

# J.B. WILLIAMS PARK

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GWINNETT COUNTY DEPARTMENT  
OF COMMUNITY SERVICES,  
PARKS & RECREATION PROJECT ADMINISTRATION  
MAY 2013

## **JB Williams Park Gwinnett County, Georgia**

Prepared For:  
Gwinnett County Department of Community Services  
Parks & Recreation Project Administration  
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May 2013



The JB Williams Community Park Site Master Plan was prepared with the participation and guidance of the Master Plan Setting Committee Members and Department Staff. We appreciate their time and efforts:

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### **Mountain Park Athletic Association**

Ray Lail - President

Eric Miller - Football

Jodi Chamberlain - Cheerleading

Ben Michael - Baseball

Henry Page - Concessions

### **Neighbors**

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Thank you to the Gwinnett County Recreation Authority for their support:

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### SECTION PROJECT GOALS AND OBJECTIVES

- 1.0 The 2007 Gwinnett County Capital Improvement Plan includes a prototype for Community Parks.

Community Parks are the centerpiece of Gwinnett County's park system. They contain a diverse range of active, passive, team and individual recreation opportunities for all ages. Community Parks are designed to accommodate a large number of uses and intense usage at peak times.

The typical Community Park will include one or more organized sports field complex (with lighting and sufficient parking); such as ball fields. Community Parks also includes various passive recreation facilities and features, including playgrounds, picnic areas and pavilions, nature trails, paved multi-use trails, accessible public open space for unstructured play, basketball and sand volleyball courts, and dog park.



This report addresses the need to alleviate stresses at Mountain Park Park in Lilburn, Georgia by relocating some existing facilities to the 25.878 acres of land available at J.B. Williams Park. The goals driving this master plan include the following:

- Realize goals of the 2007 Parks and Recreation Capital Improvement Plan.
- Relieve the stresses at Mountain Park Park as they pertain to the overlaid Pony / Multiuse Fields, by relocating the Pony Field to JB Williams Park.
- Integrate a variety of diverse recreation activities which will serve all age groups.
- Create sidewalk, pedestrian or bike trail connections to surrounding neighborhoods and Mountain Park Park.
- Maintain both passive and active areas of the park while providing safety to park users.

### SECTION PROJECT UNDERSTANDING

- 2.0 The J. B. Williams Site is 25.878 acres on the opposite side of Five Forks Trickum Road from Mountain Park Park. The tract is bounded on the north by the Gwinnett Soccer Association Fields complex and subdivisions access by Westchester Drive, a road that shares a traffic light on Five Forks Trickum Road with the main entrance drive into Mountain Park Park. The northern border roughly aligns with the centerline of a tributary of Garner Creek.

The eastern boundary has a small section on Cole Drive following the stream, and abutting the rear or side yards of residential lots. The southern boundary is the right-of-way of Five Forks Trickum Road. The southwest corner along the right-of-way is approximately 500 feet east of the traffic light crossing of Five Forks Trickum Road into Mountain Park Park. The western boundary is the side yard of a residential parcel labeled as Tract six on the park site boundary survey.



This park is to be utilized as a community park with one of the goals being to separate the football / pony field overlay within Mountain Park Park by placing the Pony field on the J.B. Williams site and to also accommodate additional recreation elements that are deemed a priority by the steering committee. While the exact mix of park amenities will be determined by working with a Citizen Steering Committee, the park may include a mix of the following park elements: paved multi-use trail, nature trails, lawn activities, basketball, sand volleyball, picnic shelters and /or pavilions, playgrounds, skate park, dog park, and parking facilities.

### SECTION 3.0 PROJECT APPROACH

3.0 Using a standard Master Planning project approach toward the JB Williams Community Park, the project passed through a series of design stages before a final Master Plan was approved. The following represent the milestones completed along the way.

- Notice to proceed issued to jB+a, inc.
- Flyers advertising public meeting distributed, public meeting sign erected.
- Public Input meeting, Community Interest Forms and Steering Committee Membership applications distributed.
- Steering Committee Scheduling Meeting
- Steering Committee Park System Tour with Consultant and County Representatives
- Steering Committee Park Site Visit and Park Programming Discussion with Consultant and County Representatives
- Presentation of Inventory & Analysis / Concept Drawings to Steering Committee
- Presentaion of Preliminary Master Plan and Cost Estimate to Steering Committee
- Master Plan Presentation w/ phasing prioritization
- Presentation to Gwinnett County Recreation Authority



The following provides a brief description and timeline of sequence of Meetings. Refer to Appendix P - Meeting Minutes (Page 125) for subsequent meetings.

### Preparation of Base Information

jB+a, inc. prepared AutoCAD base information utilizing GIS files and aerial photography obtained from Gwinnett County.

### Community Interest Meeting

The initial Public Meeting was held at the Mountain Park Activity Building on December 13, 2012 with a presentation of the park boundary survey, context map, site topo / stream map, land characteristics map and aerial photography. The master planning process and the role of a steering committee was explained. Community Interest form surveys and steering committee applications were distributed and recollected.

During the Community Interest Meeting, citizens questioned the boundary survey. Subsequent research led to the issuance of a revised boundary survey (RE: Appendix E - Final Revised Site Survey 02.06.13). The earliest set of planning graphics, those presented at the Community Interest Meeting, utilized the initial (RE: Appendix D - Initial Base Survey), now obsolete boundary and acreage data. Later planning graphics utilized the Final Revised Survey.

### Scheduling Meeting

The Steering Committee members met with the Consultant and Gwinnett County Staff on January 22, 2013 to schedule all meetings for the J.B. Williams Community Park Master Planning Process.

### Tour of County Parks

Gwinnett County Staff, Consultants and Steering Committee members met at the Mountain Park Activities Building Parking lot on February 2, 2013 to begin the Park system tour. The Park team visited 6 parks to discuss specific elements located at each park. These parks included the following:

**Graves Park (1540 Graves Road, Norcross, GA 30093):** Graves Park is a 70 acre Passive Community Park. The park provides amenities that appeal to a wide cross section of the population including; picnic areas, pavilion / playground complex, dog park, and multipurpose trail. The Steering committee visited and discussed each



Graves Park - Dogs Socializing at the Grave Park Dog Park.

of these park elements and was also educated on the differences between cut and fill slopes, and the importance of reforestation of said slopes.

**Best Friend Park (6224 Jimmy Carter Boulevard, Norcross, GA 30071):** Best Friend Park is a 43 Acre park with multiple amenities. Steering committee members visited the large softball and baseball fields at Best Friend Park in addition to the wooded pavilion playground complex. Discussion regarding the size of the ball fields and the amount of parking necessary to accommodate the fields and the proximity of the playground to the parking area were discussed.



Best Friend Park -Woodland Playground

**Pinckneyville Park (4707 South Old Peachtree Road, Norcross, GA 30071):** Pinckneyville Park is a 58 acre park with a seven field baseball / softball complex. The Steering Committee specifically visited the pony field so that they could get an idea of the space requirements for the field that will be sited at J.B. Williams Park. Two Members of the YAA were at the field and Committee members had the opportunity to ask them what they liked and what they would improve about the field. They stated that they liked not having the Hollywood backstop, they liked the size of the field, but stated that the Pinckneyville Pony field was difficult to locate within the park since it was set off by itself and that they recommended having other activities near the ball field to accommodate families that had non-ball playing children. Additionally, a windshield tour of the pavilion playground complex was taken. The importance of locating park elements with safety in mind, was discussed, specifically the location of bathroom buildings and parking areas in respect to playground areas.



Pinckneyville Park - Pony Field

**Club Drive Park (3330 Club Drive, Lawrenceville, GA 30043)** Club Drive Club Drive Park is a 25 acre Special Purpose Neighborhood Park. The major park features include an open lawn recreation area, picnic shelters, half court basketball courts (with benches



Club Drive Park - Open Lawn & Playground

between the courts to negate any full court games) a large playground to accommodate multiple ages, a fishing dock and multi-use trail loop. The Steering committee visited each of these features.

**Bethesda Park (225 Bethesda Church Road, Lawrenceville, GA 30044):** Bethesda Park is a 159 acre Community Park with multiple active and passive recreation features. The 1 ½ mile paved multi-purpose trail was visited and walked by the Steering Committee. The trail winds through densely wooded varying terrain. Special attention was given to the way the trail was laid out to provide active drainage and a positive user experience influenced by safety issues, topography, visual interest, and trail materials.

**Ronald Reagan @ Five Forks Park (2777 Five Forks Trickum Rd, Lawrenceville, GA 30045):** Ronald Reagan Park is a 25 acre passive community park. The park includes amenities that provide activities for multiple generations; ½ court basketball courts for young adults, a skate park / pavilion area , shelter and swings for pre-teens to teens, a playground area for smaller children, and a lawn courts area for seniors, all connected via a paved multi-use trail. Passive policing was reiterated. Selective clearing of underbrush to produce sight lines in wooded areas was discussed.

### Park Site Visit

Gwinnett County Staff, Consultants and Steering Committee Members met at the project site on July 17, 2010 for an informative site walk. The intent of the site walk was to become familiar with the opportunities and constraints of the park site. Steering committee members actively participated in the site tour by voicing concerns and requests for their Community Park.



Bethesda Park - Multi-use Trail



Ronald Reagan @ Five Forks Park - 1/2 Court Basketball.



J.B. Williams Park - Steering Committee Site Walk.

Following the site walk, park programming elements were discussed at the Mountain Park Park Depot.

### Presentation of Inventory & Analysis / Concept Drawings

The Consultant presented the Park Site Inventory & Analysis diagrams to the Steering Committee on March 5, 2013. Analysis Diagrams included; Soils Analysis, Slope & Hydrology Analysis, Vegetation Analysis, and Opportunities and Constraints Analysis.

In addition to the Inventory & Analysis Diagrams, jB+a presented three (3) Concept Plans to the Steering Committee. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each followed the same program requirements and differed only through spatial relationships and layout locations. The main focus of the discussion was the spatial relationships between the various park elements.

### Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to the Steering Committee on March 19, 2013, by the Consultant. The Preliminary Master Plan was derived by combining layouts from the concept plans.

### Master Plan Presentation

On April 2, 2013, jB+a presented the Master Plan graphic, and cost estimates to Steering Committee. By unanimous acclamation the Steering Committee accepted the Master Plan as shown in the graphic presented (RE: Graphic I - Page 45).

The Committee voted to accept the prioritized park elements by means of averaging. Through unanimous vote, the Committee agreed to submit the Graphic Plan and their development priorities to the Recreation Authority for their acceptance.

### Presentation of Master Plan to Recreation Authority

The Steering Committee Master Plan recommendations were presented by the Consultant to the Gwinnett County Recreation Authority on May 9, 2013. The Recreation Authority unanimously voted to accept the Master Plan as the guiding document for the development of the J.B. Williams Park Site.

## SECTION PROGRAM OPTIONS

- 4.0 In order to understand the changing needs and new recreation trends in the community, the Gwinnett County Department of Community Services developed a Public Interest Form to distribute at the first Public Input meeting held on December 13, 2012. These forms are used to assess the needs and wants of the local community. The interest forms are then collated, and tabulated. The information in Appendix C - Community Input Tabulation and Comments (Page 59), contains the complete results. The following elements were mentioned as the top 11 elements requested by the public at the J.B. Williams Public



Meeting. Approximately 75 community participants attended the meeting held at the Mountain Park Park Activities Building on December 13, 2012.

(Note: Parenthesis numbers indicate the number of votes received per park element from those that attended the public meeting)

1. (32) Multi-use trails
2. (20) Playgrounds
3. (19) Picnic areas / Facilities
4. (13) Maintain as a Passive Park - Site was acquired for Community Park general recreation uses.
5. (12) Multi –Use Field (Football, Lacrosse, Soccer) Cannot fit on the site and allow for other community desired facilities. Site will be used for baseball instead of football.
6. (11) Rental Pavilion
7. (11) Soft Surface Running Trails – Site too small and too steep for both core facilities and dual trail systems.
8. (9) Preserving Existing Natural Areas – Can be done for large trees near retained residence, stream corridor rear boundary area and side yard woodlands
9. (8) Baseball Field
10. (6) Dog Park
- \*\*11. (6) Outdoor Basketball

The results from this meeting were then used as a point of departure for discussion at the post site walk programming discussion meeting held February 9th, 2013 at the Mountain Park Park Depot. A total of 16 Steering Committee members attended this meeting. The aforementioned elements were voted on by the Steering Committee and were included for consideration for the J.B. Williams Park Site Master Plan.

**\*\*NOTE**—Although outdoor basketball was one of the TOP 11 facilities requested by the public at the J. B. Williams Public Meeting, in addition to being suggested in the Needs Assessment Survey, the Steering Committee voted down any form of outdoor basketball (including half court) due to their concerns about crime and misconduct on the court. Outdoor basketball will not be included as one of the program elements of J.B. Williams Park.

