

Club Drive Park Master Plan



Summary Report

Prepared for

Gwinnett County Department of Community Services

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Project Goals + Objectives

With Club Drive Park, Gwinnett County is seeking to fulfill the passive recreation needs of the surrounding neighborhood while preserving the unique natural resources of the site. The 25.91 acre site will be developed as a passive recreation park for a variety of age groups. The park classification for the site is a Special Purpose Neighborhood Park. This new park classification was created for small passive recreation parks in under-served areas where the purchase of large tracts of land is no longer feasible. Club Drive Park will be the first Special Purpose Neighborhood Park in the County. The principal goals of the Master Plan are as follows:

- Provide for the passive recreation needs for the surrounding neighborhood
- Preserve the natural resources associated with the park
- Provide a multi-use and nature trail system
- Provide recreational opportunities for a wide range of age groups

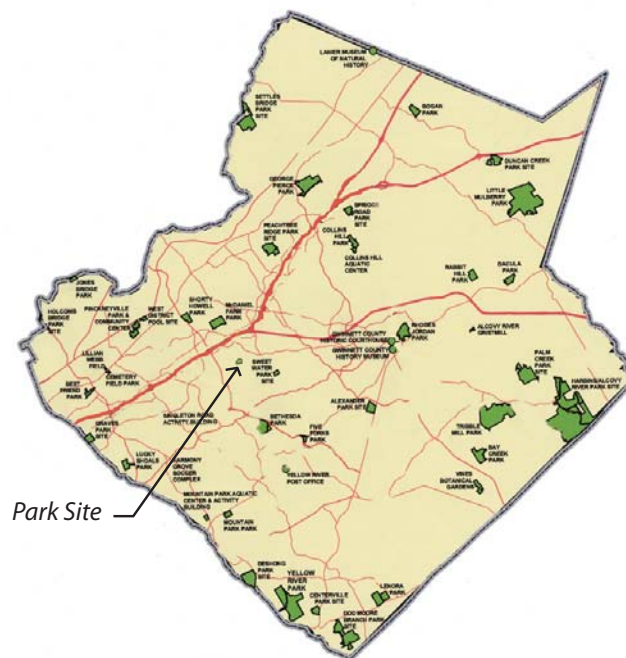
Site Context

The Club Drive park site is located in the west-central portion of the county near the intersection of Pleasant Hill Road and I-85. The site is bordered to the north by Club Drive and to the east by Sweetwater Creek. Rolling Ridge Road bisects the site and provides access to the Rolling Ridge subdivision to the south. The Club Drive Apartment complex borders the site to the west and the Willow Run and Northwood Condominium associations border the site to the east. The 2005 Aerial (Illustration A) shows the context surrounding the park site.

The County assembled the Club Drive park site land from recently purchased land and land it already owned, including recreation set-aside land from the Rolling Ridge subdivision development. A key 6.6 acre parcel bordering Club Drive was acquired by the county in early 2006 with SPLOST funds. A 0.82 acre parcel, including an abandoned fire station, was added to the park site midway through the planning process (See Section 5.0). For this reason, the early conceptual plan and inventory/ analysis graphics do not include this parcel in the northwest corner of the tract.



Location Map- Gwinnett County



Gwinnett County Parks

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

- Public Input Meeting and Citizen Steering Committee formation
- Inventory and Analysis of the site, including, topography, hydrology, soils, vegetation
- Program confirmation based on input of staff as well as the steering committee
- Conceptual Plan development where four different site plans were developed and presented to the committee.
- Preliminary Master Plan developed that combined elements from multiple concepts with a preliminary cost estimate
- Draft Master Plan developed as a refined preliminary plan with a phased cost estimate
- Final Master Plan with a refined, phased cost estimate
- Presentation of the final products to The Gwinnett County Recreation Authority and The Gwinnett Board of Commissioners

Descriptions of these tasks and a timeline are outlined below:

Site visit: (8/25/06)

EDAW Landscape Architecture Staff and County staff met at the site for a site tour and overview of existing conditions. Major natural features of the site were identified and noted. Site constraints were observed and development opportunity areas were discussed.

Public Input Meeting: (8-29-06)

About 30 citizens attended this public meeting at Berkmar High School. Gwinnett County Department of Community of Services staff outlined the park master planning process, explained the staff's intent for the site as a special purpose neighborhood park, and introduced the site to the citizens through a series of aerial photos and a boundary survey. The public was invited to express their recreational needs and their broad ideas about the park's design. A community interest form was distributed and filled out by the attendees. EDAW collected these forms and tabulated the interests and priorities of the citizens (Appendix B contains these results). The top concerns of the surveyed citizens were security, pedestrian safety, automobile traffic access (signal), and lighting. The citizens were most interested in seeing picnic areas, walking trails, playgrounds, and basketball courts in the park. Completed Citizen Steering Committee Forms were collected by County staff and used to determine membership of the committee. The eighteen member committee represented a cross-section of adjacent neighborhoods.

Base Plan Development (August- September 2006)

EDAW prepared a composite Autocad base plan for the site, using a boundary survey and ArcView files obtained from the county GIS system.

Steering Committee Scheduling Meeting (9-21-06)

County staff, two EDAW representatives, and steering committee members attended this meeting at Gwinnett Justice and Administration Center. A project schedule was discussed and meeting times were agreed upon by the committee. The committee agreed to hold all subsequent meetings at the Willow Run Condominium Association Clubhouse. The committee was provided with an overview of park/site tour day schedule and details.



Citizen Steering Committee Site Tour

Park and Site Tour (10-7-06)

The Citizen Steering Committee, along with County staff and EDAW staff, toured several Gwinnett County Park sites with particular relevance to the Club Drive park site, including the following: Sweetwater Park, Bethesda Park, Five Forks Park, and Graves Park. Park facility options were observed and discussed at the various parks. In the afternoon, the committee completed a walking tour of the Club Drive Park site. The opportunities and constraints of the site were discussed by the committee in detail. The committee then discussed the program elements that they would

like to see in the park and their prioritization for development.

Inventory and Analysis (September-October 2006)

Site surveys were performed to inventory and study site features. A geotechnical report and wetland delineation report also were reviewed during this time. These reports are available for review at the Gwinnett Department of Community Services. A series of graphics were prepared to illustrate the findings in the following areas: soils, hydrology, topography, vegetation, and opportunities and constraints.

Conceptual Plan Development (11-2-06)

The completed inventory and analysis illustrations were presented to the committee. Four alternative conceptual plans for the site were developed by EDAW. A variety of options were explored to see how the program elements and circulation could be accommodated on the site. The plans differed primarily in where vehicular circulation routes and recreation facilities were located. The four plans were presented to the committee, and after debate a hybrid conceptual plan was developed that combined elements from the plans.

Preliminary Master Plan (11-30-06)

A Preliminary Master Plan was developed for the site that incorporated the input of the Department of Community Services staff and the Citizen Steering Committee. In response to

comments from the conceptual plans, parking areas were increased in size and the location and size of some of the amenities were adjusted. The preliminary cost estimate was distributed to the committee for their review.

Final Master Plan (12-12-06)

Final Master Plan graphic was presented to the committee that incorporated the previous comments of the steering committee and staff. The Final Master Plan graphic was approved and the committee approved a prioritization list for amenity development.

Site Inventory and Analysis

3.0

A summary of the inventory and analysis findings are outlined below. An illustrative graphic accompanies each of the categories discussed.

Slope Analysis

Two foot contour interval data acquired from the county GIS system was analyzed to understand the site's topography. The majority of the park site is relatively flat with slopes less than 2%. The two major topographic changes occur along the western boundary of the site and on the eastern side of the site where the floodplain of Sweetwater Creek begins. Steep slopes also are located where creeks have deeply incised channels. (See Illustration D)



Southwest view of lake



Sweetwater Creek

Hydrology

The streams and creeks of Club Drive Park are part of the Little Ocmulgee River watershed. The defining feature of the site is the 4.75 acre lake in the south west corner of the site. Two small streams that flow from two ponds to the west of the property feed this lake. Water flows from an outlet control structure in the southeast corner of the lake and meanders to the east through a floodplain where it flows into Sweetwater Creek. Sweetwater Creek forms the eastern boundary of the site and runs in a southerly direction. The extensive floodplain of Sweetwater Creek comprises about nine acres of the site. All of the storm water on the site flows into Sweetwater Creek or the unnamed tributaries that flow from the west. A 1.5 acre wetland area is located in the southwestern corner of the site. (See Illustration E)

Vegetation

Four vegetation types are found on the site: Riverine Forest, Mixed Pine/ Hardwood Forest, Pine Forest, and Meadow. Riverine Forest and Pine Forest are the two dominant vegetation types on the site. Most of the trees on this site are less than 30 years old. The only trees evident in a 1955 aerial photograph line the banks of Sweetwater Creek (See Illustration B). A 1972 aerial shows additional trees in the floodplain of Sweetwater Creek

and the southwestern corner of the property (See Illustration C). These areas currently have the largest trees on the site.

Mixed hardwood forests are located in the southwest and the northeast corners of the site. Loblolly Pines, Tulip Poplars, and Water Oaks form the canopy on this knoll. With the exception of an impressive specimen Loblolly Pine that grows along the lake's edge, these trees range in age from 15-35 years. A variety of herbaceous groundcovers grow in meadows found in the sewer easement, along Club Drive, and the north and south lake banks. Broomsedge, Blackberries, Juncus, Cardinal Flower, Butterfly Weed, Wild Ageratum, and Fescue are some of the species which grow in these sunny areas.

The large pine forest between Club Drive and the lake is the most visually prominent vegetation on the site. This stand of Loblolly Pines ranges in age from 25-30 years. A 1972 aerial photograph does not show any trees in this area, so this uniform stand of Loblolly Pines can not be more than 34 years old. These trees probably established themselves after this area was cleared and graded. A few pear, plum, and cherry trees grow amidst these pines. Few groundcovers are found beneath the dense shade of these pine trees.



Meadow North of Lake



Riverine Forest

A Riverine Forest grows in the floodplain of Sweetwater Creek and along the northern edge of the lake. Canopy trees like Tulip Poplars, Sweetgums, Water Oaks, Red Maples, Sycamores, and Box Elders grow in these wet soils. An occasional Mockernut Hickory, Beech, and White Oak grows in these areas as well. The largest trees on the site are found along the banks of Sweetwater Creek. Musclewood grace the understory in the floodplain. Shrubs such as Viburnum, Alder, and Virginia sweetspire grow along the banks of the lake. The groundcover is sparse in the Riverine Forest Areas, but River Oats and River Cane (Native Bamboo) are found near the creek banks. The delicate fronds of Sensitive Fern are found in occasional patches in the wetland area in the southeast corner of the property, but this area has little overall groundcover.

Invasive plants have established a strong foothold in the floodplain area. A thick stand of Chinese Privet grows in the area to the west of the sewer easement and south of the creek that drains the lake. These shrubs thrive in poor draining areas like this where native vegetation does not grow well. Privet grows in thinner patches along the banks of Sweetwater Creek. Kudzu vines have begun to creep up the trees near the Club Drive bridge over Sweetwater Creek. (See Illustration F)

Soils

The location of soils at the Club Drive park site relate to the topography. Sandy loam soils are located in flat floodplain areas and clay loam soils are located on steeper slope areas. U.S. Department of Agriculture maps from 1967 were used to create a soil map for the site to assess the suitability of proposed land uses to the soil types present. These maps were produced before the lake was created, therefore the outlines of the floodplain has changed because the dam was built. The areas that are not suitable for development lie in the floodplain area, where buildings and impervious developments would not be located anyway. (See Illustration G)

Historical Background

Historical research on the property was conducted by compiling a chain of title at the Gwinnett County Administrative Center, and by examining a broader range of research materials at the Georgia Archives such as land lottery plats, county road maps, and census and tax records. A Historical Report is included in Appendix A. Its findings indicate that this particular plot of land has no evidence of any historically or archaeologically significant structures, significant periods of direct occupation, or other especially significant cultural resources. It has undergone a transition from frontier wilderness to farmland to undeveloped, abandoned agricultural land (by the mid-20th century), and thence to suburban development. However, even in its most active agricultural era, this was the floodplain bottomlands of a larger tract, and was not a key component of its owners' holdings.

Opportunities and Constraints

A composite analysis was created to document the site opportunities and constraints. The following topics were illustrated: areas where there are adjacency/ buffer issues, potential pedestrian access points, good vista points, and vehicular access/ circulation issues. Due to structural safety concerns, an existing pedestrian bridge across Sweetwater Creek is designated for removal. The graphic also delineates the location of the 100 year floodplain line, floodway line, wetlands, and stream buffers. (See Illustration H) These areas limit the area of the site that can be developed with park amenities in the following ways:

- Wetland areas- development is greatly restricted in these areas
- Floodway area -no vertical construction is allowed here, e.g. fences and buildings
- Floodplain area- the area between the floodplain line and floodway line can be manipulated through compensatory cut and fill
- Stream buffers- no disturbance is allowed in area 50' back from the stream banks
- No impervious surface is allowed in area 75' back from stream banks
- No disturbance is allowed in area 25' back from lake edge

When the area of these locations with development constraints is taken into consideration, only about 10 acres of the park's 25.9 acres are left for intensive development. Nature trails

and boardwalks are generally allowed in these “constrained land areas” with approval from the appropriate government agencies.

Development Program

4.0

A program for park development was developed through the input of the steering committee and DCS staff. The amenities considered for this park were limited due to the limited developable area of the park. The goal was to maximize the passive recreational opportunities within this small park. The following list of program elements were approved by the citizen steering committee:

- Multi-use trail system
- Nature trail system
- Meadow
- Playground
- Lake enhancements- i.e. fishing docks
- Picnic shelters and benches
- Skate park and pre-teen play area
- Basketball courts
- Overlook at Sweetwater Creek



Lenora Park Multi-use Trail



Five Forks Park Lawn



Bethesda Park playground



Freestyle skate park element



Five Forks Park Basketball Courts

Alternate Development Concepts + Preliminary Master Plan

5.0

Four alternative Conceptual Plans were developed, to test ideas and explore alternative solutions to the range of issues facing the site's development as a park (Illustrations I through L). The Fire Station parcel is not included in these layouts, as this parcel was not yet approved for addition into the park at the time the alternatives were developed.

Of the four plans, Conceptual Plan A proposes the most dramatic reworking of the site- it moves Rolling Ridge Road and creates a sinuous park drive. The re-location of this road allows a new connection at Club Drive that is aligned with an existing intersection across the street. A view axis is created at the entry to provide a view towards a gazebo on the lake edge. The revised road alignment aids in traffic-calming, and creates a more equal balance of "developable" land on the east and west sides of the road. Two parking areas serve the respective halves of the park, with the park restroom near the west lot and also near the lake. The skate park and basketball courts are kept on the east side, and a playground and open lawn area are featured on the west side. The low-lying areas on the east side are left largely in woodland, with one modest area of meadow proposed near the parking / facilities cluster. Multi-use paths form a 0.6-mile loop. Pedestrian crossings at Rolling Ridge are proposed as table-tops, to aid in traffic calming and improve user-friendliness and safety for park users. Additional lake access opportunities are provided by a fishing dock at the Rolling Ridge Road edge (at the east end of the lake), and a gazebo overlooking the lake from the west. An overlook to Sweetwater Creek is proposed where the existing pedestrian bridge is to be removed, and nature trails wind throughout the floodplain.

Conceptual Plan B maintains the existing connection of Rolling Ridge Road at Club Drive, but reroutes the road to calm traffic and keep most of the park amenities in one single, contiguous area to the west. A new main entrance to the park, separate from Rolling Ridge Road, is proposed off of Club Drive, with parking in the northwest corner of the site. The west side of the park becomes the focus for recreational facilities, while the east side of the park is primarily maintained as a natural area. The 0.44-mile multi-use path makes a loop around the west side. Two fishing docks also serve as lake overlooks, and a gazebo sits on the west end knoll. A path loop extends into a wooded area northwest of the lake to create a "contemplation" area. In the floodplain (the east half of the park), very little tree clearing is proposed in this concept, whereas the other three plans create a variety of meadow areas. Again, as in Plan A, a creek overlook is placed at the former bridge location; nature trails traverse the floodplain; and connections back across Rolling Ridge are proposed as table top crossings.

Conceptual Plan C splits parking on each side of Rolling Ridge Road, and creates a more formalized connection point between the two halves of the park. This main crossing point includes a 4-way stop, with the entry drives to the parking areas aligned, and two tabletop crossings for pedestrians. Activities for the young-teen set - a skate park, pre-teen play area, and a shelter - are clustered on the small area of "upland" on the east side of the park; whereas the

west side has a 1.4-acre lawn area framed by the playgrounds at one end, and the parking and restrooms, along with a half-court basketball court, at the other. A 0.53-mile multi-path circles the lawn and playground. At the far west edge of the lake, the wooded knoll becomes a picnic grove, with three shelters clustered among the trees. This concept also proposes expanding the lake to the north slightly, with shoreline modifications to make the edge more visually appealing. A boardwalk system extends from several connection points along the multi-use path, providing an extended opportunity for fishing, or for an interesting walk out along the shore and over the surface of the lake. The Contemplation Area feature is repeated. In the eastern floodplain, a wider extent of clearing is proposed, to create a sculpted pattern of meadow spaces with sinuously curving boundaries carved from the woodland. Access to a creek overlook is placed further south on this scheme than in the previous concepts, reflecting the broader opening-up of the floodplain to meadows and trails.

Conceptual Plan D concentrates virtually all of the parking and infrastructure on the west side of Rolling Ridge, and explores ways to maximize recreational use of the floodplain, but in a less intensively developed way. Extensive meadows are created by clearing almost all of the tree cover outside of protected areas (stream buffers and wetlands), except for a small visual buffer around a proposed dog park. The dog park – although small, at about $\frac{3}{4}$ -acre – fits on the sole piece of upland that occurs on the park's east side; the parking, restrooms, playgrounds, shelters, pre-teen play area and basketball are all located west of Rolling Ridge Road. A lawn area (smaller than in previous schemes) wraps around the playground. A lake promenade/ boardwalk extends down the east side of the lake, while the west knoll features a small fishing dock with a shelter under the trees nearby. This plan also includes the Contemplation Area feature northwest of the lake, and two overlooks at Sweetwater Creek.

Evaluation of the Alternative Concepts

The Steering Committee reviewed and discussed the Alternative Concepts and developed a consensus as follows.

- Rolling Ridge Road should not be moved / re-constructed. The existing entrance should be retained.
- The preferred parking scheme is as in Concept "C" (split parking, with a crossing point.). More parking is needed.
- The general location of playgrounds and basketball as shown in "C" is preferred; a second half-court basketball should be added.
- The lawn is an important feature and should be kept as large as possible – even with the addition of another basketball half-court, and parking. The playgrounds could be slightly smaller than shown in "C."
- Lake access should include the east edge boardwalk (as in Concept "D"), and a boardwalk along the north edge (similar to "C" but not as intrusive.) A gazebo can be placed on the boardwalk.

- The west knoll should have a lake-edge gazebo and possibly a shelter.
- The Contemplation Area should be included, with access into it via the main multi-use path.
- In the floodplain area, tree clearing should be done to create generally more meadow / usable area, but not to the "maximum extent" shown in Concept D. Aesthetic effect should also be considered, as in Concept "C."
- Ornamental fencing is desired along the Club Drive frontage.
- Picnic tables should be included at all the shelters as well as elsewhere in the park. Benches should occur throughout.

Development of the Preliminary Master Plan

The Preliminary Master Plan was developed based on the above Committee consensus, with one significant addition. Upon notice from the Department of Leisure Services that the County had approved adding the Fire Station parcel into the park, additional study was done to adapt the concepts of the consensus plan to a now-expanded property. The resulting Preliminary Master Plan (Illustration M) is summarized as follows:

116 parking spaces are provided. The parking supply was increased by enlarging the west lot northward (towards Club Drive), while shifting the basketball to the west; and by making the east lot a dead-end lot. The east lot curves slightly as well, to better avoid impacts to existing trees.

The irregularly-shaped lawn stretches in a gently curving alignment over 200 yards from east to west, with a pedestrian entry (off Club Drive) at one end, and the restrooms and parking at the other. The playground is a focal point, and at approximately 14,000 square feet – in two sections – will provide for a generous amount of play equipment and seating areas, a much needed amenity in this area of the County. Basketball half-courts are located for good visibility as well as easy access.

As suggested by the Committee, boardwalk features are included that traverse the lake, giving access to a "floating" gazebo; however, its placement is kept close by the lake's north shore, so that the prime views across the length of the lake are not compromised. A second gazebo occupies the west knoll.

Teen-serving and older kids' facilities are clustered on the upland portion east of Rolling Ridge. The remainder of the east side of the park comprises walking paths, a patchwork of meadows and forests in the floodplain, and nature trails, with a creek overlook located on the southern portion of the site's Sweetwater Creek boundary.

