 7-10). This two level building contains restrooms, concession stand, meeting room, and areas for scorekeepers. There are several sheds providing maintenance and

¹ During the course of this study, Gwinnett County replaced several sets of timber steps with concrete steps throughout the site.



Existing entry pillars at middle entrance to park from McGee Road.



Existing parking area.



Existing concession/score booth building.

athletic equipment storage around the site. One stand-alone restroom building exists behind the roller hockey building between Fields 1 and 4. There is an existing one-story residence in the northern quadrant of the site. All restrooms on the site have septic fields associated with them. The existing football grandstand is metal construction and includes a scoring booth. The seating capacity of the grandstand is approximately 900 persons based on square footage estimates.

Existing Fields

There are ten existing baseball/softball fields on the site. The following is a listing of the fields and the approximate distance from home plate to the outfield:

Field 1	75'
Field 2	200'
Field 3	300'
Field 4	165'
Field 5	140'
Field 6	90'
Field 7	135'
Field 8	200'
Field 9	135'
Field 10	200'

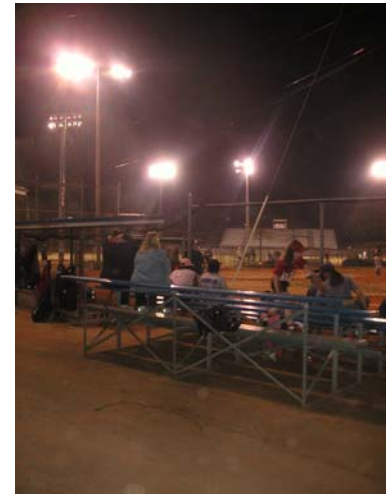
The existing fields are lighted and fenced. Lighting on the site does not meet current county footcandle requirements for tournament play. Some poles were replaced during the course of this study, but upgrades to the lighting equipment was not performed. There are batting cages located between Fields 2 and 3 and west of Field 8. With the exception of Field 6, all fields are grass and dirt fields. Field 6 is an artificial turf carpet.

The football field occupies the northwestern area of the property. The field has inadequate end zone area and does not contain space for player warm-up or cheerleading.

Miscellaneous Features and Utilities

There is a small playground area between Field 4 and the roller hockey building. This playground contains a climbing/slide structure and swings. Signage exists throughout the site including entryway signs at the east and middle entrances to parking areas. The middle entrance area also has stone pillar signs with walls located approximately 75 feet from the road.

There are three entry points for domestic water to the site from McGee Road: one at the easternmost exit road; one at the middle entry road; and



Existing lighting conditions during nighttime play.



Field 6.



Existing playground behind roller hockey building.

one routing to the existing residence on the property. Overhead power and telephone enter the site from two locations: one at the easternmost exit road and one at the northwest corner of the site. Within the site there is underground power serving field lighting and overhead power serving buildings. Stormwater utilities on the site have been partially surveyed. Existing yard inlets and curb inlets were inventoried in the 2006 survey, but outlets of many of the stormwater lines were not able to be located. Inverts that were located on the survey exist along the western and southern property boundary (low point of the site.) There is one detention pond on the site that accommodates roof runoff from the roller hockey building. Sanitary services on the site are handled by septic systems.

5.0 Development Program

Working with the Feedback Committee and DCS staff, the consultants prepared a finalized program for park development. There was an in-depth discussion of this program with the Feedback Committee in order to carefully consider the immediate and long-range goals of the park plan and to determine which fields would be decommissioned on the site. During the concept and preliminary plan discussions the county asked the consultants to evaluate development on two adjacent parcels. These properties were not acquired before the end of the project; therefore, they were not included in the final master plan.

Program Elements

The park will maintain its function as an active recreation facility serving the existing uses of roller hockey, baseball/softball, and football/cheerleading. During the course of discussions with county staff and the Feedback Committee it was determined that it would be desirable to have walking facilities and additional playground areas at the site.

Fields

Three of the existing baseball/softball fields will be decommissioned as part of this program in an attempt to emulate county standards. The football and roller hockey facilities will remain on the site.

Vehicular Circulation

Vehicular circulation within the park will maintain two of the three existing entry points.

Desired Parking Allotment for Proposed Park Facilities

<u>Facility</u>	<u>Parking Spaces</u>
7 Baseball Fields	420
Football	350
Hockey	90
Warm-up/Batting	15
TOTAL	875

All of the schemes show some utilization of existing parking facilities. Where new facilities are shown, county parking ordinances for tree planting would be adhered to.

Pedestrian Circulation

Improved pedestrian circulation and connectivity is desired for the site. Existing walkways are discontinuous and are easily confused with vehicular circulation. Within the site, ten-foot wide sidewalks will serve as access between fields and parking areas. Five-foot wide walkways will run adjacent to the perimeter of all parking areas.

Improved Concession/Restroom Zone

A new concession/restroom zone is proposed for the site. This would include a medium-sized county standard concession and restroom building (36'x36'). This building would also include storage and electrical rooms.

An additional stand-alone restroom facility (county standard 600 SF) is proposed to serve the eastern zone of the park. All restrooms would include sanitary sewer connections. In conjunction with park improvements, existing restroom facilities would be upgraded to sanitary sewer.

Playgrounds

The purpose of the large playground area proposed for the site is to provide play opportunities for children of all ages. The presence of this playground helps assure a constant flow of responsible adults on site during daylight hours. Play areas may be partially enclosed by seatwalls. Playground equipment will include multiple swing sets, multiple play structures for both tots and older children, and ancillary play equipment. The proposed play area will be adjacent to some expanse of open lawn and will include shade trees. Playgrounds should meet current Gwinnett County playground design standards.