### Additional Steering Committee Requests

- Open space / breathing room. (Unstructured Play areas). Committee does not want to see the park over planned. Would like to see open lawn space, similar to the large lawn area at Ronald Reagan Park.

- Large Playground – Similar in size and recreation equipment to the one at Club Drive Park
- Plaza area near the pony field that might include areas for hopscotch and 4 square.
- Adult Swings and Benches (JB+a will make note of this as a call out item on the Preliminary and Final Master Plans as well as include each as line items in the cost estimates – too small to show in detail on the actual plans)
- Socialization area for preteens and teens in lieu of basketball.

## SECTION 5.0 SITE INVENTORY AND ANALYSIS

Prior to concept development a series of analyses were conducted. The following is a summary of each of these analyses; a graphic diagram accompanies each summarization.

### Soils Analysis (RE: Graphic A - Page 29)

- Helps determine which soils on site are most stable and favorable for development.
- The site has a variety of different soil types – but typically stay within the sandy loam to clayey loam family.
- The majority of existing soil types on site are favorable for development utilizing some planning and design techniques.
- Soils located within the floodplain of the tributary of Garner Creek, indicate poor percolation and unstable soil structure and are therefore not favorable for development.
- Boring locations indicate that some areas, specifically borings 3, 4 and 5, encountered partially weathered rock at shallow depths of 9', 13', 18' respectively.

### Slope Analysis (RE: Graphic B - Page 31)

- Site reflects variable topography with both hills and valleys.
- Graphic indicates a contour interval of 2'.
- Majority of the slopes on the site lie in the range of 0%-10%.
- The high point (elev. 956.0) on in the southwestern corner of the site, near the existing house. The low point (elev. 872.0) of the site is in the northeastern corner of the site off Cole Drive. The maximum grade change across the site is 84 vertical feet.
- Site possesses positive drainage patterns due to ridges and stream valleys across site.
- The main water feature on the site is a tributary of Garner Creek; it is a blue line stream. A secondary blue line stream also exists in the eastern sector of the site, and may be spring fed.

### Vegetative Analysis (RE: Graphic C - Page 33)

- Site illustrates a mixture of vegetation types.
- The open space dominating the central sector of the site is most favorable for development.

- Successional Pine / Hardwood forest areas are also favorable for development within reason; slope gradient limits development in some of these areas. In addition younger trees tend to acclimate to changes in conditions far easier than older trees.
- Large specimen quality trees found along stream banks and in the northwestern corner of the site would be an asset to retain.
- Many invasives found along stream banks, specifically privet, should be removed from site.
- Wetland species within the flood limits should be protected and remain

### Opportunities and Constraints Analysis (RE: Graphic D - Page 35)

- Site bounded by Five Forks Trickum Road to the south and bounded slightly in northeast by Cole Drive. Opportunity in that multiple roads provide potential access to the park, Constraint as only Five Forks Trickum allows access to the park due to development setbacks and floodplain issues off Cole Drive.
- Pedestrian access to J.B. Williams Park and between J.B. Williams Park and Mountain Park Park exists via sidewalks on either side of Five Forks Trickum; allows connections to adjacent neighborhoods.
- Points of interest-
  - Existing House – Potential for use by Parks Operations.
  - Potential Spring Head – Opportunity to serve as an educational / interpretive stop along trail. Constraint- located within stream buffer; developmental practices limited.
- Potential Access points – Perpendicular alignment on Five Forks Trickum with Maple Drive
- Open Space – Opportunity to provide areas for development with minimal engineering or tree removal.
- 20' Setback – Along sides and front yard of park property, limits development within these areas.
- 75' State / County Setbacks – Along existing streams limits the type of development that can be done within the setback.
- Stream and Waterway – provides opportunity for vista views, or educational / interpretive spots along trails.
- Flood Limits – Limits development.
- Site Vegetation :
  - Opportunity to provide a variety of park experiences for routing of trails, park elements etc. Provides food / habitat for wildlife.
  - Constraint – Depending on location of park elements some vegetation may need to be removed.
- Better Hardwoods – Located in the northwestern corner of the park and along the streams, provides opportunity for conservation, and scenic quality.

## SECTION PROGRAM DEVELOPMENT

6.0 Working with the Citizen Steering Committee, and representatives from Gwinnett County, the consultant, jB+a, developed a program outline. What follows is the design stage progression from concept through the final master plan design. A description of each of the stages is included.

### 6.1 Concept Development

A total of three (3) concept plans were prepared and presented to the Steering Committee on March 5, 2013. Utilizing the information inventoried and analyzed during the analysis phase of the project, a variety of park elements were located within the three conceptual diagrams. The inventory graphics are intended to be referred back to in an effort to locate these elements in the most favorable locations. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each concept followed the same program requirements and differed only through spatial relationships and layout locations. The main focus of the discussion was the spatial relationships between the various park elements.

#### Concept 1 (RE: Graphic E - Page 37)

- Entrance aligned with Maple Drive at Five Forks Trickum Road. Deceleration lane to be provided per GDOT.
- Teen Socialization Area located southwest of entrance. Located for passive policing from Five Forks Trickum Road, and parking area. Intended to include gathering / socializing areas for teens and tweens.
- Entrance drive terminates at small hardscape plaza area with restroom and concessions building, centrally located between uses (Ball field, open lawn area, and parking). Plaza area serves as “center or hub”.
- Parking for this concept is similar to what is seen at all strip malls, standard rectangular shaped parking areas. Parking provided to accommodate 200 cars in 2 lots separated by entry drive. Lot to the east has two double bays of parking, accommodating 130 cars, separated by a landscaped median. The lot to the west is a single double bay lot for 70 cars. Parking areas will be in full sight of Five Forks Trickum Road.
- Ball Field (Pony Field – 300' foul lines, 325' centerfield) oriented on central ridge in a north easterly direction, with a single batting cage located at the rear of the first base foul line fence.
- A 2.2 acre open lawn area for unstructured play is located to the west of the ball field. Lawn area accommodates, kite flying, pick-up games, sunbathing, blanket picnics, etc., has access to the playground, rental pavilion and restroom / concession building. A small 20' shelter is also provided at the lawn area as an alternative to the rental pavilion.
- A 60' Gwinnett County Standard Rental Pavilion is provided within the open lawn area. The Pavilion has access to large playground, open space, parking and restroom concession building.



- 14,500 sf playground located adjacent to open lawn. Provides a variety of activities and play structures for different ages and abilities. Benches and shade structures also a possibility
- A 2.1 acre partially wooded, fenced dog park is located behind the Ball field to the east. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. A small 20' shelter is provided within the fencing of the dog park
- A .75 mile paved multi-use trail loop links all elements of the park together. Starting at the plaza the trail travels NE along the parking area towards the eastern property line. The trail loops around the bottom of the dog park and meanders its way down the slopes into the wooded areas at the bottom of the site. Turning west along the 75' stream buffer the trail then gradually makes its way back up toward the front of the park, skirting the open law area, playground and rental pavilion to close on itself back at the plaza area. Vehicular / Pedestrian traffic conflicts do not exist with this trail layout. Connections to sidewalks (and Mountain Park Park) along Five Forks Trickum is intended.
- The existing house and large trees remain in this concept.

### Concept 2 (RE: Graphic F - Page 39)

- Entrance aligned with Maple Drive at Five Forks Trickum Road. Deceleration lane to be provided per GDOT.
- Park entrance terminates at a large hardscape plaza that serves as gathering area at the ball field. Plaza area provides small restroom concession building, seating walls and shade structures.
- Ball Field (Pony Field – 300' foul lines, 325' centerfield) oriented on central ridge in a northern direction, with a single batting cage located at the rear of the first base foul line fence.
- Parking is configured in a horseshoe shape around the centrally located ball field. Each double bay parking lot accommodates 100 cars and terminates in a cul-de-sac drop-off at the open lawn area. Parking will be less "in-your-face" due to the curvature of the parking lots.
- A 1.6 acre fenced dog park is located adjacent to the western most parking lot at the front of the park. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. A small 20' shelter is provided at the edge of the dog park.
- A 1.5 acre open lawn area for unstructured play is located behind the ball field, with access to both parking lots. Lawn area accommodates, kite flying, pick-up games, sunbathing, blanket picnics, etc., has access to the playground, teen socialization area, rental pavilion and with a short walk the restroom / concession building. A small 20' shelter is also provided at the lawn area as an alternative to the rental pavilion.

- A 60' Gwinnett County Standard Rental Pavilion is provided within the open lawn area. The Pavilion has access to large playground, open space, parking and restroom concession building.
- Teen Socialization Area is located within the open lawn area, near the parking lot. Located for passive policing from adjacent uses such as playground, 20' shelter, rental pavilion, multiuse trail and parking lot.
- 14,500 sf playground is located adjacent to open lawn. Provides a variety of activities and play structures for different ages and abilities. Benches and shade structures also a possibility. Access to rental pavilion and parking.
- A .75 mile paved multi-use trail loop links all elements of the park together. Starting at the park entrance, a raised crosswalk, slows traffic and allows the multiuse trail to cross the entrance drive more safely. The trail then curves north east along the eastern most parking lot toward the open lawn area. The path skirt the teen socialization area, winds back toward the west through the open lawn and then down the slope toward the back of the site; taking advantage of shallower slopes, at the stream buffer the trails turns west and follows contours and makes it's way toward the western park boundary. The path then passes by the Dog Park and loops back on itself back at the entry drive. Vehicular / Pedestrian traffic conflicts are made safer with raised crosswalks with this trail layout. Connections to sidewalks (and Mountain Park Park) along Five Forks Trickum is intended.
- The existing house and large trees remain in this concept.

### Concept 3 (RE: Graphic G - Page 41)

- Entrance aligned with Maple Drive at Five Forks Trickum Road. Deceleration lane to be provided per GDOT.
- Park entrance terminates at a large hardscape plaza that serves as a gathering area at the ball field. Plaza area provides small restroom concession building, seating walls and shade structures.
- Ball Field (Pony Field – 300' foul lines, 325' centerfield) oriented on central ridge in a north easterly direction, with a single batting cage located at the rear of the first base foul line fence.
- Parking provided to accommodate 205 cars in 2. Lot to the west is located behind the existing house, has two double bay parking areas separated by landscape median, and provides 80 parking spaces for the open lawn area. A "Park Drive" provides access to the parking lot in the eastern sector of the park. This lot provides two double bay parking areas separated by a landscaped median for 125 cars and sits lower than the ball field so it should not be visible from Five Forks Trickum Road creating more of a "park" atmosphere.
- A 1.5 acre open lawn area for unstructured play is located to the west of the ball field. Lawn area accommodates, kite flying, pick-up games, sunbathing, blanket picnics, etc., has access to the playground, teen socialization area, rental pavilion

- and restroom / concession building. A small 20' shelter is also provided at the lawn area as an alternative to the rental pavilion.
- A 60' Gwinnett County Standard Rental Pavilion is provided within the open lawn area. The Pavilion has access to large playground, open space, parking and restroom concession building.
- 14,500 sf playground located adjacent to open lawn. Provides a variety of activities and play structures for different ages and abilities. Benches and shade structures also a possibility
- Teen Socialization Area is located within the open lawn area, Located for passive policing from adjacent uses such as playground, 20' shelter, and rental pavilion.
- A 2.0 acre partially wooded, fenced dog park is located at the back of the site at the edge of the stream buffer within shallow slopes. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. Access to the dog park will be via the multi-use trail. The dog Park will not be visible from other park elements.
- A .75 mile paved multi-use trail loop links all elements of the park together. Starting at the plaza area the trail travels east toward the parking area, here a raised crosswalk provides a safer crossing for pedestrians. The path then winds itself down toward the dog park taking advantage of shallower slopes and ridges, the path encircles the dog park and then turns west and makes its way back up the hills toward the open lawn area, playground and rental pavilion. The trail then closes on itself back at the plaza area. . Vehicular / Pedestrian traffic conflicts are made safer with raised crosswalks with this trail layout. Connections to sidewalks (and Mountain Park Park) along Five Forks Trickum is intended.
- The existing house and large trees are to remain in this concept.

Throughout the course of the discussion a series of votes were taken to determine the progression toward a preliminary master plan. Votes were decided by the raising of hands and majority rules. The comments relating to the compilation of the concepts toward the Preliminary Master Plan are as follows:

Concept 1 will be the basis for the Preliminary Master Plan with some modifications (Votes 17)  
Modifications include:

1. Teen area will be relocated to the back of the open space zone of Concept 1.
2. The western most parking lot will be realigned to fill the area where the teen socialization area is shown in Concept 1.



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3. The open lawn area will be expanded to fill the area where the western most parking was in Concept 1.
4. Dog Park will be reconfigured to take advantage of shallower slopes at the back of the site as in Concept 3.
5. Multi-Purpose Trail will be shifted to accommodate these changes.