The approved Final Master Plan for Club Drive Park involved minor refinements from the Preliminary Master Plan, based on feedback from the Steering Committee, Gwinnett County DCS staff and members of the Gwinnett County Recreation Authority. The Master Plan envisions a nature-rich and largely passive-recreation oriented, small scale but special park, centered on the site's strongest natural assets of water, woodlands and open green space.

The park's most notable existing feature, the lake, becomes the focal point of the Master Plan. The lake and a large open space ringed with recreational facilities fill the portion of the site west of Rolling Ridge Road. The main features of the west side of the park are the lake and a proposed 2.3 acre open lawn area. A sinuous multi-use path meanders around this irregularly shaped lawn area, providing a loop for walking. Recreational amenities are placed around the perimeter, including two half-court basketball facilities; two playground areas; picnic shelters and benches; and a couple of access points to the lake. Fishing / observation docks occur at two different locations, and two gazebos are associated with the lake – one perched on the westernmost shore (a wooded knoll), and one out over the water off the north shore. The western parking area is larger than the eastern one, and a 4-way stop where they meet the road, along with table-top crossings, provides a pedestrian-friendly connection between the two sides of the park. A small parking area will serve a small cluster of amenities east of Rolling Ridge that are aimed at serving a young teen audience: skate park, play structure for older kids, and a small picnic shelter. Most of the east side is wooded or meadow area, with nature trails looping throughout and leading to Sweetwater Creek and an overlook. Key components of the plan are described below.

Vehicular Circulation

Rolling Ridge Road serves as the park's main entrance, as well as continuing to serve as the entrance to the neighborhood beyond. Improvements to the existing deceleration/ turn lane (e.g., widening) may be required. Visibility at the traffic island should be improved by removing existing shrubs. The required sidewalk crossing will make use of the island to provide a safe stopping point for pedestrians, between the inbound and outbound lanes. Two four way stops and a table-top crossing are proposed to help slow traffic through the park. The table top crossing at the entry point to the parking areas will be paved with concrete in order to distinguish this area from the asphalt roads and parking lots. A number of existing trees are retained along both sides of the road, entering the park.



Club Drive and Rolling Ridge Road Intersection

Parking

Two parking areas are provided, serving the east and west sides of Rolling Ridge Road. A total of approximately 116 spaces are provided: 26 on the east side and 90 on the west, where most of the recreational facilities (and lake) are located. The eastern parking lot is carefully sited to preserve some existing trees on the site. Parking lot aisles and spaces will be asphalt with curb and gutters.

Pedestrian circulation system

New sidewalks line both sides of Rolling Ridge Road as it comes through the park. (North of the lake, these walks are pulled away from the roadway a few feet, and meander slightly, in order to preserve existing trees.) The County-required sidewalk along the Club Drive frontage is provided, in part, by a portion of the multi-use path that winds through the west half of the park. East of Rolling Ridge road, it is recommended that any sidewalk along Club Drive be deferred until such time as the bridge across Sweetwater Creek may be improved to provide a safe pedestrian crossing.

Within the western half of the park a 0.33-mile, 12-foot wide asphalt multi-use trail forms a loop, encircling the lawn on the west half of the park. The existing woodland will be thinned to maintain continuous visibility of and from the walking trail, as it loops around the west end of the site (past the playground) . This trail experience can be extended to a 0.57 mile loop by crossing Rolling Ridge Road at the 4-way stop and continuing around the skate park area on the east side. Secondary paved paths (8' wide) connect to the playgrounds, parking areas and skate park. Benches and picnic tables will be placed throughout.

A network of unpaved nature trails, generally 6 to 8' wide, loops through forested and meadow areas on the east side of the site (with two loops of 0.36 and 0.56 mile lengths). An ADA accessible Gravel-pave trail is also proposed to provide access to the knoll at the western end of the lake, as a paved trail would be difficult to build in this location where equipment access is limited. At the lake, the park's main feature, boardwalk/overlook features are proposed, to give direct access to the water at two locations: one, as part of the sidewalk system along the west edge of Rolling Ridge Road, and two, as a loop off of the multi-use path extending out from the north bank of the lake.

Playground

The three playground areas for the park will provide play opportunities for children of all ages. Their presence will activate these areas with responsible adults during daylight hours. Two playground areas (14,000 s.f.) clustered together at the west edge of the lawn, will be a focal point of the park. An existing patch of forest will be supplemented with canopy trees to provide shade in these areas. These play areas should appeal to both toddlers and older children, with a range of play equipment, including swing sets and play structures. Playgrounds should meet current

Gwinnett County playground design standards. A third play area, for pre-teens, will be located on the eastern side of the park.

Basketball Courts

Two half-court basketball courts are located along Club Drive. These are aligned side-by-side to prevent full-court play and will be separated by seat walls to encourage less intensive, casual use.

Restroom

A standard Gwinnett Parks restroom building will be located to the southwest of the main parking lot. Its central location provides easy access for all park visitors.

Lawn

A 2.33 acre irrigated lawn will extend in a gently sinuous alignment, from the parking area to the site's west end. This curving lawn will vary in width from 60 to almost 200' and will extend almost 650' in length. This open turf area will provide an unstructured play area for sports and passive recreation activities.

Picnic Shelters

Four picnic shelters are located in the park. Two shelters next to the playgrounds and one near the basketball courts will overlook the central lawn. A fourth shelter is perched on the edge of the floodplain on the east side of the park to provide views towards Sweetwater Creek and the skate park.

Lake Enhancements

Three lake overlook features open up views of the jewel of the park: a gazebo perched on the western knoll, a gazebo / boardwalk / fishing dock on the north bank and a fishing dock / promenade edge on Rolling Ridge Road. These are sited primarily to take advantage of the best (long) views across the lake. A low unobtrusive fence will control access to the lake edge on the north and east banks of the lake. This fence serves to control lake bank erosion and allow for the establishment of riparian vegetation along the lake banks. The lake edge itself is proposed to be gently sculpted, creating a new "cove" cut into the shoreline (due north of the lake gazebo) and perhaps complementing that with a bit of fill to "bump" the shoreline further into the lake (just west of the new cove). The cove could be planted with littoral plant species, creating even more diversity of experience for the park visitor. A pedestrian bridge will provide access to the southwest corner of the property.

Contemplation Area

A small “Contemplation Area” path and sitting area, in the small hardwood forest near the water source for the lake, will provide a place for quiet reflection. An existing concrete spillway from a neighboring lake could be enhanced to provide a more scenic view. The mellifluous sound of a small waterfall could provide the needed distraction from the busy traffic on Club Drive. As the spillway lies in an adjoining parcel, a small land acquisition is needed to complete this area.

Skate Park

A 16,500 SF skate park comprised of two elements: a “freestyle” (street skate) area, and a “bowl” area will be located in the eastern half of the park. This park will feature elements commonly found in urban plazas as well as concrete ramps or bowls. A fence will encircle this skate park with two openings: a main entrance just off the northeast corner of the parking and a secondary entrance near the picnic shelter. A skate park designer should be consulted in selecting elements for the skate park.

Meadow

An extensive meadow will be created by selectively removing forest cover to create some larger, open spaces along the existing sewer easement cut. This meadow parallels Sweetwater Creek. Compensatory grading will be required to give these floodplain meadow areas adequate drainage.

Sweetwater Creek Overlook

A creek overlook along one of the more scenic sections of Sweetwater Creek will be a highlight of the nature trail experience in the east side of the park. This overlook is carefully sited at a shoal, where the soothing sound of running water can be heard.

Utilities and infrastructure



Existing sewer easement

The restroom will be serviced with utilities (water, phone, gas, as necessary) to be extended into the site from Rolling Ridge Road. Power will be available from Rolling Ridge or from Club Drive. A sanitary sewer line will extend from the restroom to the east to tie into an existing sanitary sewer line that runs parallel to Sweetwater Creek. An existing manhole near Club Drive bridge will provide the best tie in point for this new sewer line.

Storm water management will be accommodated by a minor lowering of the controlled water elevation in the lake (preliminarily anticipated at 6

inches or less). To be achieved through minor modifications to the existing control structure, this lowering will provide storage volume to maintain the required detention of storm runoff, based on the impervious area of new development (approximately 3 acres total). The existing outlet control structure may need to be upgraded to meet modern safety standards.

Both parking lots will drain into bioswales to provide for water quality treatment. The western parking lot will be designed so that the water sheet flows into the central median to eliminate the cost of storm pipe infrastructure. Concrete curb and gutter with periodic openings would allow the water to flow into the bioswale. Bioswales are landscape elements designed to remove silt and pollution from surface runoff water. They consist of a swale drainage course with gently sloped sides that is filled with vegetation. An engineered soil mix containing compost, sand, and gravel is used within the bioswale.

Fencing

Ornamental fence will define the park boundaries along the entire Club Drive frontage and along the northwest property line. Utilitarian (e.g., black vinyl clad chain link) fence is proposed at other perimeter locations, to enhance neighbors' privacy and security. An eight foot tall chain link fence will be located on the south side of the creek bank in the southwest corner of the park. This will serve to control access to the south side of the lake which abuts residential properties. Fences will also be used to minimize destructive impacts to lake edges (see plan for locations).

Lighting

The Citizen Steering Committee supported the lighting of the park until 9 PM in select areas: including, the parking lots, multiuse paths, playground, skate park, and the path to Club Drive Apartments in the southwest corner of the park. The gazebos on the lake will not be lighted. The parking lots, basketball courts, and skate parks would be lit with a brighter intensity than the multi-use path. Cut off fixtures would be used to minimize spillover lighting. The lighting will not be contracted with a utility company. The lights are to be routed through the county side of the electric meter, and will be owned and controlled by the county.

Landscaping

A native plant palette will be used, in order to blend new plantings in with the existing woodland on the site.

Signs

Park signs will be located in three locations: in the northwest corner of the park along Club Drive and along Rolling Ridge Road. The main park sign will be built into the ornamental fence fronting on Club Drive. Two smaller park signs will be located along Rolling Ridge Road at the entry points to the parking lots. Stop signs and other traffic signs will be located where needed. The existing Rolling Ridge Subdivision sign will be left in its current location.

Earthwork / conceptual grading design

On the west half of the site, additional fill will need to be imported to create an approximately 2-foot high ridge along the north edge of the central lawn. This area, currently too flat to drain, will then generally drain toward the lake. The basketball courts will drain into an existing swale that is piped under Rolling Ridge Road adjacent to Club Drive. The parking lot will drain internally to a bio-swale treatment in the central landscape island; ultimately, a pipe from this bio-swale will outfall to the lake.

Within the floodplain, some cutting and filling is required within the proposed meadow areas, providing swales and subtle crowns (high points) to make these areas drain. These cut and fill quantities are balanced, within the floodplain. Minor re-grading is also required in the proposed east side parking area (the south end of which is cut slightly – less than a foot - and the north end filled slightly) as well as the skate park. Overall, a net import of fill is required within the park – due to the existing flat condition of the west side – totaling approximately 8,035 cubic yards.

Prioritization

Based on estimated costs for development (see Section 7.0), the following priority order for improvements was recommended by the Steering Committee:

To be included in Phase One:

- Basic park infrastructure for the west side of the park only (from rolling Ridge Road west): lighted parking lot, utilities, a restroom building, standard park identity and traffic signage, and other associated basic site development requirements; with the table top crossing deferred to Phase Two.
- East of Rolling Ridge Road, only the minimum essential site work as necessary to install utility connections to the west side, and to remove the existing pavements and replace them with temporary meadow.
- Irrigated lawn area with seeded Bermuda Grass
- Pedestrian paths including the asphalt multi-path around the lawn, sidewalks as shown for the west side of the park, railings as needed at retaining walls along the path (two locations), and an accessible gravel-surfaced trail to the pedestrian entrance at the west end knoll
- One portion of the playground (the larger, east section) with associated seating
- One half-court basketball
- Two picnic shelters with associated site furniture

- Other site furniture, as budget allows, throughout the Phase One area (benches, bike racks, receptacles and free standing picnic tables)
- Landscaping, as budget allows, within the Phase One area
- Chain-link fencing along property lines, and within the park for access control, in the west and southwest portions of the lake parcel

Prioritized List of Improvements for Phase Two:

- Nature Trail/ meadow/ overlook/ bridges on east side – along with east side basic infrastructure, and Rolling Ridge Road tabletop crossing
- Ornamental fencing along Club Drive frontage
- North fishing dock, with associated lake-edge fencing and planting, and both gazebos
- Development of rest of playground
- Skate park, east side shelter, teen play area, associated lighting, and rest of lighting on west side
- Rolling Ridge Road fishing / observation dock
- Second basketball half-court

Each of the above components would be designed with inclusion of associated landscaping and other minor site amenities, such as furnishings or signage, as appropriate.

Approval

The recommendation of the Steering Committee, regarding the Master Plan for Club Drive Park and the proposed prioritization of improvements, was endorsed by the Recreation Authority on January 11, 2007 with the following addition. The Recreation Authority also endorsed Gwinnett DCS staff's recommended list of "Alternates" which would be designed at the same time as the Phase One package of improvements and, if funds are sufficient, would be added to the first-phase construction contract. These Alternates included:

- The second playground
- The second basketball half-court
- The ornamental fence along Club Drive

- Upgrading the lawn installation from seeding to solid sod
- The lake edge gazebo (on the knoll)
- The lake gazebo and associated boardwalks
- Additional picnic shelters
- The site lighting for paths and amenities throughout the west side of the park

It is anticipated that funding for some or all of these Alternates would be available if:

- Bid conditions are more favorable than anticipated in the current estimate, at the time of bidding (scheduled for early 2008); and / or
- Additional funding sources are identified that can be allocated to the project.

The Recreation Authority also recommended naming the park Club Drive Park. (Note that all graphics in this Report produced prior to the Final Master Plan reflect the unofficial working name, "Club Drive Park Site.")

The Board of Commissioners approved the recommendations of the Recreation Authority – including the park name, the Master Plan, the priorities for development, and the delineation of Phase One and Alternates for immediate design and construction - on January 16th, 2007.

Development Budget Summary

7.0

The total estimated development budget for all of the improvements shown on the final Master Plan is \$5.1 million. A detailed breakdown is provided in Appendix D.

This includes \$2 million for Phase One, allowing for approximately \$1.5 million in “hard” (construction) costs, \$0.42 million in “soft” costs (e.g., contingency, professional fees, bonding and project management costs), and a 5% escalation factor. (Escalation is assumed at one year - assuming bidding in early 2008.) The major components of Phase One are estimated as follows (rounded to nearest \$500):

Mobilization, survey, testing	\$37,500
Site clearing & demolition	\$121,500
Earthwork & grading	\$231,000
Stormwater management & drainage	\$83,000
Water & sewer service, incl. drinking fountain	\$75,500
Electrical service & conduit for future lighting	\$80,500
Restroom building	\$127,500
Roadway improvements, sidewalks, lighted parking lot	\$220,500
Pedestrian pathways	\$108,500
Irrigated lawn	\$23,000
Fencing	\$64,500
Playground	\$178,000
Basketball half court	\$33,500
Shelters (2)	\$34,500
Site furniture	\$34,000
Landscaping	\$46,000
Subtotal hard costs	\$1,499,000
Escalation (5%)	\$75,000
Contingency (10%)	\$150,000
Bonding (4%)	\$60,000
Professional Design Fees (7%)	\$105,000
Project Management (6%)	\$90,000
Total Phase 1	\$1,999,000

The Phase One Master Plan (Illustration O) graphically depicts the improvements described above, before inclusion of any “Alternates.”

The estimated budget for the remainder of the park improvements, beyond Phase One, is \$3.1 million, including “hard” and “soft” costs and a four-year, 5% annual escalation factor.

The estimated value of the "Alternates," including hard costs, 5% escalation, and soft costs, is as follows:

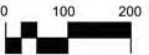
The second playground	\$130,500
The second basketball half-court	\$47,500
The ornamental fence along Club Drive	\$67,500
Upgrading the lawn installation to solid sod	\$85,500
The lake edge gazebo (on the knoll)	\$68,500
The lake gazebo and associated boardwalks	\$471,500
Lake edge plantings and fencing	\$67,500
Additional picnic shelter + tables	\$27,500
The site lighting for the west side of the park	\$176,500



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Gwinnett County Dept.
of Community Services

Club Drive Park Master Plan



SCALE: 1" = 200'-0"
SEPT. 25TH, 2006

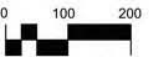
Illustration A
2005 Aerial



EDAW | AECOM

Gwinnett County Dept.
of Community Services

Club Drive Park Master Plan



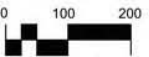
SCALE: 1" = 200'-0"
SEPT. 25TH, 2006

Illustration B

1955 Aerial



Club Drive Park Master Plan



SCALE: 1" = 200'-0"
SEPT. 25TH, 2006

Illustration C
1972 Aerial

Club Drive Park Master Plan Slope Analysis

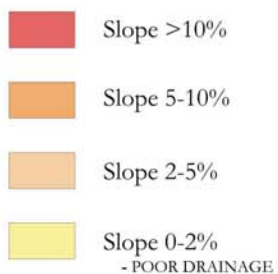
Park area=25.91 ac



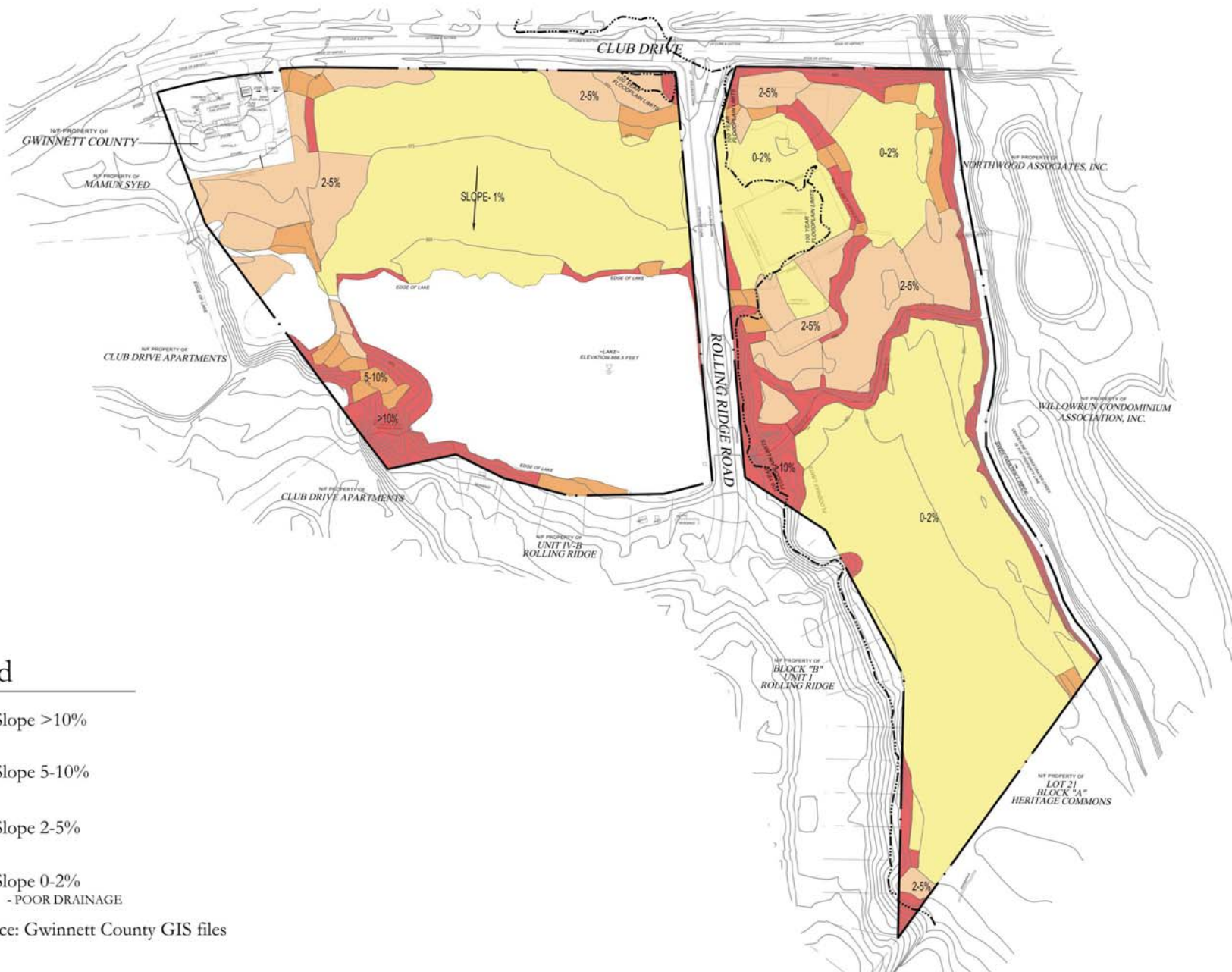
NOT TO SCALE
OCT. 26TH, 2006

Illustration D

Legend



Data source: Gwinnett County GIS files



Club Drive Park Master Plan Hydrology Analysis

Park area=25.91 ac



NOT TO SCALE
OCT. 26TH, 2006

Illustration E

Legend



Lake/ Stream (as located in survey provided by GeoSurvey, dated 6-27-06)