Furnishings

In general, furnishings will be spare and modest. Benches should be located throughout the site along the sidewalk system where there is not adjacent ballfield seating. Additional benches will be located near the playground area.

Grills will be associated with the new concession area and adjacent to the football concession zone. Trash receptacles will be associated with all concession and field seating areas and should be accessible by maintenance vehicles.

Landscape Management

Landscape management will consist of regular mowing of activity fields and turf areas.

6.0 Alternate Development Concepts and Master Plan

Based on the findings from inventory and analysis, a total of five alternative concept plans were explored and presented to the Feedback Committee. Following this presentation, The Jaeger Company addressed Feedback Committee and Gwinnett County staff recommendations in a Preliminary Design Plan. After more refinement, the Final Master Plan was prepared.

Concept Plans 1-5

Concept Plans 1-3 (Illustrations B, C, and D) consider the existing property boundary and differ in field decommissioning, concession area location, and parking configuration. Concepts 4 and 5 (Illustrations E and F) would require county acquisition of two adjacent parcels. Three of the concepts consider at least one parking deck on the property. The parking decks range in size in an attempt to accommodate current county parking standards for the proposed facilities.²

The following comments and suggestions resulted from this meeting:

1. It was determined that Field 4 should remain in its current location.
2. Fields 1 and 6 would be decommissioned.
3. The committee desired the field layouts shown in Concepts 1 and 4.
4. The committee desired that the concession plaza take into account safety issues such as line drives and foul balls.
5. It was determined that shade structures in concession areas and playground zones could be oriented to minimize potential injury from balls. Netting and strategic planting of dense vegetation could also be recommended for fields to help minimize potential ball hazards.
6. Batting cages should be added to the four field configuration area.
7. The plaza configuration in the middle of these four fields should be hardscape with a shade structure or pavilion.
8. A sidewalk system which allows walkers to walk around the periphery of the site should be incorporated into the scheme to serve the surrounding community.

² After the presentation of the Concept Plans, the county determined that a parking deck was not feasible due to a cost of approximately \$15,000 per parking space. While surface parking solutions will not bring the park up to current county parking standards, a parking deck was not considered in the Preliminary or Final Master Plan schemes.

Preliminary Master Plan

Two Preliminary Master Plans (*Illustration G and H*) were presented to the Feedback Committee. One plan shows development within the existing property boundary, and a second plan shows development on the two adjacent parcels. Staff informed the consultants after this meeting that the county had not acquired the two adjacent parcels; therefore, further development on these parcels should not be considered at this time. The plans received the following input from the Feedback Committee and staff:

1. The pedestrian path at the south corner of the existing baseball/football parking area should be widened to accommodate heavy pedestrian use in this area.
2. The trail running west of the football field should be pulled away from the field edge as much as possible.
3. The playground configuration from Concept 2 should be shown with the following changes:
 - Add a perimeter walkway around the playground lawn area
 - Add a shade structure to the tot lot area
 - Move the tot lot location to the area adjacent to Field 7
4. A larger batting cage area is needed near the four field complex, with room for four batting cages.
5. Maintenance Area:
 - Add a fenced yard adjacent to the proposed maintenance building
 - Add a drive extending from the parking lot to the new maintenance building (instead of showing pedestrian path for this link)
6. Parking:
 - Eliminate 11 spaces near northwest entrance on McGee Road
 - Show a 3-way stop at the entrance to the new parking lot near the northwest McGee Road entrance
 - Show angled parking configuration for extension of existing lot near the Hockey Building

Also presented with the Preliminary Master Plans were Preliminary Cost Estimates.

Final Master Plan

Upon presentation of the Final Master Plan and the Final Cost Estimate, the following requests were made:

1. Maintenance Area—show yard as fully fenced
2. Dumpster Pad—add pad location adjacent to maintenance entrance

3. Shade Structure at four field complex—reconfigure shade structure to cover more of the plaza area; octagon shape if possible
4. Note in Master Plan text to add freestanding picnic tables to this area

7.0 Development Budget Summary

A detailed cost estimate for park improvements is included in Appendix B.

Final Master Plan

The Final Master Plan (*Illustration I*), which incorporated all of the conclusive refinements, was presented to the Gwinnett County Recreation Authority on June 7, 2007.

APPENDIX A

**SOUTH GWINNETT PARK FEEDBACK COMMITTEE
MEETING MINUTES**



**SOUTH GWINNETT PARK - MASTER PLAN
FEEDBACK COMMITTEE
SCHEDULING MEETING MINUTES**

Date of Meeting: 1 February 2007

Date of Issue: 6 February 2007

Attendees:

Jamie Britt Billy Rabon

Don Britt James Roberts

Jim Fellers Joe Roney

Tim Gaines David Snell

Phil Hoskins, Director, Department of Community Services

Rex Lee Schuder, Parks and Recreation Project Administration

Madie Fischetti, The Jaeger Company

The Feedback Committee convened to discuss the park master planning process and to develop a schedule for producing the master plan for South Gwinnett Park. County personnel discussed county goals for the site (such as reduced number of fields and better parking ratios), and Feedback Committee members discussed their overall goals for site programming.

The following dates for the project were determined:

Feb 14, 9am Site walk and discussion of project goals (*meet at Hockey Building*)
Mar 20, 7pm Inventory & Analysis and Concept Plan Meeting (*meet in Draft Room*)
Apr 24, 7pm Preliminary Master Plan Meeting (*meet in Draft Room*)
May 31, 7pm Final Master Plan Meeting (*meet in Draft Room*)

Further discussion of the program for the South Gwinnett Park site will occur during the park site tour scheduled for 2.14.07.