On March 11, 2013, an In-House Presentation to County Staff was made. In-House Staff Comments are as follows:

Staff would like to have the following provided on the Master Plan:

1. Bulk bins (for Infield mix) near the Pony Field that a dump truck can access.
2. A dumpster pad that a trash truck can access.
3. A sub-loop of the MU Trail that surrounds the combination of the Pony Field and Open Play Lawn, that will be independently lighted and will have pavement that maintenance trucks can access to replace the lights sources of the ball field.
4. Include a modified version of the Medium Concession Restroom Building to accommodate storage of the Gator as requested by the Association.

## 6.2 Preliminary Master Plan (RE: Graphic H - Page 43)

The Preliminary Master Plan was presented and a preliminary cost estimate was distributed to the Steering Committee on March 19, 2013.

Based on comments from the Steering Committee and Staff, the Preliminary Master Plan was revised and further developed into the Master Plan for the next meeting (April 2, 2013). The comments relating to the progression of the Preliminary Master Plan toward the Master Plan are as follows:

1. Move the Dumpster to the SW corner of the parking area, near the house.
2. Shift the dog park uphill toward the Pony Field and away from the eastern property line and adjust the section of Multi-use trail to provide more buffer between the trail and adjacent property owners to the east.
3. Include a water fountain at the base of the pavilion to accommodate pavilion and playground users. (Included as line item in cost estimate)
4. Include benches in the following areas; along the multi-use trail, playground area, shade side of open lawn, within plaza area near concessions looking out to lawn. (Will be included as line items in cost estimate only.)
5. Include shade structure / shelter at dog park

A vote was taken to advance the preliminary master plan with the revisions to final master plan level. It was approved by majority acclimation. (11 YES / 5 NO) (Note: The 5th NO vote was by absentee.)



### 6.3 Master Plan, April 2, 2013 (RE: Graphic K - Page 45)

Prior to the commencement of the meeting, steering committee members were given a series of handouts including; Minutes from the Preliminary Master Plan meeting, Final Master Plan graphic, CPTED analysis graphic, 2 different climbing tower graphics, a simplified cost estimate and a prioritization exercise handout.

County Staff gave a brief presentation of the climbing structure concept and mentioned that it would not be up for consideration at this time as it would be an element that was completely new in the park system and the County Management would need time to consider it. The concept could, however, be included in the appendix of the Project Report (RE: Appendix M- Page 103). It was explained that the structure was not “custom”, that it was designed using off the shelf elements but put together in a novel way. The off-the-shelf items were produced by HAGS, a Swedish playground company. The towers of the structure would be sheathed around the edges as a safety precaution. The wind could go through, and you can see through it but physically a person would not be able to pass through it. Horizontal nets, funnel nets, chain seats and chord ladders would allow users to pass from one elevation to another and would require a degree of strength and stability to use (another safety precaution; smaller children would not have the strength to use the structure).



J.B. Williams Park Site.

The Final, rendered Master Plan graphic which incorporated the aforementioned refinements was then presented to the Steering Committee. The floor was then open for questions. Following the presentation and question / answer period of the meeting two votes were taken. In the first vote the Steering Committee voted unanimously that they would like to encourage management to consider the development of at least an elevated sitting / viewing deck connected to the skate plaza in the older children's activity area. With a second unanimous vote, the Steering Committee voted to accept the Master Plan as the guiding document for the development of J.B. Williams Park and approved the Master Plan for submission to the Recreation Authority.

County Staff then presented a CPTED (Crime Prevention Through Environmental Design) analysis graphic. The graphic showed the weekday use frequency of each of the park elements. It was explained that when crime happens in County Parks it does not happen on the weekends, it happens most frequently during the typical week during the day and that park elements area sited so that there is an overlapping cross surveillance between uses to help curb the frequency of crime. The graphic reinforced the importance of locating active use facilities throughout the park.

Prior to outlining the priorities for J.B. Williams Park, the simplified cost estimate was discussed. The Steering Committee was informed that the costs associated with each park element were for the total build out of each element and included fees associated with amenities; such as benches, trash receptacles, etc. as well as costs associated with mobilization and bonding. Additionally, they were told that there were some costs that would not be prioritized as they either had to be constructed first in order to implement the rest of the park elements, or in the case of the Pony Field had to be constructed to ease the burden on Mountain Park Park. These upfront costs include the base park infrastructure (parking, grading, sanitary sewer, etc.), costs associated with the Pony Field including restroom building, and miscellaneous costs such as NPDES testing, construction signage, and park signage.

The steering committee was then asked to utilize the prioritization exercise handout to individually rate the priorities in order of preference for development, keeping in mind that priorities 1-3 had already been established (as listed above). The handouts were then collected and tabulated by taking an average for each priority

Priorities are as follows:

**Givens:**

1. Base Park Infrastructure
2. Pony field & Concessions / Restroom Bldg.
3. Miscellaneous (Includes Construction signage, NPDES, Park Entrance sign, etc.)

**Steering Committee Rates**

4. Trail System (Averaged 4.5)
5. Pavilion / Playground / Great Lawn (Averaged 4.6)
6. Shelter @ Great Lawn (Averaged 6.25)
7. Older Children's Activity Area (Averaged 7.0)
8. Dog Park (Averaged 7.5)

Following the prioritization of park elements, a vote to accept the priorities as listed above and to submit the progression to the Recreation Authority was taken. By unanimous vote the prioritization of park elements was approved for submission to the Recreation Authority.

The Steering Committee Final Master Plan recommendations were presented to the Gwinnett County Recreation Authority on May 9, 2013. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners

## **6.4 Program Elements**

### **Vehicular Circulation and Parking**

The vehicular entrance to the park is to be aligned with Maple Drive along Five Forks Trickum Road per GDOT requirements. The entrance will have a deceleration lane and will be sited to take into consideration sight distances. A left turn lane to exit the park site and a striped pedestrian crosswalk at the entrance will be provided.

The entrance drive ties directly into the parking area and separates 4 double loaded parking bays. Bays are connected to each other and provide a single bay of parking along each connector. A total of 195 parking spaces are provided. The parking lot is to be aligned with a slight curvature to make it less “boxy” and to minimize a “strip mall parking” quality. A 30’ wide median is provided to accommodate a bio-detention / vegetated detention area. Pedestrian access across the median to the multi-use trail or plaza area will be provided in the form of low culvert and marked crosswalk.

A dumpster pad is located at the south western corner of the parking lot and bulk bin area is located in the northeastern corner of the lot. Connector turn-around and island radii provide access for standard sized trash and dump trucks.

The surface profile of the entrance drive and parking areas will be vehicular grade asphalt with curb and gutter to be provided along the length of the entry drive and each parking bay. The curb along the median will have breaks in it to allow water to flow from the paved parking areas into the vegetated detention / bio retention area.

### **Bio detention**

The bio-detention area is intended to help slow the rate of runoff from the site and improve the storm water leaving the detention area. The 30’ wide medians located within the parking lot are to be developed as bio-detention basins. Cuts in the curbing will allow inflow of water runoff from the parking area. A 1’ gravel edge is to be placed at the top of the basin on both sides of the median to slow runoff and catch larger debris. Slopes into the basin are to be at a minimum 2%. Soil profile within the basin will consist of amended soil for plant growth, sand bed, and gravel bed with pipe under drain system tied to storm water network. Basin bottom should be a 10’ wide grass or other pervious material. Side slopes are to be planted with a mixture of native water tolerant plants.

### Pony Field

The Pony Field is relocated to JB Williams Park from Mountain Park Park. The field is centrally located within the park and rotated slightly east of due north (approx. 9 degrees). Dimensions of the field are 300' along the foul ball lines and 325' at the centerfield fence line. One (1) batting cage is provided per Gwinnett County Standard. Two (2) bullpens are sited at the first and third baselines. The field is lighted and includes fencing, backstop, dugouts, bleachers and score box. The backstop is to be a hooded backstop; vertical fencing with an angled hood, to allow for the normal play of a foul ball.

Pedestrian control fencing is to be placed within the landscape zone between the parking area and the ball field to help direct pedestrian traffic and protect proposed trees.

### Central Plaza Area

The plaza area will be comprised of concrete pavers laid on top of structural soil and patterned concrete paving (visually pleasing score and expansion joint pattern). The plaza area should be configured per the Master Plan; centrally located within the park with access to the pony field and great lawn area with a modified medium sized restroom / concession building. Planters, landscape areas and seating walls will be used to break the space down into smaller gathering areas to allow for a variety of activities to take place. Shade trees placed in raised planters or within a tree grates "at grade" will help to provide shade for the space. The Central Plaza will have direct access to the parking area, pony field and open lawn area. A spur trail will provide a connection to the multi-use trail. Additionally, pedestal mounted picnic tables located below the shade trees, benches, trash receptacles, bike racks, kiosk with informational signage, a freeze resistant drinking fountain and freeze proof bib will be sited as amenities in the plaza area. The steering committee requested a potential WIFI hot zone in this area.

### Restroom Building

One (1) modified medium Gwinnett County concession restroom building restroom building will be provided within the central plaza. The building will provide facilities for the more populated areas of the park. The 1300-square foot (approximate) restroom will provide three commodes / urinals per sex, sink and diaper changing station. The footprint will incorporate a small supply closet and a larger storage area; utilized by the athletic association to store small maintenance equipment / tools and Gator vehicle. Facilities are to be sited so that restroom doors face the most active areas of the park for safety.

### Rental Pavilion / Plaza

A large 60' rental pavilion will be located per the Master Plan, accessible from the parking lot. The pavilion will be available for reservation through the County, or on a first come first served basis. A gathering plaza comprised of concrete pavers on structural soils is associated with the pavilion and will provide an expansion area for larger gatherings. Shade

trees set within tree grates will provide additional shade. The pavilion will contain picnic tables, outdoor grills and security lighting. The pavilion will have direct access to the large open lawn, 14,000sf playground (via stairs and concrete spur trail) and multiuse trail. A freeze resistant drinking fountain with doggie dish is to be sited on a concrete pad at the base of the stairs and will service the rental pavilion, playground and open lawn.

### Great Lawn

A 2.0 acre rolling lawn area is to be located northwest of the central plaza area. This space is intended to be used for unstructured play, kite flying, Frisbee, sunbathing and picnics. The lawn should be configured so that the aforementioned activities can take place but not dominated by programed activity practices. The lawn will require some minor earthwork to even out the lawn area and remove ruts. It will follow a structural soils profile, including: sand, 89 stone, and 57 stone, the intent is to provide a structural subsurface that will allow for deep sod root growth without compaction. This open space area will be irrigated and maintained as an open lawn.

### Shelters

In the northeast corner of the great lawn a single 20' shelter is located. The Shelter is available on a first come first served basis. The shelter will provide a covered picnic area with space for up to two (2) picnic tables. Additionally, they also provide shelter for trail users in the event of inclement weather. A second shelter is located within the large dog sector of the dog park (RE: Dog Park). These shelters would not have security lighting.

### Destination Playground

Located adjacent to the great lawn is the 14,000 square foot destination playground and supplemental amenities. The space is configured to accommodate children of varying ages and abilities. Shade sails / structures should be sited over some of the play structures to provide protection from the sun and cool the play equipment. Play equipment would be prefabricated to include: swings, free standing play structures, and compound structures, all suitable for a variety of play – separated into zones to accommodate the various ages. ADA compliant transfer routes to access a representative portion of the compound structures should be provided, as well as 2" thick rubber particle mats under wear zones such as swings, slides and any other concentrated wear zone.

The play area will include seating walls, benches, and a wood chip mulch area with sub-drainage per departmental standards.

### Older Children's Activity Area

Located at the back of the great lawn, the older children's activity area includes a skateable concrete plaza, with low concrete agility apparatuses and built in concrete seating; also skateable. A suspension bridge connects the plaza area to an elevated deck



area with elevated built-in seating. The design intent of this park element is to provide activities that would be of interest to children in the “tweens” and teens age groups.

Research conducted by County Staff and Consultant indicate there is a need for interesting spaces for adolescents that provide areas for reflection (contemplation), socialization (interaction) and challenge (physical movement and activities that involve risk taking. These spaces should provide an increased connection to the environment, a greater opportunity for socialization both with peers and with other age groups, and better problem solving skills based on engaging activities that involve recognizing and dealing with risk. A more elaborate climbing tower concept (RE Appendix N - Page 109) for the older children’s activity area was presented to the steering committee to help explain the design intent. The concept included off the shelf play equipment and climbing nets (HAGS play equipment). This concept was well received by the committee. However, due to the current economy, a structure of this magnitude was not included in the phase 1 development of the park. The Steering Committee did request that an elevated deck at least be included and requested that the County consider the climbing tower for a future phase of development.