Wetland (as located in wetland report by United Consulting, dated 5-12-06)



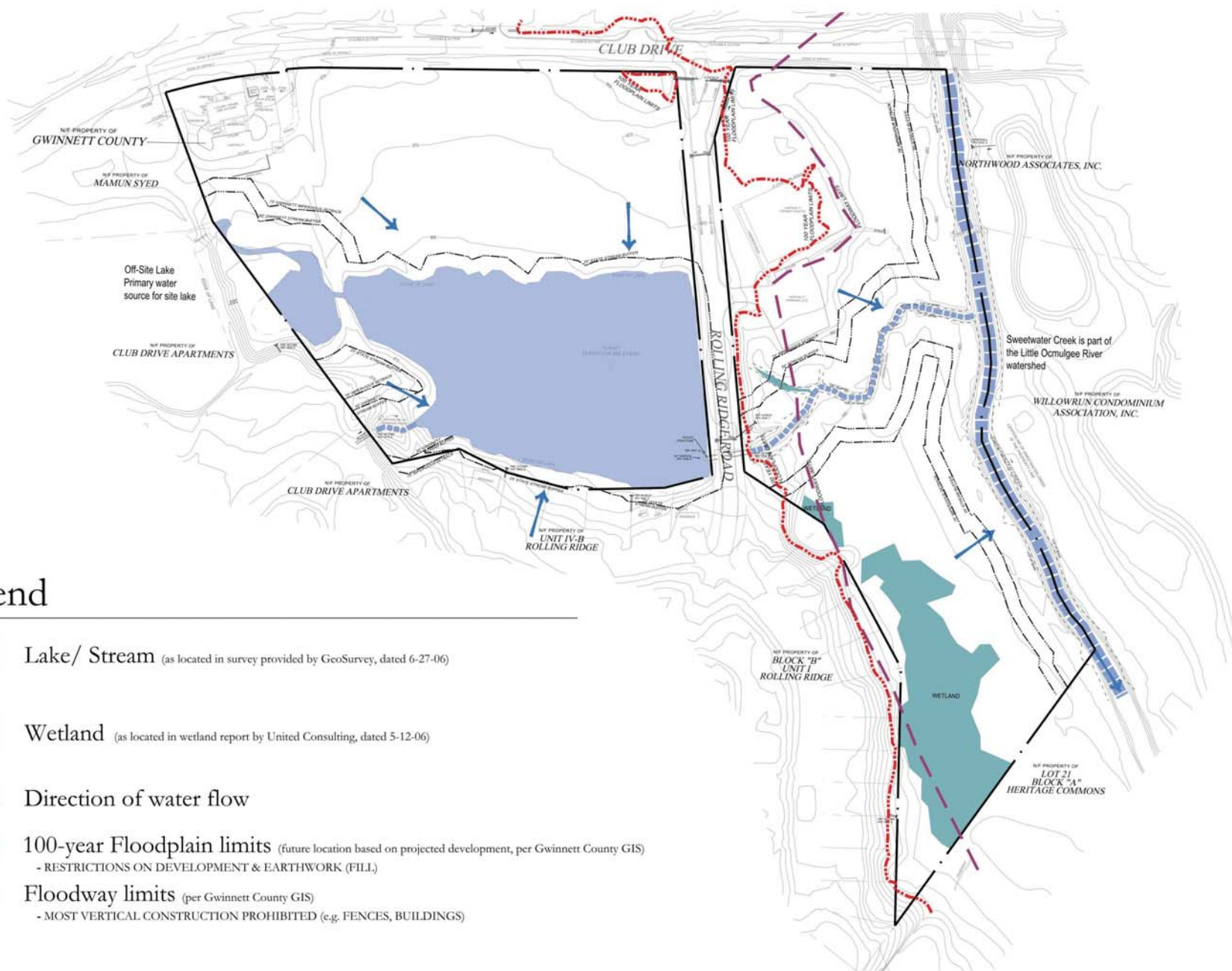
Direction of water flow



100-year Floodplain limits (future location based on projected development, per Gwinnett County GIS)
- RESTRICTIONS ON DEVELOPMENT & EARTHWORK (FILL.)



Floodway limits (per Gwinnett County GIS)
- MOST VERTICAL CONSTRUCTION PROHIBITED (e.g. FENCES, BUILDINGS)





Legend

- Riverine Forest
- Mixed pine/ hardwood
- Pine
- Meadow
- Invasive Plants

Club Drive Park Master Plan Vegetation Analysis

Park area=25.91 ac



NOT TO SCALE
OCT. 26TH, 2006

Illustration F

Club Drive Park Master Plan Soil Analysis

Park area=25.91 ac



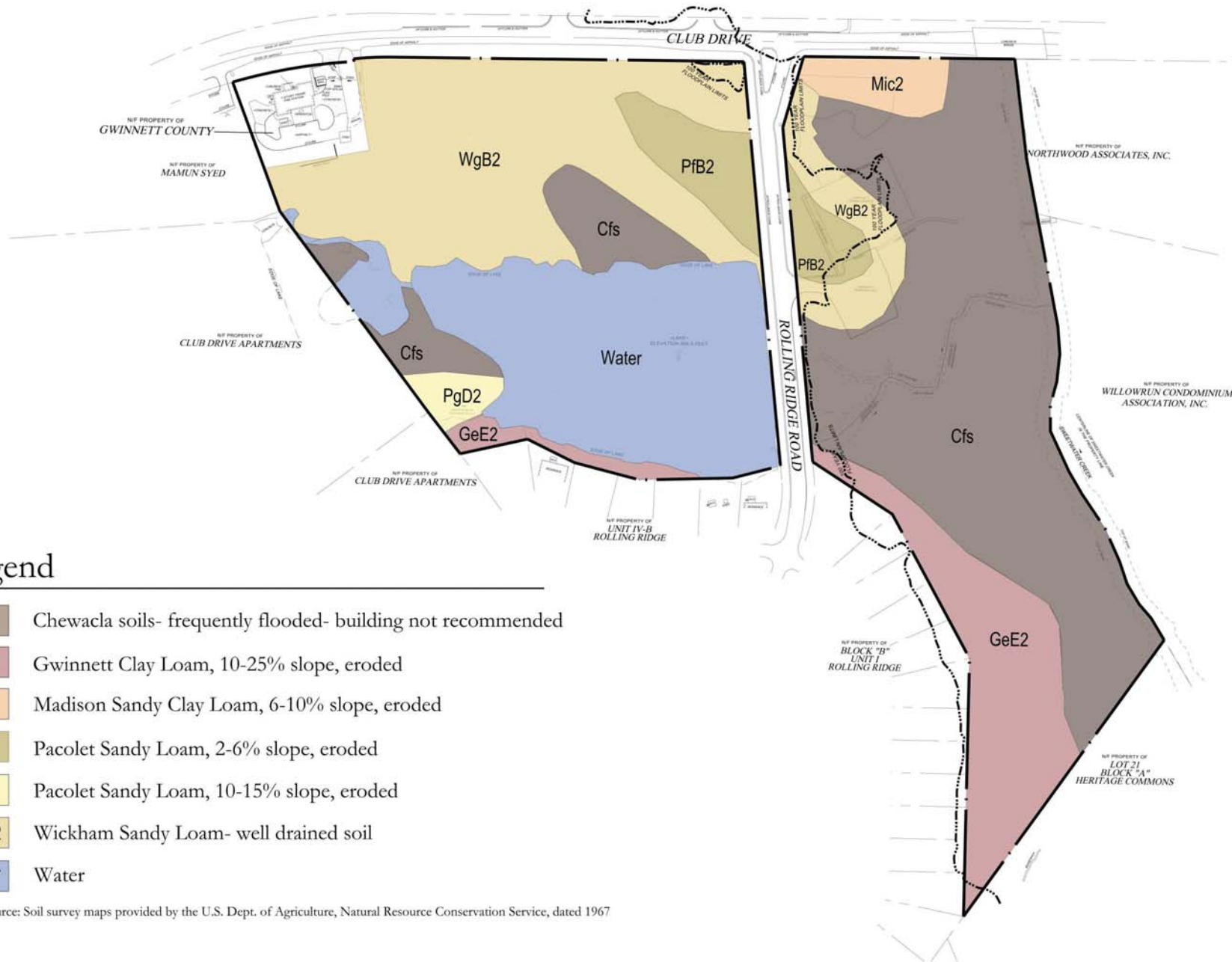
NOT TO SCALE
OCT. 26TH, 2006

Illustration G

Legend

Cfs	Chewacla soils- frequently flooded- building not recommended
GeE2	Gwinnett Clay Loam, 10-25% slope, eroded
Mic2	Madison Sandy Clay Loam, 6-10% slope, eroded
PfB2	Pacolet Sandy Loam, 2-6% slope, eroded
PgD2	Pacolet Sandy Loam, 10-15% slope, eroded
WgB2	Wickham Sandy Loam- well drained soil
Water	Water

Data Source: Soil survey maps provided by the U.S. Dept. of Agriculture, Natural Resource Conservation Service, dated 1967



Club Drive Park Master Plan Opportunities and Constraints




Park area=25.91 ac



NOT TO SCALE
OCT. 26TH, 2006

Illustration H

Legend

-  Vehicular Access/ Circulation Issues
-  Existing Vehicular Circulation
-  Existing Pedestrian Circulation
-  Potential Pedestrian Access Point
-  Good Views
-  Adjacency/Buffer Issues
-  Lake/ Stream
-  Wetland
-  100-year Floodplain limits (future location based on projected development, per Gwinnett County GIS)
- RESTRICTIONS ON DEVELOPMENT & EARTHWORK (PILL)
-  Floodway limits (per Gwinnett County GIS)
- MOST VERTICAL CONSTRUCTION PROHIBITED (e.g. FENCES, BUILDINGS)





Club Drive Park Master Plan Conceptual Plan B

Park area=25.09 ac
Parking spaces=71

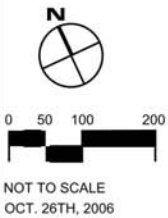
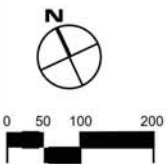


Illustration J



Club Drive Park Master Plan Conceptual Plan C

Park area=25.09 ac
Parking spaces=75



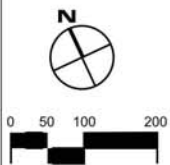
NOT TO SCALE
OCT. 26TH, 2006

Illustration K



Club Drive Park Master Plan Conceptual Plan D

Park area=25.09 ac
Parking spaces=99



NOT TO SCALE
OCT. 26TH, 2006

Illustration L

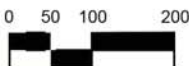


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Gwinnett County
Department of
Community
Services

Club Drive Park Preliminary Master Plan

Park Area=25.91 ac
Parking spaces= 116

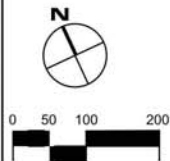


NOT TO SCALE
OCT. 26, 2006

Illustration M

Club Drive Park
Final Master Plan

Park area=25.91 ac
Parking spaces= 116



NOT TO SCALE
JAN. 25TH, 2007

Illustration N

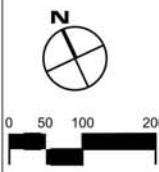




LEGEND	
ADA ACCESSIBLE PICNIC TABLE	A
AREA LIGHT	⌚
BENCH	—
DRINKING FOUNTAIN	DF
ELECTRICAL RECEPTACLE	OR
PAY PHONE	☐
PEDESTRIAN PATH LIGHT	☆
PICNIC TABLE	P

Club Drive Park Final Master Plan- Phase One

Park area=25.91 ac
Parking spaces= 116
Phase One
Parking spaces= 90



NOT TO SCALE
JAN. 17TH, 2007

Appendix A

Historical Research

Historical Research for Club Drive Park

Gwinnett County, Georgia

Report submitted to:

EDAW, Inc. • 817 West Peachtree Street, Suite 770 • Atlanta, GA 30308

Report prepared by:

New South Associates • 6150 East Ponce de Leon Avenue • Stone Mountain, Georgia 30083



Mary Beth Reed – Principal Investigator

Mark Swanson – Author

October 19, 2006 • **Final Report**
New South Associates Technical Report #1400



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INTRODUCTION

This report details the results of the historical research conducted for Club Drive Park, a future facility of the Gwinnett County Division of Parks and Recreation. This research was performed by New South Associates, under subcontract with EDAW, Inc. of Atlanta, Georgia.

This work presents the research conducted in the course of compiling a chain of title at the Gwinnett County Administrative Center, and in examining the broader range of research materials available at the Georgia Archives, where there were land lottery plats, county road maps, and census and tax records. Due to time constraints and the limitations of the legal records themselves, it was not possible to obtain a complete chain of title. It was, however, possible to provide a fairly comprehensive picture of the historical development of the tract in question, which has gone from frontier wilderness, to family farm, to suburban subdivisions, within the course of less than 200 years. The details of this development are provided in this report.

LOCATION

Club Drive Park, which is currently only a tentative name, is located in the west central portion of what is now Gwinnett County, Georgia. It is seven miles west of Lawrenceville, the county seat, six miles east of Norcross, and four miles south-southeast of Duluth. It is located about 1.5 miles south of the juncture of Interstate 85 and State Highway 316. It is just about a mile east of Pleasant Hill Road, along Club Drive, which forms the northern boundary of the project area. The project area is divided by Rolling Ridge Road, a local access road that connects Club Drive with a small subdivision immediately south and west of the project area.

The project area, comprised of just over 25 acres, is marked by a lake located in the southwest corner, on the west side of Rolling Ridge Road, which basically forms the impound dam (Figures 1 and 2). The lake run-off flows into Sweetwater Creek, which forms the eastern boundary of the project area. Sweetwater Creek is one of the headwaters of the Yellow River, and it is already a sizable stream by the time it reaches the project area. Between Rolling Ridge Road and Sweetwater Creek is a north-south trending sewer line that parallels the creek.

Figure 2. Club Drive Special Purpose Neighborhood Park Site Aerial Photograph.



CLUB DRIVE SPECIAL PURPOSE NEIGHBORHOOD PARK SITE



There are no standing structures within the immediate project area, although there are some disturbed areas on both sides of Rolling Ridge Road. The most noticeable of these are the remnants of an asphalt tennis court and an adjacent parking lot, both located on the east side of the road.

The project area is located within two land lots, 180 and 181, both within the 6th District. More specifically, the project area is found along the western edge of 180 and the eastern edge of 181, near the middle of the line between the two. These land lots were subdivisions created by the original survey of the county for the 1820 land lottery, and are still used today as part of the identification of individual land parcels. As currently recorded in the Gwinnett County GIS Data Browser, the project area is formed by five individual parcels, at least partially identified by their district and land lot number: 6-181-290; 6-181-169; 6-181-170; 6-180-029; and 6-180-034 (Figure 3). Most of the project area is located in land lot 181; only the northeast quarter or so is found in land lot 180.

It is worth noting here that land lot 180 is located on the eastern edge of the 6th District; the land lots east of 180 are within the 7th District. Some of the historic land holdings that included the project area extended into the adjacent 7th District. It should also be noted that the vicinity of the project area has also gone by a number of other designations over time. In the early days, it was part of the Berkshire District of Gwinnett County; on many early census forms, it was also known as the area around Sweetwater Post Office. By the late 1800s, it was more commonly known as Martin's District or the 544 Georgia Militia District. This district encompassed the area between Beaver Dam Creek to the west and the Yellow River to the east, with the project area located towards the northwest corner (Veal 1931; Manning 2002).

Figure 3. Five individual parcels comprise the project area: 6-181-290; 6-181-169; 6-181-170; 6-180-029; and 6-180-034 (Gwinnett Co. GIS Data Browser).



PROJECT METHODOLOGY

In conducting the research for this project, the author divided his time between the Gwinnett County Administrative Center in Lawrenceville, and the Georgia Archives in Morrow. The locations of these two data repositories are provided in the "Sources" section in the back of this report. Basically, the chain of title work was done in Gwinnett County and the subsequent background research was conducted at the Georgia Archives.

In order to begin the chain of title, it was first necessary to find the legal land descriptions of the parcels that comprised the proposed park. This was found through the Gwinnett County Division of Parks and Recreation. The parcels themselves are listed below. Next, it was necessary to determine the current owners of the five parcels in question, and this was done at tax assessor's office in the Gwinnett County Justice and Administrative Center. As entered for the year 2005, the various owners were:

6-181-290	Narender G. Reddy et al. of Lawrenceville, GA
6-181-169	Gwinnett County Board of Commissioners (GCBC)
6-181-170	Gwinnett County Board of Commissioners (GCBC)
6-180-029	Gwinnett County Board of Commissioners (GCBC)
6-180-034	Willeo 120 Investment LLC

Even though the author was then in a position to begin tracing back the landowners of the various tracts, problems soon arose in this endeavor. The number of transactions in recent years within the project area quickly proved daunting. There was also the problem with the landowners, who were usually corporations that owned many tracts of land throughout the county, and appeared to trade and sell them often. Isolating the transactions pertinent to the project area proved difficult, given the time frame of the project. It was possible to trace the land back to the late 1950s, when it was all part of a large corporate entity, named "Four Winds Farm," but there were many owners of this entity, all with what appeared to be undivided interests, and it proved difficult to establish the chain of title before the creation of the farm.

It was then decided to take another tack, and approach the issue by land lots. The earliest land records on file in Gwinnett County only go back to 1871 (all earlier deed records were destroyed in a courthouse fire in September of that year). Fortunately, it was then the custom to list the district and land lot numbers of most land transactions in the county, especially those in the rural areas, and this was true even in the lists of transactions found in the earliest grantor and grantee index books. Going through the pages of these original indices provided a bare-bones outline of the land ownership within land lots 180 and 181 in District 6. It would at least provide the names of earlier landowners that could then be searched in their own right. This task was made easier too by the excellent condition of the records at the Gwinnett County Administrative Center. Armed with deed book numbers and page numbers from the grantor and grantee indices, any land transaction could be called up on the computer, saving a huge amount of time leafing through early deed books.

The information provided by the title search was fleshed-out by additional research at the Georgia Archives. This included the discovery of the original owners of land lots 180 and 181, and the original plats, drawn up in 1820, as well as census and tax information on those that lived in the project area in the years that followed. Finally, examination of county road maps provided information on land use and population density in the earlier years of the 20th century. All of these matters are presented in the report below.

HISTORICAL BACKGROUND

EARLY HISTORY AND THE LAND LOTTERY OF 1820

By the early 1800s, the portion of Georgia occupied by Euro-American settlers was still limited to the coast and along the lower reaches of the Savannah River. What is now Gwinnett County was still claimed by both the Creeks and the Cherokees, who did not relinquish their claim to the land until the 1810s and 1820s. In what would be a persistent pattern, the Georgia legislature would establish county governments right on the heels of each new land cession from the Indians. Gwinnett County itself was created in December of 1818, and white settlers began descending on the land almost immediately. At the time of the 1820 census, there were already over 4,500 people enumerated in the county (Flanigan 1943:25, 97). This is surprising, since none of this terrain had yet been legally surveyed for official ownership.

This matter was remedied in the summer of 1820, when the land was surveyed as part of the 1820 Land Lottery, also known as the Third Land Lottery. Within the bounds of Gwinnett County, there were a total of four land districts: the 4th, 5th, 6th, and 7th Districts. The size of the lots within each district was 250 acres. The drawing for the ownership of these lots was done in the fall of that same year (Flanigan 1943:48-49; Manning 2002:xxiv).

As stated earlier, the project area lies within two of these land lots, 180 and 181, in the 6th District. The recipient of lot 180 was Mathew Stewart from Greene County; the recipient of lot 181 was Rebecca Hadaway, a widow from Jones County (Lucas 1986; Georgia Surveyor General Plats, Land Lottery 1820). From all indications, neither individual ever lived on the property, and in all likelihood sold the land soon after winning it.

Most others who received lots in the vicinity, also appear to have moved on quickly. Of the eight land lots around 180 and 181, only William Croose (sic), later Cruse or Cruce, from Wilkes County, appears to have put down roots in Land Lot 179, located immediately south of 180 (Flanigan 1943:58, 61).

The 1820s were a hectic time in Gwinnett County. At that time, the county was virtually on the edge of the frontier, the western-most region yet open to white settlement. As a result, from 1820 to 1830, the population of the county ballooned from 4,500 to 13,289 (Flanigan 1943:97). Most of those who moved in were small farmers hungry for land. When the frontier moved further to the west

in the 1830s, this wave of settlers moved with it and the county population dropped. In the decades after 1830, the population of the county would never again reach or surpass 13,000 until the census of 1880 (Flanigan 1943:288).