Please notify The Jaeger Company of any errors or omissions in these minutes



**SOUTH GWINNETT PARK - MASTER PLAN
FEEDBACK COMMITTEE
SCHEDULING MEETING MINUTES**

Date of Meeting: 14 February 2007

Date of Issue: 19 February 2007

Attendees:

Jamie Britt	Billy Rabon
Jim Fellers	James Roberts
Tim Gaines	Joe Roney
Scott Hogan	David Snell
Tommy Melton	

Rex Lee Schuder, Parks and Recreation Project Administration

Blake Hawkins, Gwinnett County Parks and Recreation

Tina Fleming, Gwinnett County Parks and Recreation

Madie Fischetti, The Jaeger Company

Daniel Lawson, The Jaeger Company

Ernie Green, Magahey Engineering

The Feedback Committee convened to discuss the specific site conditions and to talk about field decommission for South Gwinnett Park. The following items were discussed at the meeting:

- There is a consensus for field decommission of Fields 1, 4, and 7.
- There is a desire by the committee to pull the infield of Field 5 closer to the building to make the field larger (180' field would be optimal for this space).
- There are construction documents existing for the expansion of the hockey building into the front parking area. The consultant will be provided with these plans.
- The program for 3 alternate plans was discussed:
 - ALTERNATE 1: Optimize the current plan with surface parking—eliminate decommissioned fields and expand parking
 - ALTERNATE 2: Optimize the current plan with parking deck—eliminate decommissioned fields and use a parking deck to increase parking numbers
 - ALTERNATE 3: Change current park program—show a four field baseball configuration (2-300' and 2-200' fields if possible), expand the hockey building to include basketball, rotate football field to include warmup/cheerleading area
- Additional programming for the park discussed included:
 - Football storage/concession area adjacent to the football field
 - New concession area for baseball fields (Gwinnett standard football concession footprint can be used)

After the Feedback Committee meeting adjourned, the consultants walked the site with Gwinnett County park maintenance staff. The following improvements will be completed at the site:

- New light poles have been installed to replace poles throughout the site (only poles posing a "life-safety" issue have been replaced)
- A concrete retaining wall will replace a portion of the crosstie wall between Fields 4 and 5
- New concrete steps will be constructed leading down to the dugout at Field 3
- New concrete steps will be constructed at Field 5
- All crosstie stairs between the parking area and Fields 4 and 5 will be replaced with concrete steps
- A fence will surround a portion of the landscaped area adjacent to Field 5
- The county would like the consultants to review the zone containing Fields, 4, 5, 6, and 7 to determine which fields would be best suited for decommission in this area based on future site needs (e.g. Field 6 lies in the site's low point and might be well-suited for future stormwater needs)

After the meeting, Gwinnett County officials discussed adding adjacent properties to the scope of the Master Plan study. Two parcels on the northeast boundary of the property will be analyzed for future development. Two additional concept plans will be developed for these properties. One alternate will show additional surface parking on these properties and one alternate will show a parking deck located on these parcels.

Please notify The Jaeger Company of any errors or omissions in these minutes



**SOUTH GWINNETT PARK - MASTER PLAN
FEEDBACK COMMITTEE
SCHEDULING MEETING MINUTES**

Date of Meeting: 20 March 2007

Date of Issue: 21 March 2007

Attendees:

Jamie Britt Billy Rabon

Jim Fellers Joe Roney

Tim Gaines

Grant Guess, Parks and Recreation Division Director

Rex Lee Schuder, Parks and Recreation Project Administration

Blake Hawkins, Gwinnett County Parks and Recreation

Tina Fleming, Gwinnett County Parks and Recreation

Madie Fischetti, The Jaeger Company

Daniel Lawson, The Jaeger Company

The Feedback Committee convened to review the concept alternatives for the South Gwinnett Park Site. The Jaeger Company presented a synthesized inventory and analysis graphic "Issues and Opportunities" and then presented five alternate plans. Three plans show concepts developed within the existing property boundary. Two additional plans show development on adjacent parcels that are currently being evaluated for purchase by the county.

The committee made the following comments about the concepts:

- The field layout in Concepts #1 and #4 are desired by the committee
- Concession Plaza concerns:
 - Location should take into account safety concerns associated with Field 10 (line drives, etc.)
 - Shade structures in play areas and concession areas may be oriented to minimize potential for injury from balls
 - Location should allow for fire truck access to building (no greater than a 300' from a fire lane)
 - Two different concession plaza layouts will be explored in the schemes
 - Netting should be recommended for Field 10 to help minimize potential hazards from stray balls
- Dense vegetation could be recommended for areas where foul balls and line drives might be an issue (such as for stopping homeruns from reaching parking areas)

- Playground Area concerns:
 - Playground configuration should be explored to minimize hazard to children from balls: shade structure orientation, type of equipment (tot lots, climbing boulders for older children, etc),
- The sidewalk configuration in Concept #1 should be changed south of the football field to allow for a triangular piece of additional warmup space
- Batting/warmup cages should be located near the four field configuration (if possible 2-3)
- The plaza in the center of the four field configuration should be hardscape with a shade structure/pavilion
- The possibility of incorporating permeable paving into new parking lots should be explored
- A sidewalk system which allows walkers to walk around the periphery of the site should be incorporated into the scheme to serve the surrounding community

Please notify The Jaeger Company of any errors or omissions in these minutes



**SOUTH GWINNETT PARK - MASTER PLAN
FEEDBACK COMMITTEE
SCHEDULING MEETING MINUTES**

Date of Meeting: 24 April 2007

Date of Issue: 25 April 2007

Attendees:

Don Britt Joe Roney

Jim Fellers Tim Gaines

Jamie Britt

Grant Guess, Parks and Recreation Division Director

Rex Lee Schuder, Parks and Recreation Project Administration

Blake Hawkins, Gwinnett County Parks and Recreation

Tina Fleming, Gwinnett County Parks and Recreation

Madie Fischetti, The Jaeger Company

The Feedback Committee convened to review the Preliminary Master Plan options for the South Gwinnett Park Site. The Jaeger Company presented the plans to the committee. One plan shows a scheme developed within the existing property boundary. The second scheme shows development on adjacent parcels that were evaluated for purchase by the county. The purchase of this property has not progressed at this point; therefore, the consultants will proceed with a scheme that shows development within the existing park boundary only.