### Dog Park

The terraced 2.0 acre dog park is located in the northern sector of the park. The park is a fenced area that allows people and their dogs to play together without the restriction of leashes. This area also allows dogs to socialize with other dogs and owners with fellow owners. The park is separated into two (2) zones; a large dog section and a small dog section. The sections are separated by 6’ high black vinyl fencing with double gates to allow maintenance vehicles to move from one sector to the other without having to exit the fenced enclosure. Users can enter each sector via separate entrances accessed from the multi-use trail. The entrance includes a concrete pad to minimize compaction and mud and double gates. A kiosk displaying dog park rules, one (1) 20’ shelter- located in the large dog area, benches, adult swings, trash receptacles, agility course equipment and water fountains for both owners and dogs will also be located.

The open grassy areas of the dog park will be graded out at a maximum 3% slope. Slopes between the terraces are to be reforested as indicated in this report, and fenced to allow for the trees to reach their growth potential. The dog park is to be irrigated, grassed, and maintained by the County.

Pedestrian access to the dog park will be via a 12’ wide paved asphalt multiuse trail loop or via the stepped spur trail.

### Pedestrian Access to Park

Pedestrian access is to be provided along Five Forks Trickum Road in the form of a 6’ wide concrete sidewalk. The sidewalk should be located within the right-of-way and extend in both directions toward the adjacent properties.

### Trails

#### Multi-use Trail

The master plan calls for a 12' wide paved asphalt trail that connects all elements of the park. The perimeter trail measures approximately .75 miles in length. The multi-use trail network is broken down into smaller loops for additional trail use options. Spur trails connect these loops to the individual activity areas. The multi-use trail winds throughout the park allowing for a variety of park experiences and views. Pedestrian and vehicular traffic (excluding maintenance vehicles) are primarily separated. Trail routes should be staked in the field avoiding specimen hardwood trees, impact to steep slopes, and to optimize scenic quality. There are several trail loops provided within the multi-use trail system and are described as follows:

#### The Perimeter Trail Section -

A 12 wide, .75 mile asphalt paved multi-use trail connects all elements of the park with limited pedestrian / vehicular conflict. Starting at the plaza area and traveling east the trail travels along the parking lot and then winds its way along existing contours toward the eastern property line and then toward the eastern edge of the dog park. The path loops around the dog park and then winds its way back up the hill aligning itself with existing contours and avoiding the largest of the existing trees. Near the western edge of the park the trail passes by the older children's activity area (under the proposed suspension bridge) and makes its way toward the destination playground and up to the rental pavilion to close upon itself back at the central plaza area.

#### Lighted Walking Track

An illuminated .44 mile sub-loop walking track is also provided amongst the trail network. The track begins at the central plaza area and encircles the ball field to the third baseman line then continues downhill toward the older children's activity area and continues southwest around the great lawn toward the playground and rental pavilion, closing on itself at the central plaza. Due to the grade of the trail near the Older Children's activity area (greater than 5%) this loop is not ADA. A smaller ADA compliant .25 mile lighted loop includes a connector trail from the central plaza area to the sub-loop, and encircles the ball field in its entirety. Low cut-off pedestrian scale light fixtures will be used to light the track to prevent light spill and glare. A third loop completely encircles the great lawn area, taking advantage of the aforementioned connector trail. This loop is .3 mile in length.

#### Connector / Spur Trails

Connector Trails are provided within the Multi-use trail circuit to allow for connections to park elements. And to Mountain Park Park. A 6' wide asphalt connector trail with a

series of concrete steps connects the Lighted Walking Track to the Perimeter trail near the Dog Park. This connector trail reduces the distance between the dog park and the restroom building. Approximate distance is 535 linear feet. In addition, spur trails connect the frontage sidewalk to the Multi-use trail. Spur trails are located in the southeastern and southwestern corners of the site. These spur connections are also 6' wide paved asphalt.

### Deceleration Lanes

A deceleration lane will be located at the park entrance. The deceleration lane is to follow all guidelines and regulations set forth by the Georgia Department of Transportation and all County Regulations.

### Site Lighting

The park entrance drive, parking lots, pony field and the .44 mile lighted walking track (ball field and playground loop), rental pavilion and playground will be the only elements illuminated in the park. The lights will be operated to turn off and on per a timer system. Lights are to be low cut-off to prevent light spill and glare. This system will allow visitors in the park from dawn until dusk.

### Park Signage

A single Gwinnett County Park entrance sign will be provided at the entrance. The sign should be visible to motorists but not encroach upon sight lines. Internal directional, vehicular and posted park rules, trail signs and markers will also be per County Standard.

Trail directional signs will be placed at intersections of all trails. Trail mileage signs will be placed along stretches of trails at .25 mile intervals. A trail route and mileage map should be included on a kiosk sign (located within the central plaza) to explain the trail routes (shown in different color alignments), lengths and ability levels.

### Irrigation

The entrances, pony field, open space areas, dog park and common areas are to be irrigated. Use economical large diameter turn irrigation heads. All controller heads, piping, irrigation emitters and supporting elements will be per Gwinnett County Standards.

### Landscape Management

Landscape management will consist of regular mowing of pony field, and open turf areas. Due to the "natural" character of a park, native plant species are recommended for planting associated with park development. Native plantings will help new development / disturbed areas blend with the undeveloped areas of the park.

### Buffer Planting

Side yard buffers (one the east and west property lines near existing residences) are to be planted with large evergreen trees and shrubs (Southern Magnolia, American Holly, Red

Cedar, Wax Myrtle, etc.) and small understory trees (Red bud, Fringe Tree, Red Buckeye, Serviceberry, etc.). If possible, prior to site earthwork the 3 existing cedars (Centrally located on site) could be transplanted to the eastern side yard buffer area.

### Forest Management

There are few large trees that remain on the site, those that do (northwestern corner of the site, large oak trees near the old farm house) should be preserved and protected during construction processes.

Forest management will consist of pruning or removing trees that obstruct trails, roadways and parking lots; threaten buildings and other structures' or interfere with any type of circulation activity. Diseased trees should be monitored and removed if the spread of disease cannot be controlled. Efforts to preserve healthy trees will be a high priority in all areas, as well as the preservation and restoration of the understory woodland shrub layer. Where possible invasive species such as kudzu and privet should be managed with eradication and replaced with appropriate native species.

### Reforestation

Areas designated for reforestation (slope 3:1 or greater) should be replanted with a combination of small pines and successional hardwoods such as; red maple, sweet gum, tulip poplar, and understory trees such as red bud. Trees are to be planted in mass and mulched as large beds, not as individual trees.

SECTION GRAPHICS

7.0

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## SOILS LEGEND

**AmC2**  
APPLING SANDY LOAM – 6–10% SLOPES, ERODED – THIS DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH OF MORE THAN 40 INCHES. DEPTH TO BEDROCK IS MORE THAN 6 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE FOR CAMPING AREAS, PICNIC AREAS, TRAILS AND PATHS AND RECREATIONAL BUILDINGS. UPLAND WILDLIFE HABITATS CAN BE ESTABLISHED, IMPROVED OR MAINTAINED IN MOST PLACES

**Cfs**  
CHEWACLA SOILS – FREQUENTLY FLOODED – THIS DEEP, SOMEWHAT POORLY DRAINED SOIL OCCURS ON FLOOD PLAINS. IT IS LOAMY THROUGHOUT AND UNDERLAIN WITH VARIABLE TEXTURED MATERIALS. THE SEASONAL HIGH-WATER IS .5 TO 1.5 FEET. FLOODING IS COMMON. SLOPES ARE 0–2% PERMEABILITY IS MODERATE AND AVAILABLE WATER CAPACITY IS HIGH.

NOT FAVORABLE FOR MOST TYPES OF DEVELOPMENT. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

**Cfc2**  
CECIL CLAY LOAM – 6–10% SLOPES, ERODED, THIS DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH OF MORE THAN 40 INCHES. DEPTH TO BEDROCK IS MORE THAN 6.5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

FAVORABLE FOR TRAILS AND PATHS WITH SOME DESIGN AND PLANNING. SOILS MAY BE FAVORABLE FOR PICNIC AREAS. MODERATE FAVORABILITY FOR MOST UPLAND WILDLIFE HABITAT.

**GeB2**  
GWINNETT CLAY LOAM, 2–6% SLOPES, ERODED – THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20 INCHES. DEPTH TO BEDROCK IS GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE FOR PICNIC AREAS, TRAILS AND PATHS. WITH DESIGN AND PLANNING SOILS SUITABLE FOR PLAYGROUND AREAS (ALTHOUGH SMALL STONES MAY BE PRESENT) AND FOR SITTING ROADS. GOOD LOCATION FOR MOST TYPES OF UPLAND WILDLIFE HABITATS.

**GeC2**  
GWINNETT CLAY LOAM – 6–10% SLOPES, ERODED – THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20 INCHES. DEPTH TO BEDROCK IS GREATER THAN 5'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE FOR TRAILS AND PATHS, AND WITH SOME DESIGN AND PLANNING MAY BE SUITABLE FOR PICNIC AREAS. GOOD LOCATION FOR MOST TYPES OF UPLAND WILDLIFE HABITATS.

**GeE2**  
GWINNETT CLAY LOAM, 10–25% ERODED – THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20". DEPTH TO BEDROCK IS GREATER THAN 5'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE FOR TRAILS AND PATHS. GOOD LOCATION FOR MOST TYPES OF UPLAND WILDLIFE HABITATS.

**GgE2**  
GWINNETT CLAY LOAM – 10–25% SLOPES, ERODED – THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20 INCHES. DEPTH TO BEDROCK IS GREATER THAN 5'. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

FAVORABLE FOR TRAILS AND PATHS. WITH SOME DESIGN AND PLANNING FAVORABLE FOR MOST UPLAND WILDLIFE HABITATS.

**MhC2**  
MADISON GRAVELLY SANDY LOAM – 6–10% SLOPES, ERODED – THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND HILLSIDES. THE SUBSOIL IS CLAYEY AND HAS A THICKNESS OF 12 TO 30". PERMEABILITY AND AVAILABLE WATER ARE MODERATE.

FAVORABLE FOR TRAILS AND PATHS. WITH SOME DESIGN AND PLANNING MAY ALSO BE FAVORABLE FOR OTHER RECREATION TYPES. GOOD LOCATION FOR UPLAND WILDLIFE HABITATS.

**B-X**  
PWR X' APPROXIMATE TEST BORING LOCATION AND NUMBER  
DEPTH TO AUGER REFUSAL OR BORE TERMINATION

POTENTIAL DIFFICULT EXCAVATION CONDITIONS ASSOCIATED WITH PWR (PARTIALLY WEATHERED ROCK) EXPECTED FOR EXCAVATIONS GREATER THAN APPROXIMATELY 10'.

**Mid2**

MADISON SANDY CLAY LOAM – 10–15% SLOPES, ERODED – THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND HILLSIDES. THE SUBSOIL IS CLAYEY AND HAS A THICKNESS OF 12–30". PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE FOR TRAILS AND PATHS. WITH DESIGN AND PLANNING, SOILS SUITABLE OTHER FORMS OF RECREATION. FAIR LOCATION FOR UPLAND WILDLIFE HABITATS.

**PfB2**

PACOLLET SANDY LOAM – 2–6% SLOPES, ERODED– THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20 INCHES. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE FOR TRAILS AND PATHS AND PICNIC AREAS. WITH DESIGN AND PLANNING, SOILS SUITABLE FOR PLAYGROUNDS. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