With a population stabilized at over 10,000 until well after the Civil War, Gwinnett County began the transition from a small farmer economy to a larger plantation system based on cotton. One of the early 1820s settlers who made the transition to prominent planter was John F. Martin. By the eve of the Civil War, John Martin owned 2500 acres and 80 slaves. Located along the Chattahoochee River, Martin was one of the county's most prominent planters. Another large planter who lived closer to the project area was Robert Craig. One of the early settlers from the 1820s, Craig had a place on the Old Stone Mountain Road, three miles west of Lawrenceville. By the time of his death, he had a plantation renowned for its cotton, corn, wheat, cattle, sheep, and hogs (Flanigan 1943:69, 98).

THE MARTIN FAMILY AND OTHERS

The local Georgia Militia District for the project area was first designated the Berkshire District. By 1860, this was usually rendered as "Martin's District." There is no reason to think it was named for John Martin, but it might well have been named for another Martin family, that eventually came to own most if not all of what would later be the project area. This was Abraham Martin, and one of his grandsons, Rance Byrd Martin, usually referred to as "R. B. Martin."

Abraham Martin, Senior, moved to the area of Sweetwater Creek, near its juncture with the Yellow River, as early as 1818. His family was already large by this time, and his second son Abraham Martin, Junior, was 18 years old and may have already been married. The fifth son of Abraham Martin, Junior, was Rance Byrd, who came to own the project area sometime before the Civil War (Flanigan 1943:405; McCabe 1980:322). When his estate was divided between his wife and his children in 1880, R. B. Martin owned most, if not all, of land lots 180 and 181, in addition to others.

Rance Byrd Martin married his wife, Milly Ford, in 1837 (McCabe 1980:323). He is listed as having at least one slave in the 1840 census. The farmers who lived around him, also appear to have had one slave each. Robert Craig, by contrast, had 21 (Flanigan 1943:167-184). The earliest mention of Rance, outside of the census, was in the Athens papers in 1848: "Notice: to all indebtedness to estate of Absalom Martin by Samuel Martin and Rans (sic) B. Martin, September 14" (Parr 1986:96).

By the time of the 1850 census, R. B. Martin was 34 years old. His wife Milly was listed as 30. In addition to five children, it appears that one of his brothers,

Alston, lived with the family. Both R. B. and Alston were recorded as "merchants," which is interesting since almost all of their neighbors are listed as farmers or farm laborers. R. B.'s total worth was listed as \$1,500 (Nesbitt 1986:5).

Ten years later, on the eve of the Civil War, Rans (sic) Martin, age 44, is listed as a farmer with four slaves. The value of his real estate was put at \$2,500, and his total worth was listed as \$5,815. Clearly, by this time, if not before, Rance Byrd Martin owned a considerable amount of land. Together with Milly, now listed as age 38, there were a total of eight children that dwelled in the house, enumerated by the census taker as No. 944 within Georgia Militia District 544 (Sweetwater Post Office). Aulstin (sic) Martin lived right next door (No. 945) and was still listed as a merchant. Other people who lived nearby, and also owned considerable land, included members of the Cruse family, specifically Williamson Cruse (No. 953) and Moses Cruse (No. 958) (Moore 1983:168-9). As will be seen, the Cruse family had already intermarried with the Martins to a considerable degree.

The local Cruse family appears to have begun with William Cruse (sic), who hailed from Ireland and was in Gwinnett County by 1840. The Cruse family soon became one of the most prominent landowners in Martin's District: by 1860, Williamson Cruse had 632 acres, the largest single landholding in the district. "M. N. Cruse" (probably Moses) had 508 acres. It was William Cruse's grandson, Steven O. (Obedia) Cruse, born in 1845, who also became prominent in Martin's District. Steven Cruse would later marry Elizabeth Jane Martin, the daughter of R. B. Martin (McCabe 1980:141).

At least 16 "Martins" from Gwinnett County fought in the Civil War, most enlisting as privates with either the 42nd or the 35th Georgia regiments. Rance Byrd does not appear to have been one of them, even though there was an "R. W. Martin" (Power 1975:29-30). Even so, he might have served and been killed, or he might simply have died of other causes, for by the time of the 1870 census, Rance Byrd Martin is no longer listed with his family. His wife, Milly Martin, is listed as the head of household (Dwelling No. 377 in the "Sweetwater Post Office" district). She is identified as a farmer, with real estate valued at \$1,200 and personal property valued at \$350. Five of her children were still in the house. Son John Martin lived next door, but did not own land, since he was listed as a farm laborer without real estate. Other Martins lived nearby in the same circumstances. Steven Cruse, then aged 25, also lived in the area and was listed as a farm laborer (Frazier 1986:55, 57, 67).

THE MARTIN FARM, CA. 1880

In the years after the 1870 census, change came quickly to Gwinnett County. In 1871, the Southern Railroad was constructed through the county along the ridge between the Chattahoochee and the Yellow River drainages. This led to the

development of the first towns besides the county seat of Lawrenceville: Norcross, Duluth, Suwanee, and Buford. A few years later, there was branch of this railroad from Suwanee to Lawrenceville itself (Flanigan 1943:247-8). These changes had an impact on the local population; the 1880 census recorded a large population jump from 10 years earlier— from 12,431 to 19,531. It was also a time covered by existing deed records. As stated earlier, all deed records before September of 1871 were lost in a courthouse fire. As a result, current records at the Gwinnett County Administrative Center effectively begin in late 1871.

The first known transaction that deals with land lots 180 and 181 in the 6th District, is an agreement between Milly Martin, the widow of R. B. Martin, and the heirs of R. B. Martin, effected in 1880 (Gwinnett County Deed Book P:264). In this agreement, it was stated that the home place of R. B. Martin was on 200 acres within land lot 181. According to Martin's will, this land was bequeathed to Milly as a lifetime estate. The rest of his lands were to be dispersed to his children when the youngest reached maturity, and these included 139 acres in land lot 180, and 100 acres in lot 204. In the agreement, Milly relinquished control of all but 61 acres of her lifetime estate, and all the rest of the Martin lands were to be subdivided for the benefit of the heirs. These were then listed in the agreement: M. D. Hopkins (for his wife), John A. Martin, John W. Arnold (for his wife), Stephen O. Cruse (for his wife), L. H. Martin, H. C. Martin, J. C. Martin, Thomas P. Martin, and M. D. Corley (for his wife). A number of other arrangements were described: Hopkins received money in lieu of land, and there was an agreement that the heirs would pay off Milly's indebtedness of \$150. As a result, the land was divided into eight lots and awarded to the rest of the heirs. Unfortunately, there is no legal description of these eight lots, nor is there a plat of the subdivision. In all likelihood, at least a part of the project area was located within the bounds of this family farm and its subdivisions.

Three years later, in 1883, John T. Langley sold to James P. Cruse 30 acres off the southwest corner of land lot 180 for the sum of \$325 (Gwinnett County Deed Book S:77). A part of the immediate project area appears to have been a part of this 30-acre tract, as well.

By 1890, tax records indicate that the Martin family still controlled large parts of land lots 180 and 181. John Martin, who now lived in Atlanta, paid taxes on three tracts of land (50, 59, and 157 acres) in land lots 180 and 181. This land was valued at \$1,862. Since this sum was also the total valuation of his wealth on these three tracts, it would appear that there were few or no improvements made to the land (Manning 2002:50-51). There were three other individuals who were taxed for land within land lots 180 and 181: R. Mitchell of Fulton County (80 acres, 100 acres, and 50 acres in land lots 180, 205 and again 205); Mrs. Larah Mewborn of Atlanta (80 acres in lots 179 and 180—valued for land only); and Maron Corley, with 46.66 acres and 28 acres in lots 181 and 182. Only

Corley appears to have lived on the land, west of the project area. The Cruses, by this point, do not appear to have lived on any part of land lots 180 and 181: Stephen O. Cruse had 150 acres in land lots 204 and 205, north of the project area. Most of the other Cruse family members appear to have lived on land lot 179, south of the project area (Manning 2002).

LATER DEVELOPMENTS

In 1893, A. J. Martin deeded 98 acres in lot 180 to A. A. Martin and A. A. Johnson. From the description of the deed, this tract appears to be east of Sweetwater Creek and the immediate project area. This same tract was then deeded to Mary F. Cruse in 1905 (Gwinnett County Deed Book 20:17). In 1912, it would appear that this same tract of 98 acres passed from a C. H. Franklin to Sam Craig for \$400 (Gwinnett County Deed Book 16:447).

That same year of 1912, a plat map was made of the area that encompassed the northeast portion of lot 180 and the southeast portion of lot 205, identified as a total of 176.5 acres of land belonging to F. B. Fisher (Plat Book A, pp. 10-11). This land was located northeast of the immediate project area. This plat was created for the sale of this land from William J. Long to Forrest B. Fisher of Fulton County, for the sum of \$7,600, a transaction effected on June 4, 1913 (Gwinnett County Deed Book 24:40). That same day, this land was put up to secure a debt to C. H. and L. M. Brand for \$3,000 (Gwinnett County Deed Book 16:573). Just two months later, presumably after the debt was paid off, Fisher sold this same land to P. R. S. Clark for \$11,440 (Gwinnett County Deed Book 27:422).

By this time, it seems apparent that the tracts in land lots 180 and 181 were increasingly tied up with land deals and absentee landlords. In 1921, J. H. Simpson sold 76.5 acres of land in lots 180 and 181 to the Federal Land Bank of Columbia, for \$2,500. This was done to secure a loan, which was repaid the following year (Gwinnett County Deed Book 40:8).

Another transaction in land lots 180 and 181 occurred on April 1, 1924, when 70 acres was deeded from H. C. Cruce and W. G. Cruce (sic) to O. O. Simpson for \$1 and other considerations (Gwinnett County Deed Book 49:7). Unfortunately, from the legal description, it cannot be determined exactly where within the two land lots this tract is located. This same 70 acres was sold from O. O. Simpson to A. H. Simpson for \$1,000 just eight months later, on November 15, 1924 (Gwinnett County Deed Book 42:128).

That same month, on November 4, 1924, C. C. Cruce, administrator of the estate of S. O. Cruce, deceased, put up for sale to the highest bidder 45 acres in parts of land lots 181 and 204. E. W. Davis obtained this tract for the sum of \$1,600

(Gwinnett County Deed Book 43:451). This tract would appear to be just west of the immediate project area.

A number of other parcels in this general area would be put up for public sale in the years to come, and this was certainly the case with 100.8 acres in adjacent land lot 204, owned by Mrs. A. H. Simpson and put up for sale in 1934 for payment of back taxes (Gwinnett County Deed Book 56:543).

In fact, this general area does not appear to have been coalesced into a coherent unit until the 1950s, with the creation of the "Four Winds Farm," depicted in Plat Book G:198, drawn up on August 21, 1958. This farm encompassed the east half of land lot 181, almost all of land lot 180, most of land lot 205, the north half of 179 and the northeast sliver of 178, all in the 6th District. It even extended into land lot 39 of the adjacent 7th District, for a grand total of 859 acres. All of the immediate project area was included within Four Winds Farm.

Four Winds Farm appears to have been created less as an agricultural concern than as a land development scheme. The fee simple title owners of the farm were listed as T. R. Langston, H. D. Guthrie, Guy B. Bailey, Susan Eleanor Williams Lane, Executor, J. M. Williams, Jr., Executor; Mrs. J. M. Williams, Jr., Extr., and John D. Bansley, Jr., Executor, Estate of J. M. Williams; and E. H. Seaton. On August 8, 1958, many of these owners put up their undivided share of the farm in order to secure a loan from the Federal Land Bank of Columbia (Gwinnett County Deed Book 148:263; Gwinnett County Deed Book 159:476). By the following year, the landowners had incorporated themselves as the Castle View Management Corporation. This entity signed 50-year lease with Castle View Town and Country Club, Inc., on November 13, 1959 (Gwinnett County Deed Book 152:322-331). The lease would cover 400 of a total 688 acres in land lots 178, 179, 180, 181, and 205 in the 6th District, and land lot 39 in the 7th. The 400 acres were to be suitable for country club facilities that would include two 18-hole golf courses and other amenities, with the final location to be selected by a professional golf course architect.

It does not appear that this country club development took place as planned, since there had to be a new lease agreement worked up on February 22, 1962, between the owner of the Four Winds Farm and Castle View Town and Country Club, Inc., which had defaulted on its earlier payments (Gwinnett County Deed Book 177:75).

In the years to follow, this land would pass from one development company to another, even though it appears that at least some of the individual owners remained the same. On May 13, 1970, for example, the Kingston Development Company, Inc., passed on the deed to "all that tract of land in land lots 178, 179, 180, 181, 204, and 205 in the 6th District, and land lot 39 in the 7th District,"

688.4 acres, to the Presidential Realty Corporation. In the same document, mention was made of a security deed from Guy B. Bailey, one of the original Four Winds owners, to the Home Savings and Loan Association. Bit by bit, parcels were carved off of this large tract and sold to individual developers, and this process accelerated in later years. It was by this process that the current parcels in the project area were created. What is found below is not a complete chain of title through all of these transactions, but a way of viewing the highlights of the process.

The housing development currently found along Rolling Ridge Road almost surely had its beginning with a land transaction dated to May 12, 1976. At that time, Northwood Land Corporation of Virginia sold around 9.2 acres of land in lot 181 to the Rolling Ridge Development Corporation of Fulton County, for the sum of \$10 (Gwinnett County Deed Book 1112:4).

On August 1, 1985, the Presidential Realty Corporation sold lands in land lots 180 and 181 to Royal Chase Inc., for \$10. This land was described further in Exhibit "A" as Tracts 1 and 2, listed as 6.89 and 1.88 acres, respectively (Gwinnett County Deed Book 3109:525). A couple of months later, on October 7, 1985, Royal Chase then passed this land on to David Berkman, Gerald A. Blonder, G. Malcolm Kilpatrick, Osborne Way Investment Company, Royal Chase Inc., and David S. Searles, Jr. This grouping was soon basically consolidated into the Osborne Way Investment Company. In this transaction, the lands in question were identified as Tract 1 and Tract 2, which were comprised of 6.89 and 1.99 acres in land lots 180 and 181 (Gwinnett County Deed Book 3173:323).

Three years later, on December 6, 1988, there was a tax sale indenture between Katherine L. Sherrington, tax commissioner and ex-officio sheriff of Gwinnett County, and the Gwinnett County Board of Commissioners for Parcel 170 in land lot 181, as defined in Exhibit "A." The Commissioners acquired the land for \$3,187.54 (Gwinnett County Deed Book 6608:118). This was the first transaction to bring us to one of the current landowners of the project area. Other similar transactions would soon follow.

On December 30, 1992, Habershal Federal Savings and Loan Association sold Tract 1 (6.69 acres) within lots 180 and 181, as defined in Exhibit "A," to Narender G. Reddy and A. N. Agrawal, for the sum of \$10 (Gwinnett County Deed Book 9729:263). This was followed on March 22, 1996 by the sale of Parcel 34 (currently 6-180-034) from Osborne Way Investment Company to Willeo 120 Investment, LLC, for the sum of \$10 (Gwinnett County Deed Book 13565:222).

During all of these transactions, there is no evidence that people actually lived in the immediate project area, certainly not since the 1950s, when the land began to

be moved around in an increasingly complex shell game. This supposition is confirmed by an examination of the available county road maps, on file at Georgia Archives (General Highway Map, Gwinnett County, Georgia 1938, 1957, 1961, 1976, 1986, and 1997). It is also confirmed by an examination of two aerial photographs of the project area: one dated to 1955; the other to 1972 (Club Drive Park Master Plan).

The earliest of these Gwinnett County road maps dates to 1938. At that time, Club Road was a non-descript county road, with just a handful of houses along the side. None of these houses appeared to be within the immediate project area. There were of course no subdivisions—the land was devoted to agriculture. This was certainly the case in the 1955 aerial, and was almost surely true in the 1930s as well. The 1955 aerial also confirms that there were no structures or dwellings within the boundaries of the project area. This was further corroborated by the 1957 county road map, where most of the structures along the road were found on the north side. Those few south of the road were located east of Sweetwater Creek.

At the time of the 1961 county map, the county road (later to be Club Drive) was known as Shackelford Road. By the time of the 1972 aerial, the general area was not as intensively cultivated as had been the case in 1955. Within the immediate project area, trees were starting to grow back, especially in the lower elevations and along Sweetwater Creek. By 1976, Shackelford Road had become Club Road, at least east of Pleasant Hill Road. There were still no subdivisions in the area. By 1986, there were a few subdivisions, the most prominent of which was the Rolling Ridge development just south and west of the immediate project area. In all likelihood the lake located in the southwest corner of the project area, impounded by Rolling Ridge Road, was put in at this time. In recent years, the expansion of subdivisions continued all around the project area, as indicated in the county road map of 1997. This process is ongoing even now.

Club Drive Park has been preserved from that fate at least partly because it is largely found in the floodplain of Sweetwater Creek, and has also been impacted by the presence of a sewer line between the creek and Rolling Ridge Road. The final disposition of the park, as well as its name, has yet to be determined by the Gwinnett County Division of Parks and Recreation.

CONCLUSIONS

According to the legal record, it seems certain that the project area, located on the western edge of land lot 180 and the adjacent eastern edge of land lot 181 was part of the Rance Byrd Martin farm that was consolidated in the 1840s and 1850s, and remained intact until at least 1880. The project area, which is comprised of a few acres, was only a very small portion of the total Martin Farm holdings. Furthermore, the project area is basically a low-lying area that was probably only marginally useful for agriculture. This area has certainly been farmed in the past, and was probably farmed during the Martin era, but was not a key part of that farm. There is no indication that the Martins ever had dwellings or other structures within what is now the project area. Even in the years that followed the dissolution of the Martin farm, the available county road maps and aerials indicate that the project area was marginal land. As agriculture declined in the area during the middle to late 20th century, the area became forested, and has remained so, for the most part, to this day.

It is worth noting that additional information could still be gathered on the R. B. Martin family, and possibly other families that lived in the general area during the 19th and 20th centuries. Such information could be found at the Gwinnett Historical Society, particularly in an examination of any studies of the over 400 known cemeteries within Gwinnett County.

SOURCES

EDAW, Inc.; 817 West Peachtree Street, Suite 770; Atlanta, Georgia 30308; Contact: David Sacks, telephone 404-870-5339.

Georgia Archives; 5800 Jonesboro Road; Morrow, GA 30260; telephone 678-364-3710.

Gwinnett County Division of Parks and Recreation; telephone 770-822-8875.

Gwinnett County Justice and Administrative Center; 75 Langley Drive; Lawrenceville, Georgia 30045; Contact: Vivian Jamerson (770-822-7200).

Gwinnett Superior Court, Real Estate Division; 75 Langley Drive; Lawrenceville, GA 30045 (P.O. Box 2050; Lawrenceville, GA 30046).