The committee made the following comments about the concepts:

- The pedestrian path at the south corner of the existing baseball/football parking area should be widened to accommodate heavy pedestrian use in this area.
- The trail running west of the football field should be pulled away from the field edge as much as possible.
- The playground configuration from Plan #2 should be shown with the following changes:
 - Add a perimeter walkway around the playground lawn area
 - Add a shade structure to the tot lot area
 - Move the tot lot location to the area adjacent to Field #7
- A larger batting cage area is needed near the four field, with room for four batting cages

- Maintenance Area:
 - Add a fenced yard adjacent to the proposed maintenance building
 - Add a drive extending from the parking lot to the new maintenance building (instead of showing pedestrian path for this link)

- Parking:
 - Eliminate 11 spaces near northwest entrance on McGee Road
 - Show a 3-way stop at the entrance to the new parking lot near the northwest McGee Road entrance
 - Show angled parking configuration for extension of existing lot near the Hockey Building

Please notify The Jaeger Company of any errors or omissions in these minutes



**SOUTH GWINNETT PARK - MASTER PLAN
FEEDBACK COMMITTEE
SCHEDULING MEETING MINUTES**

Date of Meeting: 31 May 2007

Date of Issue: 4 June 2007

Attendees:

Tim Gaines

Billy Rabon

Grant Guess, Parks and Recreation Division Director

Rex Lee Schuder, Parks and Recreation Project Administration

Madie Fischetti, The Jaeger Company

The Feedback Committee convened to review the Final Master Plan for the South Gwinnett Park Site. The plan had been updated to reflect recommendations from the committee and county staff based on the Preliminary Master Plans. The Jaeger Company presented the plan and cost estimate to those present.

The committee made the following comments about the plan:

- Maintenance Area—show yard as fully fenced
- Dumpster Pad—add pad location adjacent to maintenance entrance
- Shade Structure at 4 Field Complex—reconfigure shade structure to cover more of the plaza area; octagon shape if possible
 - Note in Master Plan text to add freestanding picnic tables to this area

County staff requested that the following items be added to the cost estimate:

- Replacement of bleachers at football field
- Score booths for all seven baseball fields

County staff encouraged all attendees and committee members to attend a Public Input Meeting for the 2007 Capital Improvement Plan taking place June 11-13.