**PfC2**

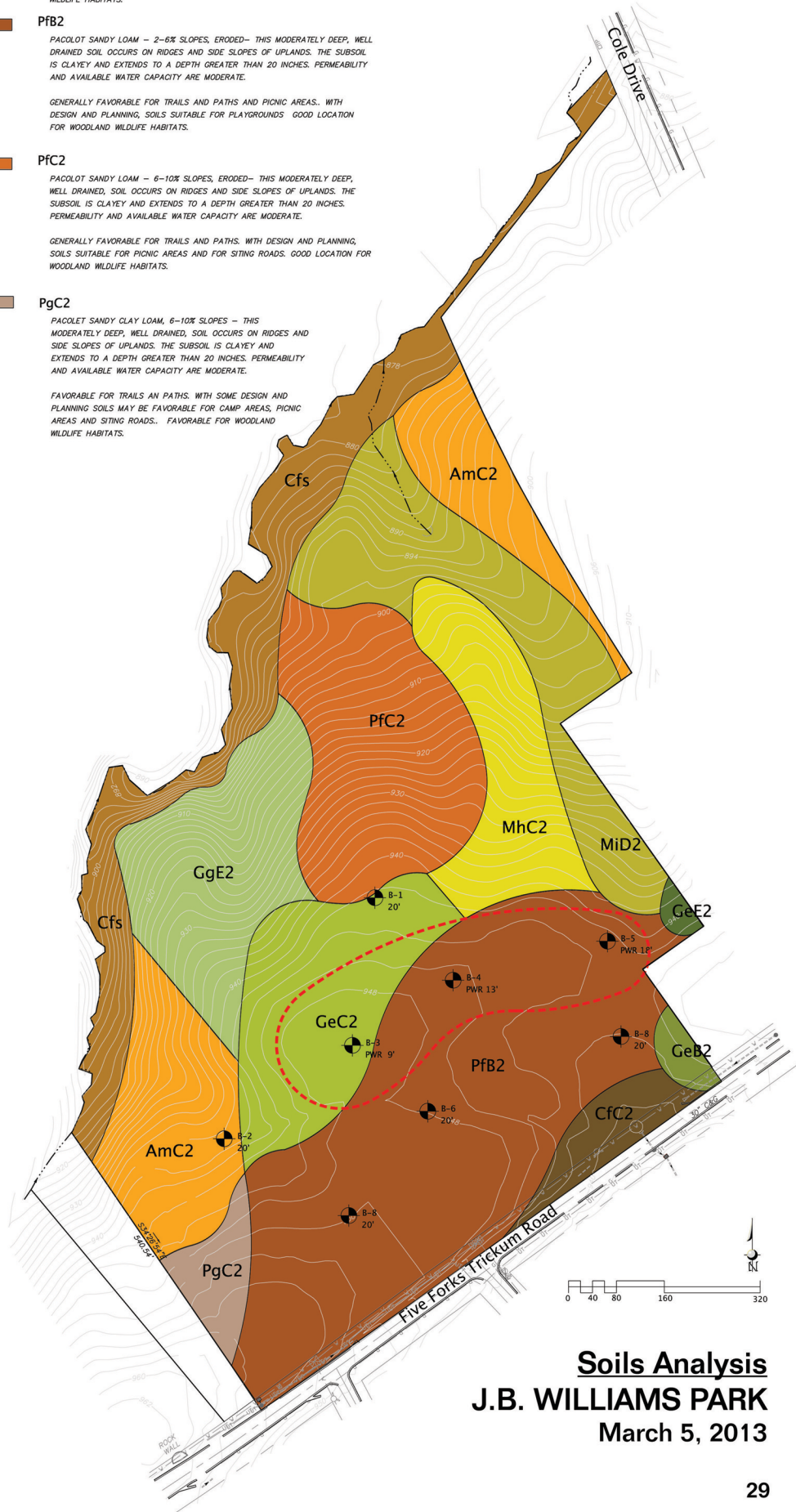
PACOLLET SANDY LOAM – 6–10% SLOPES, ERODED– THIS MODERATELY DEEP, WELL DRAINED SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20 INCHES. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE FOR TRAILS AND PATHS. WITH DESIGN AND PLANNING, SOILS SUITABLE FOR PICNIC AREAS AND FOR SITTING ROADS. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

**PgC2**

PACOLET SANDY CLAY LOAM, 6–10% SLOPES – THIS MODERATELY DEEP, WELL DRAINED, SOIL OCCURS ON RIDGES AND SIDE SLOPES OF UPLANDS. THE SUBSOIL IS CLAYEY AND EXTENDS TO A DEPTH GREATER THAN 20 INCHES. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

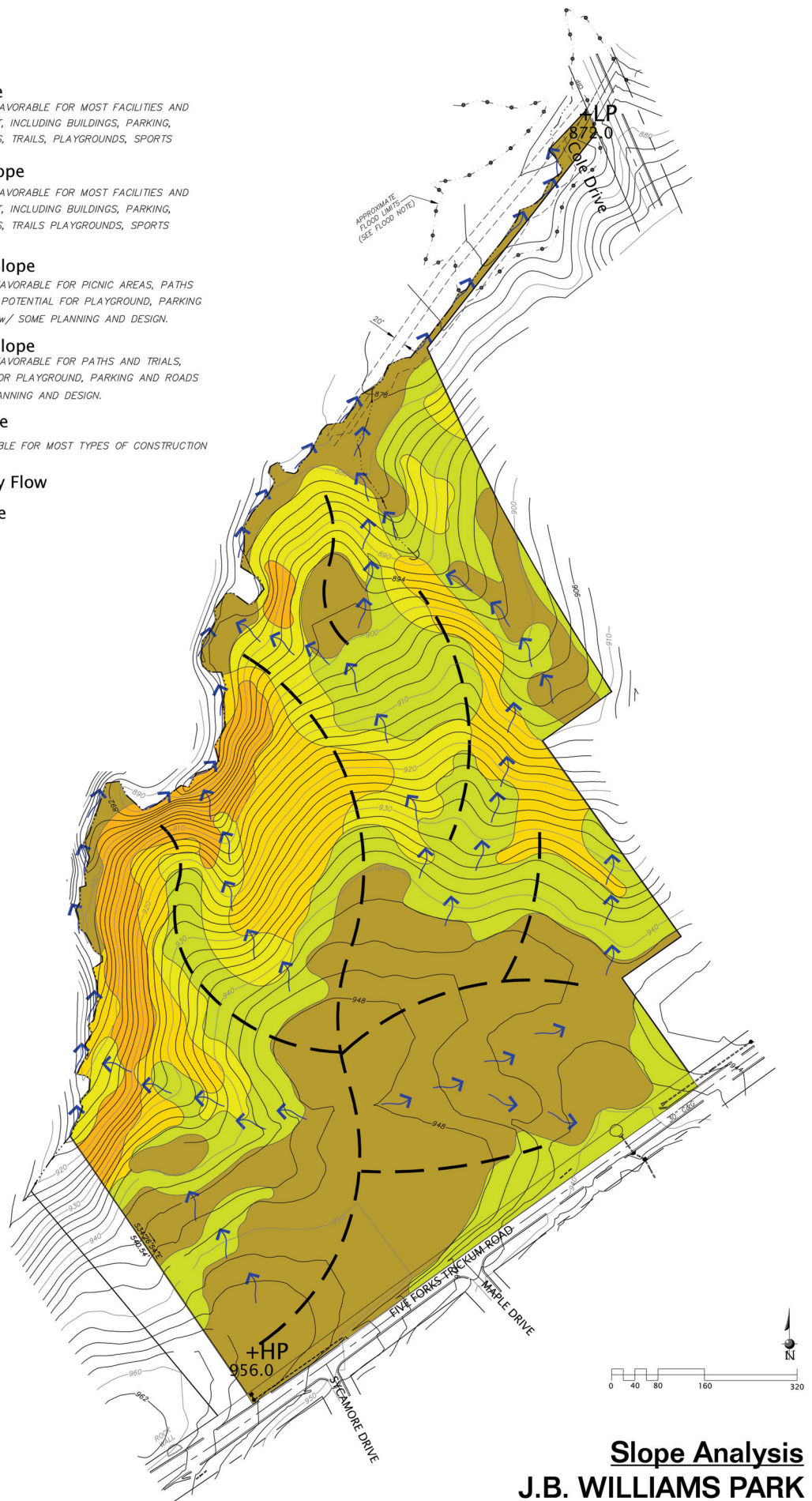
FAVORABLE FOR TRAILS AND PATHS. WITH SOME DESIGN AND PLANNING SOILS MAY BE FAVORABLE FOR CAMP AREAS, PICNIC AREAS AND SITTING ROADS. FAVORABLE FOR WOODLAND WILDLIFE HABITATS.



**Soils Analysis**  
**J.B. WILLIAMS PARK**  
**March 5, 2013**

## SLOPES LEGEND

- 0-5% Slope**  
GENERALLY FAVORABLE FOR MOST FACILITIES AND DEVELOPMENT, INCLUDING BUILDINGS, PARKING, PICNIC AREAS, TRAILS, PLAYGROUNDS, SPORTS FIELDS, ETC.
- 5%-10% Slope**  
GENERALLY FAVORABLE FOR MOST FACILITIES AND DEVELOPMENT, INCLUDING BUILDINGS, PARKING, PICNIC AREAS, TRAILS PLAYGROUNDS, SPORTS FIELDS, ETC.
- 10%-15% Slope**  
GENERALLY FAVORABLE FOR PICNIC AREAS, PATHS AND TRAILS, POTENTIAL FOR PLAYGROUND, PARKING AND ROADS w/ SOME PLANNING AND DESIGN.
- 15%-20% Slope**  
GENERALLY FAVORABLE FOR PATHS AND TRIALS, POTENTIAL FOR PLAYGROUND, PARKING AND ROADS w/ SOME PLANNING AND DESIGN.
- >20% Slope**  
NOT FAVORABLE FOR MOST TYPES OF CONSTRUCTION
- Hydrology Flow**
- Ridge Line**



**Slope Analysis**  
**J.B. WILLIAMS PARK**  
 March 5, 2013



## VEGETATION LEGEND



### Better Hardwoods

PREDOMINANTLY LARGE HARDWOODS CONSISTING OF WHITE OAK, SOUTHERN RED OAK, WATER OAK, TULIP POPLAR, SWEET GUM, LOBLOLLY PINE. ATTEMPTS SHOULD BE MADE TO RETAIN THESE TREES ON SITE.



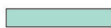
### Hardwood Mix

PREDOMINANTLY DECIDUOUS HARDWOODS CONSISTING OF WILLOW OAK, SOUTHERN RED OAK, NORTHERN RED OAK, TULIP POPLAR, SYCAMORE. SOME EVERGREEN TREES INCLUDING SOUTHERN MAGNOLIA AND LOBLOLLY PINE. LOCATED PREDOMINANTLY WITHIN THE 75' STREAM BUFFER.



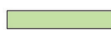
### Successional Pine / Hardwood Mix

LOGGED WITHIN THE LAST 15 YEARS. SUCCESSIONAL GROWTH FOREST CONSISTING OF 1-1½" CALIPER TREES INCLUDING; TULIP POPLAR, SWEETGUM, RED MAPLE AND LOBLOLLY PINE., UNDERGROWTH INCLUDES, WILD GRAPE, PRIVET, HONEYSUCKLE, POISON-IVY.



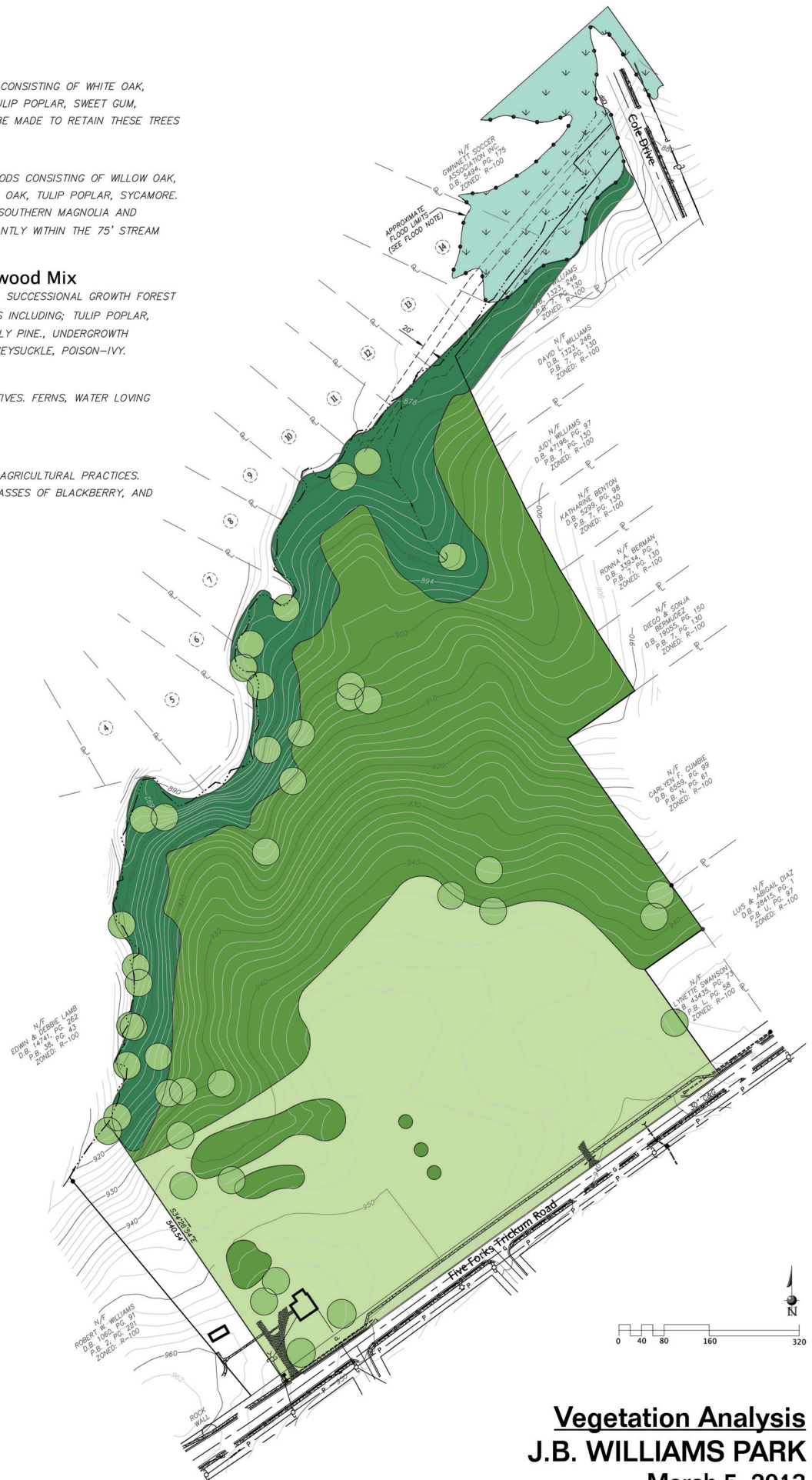
### Wetland Mix

CHARACTERISTIC OF FLOODPLAIN NATIVES. FERNS, WATER LOVING GRASSES, BOG TYPE PLANTINGS.