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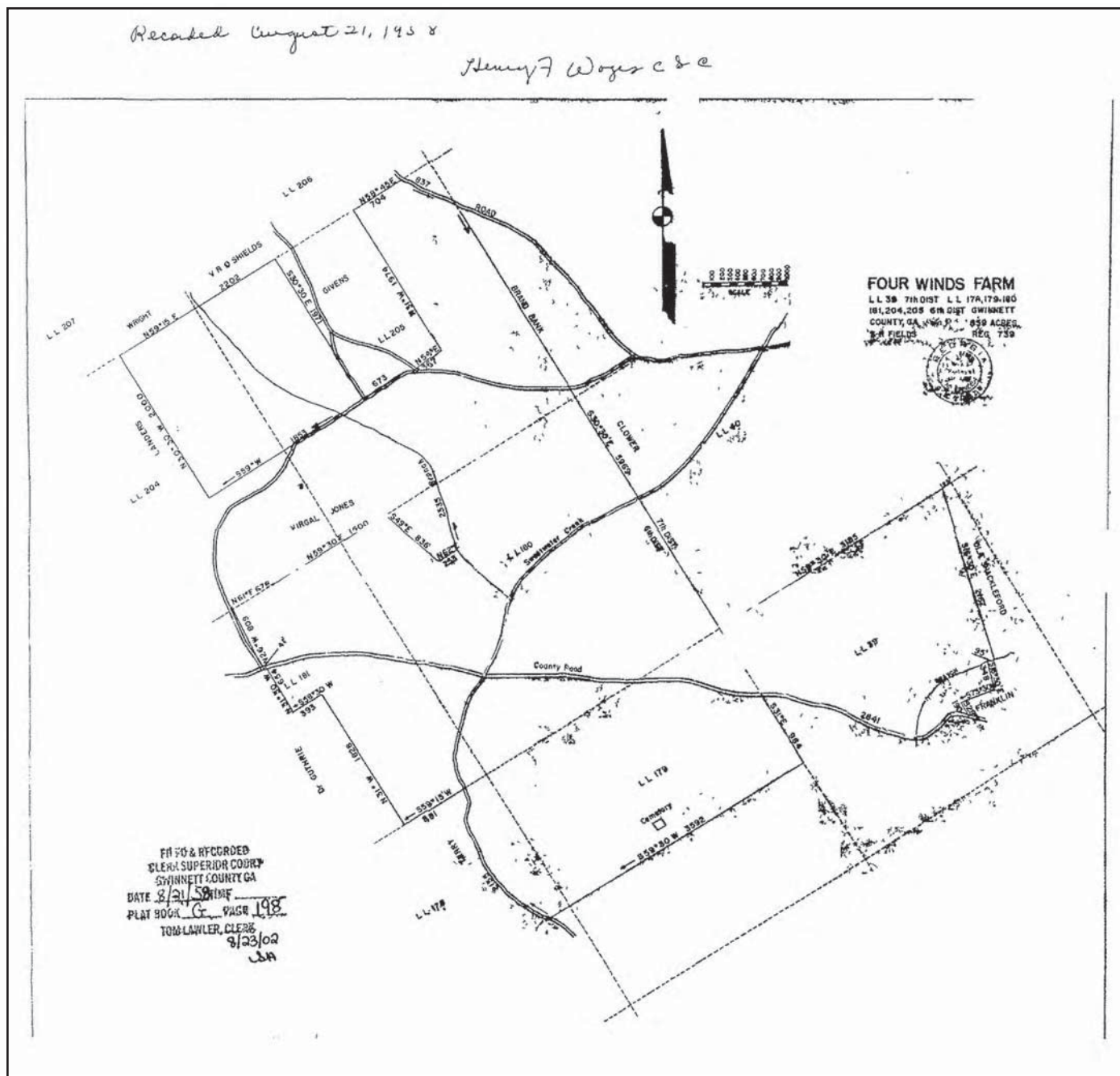
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APPENDIX A – PLATS AND MAPS

Four Winds Farm Plat, 1958



Source: Plat Book G, Page 198

July of 20 Years to an Inch

Greenell County

Surveyed on the 2^d of July 1879 (1882)

Dr J. Cunningham

E. Cunningham, M. D. C. C.
J. Rogers

Magnetic Variation S. 30' East

scale of 20 chains to an inch

Guinnell, County D. t. 106

Surveyed on the 2nd day of July. 1819

By Jas. T. Cunningham Dist. Secy

00
ms

Magnetic Variation 530 East.

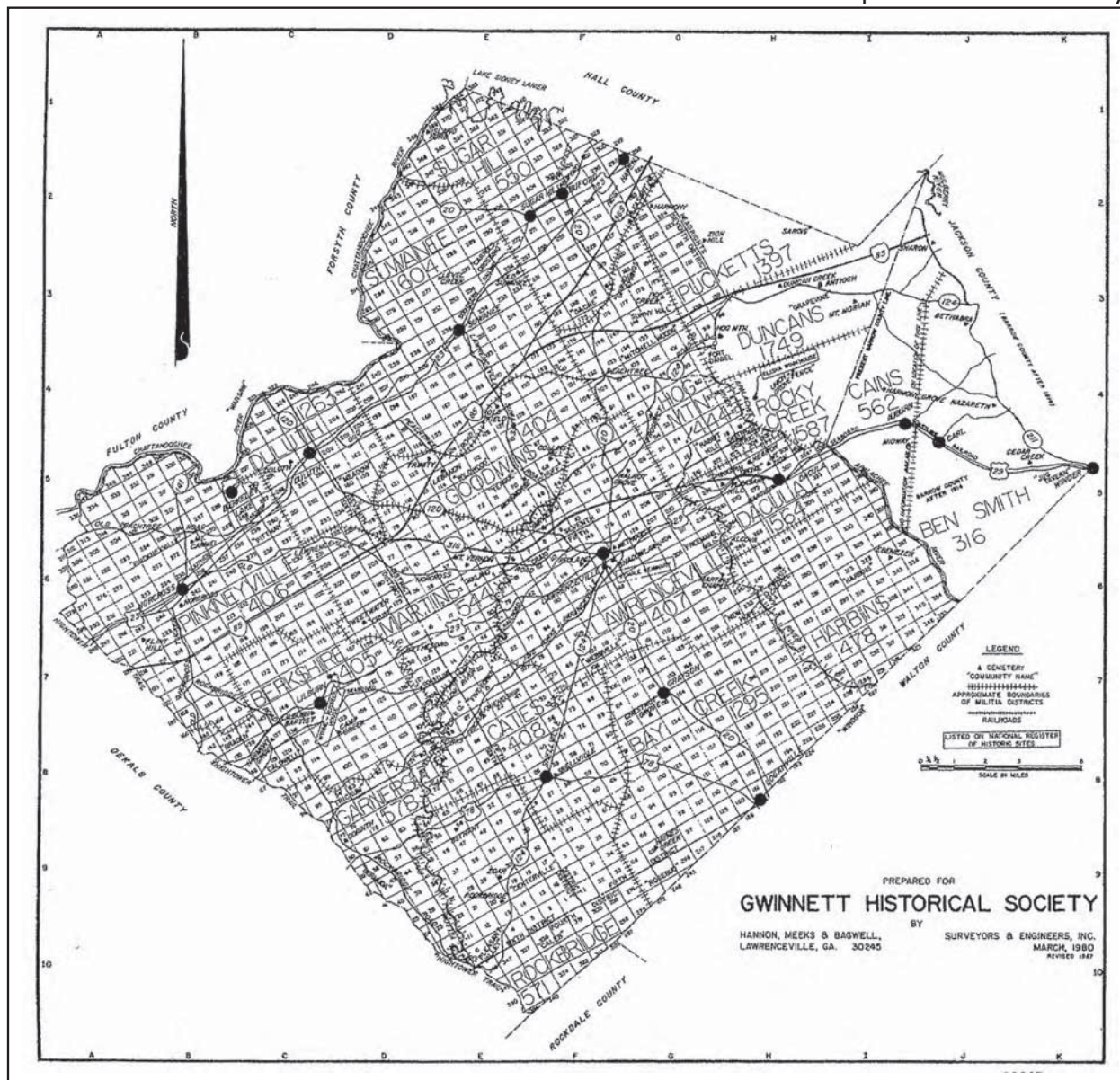
Scale of 20 Chains to an Inch

Gurmett County D. C. 1861

1820 Plat of Lot #181

Source: On File at Georgia Archives

1980 Map of Gwinnett County



Source: Manning, 2000

Appendix B

Tabulation of Concerns and
Interests from Public Meeting

Club Drive Site Master Plan**Park Concerns Form Tabulations**

Gwinnett Dept. of Community Services

29 forms returned - 30 citizens in attendance

August 29, 2006

EDAW

Community Concern	Times Mentioned	Ranking
Security/ Well Patrolled	11	1
Sidewalks- pedestrian safety	11	1
Access Control/ Traffic Signal	9	2
Traffic on Club Drive	6	3
Lighting	6	3
Remove Bridge crossing into Willow Run	4	4
Gangster Activity	4	4
No Public Access near Lake Area Homes	4	4
Provide Adequate Parking	3	5
No basketball courts (they bring trouble)	3	5
Caretaking of property	3	5
Traffic coming into park- pedestrian crossing of Rolling Ridge	3	5
2 deer that live in woods/ preserve deer habitat	2	6
Proximity of lake to Playground/ protection from drowning	2	6
Noise	2	6
Forbid Dogs	1	7
No Dog Park	1	7
Landscape- Maintaining nice views of neighborhood	1	7
Child Safety with nearby vehicular traffic	1	7
Save specimen trees	1	7
Enforce leash laws with signs	1	7
Animal control	1	7
Fence along Willow Run	1	7
Redirect traffic during construction?	1	7
Time of construction	1	7
Where is access to park?	1	7
Entrance/ parking area	1	7
Fence around park	1	7
Fishing in lake safeguards	1	7
Swimming	1	7
Close park at night	1	7
Will drive be one way or two way	1	7
What barriers will surround lake	1	7
Park will not interfere with privacy of Willow Run	1	7
Camera in the park for kid	1	7
Make Club Drive 3 or 4 lane	1	7
County should purchase apartment complex by fire station	1	7
Cut Pine trees near Christmas for public christmas tree sale	1	7

Club Drive Site Master Plan

Community Interest Form Tabulations

Gwinnett Dept. of Community Services

29 forms returned - 30 citizens in attendance
August 29, 2006

EDAW

Program or Facility	Times Mentioned	Ranking					
		First	Second	Third	Fourth	Fifth	No Rank
Picnic Areas, Picnic Tables	19		2	3	2	1	11
Paved Multi-Use Trail, (walking jogging, blades, bike)	13	4	1	1			7
Playground (multiple age groups)	12	1	1				10
Restrooms	11	1		1	2	1	6
Basketball courts	10	1		1		1	7
Lighting	9	1			3		5
Sidewalk	8	2	1			1	4
Tennis Courts	7		1	1	1		4
Traffic Light (Club Drive)	7		1			1	5
Open space, Lawn Area, Fields, Frisbee Area	6			1	2		3
Unpaved Nature Trail (hiking)	5	1		2			2
Covered Pavilion	5			1			4
Soccer field	4		1		1		2
Swimming Pool	4	1	1	1			1
Security/ Police Patrols	4		1		1		2
Swings	3		1	1			2
Water Fountains	3						3
Skateboard Park	3	1					2
Fishing Areas/ Dock	3						3
Water Feature (to clarify water in lake)/ keep water clean	3					1	2
Greenery (High Density of Trees and Plants)	2	1					1
Benches	2						2
Monthly Nature Talks/ Nature Classes	2						2
Demolish bridge to Willow Run	2	1	1				
Fitness Trail with exercise spots	2						2
Keep nature/ Children need to see nature	2			1	1		
Adult Softball Fields	1						1
Protect Large Trees	1		1				
Keep Trees along Sweetwater Creek- buffer Willow Run	1		1				
Baseball Fields	1		1				
BBQ pits	1						1
Attractive View	1			1			
Dog Park	1						1
Nature Viewing Area	1						1
Emergency Phone Box	1						1
Close Park at Dark	1	1					
Soccer Camp	1		1				
Speed bumps	1						
Trash Cans	1					1	
Baseball Camp	1			1			
Fence around park	1						1
Leash law enforced	1						1
Safe fence (around playground)	1						1
Open Stage for small events	1						1
Nice Landscape/ and Front Entranceway	1			1			
Nature Center	1					1	
Crosswalk across Club Drive	1						1

Appendix C

Club Drive Park Steering
Committee Meeting Minutes

**Club Drive Park Site Master Plan
Initial Public Input Meeting
8-29-06**

Berkmar High School

About 30 citizens in attendance

Grant Guess - Division Director of Parks and Recreation

Provided some background information on site & the planning process:

- B.O.C. purchased 6.6 acres of site in early 2006 with SPLOST funds; County already owned some additional property; including some that was originally a Recreation Set-aside.
- Much of the land is in the floodplain; most of the ‘developable’ area is on the recently acquired tract.
- This will be the first “special purpose neighborhood park” in the County.
- This is a small park that will be used for passive recreation (i.e., no organized athletic facilities).
- In order to understand the needs and wants of the community, public meetings, surveys, and master planning involving a steering committee are performed.
- Results of previous surveys including a County-wide Needs Assessment Survey were reflected in the County’s 2004 Comprehensive Plan for Parks & Recreation.
- A need was identified for small parks in under-served areas where the purchase of large tracts of land is in many cases no longer feasible.
- The County does not want an activity building or community center on this site because of its small size. The required parking alone would overwhelm the site.
- Emphasized that this is the very beginning of the process and that no decisions have been made, other than generally the type of park and the building limitations [described above]. Tonight’s goal is to hear from you about your recreational needs, and broad ideas about how the park should be designed.
- Outlined the time commitment for the Citizen Steering Committee who will decide the design of the park:
 - o Will take some time so don’t volunteer if you don’t have time
 - o Involves one Saturday for the site and parks tour, and 4-5 night meetings from 7-9 PM
 - o Will require that you solicit input from your neighbors

Rex Schuder

Oriented citizens to the site using the survey graphic, mounted in the front of the auditorium:

- Property line on east side is centerline of the creek
- Lake is included in the park
- Area to north of lake (newly acquired parcel) is covered with young pines
- Note old tennis courts and parking (visible in aerial photo)
- Lake water originates in another lake on adjacent property. Both lakes have good water quality. The water feature (where water drops from the source lake into this one) has helped maintain the high quality of the lake. This water quality is indicated by the presence of mussel shells in the stream bed outflow of the lake. The mussels

are like the “canary in the coal mine” – they quickly indicate any environmental problems.

- The County does own land on the south side of the lake. This could be an area of contention, due to close proximity to private homes, but this area does not necessarily have to be publicly accessible.
- Explained that 100 year floodplain means this an area that could be flooded with a storm of a magnitude that occurs (on average) once in a century. This flood line will strongly influence how the site can be used, because buildings should not be located there.
- Even though the site is 25 acres, less than half the site is developable because so much of the site is in the floodplain. Some recreational use can be provided by limited development in the floodplain, such as lawns, trails and informal fields. There are also some cases where more intensive development occurs in floodplains, such as at Collins Hill Park, but getting permits is complicated.
- Ultimately the Steering Committee will decide:
 - What goes in the park
 - What goes where, within the site
- Explained how the development of wetlands is even more restrictive than for floodplains. You can build boardwalks in wetlands, & that’s about all; but this is expensive.
- The wetland at the southeast corner of the property will probably not be intensively used – nothing says every part of the site has to be publicly accessible - so this will probably serve as a buffer to the adjacent properties.
- Sweetwater Creek will serve as a natural buffer to properties to the east.
- Part of planning process involves determining where park should be developed given the constraints of the site.
- In the 1970’s when a planned unit development was built the land to the north of the lake was probably cleared, graded, and abandoned. This is indicated by the flat topography, and the fairly uniform growth of young pine trees. This area doesn’t drain well: its slope is less than 2%, which is the minimum slope needed for good drainage.
- This zone is the largest area in the park of potential passive recreation development. The young pines are less valuable ecologically than more mature hardwood forest.
- The riverine hardwoods along Sweetwater Creek are some of the biggest and best trees in the site.

Oriented citizens to the Community Interest Form: Explained that the responses will be evaluated based on how many times an interest or concern was mentioned. These tabulations will be presented at the first Steering Committee meeting.

Opened the floor for questions.

Citizen

Rolling Ridge Subdivision has a right to review how park is developed because this area was initially built with these homeowners money.

- The park development should include sidewalks along Club Drive.

Rex Schuder

The Parks Department can only install sidewalks within property they control, so they can not install sidewalks within the Right-of-way of Club Drive. The Parks Department is obliged to include pedestrian sidewalks along the frontage of the property with Club Drive. They will include these sidewalks within the park property. However, the Parks Department does not have the funding or mandate to install sidewalks elsewhere along Club Drive.

Citizen

Club Drive is slated to get sidewalks in the next year. This is sorely needed, because this is a dangerous area. **(information obtained subsequent to meeting: A subsequent inquiry with Gwinnett DOT revealed that sidewalks are not planned to be built on Club Drive from Pleasant Hill Road to Cruse Road- this includes the section of road along the park site.)**

Rex Schuder

- Explained that there is a separate form for applications to be on the citizen steering committee.
- Explained that consultants have been hired to assist in the planning process. These are landscape architects- the profession that primarily designs and plans parks in America. David Sacks and Micah Lipscomb will represent EDAW in this process.
- The development of the Master Plan will be a design process in a series of stages. An analytical process will help educate the Steering Committee about the site and general planning principles. The Citizen Steering Committee will also tour the site and other passive recreation parks in Gwinnett County. The Committee will then decide what the program elements are (the menu of things to go into the park.) The consultant (EDAW) will then produce three Alternative Site Plans for review. The Committee will then review these plans, and either chooses one of the plans or, frequently, chooses a hybrid plan. If it seems that everyone can visualize the hybrid plan without an additional drawing, the consultants will be sent off to produce the draft plan, but if there is any question what it will look like, an additional meeting will be scheduled for the Committee to review and approve the hybrid plan.
- Explained what meetings will occur. (There will be three evening meetings and one Saturday meeting):
 1. Scheduling meeting
 2. Saturday meeting- site tour, lunch, park tours (only in Gwinnett), discussion of park program elements (what you want in the park)
 3. Inventory Analysis presented/ 3 Alternative Plans presented
 4. Possible extra meeting if Hybrid Plan review necessary
 5. Preliminary Master Plan, site grading, and Preliminary Cost Estimate to be presented- there can be refinements at this time
 6. Final Master Plan to be presented and voted on. The Committee approves the Plan (graphic), and then the Final Cost Estimate is distributed. The Committee will prioritize the development of the park at this time. There is

rarely enough money to develop the park all at once. There will be a vote for prioritization recommendation.

7. Presentation to the Recreation Authority- they vote to recommend the Master Plan to the B.O.C.
8. Presentation to B.O.C. for approval

Citizen

What will the timeline be for the Committee's meetings?

Rex Schuder

The schedule will be determined at the scheduling meeting. This is usually a 4 to 6 month process, but one park was done in 2-3 months.

Citizen

Since this is a small park maybe this will be done sooner.

Citizen

What is the timeline for park development? How much money is available for park development?

Grant Guess

There is 1.5 million allotted for phase one construction. The permitting and construction document process will push the development completion back to 2009.

Citizen

Can neighbors who did not attend this meeting participate on a steering committee?

Rex Schuder

It depends on how many applicants we get tonight and whether we get good, balanced representation of the surrounding neighborhoods.

Citizen

Will there be any future forums for public input outside of the Citizen Steering Committee?

Rex Schuder

The Citizen Steering Committee will serve as the vehicle for public input. The idea is that the Committee members will solicit input from their neighbors.

Citizen

How big will the Committee be?

Rex Schuder

They vary from about 12 to 30 people, depending on the size and complexity of the park and the level of interest from the community.

Citizen

Will the names of the Steering Committee become public information? Some citizens may want to be part of the Committee but want to remain confidential. What can one expect in terms of public exposure?

Rex Schuder

Yes, but the County will not formally publish these names in the newspapers. At the end of the process Gwinnett County will produce a Master Plan with the Committee members' names listed (but not addresses). If you don't want to be a member, the County can let you know where the nearest Committee neighbor lives, so you can talk with them. It's a public process, so anybody can attend meetings, including reporters

Citizen

If you have 1.5 million available for the first phase, how much money would be available in the second phase and how is this determined?

Grant Guess

The upcoming Capital Improvements Plan update process would allocate the funds and determine where it gets spent. Generally, projects that complete existing parks get a pretty high priority. Note that the next SPLOST vote would be in 2008 for funding projects beginning in '09.

Citizen

How long would the construction process take?

Grant Guess

The construction process would take 9-12 months, but there will be permitting issues and time before this process begins.

Citizen

Would the park development directly affect the taxes of local property owners?

Grant Guess

No, the construction funds would come from the County wide SPLOST tax. The operating funds would come from the recreation tax on your property taxes. This is also a countywide tax and does not go up based on local improvements.

Citizen

Does the Parks Department have any control over the number of lanes on Club Drive?

Grant Guess

No, but they could add a deceleration lane for turning into the property.

Citizen

Club Drive has been scheduled for 4 lanes since 1978.

Citizen

Can a traffic light be added at Club Drive and Rolling Ridge?

Grant Guess

This is unknown, because we don't know where entrance will be. Lights have been installed with park developments in the past, but the park alone usually doesn't warrant a signal.

Citizen

After meetings are scheduled- will the meeting schedule be posted online on the web?

Grant Guess

No.

Citizen

Does the Parks and Recreation Department have a website?

Grant Guess

Yes, gwinnettpark.org

Citizen

How are construction companies selected?

Grant Guess

Bids are solicited and advertised (over a 4 week period). The low bid is awarded the contract. The Steering Committee is not involved in this process.

Citizen

The piece of property at old firehouse #5 was excluded in this park plan. This building could be developed for community use, even though it is in bad shape. Since this is owned by the County why can't it be a part of the park? It was built by our subdivision's original developer so in a sense we've already paid for it. We would like to have use of it and were told by a County staffer that it will be part of the park.

Grant Guess

It's not under the jurisdiction of the Department of Community Services. This building could be used for another function, but it is in very poor condition. There have been discussions about using this parcel in the park, but no decision has been made either way at this time. The Public Safety Department controls the firehouse.

Citizen

Would it be possible to get the fire station parcel added into the park?

Grant Guess

The Committee can make land acquisition recommendations to the B.O.C.

Citizen

What is the timeline for contacting the Committee and getting the ball rolling?

Rex Schuder

5 weeks or so. This park could move quicker because it is less complex than normal.

Citizen

Is there a way to contact County officials with questions before the Committee meets?