Please notify The Jaeger Company of any errors or omissions in these minutes

**APPENDIX B
COST ESTIMATE**

SOUTH GWINNETT PARK MASTER PLAN

The Jaeger Company

COST ESTIMATE - Final MP 6.7.07

<i>Item</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Subtotal</i>	<i>Total</i>
<i>Demolition</i>					\$ 189,070
Concrete Demolition	SF	\$ 2	10,795	\$ 21,590	
Asphalt Demolition	SF	\$ 2	51,240	\$ 102,480	
Misc. Demolition	LS	\$ 15,000	1	\$ 15,000	
Building Demolition	LS	\$ 50,000	1	\$ 50,000	
<i>Earthwork & Infrastructure</i>					\$ 888,532
Grading - Cut & Fill	CY	\$ 6	32,000	\$ 192,000	
Erosion Control	LS	\$ 15,000	1	\$ 15,000	
McGee Rd Decel Lane	LF	\$ 130	151	\$ 19,630	
McGee Road Sidewalks	LF	\$ 25	320	\$ 8,000	
Utility Connection Fees*	LS	\$ 7,500	1	\$ 7,500	
Signage (Entrance and Other)	LS	\$ 18,000	1	\$ 18,000	
Stormwater Management	LS	\$ 425,300	1	\$ 425,300	
Sidewalks (interior of site)	SF	\$ 4.75	38,394	\$ 182,372	
Sanitary Sewer Upgrade	LS	\$ 20,730	1	\$ 20,730	
<i>Parking</i>					\$ 523,660
Curb & Gutter	LF	\$ 17	4,510	\$ 76,670	
Asphalt Drive / Parking Aisles	SY	\$ 24	10,200	\$ 244,800	
Striping (new spaces)	LF	\$ 2.50	276	\$ 690	
Parking/Roadway Light	LS	\$ 170,000	1	\$ 170,000	
Parking Lot/Drive Landscaping	LS	\$ 31,500	1	\$ 31,500	
<i>Concession & Playground Area</i>					\$ 413,808
Concession/Restroom Building	SF	\$ 140	1,296	\$ 181,440	
Grilling Pad	SF	\$ 4.75	288	\$ 1,368	
Playground	SF	\$ 22	6,175	\$ 135,850	
Shade Structure	SF	\$ 64	400	\$ 25,600	
Picnic Tables	EA	\$ 1,000	5	\$ 5,000	
Bench on Concrete Pad	EA	\$ 1,200	6	\$ 7,200	
Trash Receptacle on Concrete Pad	EA	\$ 850	5	\$ 4,250	
Water Fountain	EA	\$ 3,000	1	\$ 3,000	
Water Service	LF	\$ 30	60	\$ 1,800	
Electricity/Conduit	LF	\$ 14	200	\$ 2,800	
Retaining/Seatwalls	LF	\$ 80	240	\$ 19,200	
Irrigation	LS	\$ 8,000	1	\$ 8,000	
Landscaping (Trees/Shrubs)	LS	\$ 17,500	1	\$ 17,500	
Turf Area (Seeded)	AC	\$ 5,000	0.16	\$ 800	
<i>Additional Buildings and Improvements</i>					\$ 736,955
Maintenance Building	SF	\$ 90	1,800	\$ 162,000	
Paved Maintenance Yard + Drive	SY	\$ 24	180	\$ 4,320	
Shade Structure at Ballfields	SF	\$ 64	3,150	\$ 201,600	
Concrete Plaza at Ballfields	SF	\$ 6	4,545	\$ 27,270	
Batting Cages (Fields 2,3,4)	LS	\$ 7,525	1	\$ 7,525	
Batting Cages (Fields 7-10)	LS	\$ 9,000	1	\$ 9,000	
Safety Netting (Fields 3 & 10)	LF	\$ 11.50	400	\$ 4,600	
Pedestrian and Playground Lighting	LS	\$ 25,000	1	\$ 25,000	
Restroom (24'x24')	SF	\$ 140	576	\$ 80,640	
Football Bleachers	LS	\$ 145,000	1	\$ 145,000	
Score Booth (1 per field)	EA	\$ 10,000	7	\$ 70,000	
<i>Misc. Line Item Costs</i>					\$ 744,460
Dugout Renovation (per field)	EA	\$ 3,750	14	\$ 52,500	
Lighting Upgrades (existing fields)	LS	\$ 334,600	1	\$ 574,000	
Fence Replacement (existing fields)	LF	\$ 24	4,915	\$ 117,960	
Budget Summary					
			Subtotal	\$	3,496,485
			Contingency (20%)	\$	699,297
			Insurance/Bonds/Other Fees (10%)	\$	419,578
			Program Management (5.5%)	\$	253,845
			Land. Arch./Eng./Arch./Survey Fees (9%)	\$	415,382
			TOTAL	\$	5,284,587

* Utility connection fees will vary depending on scope of site work permitted

ILLUSTRATIONS



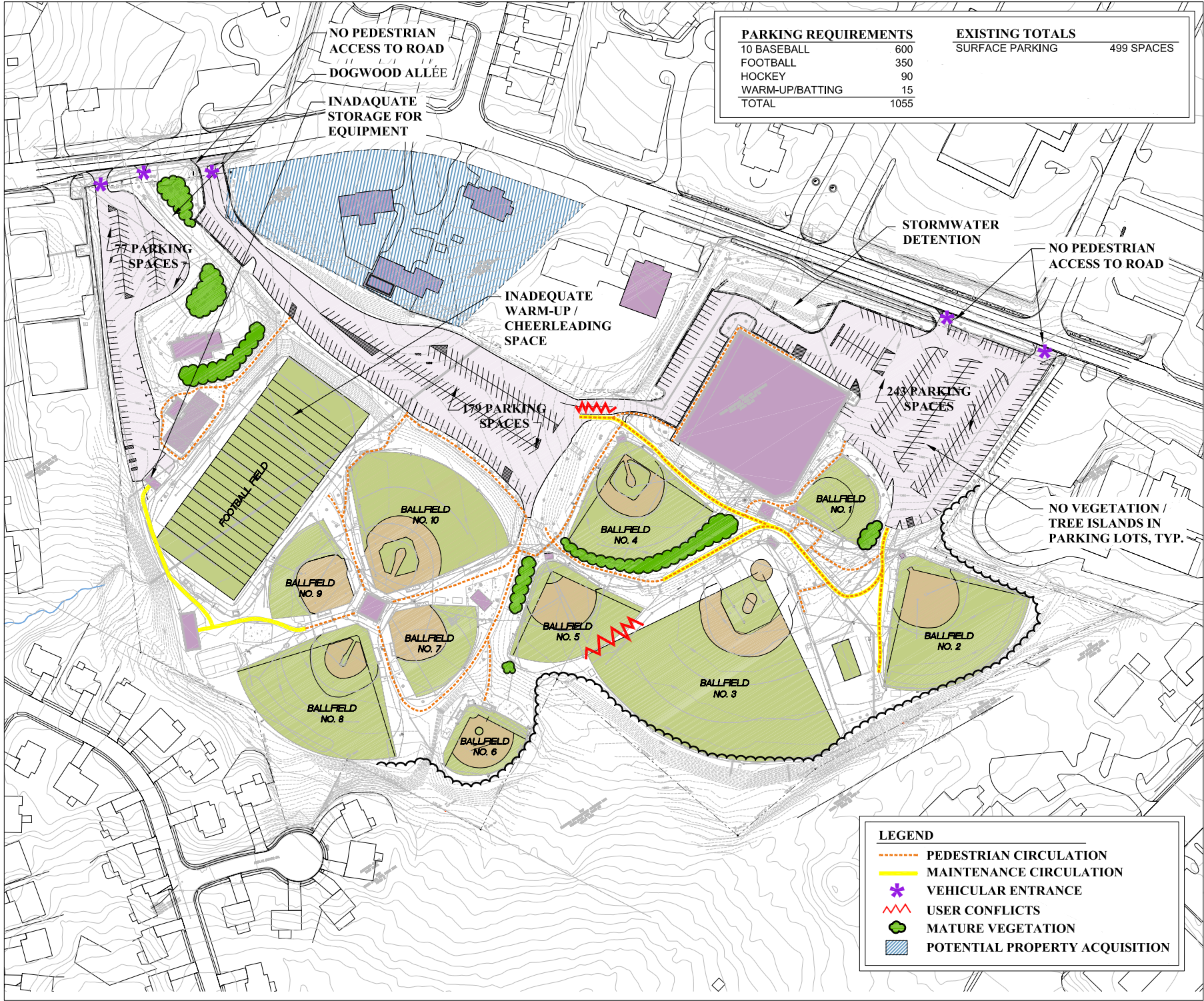
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MARCH 12th, 2007