### Open Space

AREA OPEN AS A RESULT OF PAST AGRICULTURAL PRACTICES. PREDOMINANTLY GRASSLAND WITH MASSES OF BLACKBERRY, AND SUMAC.



## Vegetation Analysis J.B. WILLIAMS PARK March 5, 2013

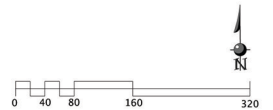
# **SITE ANALYSIS LEGEND**

- Pedestrian Traffic
- — — — — Vehicular Traffic
- ☼ Points of Interest
- ✱ Potential Access Points
- Open Space
- - - - - 20' Setback
- - - - - 75' Setback
- — — — — Stream / Waterway
- ▨ Approx. Flood Limits
- Site Vegetation
- Larger Trees



**Opportunities & Constraints Analysis**  
**J.B. WILLIAMS PARK**  
 March 5, 2013





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Prepared for:  
Gwinnett County Department of  
Community Services

Prepared by:



Preliminary Master Plan  
**J.B. WILLIAMS PARK**  
March 19, 2013



TOTAL SITE – 25.878 Acres

**PARKING SUMMARY**

60 Cars – Pony Field  
75 Cars – Rental Pavilion  
30 Cars – Playground / Open Field  
15 Cars – Dog Park  
15 Cars – Multi-use Trail System.





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**APPENDICES**

**Appendix A: Cost Estimate**

Refer to the attached itemized Master Plan level Spreadsheet



**FINAL COST ESTIMATE FOR  
J.B. WILLIAMS PARK  
GWINNETT COUNTY DEPARTMENT OF  
COMMUNITY SERVICES**

May 9, 2013

<i>PARK ENTRANCE ROAD / PARKING</i>	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
DECELERATION LANE	1	LS	\$20,000.00	\$20,000.00
TREE PROTECTION	500	LF	\$4.00	\$2,000.00
EROSION CONTROL FENCING (double row)	2,200	LF	\$3.50	\$7,700.00
VEGETATIVE CLEAR & GRUB	0.1	AC	\$7,000.00	\$700.00
MASS GRADING	1,900	CY	\$10.00	\$19,000.00
CONCRETE CURB & GUTTER	3,700	LF	\$15.00	\$55,500.00
ROADWAY / PARKING ASPHALT-2"	84,500	SF	\$3.00	\$253,500.00
ROADWAY / PARKING GAB BASE- 6"	1,560	CY	\$15.00	\$23,400.00
ROADWAY / PARKING STRIPING	3,960	LF	\$0.25	\$990.00
ROADWAY / PARKING LIGHTING	20	EA	\$9,000.00	\$180,000.00
RAISED CROSSWALK (STANDARD)	3	EA	\$2,000.00	\$6,000.00
CONCRETE DUMPSTER PAD	575	SF	\$4.50	\$2,587.50
6' WIDE CONCRETE SIDEWALK (Frontage road)	5,900	SF	\$4.50	\$26,550.00
MEDIAN SAFE AREA - PERMEABLE PAVERS	1,750	SF	\$6.00	\$10,500.00
STRUCTURAL SOILS (Medians)	32	CY	\$25.00	\$800.00
PEDESTRIAN CROSSING (Bio retention - small culvert)	2	LS	\$500.00	\$1,000.00
PEDESTRIAN CONTROL FENCING (4' Black Vinyl Clad)	665	LF	\$25.00	\$16,625.00
LANDSCAPE (Parking areas / bio retention)	1	LS	\$40,000.00	\$40,000.00
<i>WATER MANAGEMENT</i>				
FINE GRADING	1	LS	\$10,000.00	\$10,000.00
FOREBAY FILTRATION POND	1	LS	\$30,000.00	\$30,000.00
PERMANENT GRASSING	1	LS	\$12,000.00	\$12,000.00
<i>SITE UTILITIES</i>				
SITE ELECTRICAL	1	LS	\$10,000.00	\$10,000.00
<b>ENTRANCE ROAD SUBTOTAL</b>				<b>\$728,852.50</b>
<i>BALL FIELD</i>	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
TREE PROTECTION	600	LF	\$4.00	\$2,400.00
EROSION CONTROL FENCING (double row)	1,600	LF	\$3.50	\$5,600.00
VEGETATIVE CLEAR & GRUB	0.1	AC	\$7,000.00	\$700.00
MASS GRADING	2,541	CY	\$10.00	\$25,410.00
DEMO - BATTING CAGE (Mountain Park)	1	LF	\$1,000.00	\$1,000.00
CONCESSION / RESTROOM BUILDING	1	LS	\$250,000.00	\$250,000.00
PLAZA AREA - PERMEABLE PAVERS	12,000	SF	\$6.00	\$72,000.00
STRUCTURAL SOILS	250	CY	\$25.00	\$6,250.00
PLAZA AREA - CONCRETE PAVING	15,000	SF	\$4.50	\$67,500.00
GRANITE FACED RETAINING WALLS	380	LF	\$60.00	\$22,800.00
TREE GRATES	21	EA	\$500.00	\$10,500.00
FIELD PREPARATION	1	LS	10,000	\$10,000.00
10' BLACK VINYL PERIMETER FENCING	500	LF	\$35.00	\$17,500.00
6' BLACK VINYL PERIMETER FENCING (INCLUDING GATES)	500	LF	\$25.00	\$12,500.00
DUGOUTS	2	EA	\$2,000.00	\$4,000.00
BLEACHERS / SEATING (2 per field, 4 rows)	2	EA	\$4,500.00	\$9,000.00

BACKSTOP	1	LS	\$10,000.00	\$10,000.00
BALL FIELD NETTING (10' Netting)	1	LS	\$5,000.00	\$5,000.00
BULLPEN AREA	2	EA	\$3,000.00	\$6,000.00
BATTING CAGES	1	EA	\$3,000.00	\$3,000.00
FIELD LIGHTING	1	LS	\$125,000.00	\$125,000.00
MAINTENANCE BINS	1	EA	\$700.00	\$700.00
SOD	70,000	SF	\$0.50	\$35,000.00
BASEBALL FIELD IRRIGATION	1	EA	\$10,000.00	\$10,000.00
<i>AMENITIES</i>				
TRASH RECEPTACLES	5	EA	\$450.00	\$2,250.00
PICNIC TABLES @ PLAZA AREA (Pedestal w/ Footing)	10	EA	\$1,650.00	\$16,500.00
BIKE RACKS (1 Set of 2)	1	EA	\$1,200.00	\$1,200.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA	\$3,000.00	\$3,000.00
BENCHES (2 @ lawn, 3 @ plaza area)	5	EA	\$1,000.00	\$5,000.00
CONCRETE PAD FOR BENCHES (2 - 5' x 10' @ Lawn Overlook)	100	SF	\$4.50	\$450.00
EMERGENCY PHONE KIOSK	1	EA	\$4,000.00	\$4,000.00
LANDSCAPE	1	EA	\$25,000.00	\$25,000.00
<i>WATER MANAGEMENT</i>				
WATER METER	1	EA	\$1,200.00	\$1,200.00
IRRIGATION METER	1	EA	\$1,200.00	\$1,200.00
SUBSURFACE PIPING	1	LS	\$5,000.00	\$5,000.00
<i>SITE UTILITIES</i>				
SITE ELECTRICAL	1	LS	\$10,000.00	\$10,000.00
6" SEWER SERVICE	300	LF	\$50.00	\$15,000.00
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS	\$2,250.00	\$2,250.00
PIPE	300	LF	\$25.00	\$7,500.00
POTABLE WATER	300	LF	\$50.00	\$15,000.00
<b>BALL FIELD COMPLEX SUBTOTAL</b>				<b>\$826,635.00</b>
<i>PAVILION / PLAYGROUND / PICNIC AREA / GREAT LAWN</i>				
TREE PROTECTION	580	LF	\$4.00	\$2,320.00
EROSION CONTROL FENCING (Double Row)	1,200	LF	\$3.50	\$4,200.00
VEGETATIVE CLEAR & GRUB	0.20	AC	\$4,600.00	\$920.00
MASS GRADING	1,450	CY	\$10.00	\$14,500.00
GRANITE FACED RETAINING WALL	550	LF	\$60.00	\$33,000.00
COVERED SHELTER - 20'	1	LS	\$25,000.00	\$25,000.00
60' PICNIC PAVILION	1	LS	\$75,000.00	\$75,000.00
PLAZA AREA - PERMEABLE PAVERS	6,400	SF	\$6.00	\$38,400.00
STRUCTURAL SOILS (Plaza and lawn areas)	1,718	CY	\$25.00	\$42,950.00
TREE GRATES	5	EA	\$500.00	\$2,500.00
CONCRETE STAIR ASSEMBLY	1	EA	\$1,500.00	\$1,500.00
HANDRAIL	185	LF	\$35.00	\$6,475.00
<i>AMENITIES</i>				
PLAY STRUCTURES	1	LS	\$250,000.00	\$250,000.00
ENGINEERED WOOD CHIP MULCH -12" DEPTH	14,000	CF	\$7.50	\$105,000.00
SUNSHADES	1	LS	\$40,000.00	\$40,000.00
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
PICNIC TABLES @ PAVILION	12	EA	\$1,500.00	\$18,000.00
BENCH SWINGS	2	EA	\$1,800.00	\$3,600.00
CONCRETE PAD FOR BENCH SWINGS (5' x 14')	70	SF	\$4.50	\$315.00
BIKE RACKS (1 Set of 2)	1	EA	\$1,200.00	\$1,200.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
GRILLS (Community w/ Tree Grate)	2	EA	\$1,500.00	\$3,000.00
HOT COAL BIN (1 per 2 grills)	1	EA	\$300.00	\$300.00

BENCHES (2 @ lawn, 2 @ playground)	4	EA	\$1,000.00	\$4,000.00
CONCRETE PAD FOR BENCHES (2 - 5' x 10' @ Lawn Overlook)	100	SF	\$4.50	\$450.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA	\$3,000.00	\$3,000.00
CONCRETE PAD FOR WATER FOUNTAIN (10x10)	100	SF	\$4.50	\$450.00
LANDSCAPE (Reforest Slopes / Buffer adjacent Property)	1	LS	\$35,000.00	\$35,000.00
SOD (Great Lawn)	87,500	SF	\$0.50	\$43,750.00
IRRIGATION	1	LS	\$10,000.00	\$10,000.00
<i>SITE UTILITIES</i>				
SITE ELECTRICAL	1	LS	\$5,000.00	\$5,000.00
6" SEWER SERVICE	200	LF	\$50.00	\$10,000.00
FITTINGS, ATTACHMENTS, ETC (15% TOTAL)	1	LS	\$1,500.00	\$1,500.00
PIPE	200	LF	\$25.00	\$5,000.00
POTABLE WATER	200	LF	\$50.00	\$10,000.00
<b>PAVILION / PLAYGROUND / PICNIC AREA SUBTOTAL</b>				<b>\$797,905.00</b>
<i>OLDER CHILDRENS ACTIVITY AREA</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
TREE PROTECTION FENCING	500	LF	\$4.00	\$2,000.00
EROSION CONTROL FENCING (double row)	1,000	LF	\$2.00	\$2,000.00
VEGETATIVE CLEAR & GRUB	0.10	AC	\$7,000.00	\$700.00
MASS GRADING	1,200	CY	\$10.00	\$12,000.00
CONCRETE PLAZA AREA	6,700	SF	\$4.50	\$30,150.00
POURED IN PLACE CONCRETE WALLS	170	CY	\$25.00	\$4,250.00
HANDRAIL	460	LF	\$35.00	\$16,100.00
POURED IN PLACE SEATING	22	CY	\$25.00	\$550.00
SMALL SKATE ASSEMBLY	1	LS	\$55,000.00	\$55,000.00
ELEVATED DECK / ELEVATED SEATING AREA	1	LS	\$150,000.00	\$150,000.00
CLIMBING NETS	1	LS	\$10,000.00	\$10,000.00
<i>AMENITIES</i>				
BIKE RACKS	1	EA	\$600.00	\$600.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
LANDSCAPE (Reforest Slopes)	1	EA	\$30,000.00	\$30,000.00
<i>WATER MANAGEMENT</i>				
FINE GRADING	1	LS	\$5,000.00	\$5,000.00
FOREBAY FILTRATION POND	1	LS	\$3,000.00	\$3,000.00
MICRO POOL	1	LS	\$3,000.00	\$3,000.00
PERMANENT GRASSING	1	LS	\$5,000.00	\$5,000.00
<b>OLDER CHILDRENS ACTIVITY AREA SUBTOTAL</b>				<b>\$330,475.00</b>
<i>OFF-LEASH DOG PARK</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
TREE PROTECTION FENCING	1,900	LF	\$4.00	\$7,600.00
EROSION CONTROL FENCING (double row)	2,500	LF	\$3.50	\$8,750.00
VEGETATIVE CLEAR & GRUB	2.00	AC	\$7,000.00	\$14,000.00
MASS GRADING	8,000	CY	\$10.00	\$80,000.00
SUBSURFACE DRAINAGE - SAND	1	LS	\$15,000.00	\$15,000.00
SOD FOR TURF GRASS	87,000	SF	\$0.50	\$43,500.00
<i>AMENITIES</i>				
6' BLACK VINYL PERIMTER FENCIENG (INCLUDES 2 SETS OF SERVICE GATES)	2,800	LF	\$25.00	\$70,000.00
DOUBLE GATE ENTRANCE (INCLUDES CONCRETE ENTRY)	2	EA	\$2,000.00	\$4,000.00
TRASH RECEPTACLES	5	EA	\$450.00	\$2,250.00
BENCHES	8	EA	\$1,000.00	\$8,000.00
CONCRETE PAD FOR BENCHES (5' x 10' )	400	SF	\$4.50	\$1,800.00
COVERED SHELTER - 20'	1	LS	\$25,000.00	\$25,000.00
SIGNAGE	1	LS	\$2,500.00	\$2,500.00
INFO KIOSK w/ BAG DISPENSER	1	EA	\$1,500.00	\$1,500.00