Grant Guess

Yes, my email is shown on the meeting agenda.

**Club Drive Park Site Master Plan
Scheduling Meeting
9-21-06
Gwinnett Justice Administration Center**

Attendees:

Steering committee members - Edward Simmons, Tom New, Abigail Young, Sylvester Young, Robert Hutton, Kathleen Jordan, Jackie Hollingsworth, Devora McKenzie, Elaine Anderson, Mary Ann Lewis, Jean Ebert, Katherine Snyder, Nancy Frideau, Judy Rhein, Joyce Hill, Kyle Snyder

Rex Schuder, Gwinnett County Department of Community Services
David Sacks, EDAW
Micah Lipscomb, EDAW

Rex Schuder

In response to a Committee member request, asked EDAW (consultants) to deliver copies of current site aerial with park boundaries delineated to him for the next mailing to citizen steering committee members.

Provided overview of park site tour day schedule and details:

- This will be a one day tour rather than the two day tour that previous committees have done on larger park sites. This is because we can probably see examples of all of the amenities that are likely to be in the this park within a single afternoon touring 2 or 3 other Gwinnett County “passive recreation” parks, and because of the small size of the Club Drive site.
- During the park tour we will look at different arrays of park facilities and see what has worked and hasn’t worked well in these existing Gwinnett parks; and will see the sizes of these various facilities, the area they require and what kind of site impacts they have.
- This will be a bus tour led by Rex with a tour of the Club Drive site, a lunch, and a tour of 2 or 3 existing Gwinnett Parks.
- Previous committee members have advised that this park tour is the most valuable event in the process. They have also suggested that the tour of existing parks should happen first in the morning so that committee members have a clear idea of the scale of the potential amenities when they are looking at the prospective park site.
- This tour will happen rain or shine so dress appropriately. Also, bring bug spray, if you need this.
- At the end of the day the committee will discuss what program elements they would like to have in the Club Drive site.

Committee members

Agreed that they would rather see the existing parks in the morning and then tour the park site in the afternoon.

Rex Schuder

Discussed dates that are open for the County bus we are going to use.

The Committee agreed that the **park site tour would occur on Saturday October 7th. The bus will depart from the Goodwill Parking Lot at Pleasant Hill Road and Club Drive at 8:30 AM. Note: this is the departure time, so everyone needs to come before this time.**

Rex Schuder

Noted all of other meetings will occur on a weekday evening, usually on Tuesdays or Thursdays. Described the next meeting to schedule: this will be the presentation of Alternative Conceptual Plans and of Inventory and Analysis boards. (The conceptual plans to be presented at this meeting will not be finished illustrative graphics, they can be more along the lines of bubble diagrams at this stage.) Asked the consultants how much time they will need to deliver these plans, noting that plans need to be received by the County one week before the scheduled meeting, so the plans can be reviewed, and then mailed to all of the committee members.

David Sacks

Indicated EDAW would like to have approximately three weeks after the Site Tour [Oct. 7th] to deliver the Alternative Plans to Rex.

After further discussion with the Committee, it was agreed that the **Conceptual Plan Meeting would be held on November 2nd at 7 PM.** The location for this meeting and **all remaining Committee meetings will be at the Willow Run Clubhouse.** EDAW will get the plans to Rex for review no later than October 26th.

Rex Schuder

Noted the committee is usually able to reach a consensus on the park plan they want and everyone has a solid understanding of the plans. Noted that sometimes, the committee can't agree on a plan and this requires that the consultant produce a hybrid conceptual plan based on the committee's comments - because of this we will also schedule a "bonus meeting;" in case this occurs the entire schedule will shift by one meeting date. At this point however the next meeting to schedule is the Preliminary Master Plan presentation meeting.

The Committee agreed to have the **Preliminary Master Plan meeting Thursday November 30 at 7 PM at Willow Run.**

Rex Schuder

Stated EDAW will need to deliver the Preliminary Master Plan materials by November 21st or 22nd.

During the preliminary master plan meeting the committee will review an *illustrative* graphic (not just bubble diagrams), so everyone should have a good sense at this point of just how everything is laid out in the park. There will also be a grading plan. The

committee will have an opportunity to comment on this plan and make additional refinements. There should not be major revisions at this time because the big decisions should have been made at the conceptual level at the previous meeting. At the end of this meeting the consultant [EDAW] will give the committee members the preliminary cost estimate. The committee will get to see how much the park development will cost. The committee will not discuss this estimate at this time.

There is \$1.5 million available for the development of the first phase of this project. A cost estimate will be produced which outlines what would be included in this first phase of development and a graphic will be produced which shows what would be included in the first phase of park development.

The next meeting to schedule is the presentation of the Final Master Plan. The Committee will vote on approving the Final Master Plan graphic at this meeting, and will then review the Final Cost Estimate and will recommend the prioritization of all the proposed improvements.

Everyone agreed to have the **Final Master Plan meeting on Tuesday December 12th at 7 PM** at the Willow Run Clubhouse.

David Sacks (EDAW)

Pointed out that if we have to have the Hybrid Conceptual Plan meeting, then that meeting would occur on November 30th with the Preliminary Master Plan meeting held on December 12th. That's only a one-week turnaround to produce the Preliminary Master Plan, which may be tight.

Rex Schuder

If this is not enough time then we can always revisit the schedule - if the Hybrid Plan meeting is necessary.

Asked the Committee to schedule the bonus meeting which we will use only if the Hybrid Plan meeting is needed.

Everyone agreed that this **bonus meeting** (if needed) would occur on **Tuesday January 9th at 7 PM** at the Willow Run Clubhouse.

Some general discussion and questions and answers followed:

Committee member

At our first meeting a discussion was had about the firehouse. Many committee members have asked the county commissioner that this be added to the park. Would it be possible to add this parcel to the park site during or after the master plan process? Wouldn't this addition change the plans?

Rex Schuder

The commissioner is aware of people's issues and concerns regarding the Fire Station, and she is deliberating this decision. We can only move forward with the park plans addressing the property we now control, and if the parcel is added at a later time then we would adjust the plans to reflect this addition.

This change could cost the county additional funds if this change requires that the consultants redo some of their work. This one would be relatively small – we've seen this happen in a park planning process that involved a much more substantial change. When we were developing the plans for Rock Springs Park, a 50 acre parcel was added to the 63 acre parcel we started with. This caused all of the plans to be dramatically altered in midstream because the park was nearly doubled in size.

The Parks Department position has always been that the building not be retained due to its known condition and age. The building is in disrepair and isn't really suited for any park and recreation use. The building codes for public assembly structures are much more severe than the regulations used when the old firehouse was designed. As it would be a liability, not an asset, for us, we would recommend its demolition. The land that the firehouse sits on would be a great asset, given that there is so little developable land in the park site. The Parks Department does not know if another department or entity has expressed any interest in making use of the firehouse.

Committee member

When would the B.O.C. presentation be scheduled, in case we want to attend?

Rex Schuder

This has yet to be determined. This meeting will be scheduled only after the committee and the Recreation Authority have approved the master plan.

Committee member

When the committee prioritizes elements for phase one development will they also prioritize subsequent phases?

Rex Schuder

Yes, the master plan will prioritize all the improvements.

Committee member

Would the funds for things like road improvements come from any other county departments, or from the \$1.5 million allocated for phase one park development?

Rex Schuder

The funds for entrance improvements and turning lanes would come from the \$1.5 million. Note - after the initial meeting we contacted the Gwinnett DOT and learned that there are no plans to place sidewalks on Club Drive between Pleasant Hill Road and Cruse Road. The Parks Department is obliged to place sidewalks along the property frontage of Club Drive.

Committee member

Once the committee has approved the plan can it be altered at a later time?

Rex Schuder

Yes, the Master Plan is a recommendation not a binding legal obligation. However, looking back at all the parks we have developed in 12 years using the steering committee process, the built product has typically and significantly matched the master plan and the constructed park elements significantly follows the committee's prioritization recommendations.

Committee member

Can you give us anything that tells us what amenities can and cannot go in the park?

Rex Schuder

We will mail you a standard menu of passive park elements. There is a lot of variability in what can be allowed in a special purpose neighborhood park. This will be included in a mailing that will also include meeting minutes for this meeting, and the current aerial photograph of the park site.

**Club Drive Park Site Master Plan
Alternative Conceptual Plans Meeting
11-2-06
Willow Run Condominium Association Clubhouse**

Attendees:

Steering committee members - Edward Simmons, Tom New, Abigail Young, Sylvester Young, Robert Hutton, Kathleen Jordan, Jackie Hollingsworth, Elaine Anderson, Mary Ann Lewis, Jean Ebert, Katherine Snyder, Nancy Brideau, Judy Rhein, Joyce Hill, Kyle Snyder

Grant Guess, Gwinnett County Department of Community Services
Rex Schuder, Gwinnett County Department of Community Services
David Sacks, EDAW
Micah Lipscomb, EDAW

Discussion:

Rex Schuder

Asked committee when they received plans in mail?- most received the plans between Oct. 28 – 30th

Asked if they shared these plans with neighbors, what did they think? – most were pleasantly surprised and excited about plans. One member reported that one co-worker was “against everything” but said everyone else who saw them was very supportive.

Asked what did they think of historical report? Several members of committee responded that they loved it and found it very interesting.

Micah Lipscomb

Inventory and Analysis Review

- Soil Analysis- noted soil area that is not suitable for development lies in the floodplain
Noted that plans were produced in 1967 before the lake was created, therefore the outlines the floodplain has changed because the dam was built.
- Slope Analysis- noted the two large areas on the site with slope less than 2%, the area with the pine forest and the floodplain area, these areas do not drain well. Fill will have to be imported into the pine forest area to make it suitable for development.

Committee member

- How can we grow a lawn in the floodplain area since it doesn't drain well?

Micah Lipscomb

- This area will have to be filled with some soil, and some swales will be created to drain this area.
- Vegetative Analysis- noted historic aerials which show that most of the trees on the site are less than 30 years old. The oldest trees on the site are found along the banks of Sweetwater Creek. There are four major vegetation types on the site: Riverine Forest, Mixed hardwood, Pine, and Meadow. With the exception of the lake edge, there is little shrub and herbaceous groundcover in the forested areas. There are a good variety of herbaceous plants in the meadow areas.

- Hydrology Analysis- Noted the importance of this analysis, because it illustrates the constraints for building on the site. The following constraints were outlined:
- Lake- 4.75 AC
- Wetland areas- development is greatly restricted in these areas
- Floodway area -no vertical construction allowed here, e.g. fences and buildings
- Floodplain area- the area between the floodplain line and floodway line can be manipulated through compensatory cut and fill
- Stream buffers- no disturbance allowed in area 50' back from the stream banks
- No impervious surface no impervious surface allowed in area 75' back from stream banks
- No disturbance allowed in area 25' back from lake edge
- Variances allow for the construction of docks, overlooks, and walking trails
- The net effect of these constraints is that 6-7 acres are left as developable area out of a 25 acre site.
- Opportunities and Constraints Analysis- noted potential for pedestrian and auto conflicts on Rolling Ridge Road, buffer issues with adjoining properties, views and vistas, utilities easily accessible, potential pedestrian access points.

Committee member

- Expressed concern for letting Club Drive Apartment residents enter park using existing path. Explained that these residents have been confrontational and disrespectful to neighbors in the past.

Micah Lipscomb

- Noted that fencing off this area will cause apartments residents to either walk on Club Drive or drive to access the park.

Committee member

- Disagrees with limiting access to a public park.

Rex Schuder

- Noted that Gwinnett DOT has no plans for road improvements or sidewalks on Club Drive

Committee member

- Asked if there is any word on the inclusion of the fire station parcel?

Rex Schuder

- The county commissioner has not made a decision at this time. We will continue to plan for the park with the assumption that this will not be a part of the park.

Committee member

- How is this parcel zoned?

Rex Schuder

We do not know.

Alternative Conceptual Plans Review

David Sacks

- Presented four conceptual plans, explained that the consultants felt the range of issues was best explored through developing four (rather than the usually required three) alternative plans
- Plan A- noted that this plan is the most dramatic reworking of the site- it moves Rolling Ridge Road and creates a sinuous park drive. A view axis is created at the entry to

provide a view towards a gazebo on the lake edge. The skate park and basketball courts are kept on the east side with a playground on the west side.

Committee member

- How wide will the nature trails be?

Rex Schuder

- We do not have a standard width, but these paths range from 4-8' in width.

Committee member

- Will there be lighting?

Micah Lipscomb

- That is up for you to decide at the next meeting.

Rex Schuder

- The skate park on this plan is a bit bigger than we need to have on this site. The skate park at Pickneyville is 10,300 SF and is too small. Any new skate park would have to be larger than this, but not necessarily 22,800 SF. 16,000 + is probably good here.

David Sacks

- Plan B- maintains the existing entry but reroutes the road to slow traffic and keep most of the park amenities in one single, contiguous area. The parking access is off of Club Drive. The east side of the park is primarily maintained as a natural area. Other plans create larger meadow areas through tree clearing.

Micah Lipscomb

- Noted that dispersing the traffic to Club Drive will make the argument for a Traffic Light on Club Drive less compelling. The other plans in contrast, keep all of the traffic exiting at one point.

David Sacks

- Plan C- splits parking on each side of Rolling Ridge Road and creates a 4 way stop with a tabletop crossing. Creates a meadow with sinuous edges along east side of park in floodplain. Creates a picnic grove on the western knoll by the lake edge. Expands the lake to the north and creates a dramatic boardwalk over the lake.
- Plan D- keeps all of the parking on the west side of the park. Creates a lake promenade/ boardwalk on the east side of the lake. Creates a small dog park on the east side of the lake. Clears the maximum possible meadow area in the floodplain.

Committee member

- Who is going to clean up this meadow floodplain area after a flood event?

Micah Lipscomb

- Park employees will be responsible for this.

Rex Schuder

- This task is a routine part of park maintenance.

Committee member

- What will happen when this meadow area is flooded?

Micah Lipscomb

- There will be times when this meadow will not be able to be used.

Committee member

- Can the dog park be replaced with a skate park?

David Sacks

- Yes, any element from one plan can be included in a different plan.

Micah Lipscomb

- Noted that there are some additional items to consider in the plans, such as creek overlook locations, the use of plants for screening the lake edge, and the location of trails near the “contemplation area” near the lake outfall.

Rex Schuder

- Noted that the decisions on “refinement” issues like the location of plants can be deferred to the next meeting. Noted that we need to vote on some key “big decisions” shown in these plans. Noted that we will reserve the discussion about a connection to the Club Drive Apartments for the next meeting.
- Explained that there are two categories of park entry, one that keeps the existing Club Drive access and one that reroutes the road with a new entry point. These options were put up for a vote:
Plan A (moving the entry point) received 3 votes
Keeping the existing entry point- 12 votes
- Noted that there are two strategies for the floodplain area, one that creates generally more meadow area, and one that creates much less meadow and preserves more forest area:
More meadow- 12 votes
Less meadow- 3 votes
- Explained that there are two strategies for creating these meadows, one for maximizing the usable area, or creating a slightly smaller meadow that is shaped with views and aesthetics in mind:
Maximum meadow – 5 votes
Aesthetic meadow- 10 votes
- Remarkd that more parking is needed on all of the plans.
- Offered three plans for a vote, based upon their designs for parking:
Plan D- no votes
Plan C- 12 votes
Plan B- 3 votes
- Remarkd that a majority supports the parking layout for Option C. Noted that the 16,5000 SF skate park shown on this plan is the minimum size we want for this facility. Noted that additional parking could be provided on the eastern parking lot by making it a dead end parking lot.

Committee member

- Is there room for two basketball courts on this plan?

Rex Schuder

- Yes, please show two half court basketball courts on the preliminary master plan.
- The 24,000 SF playground is an adequate size. Please array equipment in this area for the next plan so that we have a better idea how this area will be layed out.

Committee member

- For comparison, how big is the play area at Bethesda Park?

Rex Schuder

- I am not sure, but I will find this out for you.

- How big is the lawn area?

Micah Lipscomb

- About 1.75 AC. [area measured afterwards, it is actually 1.4 AC].

Rex Schuder

- All of committee supports fencing along Club Drive.
- Noted that the last item to consider is the treatment of the lake edge:
- Design for southwest lake edge:
Decorative gazebo received majority votes, would like one picnic shelter to be added to this area.

Committee member

- Where will there be picnic tables?

Rex Schuder

- Under the picnic shelters and gazebos.

Committee member

- I would like to see 1 or 2 that are near parking areas for easy accessibility for the disabled?
- Where will there be benches?

David Sacks

- You can assume that there will be benches located throughout the park.

Rex Schuder

- Explained that there are a variety of options for docks shown on the plans, the committee can combine options from different plans.
- Noted design for boardwalk along Rolling Ridge as shown on Plan D, creates a usable area for fishing and lake views.
- Majority supported the boardwalk/dock along Rolling Ridge.
- Noted design of dock/ boardwalk on north edge of lake.
- Majority supported this dock, but asked that it not extend into the lake as far, and include a small gazebo on the lake at the juncture of the boardwalks.
- Noted the modulations of the lake edge as proposed in plan C would vary the experience of the park users walking by on the multi-use path
- Majority supported the expansion of the lake.
- Noted that the multi-use path should extend into the west side of the park, near the proposed contemplation area to maximize the length of the path.

Committee member

- Is the name of the park fixed?

Rex Schuder

- No, and the Committee is free to make suggestions as to what the park should be named.

Meeting adjourned

Club Drive Park Site
Preliminary Master Plan Meeting Minutes
11-30-06
Willow Run Condominium Association Clubhouse

Committee Members in Attendance:

Kathleen Jordan, Nancy Brideau, Judy Rhein, Abigail Young, Sylvester Young, Jean Ebert, Katherine Snyder, Kyle Snyder, Tom New, Chip Randall, Elaine Anderson, Joyce Hill, Mary Ann Lewis, Devora Mckenzie

Gwinnett County Staff:

Grant Guess, Rex Schuder

EDAW Consultants:

David Sacks, Micah Lipscomb

Rex Schuder

Read aloud Robert Hutton's comments to committee: Approves of the plan, supports Club Drive Apartment pedestrian access, does not support use of Martin Name in park name.

Explained that committee does not have authority to name park, but their name suggestion will be considered. Stated that research has not discovered a name for the existing lake. Suggested that a mellifluous name be given to the pond/ lake and that name could also be used for park.

David Sacks

Introduced preliminary plan to committee.