**SOUTH GWINNETT PARK
MASTER PLAN**

GWINNETT COUNTY, GEORGIA

PARKING REQUIREMENTS		EXISTING TOTALS	
10 BASEBALL	600	SURFACE PARKING	499 SPACES
FOOTBALL	350		
HOCKEY	90		
WARM-UP/BATTING	15		
TOTAL	1055		



LEGEND

- - - PEDESTRIAN CIRCULATION
- MAINTENANCE CIRCULATION
- ⚡ VEHICULAR ENTRANCE
- ✳ USER CONFLICTS
- 🌳 MATURE VEGETATION
- ▨ POTENTIAL PROPERTY ACQUISITION

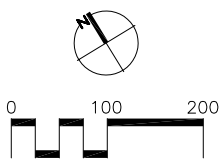


ILLUSTRATION
A

ISSUES
&
OPPORTUNITIES



119 Washington Street, Gainesville, GA 30501
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MARCH 12th, 2007

PARKING REQUIREMENTS

7 BASEBALL	420
FOOTBALL	350
HOCKEY	90
WARM-UP/BATTING	15
TOTAL	875

CONCEPT TOTAL

SURFACE PARKING	538 SPACES
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SIDEWALK SYSTEM

- 5' WALK ALONG ALL PARKING AREAS
- 8' WALK INTERIOR SYSTEM

BUILDING EXPANSION

4,125 SQUARE FEET

CONCESSION AREA

- CONCESSION/RESTROOM BUILDING
- RETAINING WALL
- SHADE TREES

EXISTING BUILDING

MAINTENANCE & PEDESTRIAN PATH

MAINTENANCE BUILDING
1800 SQUARE FEET

PLAZA AREA

4 EXISTING FIELDS TO REMAIN

- 2 x 200' (No. 8, 10)
- 1 x 135' (No. 7, 9)

PLAYGROUND AREA

- 8,775 SF
- MULTI-AGE EQUIPMENT
- LAWN AND SHADE TREE SURROUND

STORMWATER MANAGMENT, TYP.

EXISTING FIELDS TO REMAIN

- 1-200' FIELD (No. 2)
- 1-300' FIELD (No. 3)
- 1-165' FIELD (No. 4)

**SOUTH GWINNETT PARK
MASTER PLAN**
GWINNETT COUNTY, GEORGIA

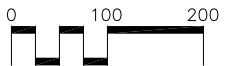


ILLUSTRATION
B

CONCEPT
#1



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MARCH 12th, 2007

**SOUTH GWINNETT PARK
MASTER PLAN**
GWINNETT COUNTY, GEORGIA

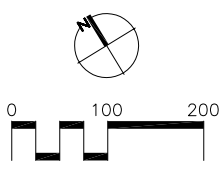


ILLUSTRATION
C

**CONCEPT
#2**

PARKING REQUIREMENTS

7 BASEBALL	420
FOOTBALL	350
HOCKEY	90
WARM-UP/BATTING	15
TOTAL	875

CONCEPT TOTALS

SURFACE PARKING	357 SPACES
120 SPACES PER LEVEL OF PARKING DECK (4 1/2 LEVELS REQUIRED)	

SIDEWALK SYSTEM

- 5' WALK ALONG ALL PARKING AREAS
- 8' WALK INTERIOR SYSTEM

BUILDING EXPANSION

4,125 SQUARE FEET

PLAYGROUND AREA

- 2 AGE-APPROPRIATE AREAS
- LAWN AND SHADE TREE SURROUND
- SMALL PAVILION

PARKING DECK
41,800 SF PER LEVEL

RAMP SYSTEM
FROM DECK ELEV.
TO FIELD ELEV.

EXISTING FIELDS TO REMAIN

- 1-300' FIELD (NO. 3)
- 1-200' FIELD (NO. 2)

NEW FIELD

- 120' FIELD
- RETAINING WALL NEAR OUTFIELD

CONCESSION AREA

- CONCESSION/RESTROOM BUILDING
- PLAZA WITH STAIR/RAMP SYSTEM DOWN FROM PARKING LEVEL

STORMWATER MANAGEMENT, TYP.