WATER FOUNTAIN w/ DOG DISH FILLER (Freeze resistant)	1	EA	\$3,000.00	\$3,000.00
20X20 CONCRETE PAD @ WATER FOUNTAIN	400	SF	\$4.50	\$1,800.00
DOG AGILITY EQUIPMENT	1	LS	\$20,000.00	\$20,000.00
LANDSCAPE (REFOREST SLOPES)	1	LS	\$45,000.00	\$45,000.00
IRRIGATION	1	LS	\$15,000.00	\$15,000.00
<b>OFF-LEASH DOG PARK SUBTOTAL</b>				<b>\$368,700.00</b>
<b>TRAIL SYSTEM</b>	<b># OF UNITS</b>	<b>UNITS</b>	<b>COST/UNIT</b>	<b>ITEM TOTAL</b>
FINE GRADING	1	LS	\$5,000.00	\$5,000.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -2" ASPHALT	47,520	SF	\$3.00	\$142,560.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -4" GAB	880	CY	\$15.00	\$13,200.00
12' WIDE - MU TRAIL SECTION (Ballfield Subloop) -2" ASPHALT	15,840	SF	\$3.00	\$47,520.00
12' WIDE - MU TRAIL SECTION (Ballfield Subloop) -4" GAB	290	CY	\$15.00	\$4,350.00
6' WIDE - MU CONNECTOR TRAIL -2" ASPHALT	500	SF	\$3.00	\$1,500.00
6' WIDE -MU CONNECTOR TRAIL - 4" GAB	9	CY	\$15.00	\$135.00
6' WIDE - MU CONNECTOR TRAIL - CONCRETE STAIR ASSEMBLIES	4	EA	\$4,000.00	\$16,000.00
PEDESTRIAN SCALE TRAIL LIGHTING (Ballfield Subloop & Playground)	40	EA	\$5,000.00	\$200,000.00
GRANITE FACED RETAINING WALLS	170	LF	\$60.00	\$10,200.00
<b>AMENITIES</b>				
BENCHES	8	EA	\$1,000.00	\$8,000.00
CONCRETE PAD FOR BENCHES (5' x 10')	400	SF	\$4.50	\$1,800.00
TRASH RECEPTACLES	6	EA	\$450.00	\$2,700.00
SIGNAGE	1	LS	\$10,000.00	\$10,000.00
REMOVABLE BOLLARDS	5	LS	\$1,500.00	\$7,500.00
<b>SITE UTILITIES</b>				
SITE ELECTRICAL (Walking Track Lighting)	1	LS	\$10,000.00	\$10,000.00
<b>TRAIL SYSTEM SUBTOTAL</b>				<b>\$480,465.00</b>
<b>MISCELLANEOUS</b>	<b># OF UNITS</b>	<b>UNITS</b>	<b>COST/UNIT</b>	<b>ITEM TOTAL</b>
CONSTRUCTION SIGN	1	LS	\$400.00	\$400.00
NEW PARK ENTRANCE SIGN	1	LS	\$5,000.00	\$5,000.00
SIGNAGE (PARK RULES, TRAFFIC-PARKING)	1	LS	\$30,000.00	\$30,000.00
NPDES	1	LS	\$5,000.00	\$5,000.00
<b>MISCELLANEOUS SUBTOTAL</b>				<b>\$40,400.00</b>
<b>TOTAL MASTER PLAN -- GRAND SUBTOTAL</b>				<b>\$3,573,432.50</b>
MOBILIZATION, FEES, BONDS, ETC. (10% TOTAL)				\$357,343.25
<b>SUBTOTAL</b>				<b>\$3,930,775.75</b>
10% CONTINGENCY FOR MASTER PLAN LEVEL COST ESTIMATE				\$393,077.58
<b>SUBTOTAL</b>				<b>\$4,323,853.33</b>
12% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES				\$518,862.40
<b>PROJECT TOTAL</b>				<b>\$4,842,715.72</b>
Note: Totals reflecting quantities different from those listed above, have not been approved by jB+a, inc. (jB+a, inc. Project Total: \$4,842,715.72)				
Note: This cost estimate is the Landscape Architect's opinion of probable cost but is not guaranteed because the Landscape Architect has no control over the market, the contractor's bid or the length of time between the estimate creation and the project bid.				

APPENDICES

Appendix B: Prioritized Cost Estimate





**FINAL COST ESTIMATE FOR  
J.B. WILLIAMS PARK  
GWINNETT COUNTY DEPARTMENT OF  
COMMUNITY SERVICES**  
May 9, 2013

<b>INFRASTRUCTURE</b>	<b>ITEM TOTAL</b>
SITE PREP AND DEMO	\$203,195.30
ENTRANCE / PARKING	\$845,974.52
CONCESSION / RESTROOM BUILDING	\$302,500.00
SITE UTILITIES	\$60,197.50
<b>INFRASTRUCTURE TOTAL</b>	<b>\$1,411,867.32</b>
<b>BALL FIELD</b>	
TOTAL BUILDOUT	\$618,037.75
<b>BALLFIELD TOTAL</b>	<b>\$618,037.75</b>
<b>TRAIL SYSTEM</b>	
TOTAL BUILDOUT	\$581,362.65
<b>TRAIL SYSTEM TOTAL</b>	<b>\$581,362.65</b>
<b>PAVILION / PLAYGROUND / LAWN COMPLEX</b>	
TOTAL BUILDOUT	\$916,556.85
<b>PAVILION / PLAYGROUND COMPLEX TOTAL</b>	<b>\$916,556.85</b>
<b>SHELTER (LAWN AREA)</b>	
TOTAL BUILDOUT	\$30,250.00
<b>GREAT LAWN AREA TOTAL</b>	<b>\$30,250.00</b>
<b>OLDER CHILDRENS ACTIVITY AREA</b>	
TOTAL BUILDOUT	\$203,007.75
<b>OLDER CHILDRENS ACTIVITY AREA TOTAL</b>	<b>\$203,007.75</b>
<b>ELEVATED DECK</b>	
TOTAL BUILDOUT	\$181,500.00
<b>OLDER CHILDRENS ACTIVITY AREA TOTAL</b>	<b>\$181,500.00</b>
<b>OFF-LEASH DOG PARK</b>	
TOTAL BUILDOUT	\$332,387.00
<b>OFF-LEASH DOG PARK TOTAL</b>	<b>\$332,387.00</b>
<b>MISCELLANEOUS</b>	
TOTAL BUILDOUT	\$48,884.00
<b>MISCELLANEOUS TOTAL</b>	<b>\$48,884.00</b>
<b>DEVELOPMENT TOTAL</b>	<b>\$4,323,853.32</b>
12% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES	<b>\$518,862.40</b>
<b>PROJECT TOTAL</b>	<b>\$4,842,715.72</b>

Note: Totals reflecting quantities different from those listed above, have not been approved by Jb+a, inc. (JB+a Project Total; \$4,842,715.72)  
This cost estimate is the Landscape Architect's opinion of probable cost but is not guaranteed because the Landscape Architect has no control over the market, the contractor's bid or the length of time between the estimate creation and the project bid.

**APPENDICES**

**Appendix C: Community Input Tabulations and Comments**

Refer to the attached Spreadsheets for a summary of the tabulated Community interests and concerns information collected at the initial public meeting.

# J.B. Williams Park Site Master Plan

## Community Interest Form Tabulations

### Facility / Program Priorities

(Data derived from 53 submitted forms)

Gwinnett Dept. of Community Services

jB+a park design studio

December 13, 2012

Program or Facility	Times Mentioned	Ranking				
		First	Second	Third	Fourth	Fifth
Multi Use Trails (Paved)	32	8	17	6	1	0
Playgrounds (tots/ toddlers/ tweens)	20	1	4	8	6	1
Picnic Areas / Facilities	19	6	3	7	3	0
Maintain as a Passive Park	13	9	3	1	0	0
Multi Use Field (Football, Lacrosse, Soccer)	12	10	1	0	0	1
Soft Surface Running Trails	11	5	2	3	1	0
Rental Pavilion	11	1	6	3	1	0
Preserving Existing Natural Areas	9	2	1	3	2	1
Baseball Field	8	3	1	2	2	0
Dog Park	6	1	1	1	3	0
Outdoor Basketball	6	0	0	2	2	2
Rest Room Building	3	0	2	1	0	0
Biking Trail (unpaved)	3	0	2	0	0	1
Open Space (unstructured play area)	2	2	0	0	0	0
General Recreation Facility	2	1	0	0	1	0
Community Center w/ Meeting Rooms	2	0	1	0	1	0
Disc Golf	2	0	0	2	0	0
Tennis	2	0	0	1	0	1
Supervised Activities	1	1	0	0	0	0
Access to Cole Road	1	1	0	0	0	0
Access to / from Maple Dr & Mary Dale Rd	1	1	0	0	0	0
Splashground	1	0	0	0	1	0
Special Needs Field	1	0	1	0	0	0
Horseshoe Pits	1	0	1	0	0	0
Indoor Basketball	1	0	1	0	0	0
Water Fountains	1	0	1	0	0	0
Family Time Activities	1	0	1	0	0	0
Gymnasium	1	0	1	0	0	0
Five Forks Rd. Widening w/ Center Lane	1	0	0	1	0	0
Gardens	1	0	0	1	0	0
Bocce Courts	1	0	0	1	0	0

# **J.B. Williams Park Master Plan**

## **Park Concerns Form Tabulations**

(Data derived from 53 submitted forms)

**Gwinnett Dept. of Community Services**

**jB+a park design studio**

December 13, 2013

<b>Community Concern</b>	<b>Times Mentioned</b>	<b>Ranking</b>
Traffic Issues - Congestion & Access to/ from adjacent roads	26	1
Noise Pollution	11	2
Impact on Wildlife / Existing Flora / Preservation of land	9	3
Lighting	9	3
Security issues / increased crime	8	4
Pedestrian safety between parks (crossing Five Forks Trickum)	7	5
Impact on adjacent properties	7	5
Impact on permeable surface / runoff to streams	6	6
Impact on property values	5	7
Park Hours (long hours of operation)	5	7
Outdoor Basketball Courts (loitering, drug use, fights, gangs)	5	7
Park Maintenance	4	8
Narrow user base (only youth athletics)	3	9
Parking	3	9
Preservation of Existing House and trees	3	9
Homeless vagrants in Park	2	10
Unsupervised activities in park	2	10
Loitering of teenagers in park	2	10
Short Trails / all paved trails in park	2	10
Cost to YAA to support 2 concessions	1	11
Trash / refuse in park	1	11
Cost of Park	1	11
Connections to Existing trails / parks / sidewalks	1	11
No water fountains / restroom availability	1	11

Comments from the J.B. Williams Park Master Plan  
Community Input Meeting 12.13.12  
(Data derived from 53 submitted forms)