- Plan encompasses conceptual plan recommendations with consideration of added fire parcel
- Addition of fire station parcel enabled parking to expand to 116 spaces, allowed room for two half court basketball courts, and allowed more room for lawn area

Rex Schuder

- Meadow is about 5/10 acre larger than Five Forks meadow
- Playground is twice as large as Bethesda playground

David Sacks

- Out of concern for pedestrian/auto conflicts, propose tabletop crossings as traffic calming measures, and 4 way stop at Timber Creek/ Rolling Ridge intersection
- To improve safety at intersection at Club Drive radius of traffic island increased and shrub removal recommended. Joint Rolling Ridge/ Park Sign would be located in traffic island.
- Multi use path on west side of park (northern segment of path, nearest frontage) serves as required sidewalk along Club Drive
- Club Drive sidewalk on east side of park hugs road due to steep slope. This section recommended to be built along with pedestrian improvements to bridge

- 6' black vinyl chain link fence proposed on south west boundary of park, will extend to lake to limit access to south side of lake. Proposed fence to have an opening to allow apartment access.
- Decorative Fence along Club Drive, and west side of fire station parcel.
- Proposed short section of fence along south side of park near Rolling Ridge and lake to discourage access to private property
- Proposed short section of fence on south side of park off east side of Rolling Ridge to provide additional setback from property with barking dog, and define boundary of park

Committee Member questions and comments to plan (consultant/Gwinnett staff responses in italics; Votes outlined separately below):

- Did you considered traffic circle look? *Roundabouts considered, but not included due to lack of space.* Woonerfs, or a street designed with trees planted in the road as vertical obstructions, is what member had in mind. Without additional measures, Table tops alone can worsen the speeding problem - can serve as ramps for teenage drivers. However on further discussion and with clarification that there is a 4-way stop proposed, this suggestion was withdrawn.
- One committee member expressed reservation about too much traffic calming measures, given that residents would have to drive through park frequently. Several other Rolling Ridge residents supported proposed measures.
- Could Timber Creek intersection be three way stop (no stop for southbound traffic)? *No, that's dangerous.*
- How many homes in Rolling Ridge? *About 60 homes.*
- Will park police monitor property? *Yes, safety of site will be improved through addition of lights and presence of more people.*
- Will Rolling Ridge Road be narrowed? *No, this was considered as a traffic calming measure, but it was not pursued as it was thought to be too costly.*
- Will there be a stoplight at Club Drive intersection? *No, but the neighborhood is welcome to advocate for this if they support this.*
- Where are pedestrian entrances to park? *Southwest corner, northwest corner, and Rolling Ridge Road from south and north.*
- Extensive debate over pedestrian access from Club Drive apartments. Opponents to this access cited the following: could be used as an escape route by pedophiles, also allows direct access into park (into a secluded wooded portion) from crime ridden apartment complex , could facilitate drug deals etc. Supporters of access cited the following: as a public park access should not be restricted, kids in apartments need a safe route to park.
No clear cut answer, you have to balance considerations. What's the greater threat to public safety, potential pedestrian accidents on Club Drive or a perceived threat of pedophiles/ crime?
Is there a precedent for Gwinnett parks to have pedestrian connections to an adjacent neighborhood that are not in public right of way? *Yes.*
- Concern expressed about safety in wooded area in southwest corner. *Clearing of tree branches and underbrush would open views to area. We saw a similar strategy in Five Forks Park. Path lighting could help also.*

- Concern expressed to protect vegetation and wildlife in this corner as much as possible. It's a beautiful spot right now that provides long views across lake.
- Can fence be 8 foot high in SW corner to discourage people climbing over? *Yes.*
- Opening in fence in SW corner should be designed to accommodate a gate in the future, if this is needed.
- Given potential for heavy pedestrian traffic, path to southwest gazebo should be ADA accessible. Construction access could be provided from adjacent property to facilitate access of concrete or asphalt trucks. *Gravel pave path is an option that would allow for ADA accessibility and mitigate disturbance to tree canopy.*
- Level of lighting extensively debated, in terms of location in park, type of lighting, and times that lights would be on. *Preliminary master plan budget only accounts for lighting in parking lot. Club Drive park is first special purpose neighborhood park, so lighting standards have not been established. Community parks have lighting until 11 PM, but this is driven by active recreation use. Passive recreation parks close at dusk. Police have mixed opinions on lighting in terms of safety.*
- Is it possible for the park to be used till a set time like 9 PM and then have the lights turn off? *Yes. However this precludes the option of leasing the lights from Jackson EMC which is sometimes done to save capital costs.*
- If the parking lot is lit at night than basketball courts would be used with overflow light.
- Lighting 24 hours a day invites illicit activity.
- Why is a shelter located near basketball half-courts? *Provides place for court users to relax. Also serves as another general-use shelter with views across the big lawn.*
- Playground will need a lot of seating, consider seat walls instead of benches. *Seat walls along path provide space for skaters. Benches may be more appropriate and are less expensive. Some benches should be away from walkway. Extended Linear benches like in European parks may be a good option here to help provide a sense of containment.*
- Can disabled parking spaces and a picnic table dedicated to disabled users be located near the south end of the parking area near the lake? *Disabled parking and a disabled access bench are already proposed to be located there. Parks do not normally have restricted access to benches, (this may not be legal). This will be investigated.*
- *David Sacks-* Showed Location of benches, picnic tables, and 4 drinking fountains. *Grant Guess asked that fountains be reduced to two, in consideration of cost and in keeping with precedent at other similar sized parks .*
- Will park have emergency phone? *A pay phone could be installed, and this would have 911 access.*
- Can lakeside fence be wooden, to blend in more with the forest? *Not recommended because this is not durable. Best option is a low black coated vinyl chain link fence can be softened with vines like Carolina Yellow Jessamine.*
- Creek Overlook should have bench seating.

Committee Votes:

- Pedestrian connection to Club Drive Apartments- Majority supported (11 votes in favor)
- Lighting park at night- Majority supported
- Parking Lot lit at night- Majority supported
- Lights along multi-use trail, exterior of restroom, basketball court, playground until 9 PM? - Majority supported
- Lighting gazeboes, and southwest corner of park? - Majority denied.
- Additional Shelter at playground?- Majority supported
- Approval of Preliminary Master Plan- Majority supported

Rex Schuder

We are on pace to present the master plan to a January 11, 2007 3 PM meeting for the Recreation Authority. Location will be announced later.

Preliminary Master Plan Cost Estimate distributed.

Club Drive Park Site Master Plan
Final Master Plan Meeting
12-12-06
Willow Run Condominium Association Clubhouse

Committee Members in Attendance:

Kathleen Jordan, Nancy Brideau, Sylvester Young, Jean Ebert, Katherine Snyder, Kyle Snyder, Tom New, Joyce Hill, Mary Ann Lewis, Robert Hutton, Edward Simmons, Jackie Hollingsworth, Devora Mckenzie (arrived late- missed initial prioritization votes)

Gwinnett County Staff:

Grant Guess, Rex Schuder

EDAW Consultants:

David Sacks, Micah Lipscomb

Gwinnett County Staff Comments to the Preliminary Master Plan

Rex Schuder

Outlined Gwinnett staff concerns/recommendations:

- No picnic tables in gazebos- permanent benches instead, this will limit trash accumulation in lake
- Concerned about visibility on the western side of the site near the playground area. The multiuse path winds through an existing forest here. Some of these trees should be removed to allow for visual penetrability. All underbrush will need to be removed.
- No shrubs should be planted along Club Drive that would block views into the site. This is driven by nighttime visibility concerns
- If the park is to be lighted and if pedestrian access will be provided into the site from Club Drive Apartments, then pedestrian lights are needed on the path coming in from that entrance.
- The bathroom location should be switched with the payphone location. This is driven by concerns about the proximity of the bathroom to the basketball courts

Grant Guess

- Explained staffs position on lighting the park. Staff had assumed that park would not be lit, given the precedent of other passive recreation parks. The only place with a similar lighted multiuse path are the football fields with lighted paths. These active recreation parks are lighted till 11 PM. All other parks are closed at dusk. The committee's recommendation to light only until 9 PM, does not fit in either of these categories. The staff is concerned that the park must present a consistent park policy. They recommend that the park either be lit till 11 PM or not at all.

Lighting Discussion / Committee Member Questions (Staff answers in italics)

- How bright would lights be? *The parking lots would be as bright as a lighted lot in our existing parks, the amenities like basketball courts would be lit well enough to use (imagine the light intensity of a lighted tennis court). The multi-use paths*

would be a lower light intensity. Cut off fixtures would be used to minimize spillover lighting. There would not be sky glow, because shoebox fixtures would be used for the area lights.

- What parks are lit currently? *Active recreation parks, most of these do not have lighted basketball courts*
- Are there other parks that have lights in close proximity to a subdivision? *Yes, all active recreation parks except Bay Creek Park*
- Lights till 9 PM are acceptable, but lighting to 11 PM would bring a lot of activity and noise. *Yes, lights would bring a lot of activity to park.*
- Are restrooms locked at night? *Yes, electric locks close the restroom at a predetermined time.*
- Do lighted parks always have organized sports activities? *Yes*
- Would the lights run during the evening in the summer when there is still sunlight? *No, the lights would be controlled by photocells and timers.*
- Is the staff's recommendation on lighting absolute, or will they entertain the idea of lighting only till 9 PM? *The public wants to be able to use the park at night. There are a lot of people who would want to use the multiuse trail on winter evenings. The staff will consider your opinion if you vote to support the 9 PM lighting scheme.*
- What is the relationship between crime and lighted parks? *Crime is related to the intensity of use; staff's experience is, if the park is closed and it's dark, people are not there, there is less crime.*
- Neighbor's concern is driven by history of illicit activity in the current dark park site. *Rex: I understand that your position is based on your personal experience that darkness is an invitation to crime. However, the rest of the staff perceives that closing the park at dusk will deter crime.*
- What is the cost of lighting? *This should not drive your decision. There are 40,000 taxpayers who support this park, the cost of lights should not be the determining factor.*
- What was the reason not to have lights at Five Forks Park? *There was a no lighting precedent established in the open space parks that was carried over into the passive recreation parks, like Five Forks. The lack of visibility of the paths from the road also determined this.*

Committee Member

- Is Rolling Ridge Road proposed to be lit?

Grant Guess

- No, and staff has concerns about this section of the roadway not being lit. If this were lit 2 to 3 lights would be needed on one side of the road.

Committee Member

- Members of the Rolling Ridge Subdivision have their own concerns about lights in the subdivision, that they should bring up with the county.

Grant Guess

- Staff is open to the recommendations of the committee, but with some conditions.
- Park police is skeptical about the safety of lighting in parks. In their mind, if it is not lit, than no one is there to cause a problem. With no lights, neighbors can

passive police the park, and call the police if they see suspicious activity in park after dark.

Votes – Staff Comments & Park Lighting

- Should the park have any lights? *9 votes yes out of 12. Majority supports.*
- Should the parking lot lights be lit all night? *7 votes yes out of 12. Majority supports.*
- Should the pedestrian access be kept from Club Drive Apartments, implies that the trail should be lit to follow the staff's recommendations? *10 votes yes out of 12. Majority supports.*
- Should the lights turn off at 9 PM? *8 votes yes out of 12. Majority supports.*
- Vote to follow staff's recommendations on moving the bathroom, selective clearing of the trees near the playground, and seats instead of tables in the gazebos. *12 votes yes out of 12. Majority supports.*

Phase One Prioritization

Rex Schuder

- Next step is prioritization of projects for phase one of park development. Additional funds have been obtained to fund \$2 million in work for the first phase of park development.

David Sacks

- Explained revised budget includes "soft costs". These additional expenses were not included in the initial final master plan estimate distributed to committee members. The following costs are included:
 - 7% (of construction cost) for professional design services
 - 6% for county administration and project management
 - 10% for construction contingency
 - 4% for construction bonding27% total for soft costs- this percentage is added in on top of the estimated construction costs
- Explained that the park's division by Rolling Ridge Road lends itself to dividing the park construction into east and west sides. This allows the Committee an option of phasing of basic infrastructure construction, and thus potentially lowering the infrastructure costs for the first phase of development. This may be prudent, given the limited budget available for first phase development and the Committee's expressed desire to maximize recreational amenities in a first phase. Suggested that the committee consider not building the east side infrastructure (like the eastern parking lot) in phase one and pointed out that the revised estimate breaks this cost out separately for the Committee's consideration.

Committee Member

- Could we still develop nature trails on the east side even if the parking lot and other east side facilities were not built in phase one?

RexSchuder

- Yes, but you would need to add some length to the nature trail so that it extends all the way to Rolling Ridge and people can access it

Grant Guess

- As a word of caution, if the eastern half of the park was not developed than anyone using the nature trail would be in a secluded area that could be unsafe.

Committee Member

- There is a precedent in parks like Bethesda Park of people using trails in secluded areas. Wise users are prudent not to use these areas when it is dark out.

Committee Member

- Thinks it is important that one area of the park is made complete, rather than halfway developing both sides of the park. *Committee members supported the recommendation to phase the development of park infrastructure*

David Sacks

- The total estimate for the basic *infrastructure on the west side* is about **\$1.418 million**. When this is subtracted from the \$2 Million in funds available for phase one, then \$582,000 is left. The line item costs you see in the estimate for each amenity do not include soft costs – you need to allow approximately 40% for soft costs, inflation and contingency.
- When the soft costs are taken into account, **\$412,000** is left. This is the amount of money to work to as you add in (prioritize) the individual amenities shown in the estimate.
- Itemized a breakdown of the costs of major amenities and facilities that could be included in phase one:
 - Lawn (sodded), with Irrigation - \$128,000 (or seeded - \$95,000)
 - Playground - \$212,000
 - Ornamental Fencing (along Club Drive)- \$57,000
 - Basic Fencing (various other locations in park) - \$30,000
 - Path Lighting- \$100,000
 - Multiuse Path- \$84,000
 - Nature Trails [east side]- \$23,000
 - Site furnishings – approx \$115,000 for all [can be done partially] (shelters – 15,000 apiece)
 - Basketball (2 half-courts) - \$56,000

Preliminary Votes – Phase One Prioritization

- Committee established the following list of priorities for phase one development:
 1. Seeded Irrigated Lawn on west side of park- \$95,000
 2. Fence along southwest corner of property and trail to knoll/ Club Drive Apartments- \$14,000
 3. Playground- 8,300 SF fully equipped for all ages of children- \$140,000
 4. Multiuse Trail- \$84,000
 5. Budget Allotment for Tree Planting- \$40,000
 6. One shelter at Playground – \$15,000Subtotal = \$389,000. 23,000 left – spend on furnishings

Committee Member Comments

- What we have voted for will leave us with an unattractive park

Club Drive Park Site Master Plan
Master Plan Meeting 12/12/06

- If we are not developing the east side of the park do we really need the tabletop crossings since we will not have the pedestrian's crossing there? *Committee consensus was that the tabletop crossing (the main one at the parking lot entrance) should be deferred from phase one infrastructure development.*

Rex Schuder

- This brings an additional \$40,000 on the table that can be spent for phase one amenity development.

Committee Member

- The proposed tabletop crosswalk at the intersection of Rolling Ridge and Club Drive would be unsafe for cars turning from the westbound Club Drive lane. The cars have to speed up to pass the traffic and then would have to slow down immediately when they reach the proposed tabletop crossing. The crosswalk would be better located further into the park site.

David Sacks

- We located this crosswalk at this location after consulting with our traffic engineers and our advice is that this is the best location. The pedestrians are more visible to oncoming Club Drive traffic when they are located near the road.

Micah Lipscomb

- In addition, if the crosswalk was located further to the south, the view of pedestrians would be blocked by the proposed park sign.

Rex Schuder

- This may not be the best location for the park sign. It may be better located along the frontage of Club Drive or on the west side of Rolling Ridge where cars will enter the parking lot.
- The committee member made a valid point about the tabletop crossing location, the consultants should revisit this

David Sacks

- There is some additional costs that need to be added into phase one development- \$11,000 for the safety rails on top of the retaining walls proposed along walkways near parking lot

Committee Member

- Proposes that the remaining phase one funds be spent on one half court basketball court and additional site furnishings on the west side.

Final Vote – Phase One Prioritization

- Majority of the Committee supports this recommendation
 - Defer the Tabletop crossing from the basic infrastructure package in Phase One

Include in Phase One (total should = \$452,000, + soft costs):

- Seeded Irrigated Lawn on west side of park- \$95,000
- Fence along southwest corner of property and trail to knoll/ Club Drive Apartments- \$14,000
- Rail at retaining walls - \$11,000
- Playground- 83,000 SF fully equipped for all ages of children- \$140,000
- Multiuse Trail- \$84,000
- Budget Allotment for Tree Planting- \$~ 40,000

Club Drive Park Site Master Plan
Master Plan Meeting 12/12/06

- Two Shelters (1 at Playground) – \$15,000
- One half-court basketball court - \$28,000
- Subtotal - \$~ 437,000
- Whatever is left – spend on site furnishings

Committee Member

- Expressed opinion that it is important to delineate the boundary between the subdivision and the park. This should be done with an attractive wooden sign. The Committee should consider adding signage to the first phase.

David Sacks

- Funds have already been allocated for roadway and traffic signage within the phase one infrastructure costs

Rex Schuder

- Explained that the parks department has posted similar signs at other parks. These signs are always painted metal signs in standard park colors. The parks department does not install wooden signs because of the maintenance cost associated with wooden signs.

Phase Two Prioritization

Rex Schuder

Phase 2 prioritization is next. The Committee should rank order the remaining Master Plan elements, however there is no budget established for a next phase so it is not necessary to consider costs of each item when prioritizing.

- The following priorities were established in these votes:
 1. Nature Trail/ meadow/ overlook/ bridges [includes east side basic infrastructure & tabletop crossing]- 10 vote majority
 2. Ornamental Fencing along Club Drive- 10 vote majority
 3. North Fishing Dock, with associated lake fencing, and planting, and both lake gazebos- 5 vote majority
 4. Development of rest of playground- 6 vote majority
 5. Skate park, east side shelter, teen play area, associated lighting, and rest of lighting on west side- 10 vote majority
 6. Rolling Ridge Dock
 7. Second basketball half-court and remaining shelters

Note, landscaping should be allocated among the various projects rather than done as a discrete project

Club Drive Park Site Master Plan Recreation Authority Meeting 1-11-07

Recreation Authority members present [see Recreation Authority Meeting Minutes]

Gwinnett County Staff present:
Phil Hoskins, Grant Guess, Rex Schuder

Club Drive Park Steering Committee Members present:
Nancy Brideau, Jean Ebert, Tom New, Judy Rhein, Sylvester Young

EDAW (Consultants):
David Sacks

Recreation Authority business

New members introduced, officers elected. (See Recreation Authority Meeting Minutes)

Club Drive Park Site Master Plan review

Grant Guess introduced the Club Drive site, noting this was the County's first instance of a "special purpose neighborhood park." Noted this is a small site with extensive wetlands and floodplain, and a lake; very limited developable area. Grant described the master planning process:

- At the initial public meeting, volunteers were solicited to serve on the Steering Committee;
- The Department strove to get a balance and variety of neighborhoods represented on the Committee;
- The Committee worked with consultants who are under annual contracts for park planning (EDAW, in this case);
- They toured other parks, toured the site, and were polled to develop a list of items to include in the park;
- The consultants did three Alternative Site Plans; the Committee indicated their preferences;
- The consultants came back with a Preliminary Plan, which was further reviewed by the Committee and further tweaked as the Master Plan
- The Committee then prioritized items to include in Phase 1. The Phase 1 budget was initially set at \$1.5 million but because the Committee was so distressed that that amount wouldn't provide anything beyond basic infrastructure, the Department found additional funding to increase this budget to \$2 million
- Upon recommendation of the Recreation Authority the Master Plan will then go forward for BOC approval.

David Sacks described the Master Plan. The 25-acre park is divided roughly down the middle by the existing Rolling Ridge Road. Much of the east side of the park is wetland and floodplain area and will become mainly the passive, nature-oriented part of the park. A small parking area will serve a small cluster of amenities east of Rolling Ridge that are aimed at serving a young teen audience: skate park, play structure for older kids, and a small

picnic shelter. Most of the east side is wooded or meadow area, with nature trails looping throughout and leading to Sweetwater Creek (the park's eastern boundary). The main features of the west side of the park are the lake – which is, in many respects and especially from certain vantage points, quite scenic – and a proposed 2.3 acre open lawn area. A winding multi-use path meanders around this irregularly shaped lawn area, providing a loop for walking. Recreational amenities are placed around the perimeter, including two half-court basketball facilities; two playground areas; picnic shelters and benches; and a couple of access points to the lake. Fishing / observation docks occur at two different locations, and two gazebos are associated with the lake – one perched on the westernmost shore (a wooded knoll), and one out over the water off the north shore. The western parking area is larger than the eastern one, and a 4-way stop where they meet the road, along with table-top crossings, provide a pedestrian-friendly connection between the two sides of the park. A restroom is included off the west parking lot. Ornamental fencing lines the Club Drive frontage and utilitarian fencing occurs at other boundaries and lake edges. The park walkway is used to satisfy the County sidewalk requirement along Club Drive.

Grant Guess described the elements prioritized for Phase 1. The focus for Phase 1 development is the west side of the park. Infrastructure – which is costly – dominates the Phase 1 budget; no development is included for the east side at all [beyond some basic site clearing / demolition and temporary seeding of meadow areas]. The west side construction will include the parking, restroom, lawn area (seeded Bermuda), multi-use path, the larger of the two playgrounds, one basketball half-court and two picnic shelters, plus some site furnishings.

A list of potential “Alternates” has been developed that can be designed now and, if favorable bid conditions – or an increase in budget – allow it, can be added to the project to bring the west side closer to completion.

- The second playground
- The second basketball half-court
- The ornamental fence along Club Drive
- Upgrading the lawn installation from seeding to solid sod
- The lake edge gazebo
- The lake gazebo and associated boardwalks
- Additional picnic shelters

These would add approximately \$1 million to the budget.

Recreation Authority Member

If designing and pricing Gazebos as alternates, wouldn't it be more economical to package both Gazebos together? Aren't they the same? And this would be a commitment to design only – not necessarily construct?

Grant Guess

Yes they are the same, and yes it would make sense economically to try to get both at once. The proposal right now is to do the design documents only. The bid climate may be more favorable in +/- 8 months when we're ready to bid this.

Club Drive Park Site Master Plan
Recreation Authority Meeting 1/11/07

Recreation Authority Member

What else would the Steering Committee like to see done?

Committee member

We'd like to see sidewalks along Club Drive, beyond the park. We're concerned about building sidewalks that just end.

Recreation Authority Member

Are the old tennis courts on site ever used? If so, it's surprising the plan does not propose to put them back - was it considered?

Committee member

Yes, kids still play around on them – but the concrete is all broken up.

Rex Schuder

It was considered but it didn't end up high enough on the priority list. (Too small a site to include anything more.)

Recreation Authority Member

What did the Committee end up recommending regarding lighting?

Grant Guess

Our passive parks are normally not lit. The Committee still wants this park to be lit.

Committee member

There are many dual-income working families in this area who won't have an opportunity to use this park until the evening. We wanted it lit until 9 p.m.