MAINTENANCE & PEDESTRIAN PATH

MAINTENANCE BUILDING
1800 SQUARE FEET

COLLECTOR PLAZA

- HARDSCAPE PLAZA WITH SHADE TREES
- SMALL COUNTY STANDARD PAVILION

4 EXISTING FIELDS TO REMAIN

- 2 x 200' (No. 8, 10)
- 1 x 135' (No. 7, 9)



MARCH 12th, 2007

**SOUTH GWINNETT PARK
MASTER PLAN**
GWINNETT COUNTY, GEORGIA

PARKING REQUIREMENTS

4 BASEBALL	240
FOOTBALL	350
HOCKEY	90
WARM-UP/BATTING	15
TOTAL	695

CONCEPT TOTALS

SURFACE PARKING	354 SPACES
66 SPACES PER LEVEL OF PARKING DECK (5 LEVELS REQUIRED)	



BUILDING EXPANSION
4,125 SQUARE FEET

**STORMWATER
MANAGEMENT AREA,
TYP.**

PARKING DECK
24,000 SQUARE FEET

BUILDING EXPANSION
• 18,350 SQUARE FEET
• FOR USE IN AFTER SCHOOL PROGRAMMING

PLAYGROUND AREA
• EQUIPMENT FOR OLDER CHILDREN + SWINGS
• 8,775 SQUARE FEET

RESTROOM BUILDING

EXISTING FIELD

GRASSY HILL AREA

FOOTBALL AREA
• WITH ADDITIONAL WARM UP SPACE
• SOCCER OVERLAY POSSIBLE

MULTI-USE TRAIL
• 3,756 LF
• 10' WIDE HARDSCAPE
• MAINTENANCE VEHICLE ACCESSIBLE

PLAYGROUND AREA
• CONSTRUCTED OVER ROOFED STORMWATER DETENTION AREA
• 8,775 SQUARE FEET

PLAZA AREA
• SURROUNDED BY SHADE TREES
• CONCESSION/RESTROOM BUILDING

SMALL PAVILION

3 FIELDS
• 2 x 225'
• 1 x 300'

BATTING PRACTICE AREA

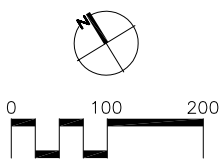
MAINTENANCE BUILDING
1,800 SQUARE FEET

5' SIDEWALK ALONG ALL PARKING AREAS

SMALL PAVILION

EXISTING BUILDING

66 PER LEVEL



**ILLUSTRATION
D**

**CONCEPT
#3**



119 Washington Street, Gainesville, GA 30501
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MARCH 12th, 2007

POTENTIAL FUTURE ACQUISITION

EXISTING PROPERTY LINE

SIDEWALK SYSTEM

- 5' WALK ALONG ALL PARKING AREAS
- 8' WALK INTERIOR SYSTEM

BUILDING EXPANSION
4,125 SQUARE FEET

PARKING REQUIREMENTS

7 BASEBALL	420
FOOTBALL	350
HOCKEY	90
WARMUP/BATTING	15
TOTAL	875

CONCEPT TOTAL

SURFACE PARKING 651 SPACES

CONCESSION AREA

- CONCESSION/ RESTROOM BUILDING
- RETAINING WALL REQ'D
- SHADE TREES

RAMP
FROM PARKING ELEV.
TO FIELD ELEV.

MAINTENANCE & PEDESTRIAN PATH

MAINTENANCE BUILDING
1800 SQUARE FEET

EXPANDED AREA FOR FOOTBALL WARMUP & CHEERLEADING

PLAZA AREA

EXISTING BUILDING

4 EXISTING FIELDS TO REMAIN

- 2 x 200' (No. 8, 10)
- 1 x 135' (No. 7, 9)

PLAYGROUND AREA

- 8,775 SF
- MULTI-AGE EQUIPMENT
- LAWN AND SHADE TREE SURROUND

STORMWATER MANAGEMENT

EXISTING FIELDS TO REMAIN

- 1-200' FIELD (No. 2)
- 1-300' FIELD (No. 3)
- 1-165' FIELD (No. 4)

**SOUTH GWINNETT PARK
MASTER PLAN**
GWINNETT COUNTY, GEORGIA

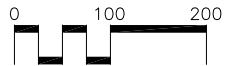


ILLUSTRATION E

CONCEPT #4



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MARCH 12th, 2007

**SOUTH GWINNETT PARK
MASTER PLAN**
GWINNETT COUNTY, GEORGIA

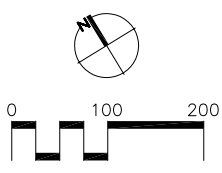


ILLUSTRATION
F

**CONCEPT
#5**

POTENTIAL FUTURE ACQUISITION

EXISTING PROPERTY LINE

PARKING DECK

41,800 SF PER LEVEL

BUILDING EXPANSION

4,125 SQUARE FEET

PARKING REQUIREMENTS

7 BASEBALL	420
FOOTBALL	350
HOCKEY	90
WARMUP/BATTING	15
TOTAL	875

CONCEPT TOTALS

SURFACE PARKING 421 SPACES
120 SPACES PER LEVEL OF PARKING DECK
(3-4 LEVELS REQUIRED)



PLAYGROUND AREA

- 2 AGE-APPROPRIATE AREAS
- LAWN AND SHADE TREE SURROUND
- SMALL PAVILION

EXPANDED AREA FOR FOOTBALL WARMUP AND CHEERLEADING

MAINTENANCE & PEDESTRIAN PATH

MAINTENANCE BUILDING
1800 SQUARE FEET

COLLECTOR PLAZA

- HARDSCAPE PLAZA WITH SHADE TREES
- SMALL COUNTY STANDARD PAVILION

4 EXISTING FIELDS TO REMAIN

- 2 x 200' (No. 8, 10)
- 1 x 135' (No. 7, 9)

CONCESSION AREA

- CONCESSION/RESTROOM BUILDING
- PLAZA WITH STAIR/RAMP SYSTEM DOWN FROM PARKING LEVEL

STORMWATER MANAGEMENT, TYP.

EXISTING FIELDS TO REMAIN

- 1-300' FIELD (NO. 3)
- 1-200' FIELD (NO. 2)

NEW FIELD

- 120' FIELD
- LARGE RETAINING WALL NEAR OUTFIELD

RAMP SYSTEM FROM PARKING ELEV. TO FIELD ELEV.