Phil Hoskins

This isn't normally done but it can be considered. Whatever the outcome, the lighting will not be in Phase 1, however.

The Recreation Authority is asked to make recommendations on the following:

- Approval of the Master Plan
- Providing directive to staff to design it in accordance with Grant's description of the phasing and alternates
- Naming the park Club Drive Park.

Recreation Authority member:

We are not the ultimate authority but we certainly appreciate the Committee's input.

Committee members' additional comments:

- We appreciate getting *anything* more that can be built now
- We need to provide for activities in the park; if there's nothing to do, it won't feel safe
- We'd like to know a time-line for phase 2.

Club Drive Park Site Master Plan
Recreation Authority Meeting 1/11/07

- It's vastly disappointing that there's nothing for senior citizens in this park; nothing on the east side in phase 1.
- The fence along Club Drive is necessary now if you're going to put in a playground
- Access to the Club Drive Apartments is an invitation to crime. You have direct access from 2 big complexes with bad elements and big parking lots directly into a secluded park area.

Recreation Authority member:

What is the provision for security here?

Phil Hoskins:

The same as at our other parks.

Recreation Authority member:

That represents a significant additional layer of security. We feel assured the situation will be monitored and if necessary, additional steps can be taken.

Grant Guess

There is provision in the design for a gate in the fence along the apartments' property line, that can be made lockable in the future

Phil Hoskins

Regarding the timing for a future phase, that will be looked at as part of the upcoming Parks Comprehensive Plan update and the development of a Capital Improvements Plan for a potential next round of SPLOST funding.

Committee member

It's such a small site – net size is only 11 acres, after you take out the wetlands, etc. – it shouldn't have to be built in 2 or 3 phases like a big 80-acre park

Recreation Authority Vote:

- *Recommends approval of the Master Plan as is, and the naming of the park "Club Drive Park;"*
- *Recommends that Phase One include the components as presented, and that Grant's staff design the additional items per grant's 1/11/07 Memo for inclusion as "alternates"*

Club Drive Park Master Plan
Gwinnett County Board of Commissioners Meeting 1-16-07

Commissioners present [see BOC Minutes]

Gwinnett County Staff present:
Phil Hoskins, Grant Guess, Rex Schuder [others]

Club Drive Park Steering Committee Members present:
Nancy Brideau, Jean Ebert, Tom New, Judy Rhein

EDAW (Consultants):
David Sacks

Club Drive Park Master Plan review

Phil Hoskins introduced the Club Drive Park project:
With recent land acquisitions, this undeveloped park site became a 25-acre tract. It is the County's first "Special Purpose Neighborhood Park" to be master planned. The initial public meeting was held August 29th, 2006 and a 17-member Steering Committee was formed, some of whom are here today. EDAW was the consultant for the plan.

David Sacks described the Master Plan. The 25-acre park is largely passive in nature with the existing lake a dominant feature. The site is divided roughly down the middle by the existing Rolling Ridge Road. Much of the east side of the park is wetland and floodplain area and will become the more passive, nature-oriented part of the park. A small parking area will serve a small cluster of amenities east of Rolling Ridge that are aimed at serving a young teen audience: skate park, play structure for older kids, and a small picnic shelter. Most of the east side is wooded or meadow area, with nature trails looping throughout and leading to Sweetwater Creek (the park's eastern boundary). The main features of the west side of the park are the lake – which is, in many respects and especially from certain vantage points, quite scenic – and a proposed 2.3 acre open lawn area. A winding multi-use path meanders around this irregularly shaped lawn area, providing a loop for walking. Recreational amenities are placed around the perimeter, including two half-court basketball facilities; two playground areas; picnic shelters and benches; and a couple of access points to the lake. Fishing / observation docks occur at two different locations, and two gazebos are associated with the lake – one perched on the westernmost shore (a wooded knoll), and one out over the water off the north shore. The western parking area is larger than the eastern one, and a 4-way stop where they meet the road, along with table-top crossings, provide a pedestrian-friendly connection between the two sides of the park. A restroom is included off the west parking lot. Ornamental fencing lines the Club Drive frontage and utilitarian fencing occurs at other boundaries and lake edges. The park walkway is used to satisfy the County sidewalk requirement along Club Drive. The Steering Committee has recommended the park be lit until 9 p.m. – the Recreation Authority meeting included discussion of this point, as it does not fall within existing standards – right now the active parks are lit until 11, and the passive parks are not lit.

Grant Guess described the phasing plan for the park. Phase 1 – with a \$2 million budget – is a very limited package of primarily infrastructure construction and a limited array of amenities, focused on the west side of the park. As discussed at the Recreation Authority meeting, staff and Steering Committee members wanted to see more recreational amenities included. A list of “Alternates” has been developed which would be designed now and, budget permitting when bids are received, would be added to the project to make the west side as complete as possible. The “enhanced” phase 1 plan (including these alternates) includes the following elements:

- The park infrastructure (excluding the east parking area & its associated sitework) – utilities, site work, west parking area, and restrooms
- A sodded and irrigated main lawn, around which the multi-path runs
- Both playgrounds and their two associated picnic shelters
- Both basketball half-courts and their associated shelter
- The ornamental fence along Club Drive
- The lake edge gazebo
- The lake gazebo and associated boardwalks
- Additional lake edge enhancements and access control (plantings, fencing, etc.)

Commissioner Green

Inquired if the lighting could also be designed now and if that would be an expensive addition?

Phil Hoskins

Stated it would not be expensive to do the design, although the construction would be somewhat costly. Noted that it’s not per our existing standard to light a park of this type but we could certainly do the design meanwhile.

Steering Committee member

Stated that she’s seen too many instances of kids being assaulted in unlit parks, and feels that also, being so near a busy street, this park needs to be lit.

Commissioner Green

Stated that because park space is so badly needed in this area we need to move ahead with as much as possible of this park. Asked if groundbreaking will occur by the end of this year?

Committee member

Expressed disappointment at realizing the Memorandum discussed last week at the Recreation Authority meeting, regarding additional park elements, does not commit to building them in phase 1, but is contingent upon the availability of funds. Asked if these things will be in the project or not.

Phil Hoskins

Indicated the project should break ground by the end of the year and indicated the intent of County staff is to find a way to include the additional items, although a final commitment cannot be made at this time.

Appendix D

Cost Estimate

Club Drive Park Master Plan

Budget Estimate

Key:

AC = Acres

CY = Cubic Yards

EA = Each

LF = Linear Feet

LS = Lump Sum

SF = Square Feet

SY = Square Yards

	Q	Unit	Unit Cost	Total	Remarks
PHASE ONE DEVELOPMENT: Basic Site Development / Park Infrastructure (Mainly West of Rolling Ridge Rd.)					
Mobilization	1	LS	\$ 10,000	\$ 10,000	
Traffic Control	1	LS	\$ 3,000	\$ 3,000	
Materials Testing	1	LS	\$ 4,000	\$ 4,000	
Topographic Survey	26	AC	\$ 600	\$ 15,600	Topo for entire site; With >8" Cal. Trees Included On West Side of Park
Site Clearing & Demolition- throughout park site					
Clear and grub (trees, brush, etc)	4.8	AC	\$ 4,000	\$ 19,200	
Demolition - asphalt	1,760	SY	\$ 8	\$ 14,080	includes east side old tennis & parking
Demolition - concrete	796	SY	\$ 12	\$ 9,552	
Demolition - concrete curb & gutter	1,392	LF	\$ 5	\$ 6,960	
Demolition - concrete bridge	1	LS	\$ 15,000	\$ 15,000	
Demolition - other miscellaneous	1	Allow	\$ 10,000	\$ 10,000	Fences; debris; sewer manhole + pipe at fire station; etc.
Hauling	1	Allow	\$ 10,000	\$ 10,000	Allowance for 2,000 CY @ \$5 / CY
Strip topsoil & stockpile on site	6,188	CY	\$ 2.50	\$ 15,470	Assume 8" average depth
Seeded meadow (temporary) - at demo'd asphalt areas	0.80	AC	\$ 6,500	\$ 5,200	future east parking, future skate area
Credit for Pine Trees - to be determined	1	Allow	\$ -	\$ -	Approx 4 acres saleable pulpwood may net some credit to County
Earthwork					
Erosion Control	1	LS	\$ 10,000	\$ 10,000	
Earth moved on-site, placed and compacted	10,700	CY	\$ 2.40	\$ 25,680	
Fill imported from off site	8,100	CY	\$ 16.00	\$ 129,600	Assume available within 15 mile distance
Re-spread topsoil	6,188	CY	\$ 2.50	\$ 15,470	
Retaining walls	1,015	SF	\$ 20	\$ 20,300	484 LF +/- mostly <4' high; assume "Keystone" type modular block.
Stormwater Management & Drainage					
Drainage Pipe	217	LF	\$50	\$ 10,850	Assume 18" RCP (Reinforced Concrete Pipe)
Drop Inlet	2	EA	\$2,500	\$ 5,000	
Headwall	1	EA	\$1,200	\$ 1,200	
Modify Outfall Control Structure at lake	1	LS	\$5,000	\$ 5,000	Assume lake level to be lowered 3 to 5 inches to provide detention
Lake manipulation to allow for construction	1	LS	\$ 20,000	\$ 20,000	pump set up, operation, removal; lake restoration
Minor dredging & littoral planting at modified edges	1	Allow	\$ 15,000	\$ 15,000	Adjustment of lake edges to coordinate with lower elevation
Bioswale	1	Allow	\$ 15,000	\$ 15,000	At parking lot on west side - draining into lake

Club Drive Park Master Plan					
PHASE ONE DEVELOPMENT (Continued)					
Water & Sewer	Q	Unit	Unit Cost	Total	Remarks
Sanitary Sewer Line (DIP)	730	LF	\$ 55	\$ 40,150	Assume 8" DIP (Ductile Iron Pipe)
Manholes	3	EA	\$ 3,000	\$ 9,000	
Water Service Connection / Meter	1	LS	\$ 2,500	\$ 2,500	Includes stub out for phase two service extension to east side amenity area
Water Service to Restroom & Drinking Fountain	285	LF	\$ 30	\$ 8,550	
Irrigation Water Service (meter only)	1	LS	\$ 1,000	\$ 1,000	
Electrical Service	1	Allow	\$ 50,000	\$ 50,000	To be sized for full buildout capacity
Electrical Conduits for Future Lighting	1	Allow	\$ 20,000	\$ 20,000	
Restroom Building	634	SF	\$ 175	\$ 110,950	
Drinking Fountain at Restroom area	1	EA	\$ 4,500	\$ 4,500	
Parking and Roadway Improvements					
Turn lane improvements on Club Drive	1	Allow	\$ 4,500	\$ 4,500	
Sidewalks (concrete) - west side Rolling Ridge Rd	2,517	SF	\$ 5	\$ 12,585	Assume 4" thick slab.
New curb - Rolling Ridge Rd	87	LF	\$ 17	\$ 1,479	
Traffic signage - Rolling Ridge Rd & parking areas	1	Allow	\$ 4,500	\$ 4,500	Approximately 15 signs @ \$300 ea plus paint at Rolling Ridge new stops
Parking area (West side)					
Asphalt	3,350	SY	\$ 26	\$ 87,100	
Curb & Gutter	1,492	LF	\$ 17	\$ 25,364	
Pedestrian walkways (concrete)	3,280	SF	\$ 5	\$ 16,400	4" thick. Includes entry to restroom
Striping	1,700	LF	\$ 2.50	\$ 4,250	
Lighting	1	Allow	\$ 28,000	\$ 28,000	8 single-head area lights @ \$3500
Park Entry Sign	1	Allow	\$ 7,500	\$ 7,500	
Phase One Recreational Amenities and Other Enhancements					
Pedestrian circulation					
Multi-use paths(asphalt)- West Side	3,654	SY	\$ 23	\$ 84,042	
Gravelpave Path- ADA accessible	2,300	SF	\$ 2	\$ 4,600	to Club Drive Apartments Entrance
Pedestrian Bridges	1	EA	\$ 5,500	\$ 5,500	
Chain link fence - 8' height	130	LF	\$ 25	\$ 3,250	Southwest corner of lake parcel
Chain link fence - 6'	315	LF	\$ 17.50	\$ 5,513	west property line of lake parcel AND S.W. corner of east tract (pit bull house)
Railing - 42"	285	LF	\$ 40	\$ 11,400	At retaining walls north and south of parking area

Club Drive Park Master Plan					
PHASE ONE DEVELOPMENT (Continued)					
Lawn area - seeded Bermuda (west side)					
	2.33	AC	\$ 9,000	\$ 20,970	Hydroseeded and Fertilized, No Soil Preparation
Lawn Area - Irrigation (west side)					
	2.33	AC	\$ 15,000	\$ 34,950	
Phase One Landscaping - Allowance					
	1	Allow	\$ 40,000	\$ 40,000	Primarily Trees (West side of park)
Basketball Half-Court					
	1	EA	\$ 29,000	\$ 29,000	
Playground					
	1	LS	\$ 140,000	\$ 140,000	
Linear bench at Playground					
	1	Allow	\$ 15,000	\$ 15,000	Approx. 110 LF
Shelters					
	2	EA	\$ 15,000	\$ 30,000	20' square metal roof shelter on concrete slab
Benches					
	8	EA	\$ 1,100	\$ 8,800	
Picnic tables with Benches					
	6	EA	\$ 2,200	\$ 13,200	2 per shelter + others freestanding along path
Accessible picnic tables with Benches					
	1	EA	\$ 2,000	\$ 2,000	
Bike racks					
	1	Allow	\$ 800	\$ 800	
Trash receptacles					
	5	Allow	\$ 800	\$ 4,000	
Misc. Park Signage - rules, mile markers, etc.					
	1	Allow	\$ 1,000	\$ 1,000	
Preliminary subtotal - Phase One Development				\$ 1,303,515	
Master Plan level estimating factor (15%)				\$ 195,527	estimating factor - does not include Owner's Contingency
				\$ 74,952	Assumes ~ 12 months at ~ 5% annual rate
HARD COSTS SUBTOTAL - PHASE ONE				\$ 1,573,994	Hard costs only
SOFT COSTS ALLOWANCE (27%)				\$ 424,978	Soft Costs Includes the following: 10% Owner's Construction Contingency, 6% County Administration/ Project Management, 7% Professional Design Fees, and 4% Bonding Costs
SUBTOTAL - PHASE ONE DEVELOPMENT				\$ 1,998,972	Includes Hard and Soft Costs

Club Drive Park Master Plan						Remarks	
FUTURE PHASE DEVELOPMENT: East Side Park Infrastructure, Additional East Side & West Side Facilities & Site Amenities, & Other Enhancements							
Mobilization							
Additional / updated Survey							
Traffic Control							
Materials Testing							
Site Clearing & Demolition							
Clear and grub (trees, brush, etc)							
Hauling							
Strip topsoil & stockpile on site							
Earthwork							
Erosion Control							
Earth moved on-site, placed and compacted							
Fill imported from off site							
Lake edge modification							
Re-spread topsoil							
Retaining walls							
Stormwater Management & Drainage							
Drainage Pipe							
Drop Inlet							
Curb Inlet							
Headwall							
Pedestrian Sidewalks							
Sidewalks (concrete) - Club Drive (East)							
Sidewalk (concrete) - East side Rolling Ridge Rd							
Roadway Improvements							
Tabletop Crosswalks - Rolling Ridge Rd							
New asphalt - Rolling Ridge Rd							

Club Drive Park Master Plan		Q	Unit	Unit Cost	Total	Remarks
FUTURE PHASE DEVELOPMENT (Continued)						
Parking area (East side)						
	Asphalt	925	SY	\$ 26	\$ 24,050	
	Curb & Gutter	493	LF	\$ 17	\$ 8,381	
	Pedestrian walkways (concrete)	1,859	SF	\$ 5	\$ 9,295	4" thick.
	Striping	625	LF	\$ 2.50	\$ 1,563	
	Lighting	1	Allow	\$ 14,000	\$ 14,000	4 single area lights at 3500
	Traffic signage - parking area	1	Allow	\$ 1,000	\$ 1,000	
Pedestrian circulation						
	Gravelpave Path- ADA accessible	700	SF	\$ 2	\$ 1,400	to Knoll / Gazebo at west end of lake
	Multi-use paths(asphalt)- East Side	437	SY	\$ 23	\$ 10,051	
	Nature trails (mulch)	2,860	LF	\$ 8	\$ 22,880	
	Pedestrian Bridges	2	EA	\$ 5,500	\$ 11,000	
Lake & Creek access						
	North shore boardwalk	2,650	SF	\$ 96	\$ 254,400	
	North shore gazebo	1	EA	\$ 45,000	\$ 45,000	includes \$5k allow for linear benches
	Rolling Ridge Road lake overlook	2,076	SF	\$ 96	\$ 199,296	
	Gazebo at Knoll	1	EA	\$ 37,000	\$ 37,000	
	Lake manipulation to allow for construction	1	LS	\$ 20,000	\$ 20,000	pump set up, operation, removal; lake restoration. Assumes second mobilization
	Sweetwater Creek Overlook (deck)	230	SF	\$ 96	\$ 22,080	
Recreational Amenities / Facilities						
	Playground	1	Allow	\$ 72,750	\$ 72,750	
	Linear benches at playgrounds	1	Allow	\$ 12,500	\$ 12,500	circa 90 lf Dumor backless steel bench in custom configuration
	Teen Play Structure	1	EA	\$ 28,750	\$ 28,750	
	Basketball Half-Court	1	EA	\$ 29,000	\$ 29,000	
	Skate Park	1	Allow	\$ 250,000	\$ 250,000	East Athens Park example - similar size - bowl type only, \$200K cost in 2005
	Drinking Fountain at Skate Park path	1	EA	\$ 4,500	\$ 4,500	
	Water service extension to Drinking Fountain	185	LF	\$ 30	\$ 5,550	Assumes stub out completed in phase 1
Site Furnishings						
	Shelters	2	EA	\$ 15,000	\$ 30,000	20' square metal roof shelter on concrete slab
	Benches	8	EA	\$ 1,100	\$ 8,800	
	Picnic tables with Benches	5	EA	\$ 2,200	\$ 11,000	
	Accessible picnic tables with Benches	1	EA	\$ 2,000	\$ 2,000	
	Bike racks	1	Allow	\$ 800	\$ 800	
	Trash receptacles	5	Allow	\$ 800	\$ 4,000	

Club Drive Park Master Plan					
FUTURE PHASE DEVELOPMENT (Continued)					
	Q	Unit	Unit Cost	Total	Remarks
Pathway lights	20	EA	\$ 3,500	\$ 70,000	12' ht. ped fixtures such as InVue "Epic" with lamp features allowing 75' spacing
Area lights- playground	1	Allow	\$ 22,500	\$ 22,500	4 single area lights @\$3,500; 2 double @ 4,500
Area lights- basketball	1	Allow	\$ 22,500	\$ 22,500	4 single area lights @\$3,500; 2 double @ 4,500
Area lights- skate park and adjacent pathways	1	Allow	\$ 24,500	\$ 24,500	7 single-head area lights @\$3,500
Misc. Park Signage - rules, mile markers, e tc.	1	Allow	\$ 1,000	\$ 1,000	
Ornamental Metal Fence - 42"	1,440	LF	\$ 40	\$ 57,600	Along Club Drive frontage and west property line of fire station
Chain link fence - 42"	1,018	LF	\$ 9	\$ 9,162	Misc. lake edge locations
Lawn area - irrigated turf(east side - by skatepark)	1	Allow	\$ 2,000	\$ 2,000	Approx 0.01 acre
Meadow areas (non irrigated turf)	5.35	AC	\$ 9,000	\$ 48,150	Includes 2.85 acres within east loop trails and 2.5 acres miscellaneous areas
Allowance for Landscaping - Future Phases	1	Allow	\$ 206,000	\$ 206,000	Tree, Shrub, groundcover area plantings
Preliminary subtotal - Future Phase				\$ 1,776,820	
Master Plan level estimating factor (15%)				\$ 266,523	estimating factor - does not include Owner's Contingency
				\$ 408,668	Assumes 4 years at ~ 5% annual rate
Escalation (20%)				\$ 2,452,011	Hard costs only
HARD COSTS SUBTOTAL - FUTURE PHASE				\$ 662,043	Soft Costs Includes the following: 10% Owner's Construction Contingency, 6% County Administration/ Project Management, 7% Professional Design Fees, and 4% Bonding Costs
SOFT COSTS ALLOWANCE (27%)				\$ 3,114,054	Includes Hard and Soft Costs
SUBTOTAL - FUTURE PHASE INFRASTRUCTURE/ FACILITIES AND AMENITIES				\$ 5,113,026	
TOTAL COST ALL MASTER PLAN IMPROVEMENTS					

Note: This estimate is based on design consultants' knowledge and experience of recent past projects and is not guaranteed as a predictor of actual construction cost. EDAA assumes no liability for variations between this estimate and actual construction costs.