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APRIL 16, 2007

PARKING REQUIREMENTS

7 BASEBALL	420
FOOTBALL	350
HOCKEY	90
WARM-UP/BATTING	15
TOTAL	875

CONCEPT TOTAL

SURFACE PARKING	517 SPACES
-----------------	------------

SIDEWALK SYSTEM

- 5' WALK ALONG ALL PARKING AREAS
- 8' WALK INTERIOR SYSTEM

BUILDING EXPANSION

4,125 SQUARE FEET

CONCESSION AREA

- CONCESSION/RESTROOM BUILDING
- RETAINING WALL
- SHADE TREES



MAINTENANCE & PEDESTRIAN PATH

MAINTENANCE BUILDING
1800 SQUARE FEET

PLAZA AREA

4 EXISTING FIELDS TO REMAIN

- 2 x 200' (No. 8, 10)
- 2 x 135' (No. 7, 9)
- NEW BATTING PRACTICE/WARMUP AREA

PLAYGROUND AREA

- 8,775 SF WITH SHADE STRUCTURE
- MULTI-AGE EQUIPMENT
- LAWN AND SHADE TREE SURROUND

STORMWATER MANAGMENT, TYP.

EXISTING FIELDS TO REMAIN

- 1-200' FIELD (No. 2)
- 1-300' FIELD (No. 3)
- 1-165' FIELD (No. 4)

**SOUTH GWINNETT PARK
MASTER PLAN**
GWINNETT COUNTY, GEORGIA

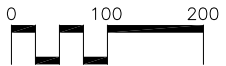


ILLUSTRATION
G

PRELIMINARY
PLAN
#1



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APRIL 16, 2007

**SOUTH GWINNETT PARK
MASTER PLAN**
GWINNETT COUNTY, GEORGIA

POTENTIAL FUTURE ACQUISITION

EXISTING PROPERTY LINE

SIDEWALK SYSTEM

- 5' WALK ALONG ALL PARKING AREAS
- 8' WALK INTERIOR SYSTEM

BUILDING EXPANSION
4,125 SQUARE FEET

PARKING REQUIREMENTS

7 BASEBALL	420
FOOTBALL	350
HOCKEY	90
WARMUP/BATTING	15
TOTAL	875

CONCEPT TOTAL

SURFACE PARKING 659 SPACES

CONCESSION AREA

- CONCESSION/RESTROOM BUILDING
- RETAINING WALL REQ'D
- SHADE TREES

EXISTING BUILDING

RAMP
FROM PARKING ELEV.
TO FIELD ELEV.

MAINTENANCE & PEDESTRIAN PATH

MAINTENANCE BUILDING
1800 SQUARE FEET

EXPANDED AREA FOR FOOTBALL WARMUP & CHEERLEADING

PLAZA AREA

4 EXISTING FIELDS TO REMAIN

- 2 x 200' (No. 8, 10)
- 1 x 135' (No. 7, 9)

PLAYGROUND AREA

- 8,775 SF
- MULTI-AGE EQUIPMENT
- LAWN AND SHADE TREE SURROUND

STORMWATER MANAGEMENT

EXISTING FIELDS TO REMAIN

- 1-200' FIELD (No. 2)
- 1-300' FIELD (No. 3)
- 1-165' FIELD (No. 4)

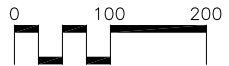


ILLUSTRATION H

PRELIMINARY PLAN #2



VEHICULAR ACCESS

- NEW ON-PROPERTY ENTRY DRIVE
- 3-WAY STOP AT INTERSECTION

SIDEWALK SYSTEM

- 5' WALK ALONG ALL PARKING AREAS
- 10' WALK INTERIOR SYSTEM

BUILDING EXPANSION

4,125 SQUARE FEET

CONCESSION AREA

- CONCESSION/RESTROOM BUILDING
- RETAINING WALL
- SHADE TREES
- 12' x 12' GRILLING PAD

SURFACE PARKING

PLAN TOTAL 510 SPACES

DUMPSTER PAD

MAINTAINANCE & PEDESTRIAN PATH

MAINTENANCE AREA

- 1800 SF BUILDING
- PAVED YARD

PLAZA AREA

- 3150 SF SHADE STRUCTURE
- FREESTANDING PICNIC TABLES

4 EXISTING FIELDS TO REMAIN

- 2 x 200' (No. 8, 10)
- 2 x 135' (No. 7, 9)
- 4 NEW BATTING PRACTICE/WARMUP AREAS

EXISTING BUILDING

NEW REST ROOM BUILDING

- INCLUDES SANITARY SEWER UPGRADE
- 400 SQUARE FEET

EXISTING FIELDS TO REMAIN

- 1-200' FIELD (No. 2)
- 1-300' FIELD (No. 3)
- 1-165' FIELD (No. 4)
- 3 BATTING PRACTICE/WARMUP AREAS

PLAYGROUND AREA

- 8,775 SF WITH SHADE STRUCTURE
- MULTI-AGE EQUIPMENT
- LAWN AND SHADE TREE SURROUND

STORMWATER MANAGEMENT, AREA TYP.

Landscaping Architecture • Historic Preservation • Planning



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SOUTH GWINNETT PARK

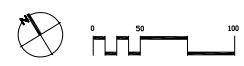
MASTER PLAN

GWINNETT COUNTY, GEORGIA



TOTAL PARK ACREAGE = 27.12 ACRES
JUNE 7, 2007

ILLUSTRATION I



NOTE: REFER TO MASTER PLAN REPORT FOR FIELD NUMBER REFERENCES.