1. Major concern would be the impact on adjacent property owners on Chartley Drive, the impact on nature and wildlife currently residing in the woods /forest, the impact on permeable surfaces to run-off and streams and the impact on property values and quality of life of adjacent home owners.
2. There is nothing in the 2004 Master Plan, 2007 CIP, 2012 survey that mentions the need of what is being proposed.
3. You and this plan DIRECTLY affects my quality of life. I am an adjacent land owner and I am FEARFUL of the noise pollution and light coming into my property.
4. What I heard tonight was pure bullying "we bought the land, we're building a football field and there is nothing you can do about it".
5. Only a few people will benefit from football, the rest of the people will be left out and to pay the tax. We need something for everybody; covered picnic areas, playgrounds, some ball fields and something for smaller kids.
6. The adjoining subdivision (Westchester) recently started a neighborhood watch. I REALLY don't want kids hanging out at the park and drifting into the neighborhood causing trouble. Plans need to be made to project that possibility.
7. With the proximity of the two parks and the traffic levels on Five Forks, my primary concern is safety of park users when moving between the spaces. Also ensuring cars can safely enter / exit the park.
8. Would like to see plenty of open space left as habitat for existing flora & animals
9. I would like to see a free leash contained dog area with pond so dogs can learn to swim.
10. I have a fear of negative impact on homes / properties adjoining the park property, the thinning or removal of the wooded barrier between the homes, a fear of flooding or filling in of the stream as has resulted from the development of the Gamer Creek Subdivision and a busy park on a busy street. I have a fear of increased traffic problems on Five Forks, decreased property values in Westchester Subdivision if these issues are not addressed. We already have significant noise impact periodically from the Gwinnett Soccer Association Fields. Usage agreements hammered out in order for close-by "practice fields" to be built were not kept after a few years.
11. Maintenance for the park and all parks will be stretched thin. We barely have the money to maintain what we have now. How can we maintain another park?
12. Traffic impact has not been studied enough.
13. Will development of the park displace the deer habitat?
14. Why do we need this park at all?
15. How will this affect homeowners on adjacent properties?
16. As a member of the MPAA the new park is welcome. I would recommend an inside community center with indoor basketball and maybe other rooms to supplement the current Depot.
17. I'm concerned about the cost of the YAA to support two concession stands. It will create an undue hardship financially.
18. A pedestrian light will be needed for kids and families to safely cross the street between the two parks.
19. We need playgrounds, open fields (for soccer, Frisbee, picnic, etc), trails, shady and sunny areas, SHADED PLAYGROUND!! SPRAY PARK!! Access to Cole road from Five Forks (for walking to schools), and a public soccer field – GSA you can't use.
20. We need more frequent pedestrian crossings between Mtn. Park and J.B.Williams – footbridge over the road or a tunnel.

21. If picnic facilities are to be included in the plan, those facilities (tables, grills, etc) need to be within reasonable walking distance of parking (unlike current situation at Mountain Park Park).
22. Will there be multiple entrances / exits with adequate dedicated turn lanes off of Five Forks Trickum?
23. Will there be traffic control devices at the entrance(s)?
24. How late in the evening will football games last? Noise?
25. Will there be sufficient parking to accommodate the number of vehicles during the time period overlap between games?
26. What portion or percentage of the property will be developed?
27. What permanent facilities / fences will be developed? Unsightly?
28. How much land will be left "as is"?
29. Thank you for the excellent meeting!
30. I would love to see walking trails at the new park location. I am a great granddaughter of J.B. Williams and would love to take my children walking around their great great grandfather's land and home. I would also like to see pavilions and a place for family gatherings. I remember so many picnics out in the yard and would love the land to be used for and remembered for a place for families to spend time together. I also would love a playground for families to bring young children to. I would love to see a quiet place of trails used for recreation. It is such a beautiful piece of land and my concern that it would become a loud park and the beauty of the surroundings would be lost. Mountain Park has grown so much and I would love to see some land full of trails left for people to enjoy the natural beauty of this southern city.
31. The runners in the area need a soft path to run on. Every surface in the immediate area including existing Mountain Park Park is either concrete or asphalt surfaces. Also, Parkview High School desperately needs a soft surface for young runners to train on. We are one of the few high schools in the whole county that have no planned soft paths to run / train.
32. I'd like to see the fruit trees and the house left alone and preserved. I live right behind (the) area and I am worried about loud noise and bright lights. I love the preservation done at Alexander Park and I'd like to see similar preservation. I do not want another play field.
33. I am concerned about areas that will attract unsupervised teens. I do not want this area to become like the area near the skate park where teens do drugs in the woods.
34. Will there be a stop light at the entrance to the park?
35. Exiting from hickory and Marydale is extremely difficult due to the traffic from Cole Rd. Many people in Ridgeland Forest exit on Lake Lucern Rd and come back around to Five Forks because the traffic is too heavy on Five Forks. The main entrance to the J.B. Williams Park needs to be opposite Maple Drive and there has to be a traffic light to allow traffic to safely exit the park and the Marydale Ridgeland Forest Neighborhood.
36. Park needs to have lighting that does not contribute to light pollution.
37. It will be an eyesore and I won't be able to get out of my street. It can be hard waiting for both lights to hold off traffic to get out.
38. The land looks nice as it is except for the no trespassing signs on public land.
39. The current retention pond by the library looks awful.
40. The football field needs to be separate from the baseball. The park needs an indoor facility for summer camps, senior facility. The football field should be used for football in the fall, possibly lacrosse in the spring and camps in the summer (Parkview Community School or other)
41. Need room for cross country practice runs
42. Need larger baseball field – 15-19 year olds.
43. Football field need to be more than just a football field.
44. No open basketball courts
45. We do not need soccer fields since we have fields on Cole Rd.



46. Park needs to serve a diverse constituency and not focus on needs of MPAA.
47. With the proximity to Mountain Park Park, Williams Park should have a narrower use e.g. football fields, baseball fields. The rest should be walking trails or a passive park.
48. Park plan needs to consider Mountain Park and GSA complex.
49. I'm concerned about the increased traffic if property is used for sports fields, I don't want to see loss of property in natural state. Currently have to travel to Harbins or Tribble Mill Parks for natural surface walking trails.
50. We have a great park system, let's not let spending get out of sight and control traffic better.
51. What is a use plan and how much money is to be spent?
52. Leave the lower areas alone, no trails, greenspace only (wetlands)
53. My concern is that there will not be a passive open field. The open area at Mountain Park Park on Pounds Road side is always full of school age and adults playing games and picnics.
54. Need trails to existing trails and sidewalks.
55. Use the floodplain as a nature preserve / bird sanctuary for students at Parkview High / Camp Creek Elementary.
56. The little strip of land that abuts Cole Road is a wetland and a flood zone. In 2009, there was a terrible flooding in that area (School buses at Parkview were overturned). This area should NOT be developed, as you could increase the volume of water during the next flood event.
57. I am a runner at Parkview High School and we have no soft surface trails to run on. Due to constantly running on asphalt our team is suffering many injuries. There are no parks in the local area that have soft trails. I would love to see a natural trail put in along the perimeter of the new park. I want to also see a passive park. There is no need for more athletic fields because Mountain Park Park already has all the athletics.
58. Being an avid runner and captain of the Parkview Cross Country team I see the opening of this park as a very important addition. Currently we (the team) do not have an area to run with soft ground. I wish to see a soft ground track created at this park. The track could be the perimeter. Also I wish for an adequate number of water fountains and facilities.(Restrooms)
59. As the cross country and track coach at Parkview High School, I would love to see the natural trail around the perimeter of the park. Our community desperately needs soft surfaces for recreational use. Too many of our parks are covered with concrete or asphalt which leads to injuries for those people that jog, run, or walk on them. This natural trail should be relatively low maintenance and one of the cheapest additions to the park. I would like this trail as long as possible – at least 1000 meters but prefer 1600 meters.
60. I would like to see J.B. Williams Park as a passive park, particularly an open space park because it is an example of well preserved land that has natural, scenic, and cultural values, resources and landscapes. I would like to see it developed with minimal amenities. It is rare to have a piece of land that is so well preserved in Gwinnett County today. This property, with its many natural qualities, should bolster the County's Commitment to preserve natural areas and it will enhance the quality of life for all of Gwinnett's citizens. The 1882 home should also be preserved, it is very important to the community whether you acknowledge it or not. Histories of the older homes are important to the county. I would not like to see it get torn down. If you absolutely have to get rid of it, please contact a historic preservation group and offer it to someone for free to move.
61. An active park is not the best use for this property. It should be an open space park, due to its size. I believe that the artificial turf football field is a done deal due to three built in the County Parks all this year (Harbins, Bryson, Mountain View, etc). You do not need an artificial turf field at every park. Mountain Park has been doing fine for years with their current set up. Other than preserving the land, my main concern is the plan

for the historic home. The house meets all the criteria to be on the National Register of Historic Places. The County should not tear it down.

- 62. Need a fence to separate the park from homes.
- 63. Take in consideration of the neighbors
- 64. Design a park that requires minimal upkeep.
- 65. Need to work with Safety Smart Lilburn with Safety and Police Department.
- 66. No basketball courts! I do not want them; we have problems with the skate area at Mountain Park Park.

**APPENDICES**

Appendix D: Initial Base Survey Map  
Refer to the attached map.





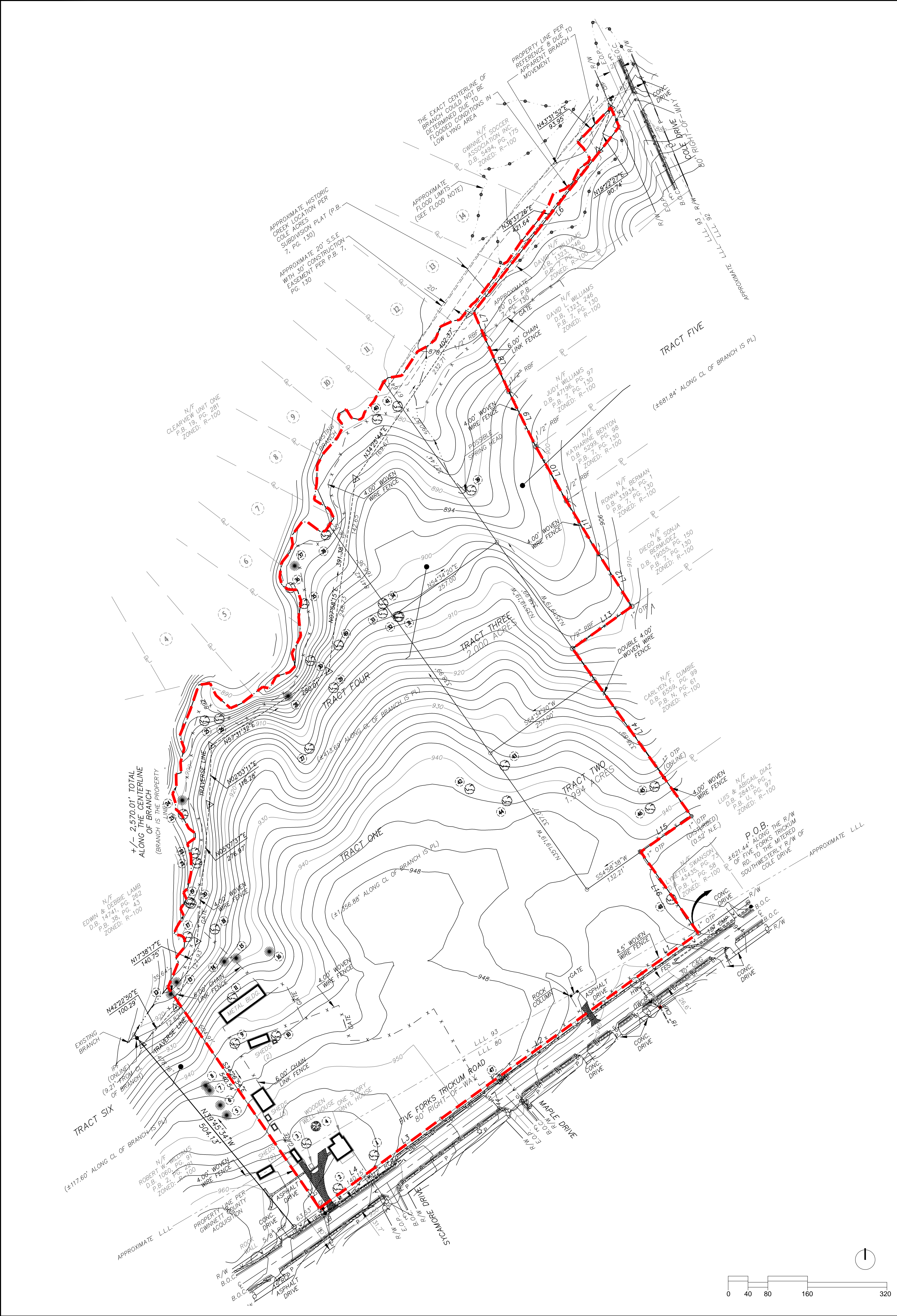


**APPENDICES**

**Appendix E: Final Revised Base Survey Map**

Refer to the attached map.





Prepared for:  
Gwinnett County Department of  
Community Services

Prepared by:



FINAL REVISED PARK SITE SURVEY

J.B. WILLIAMS PARK

February 6, 2013

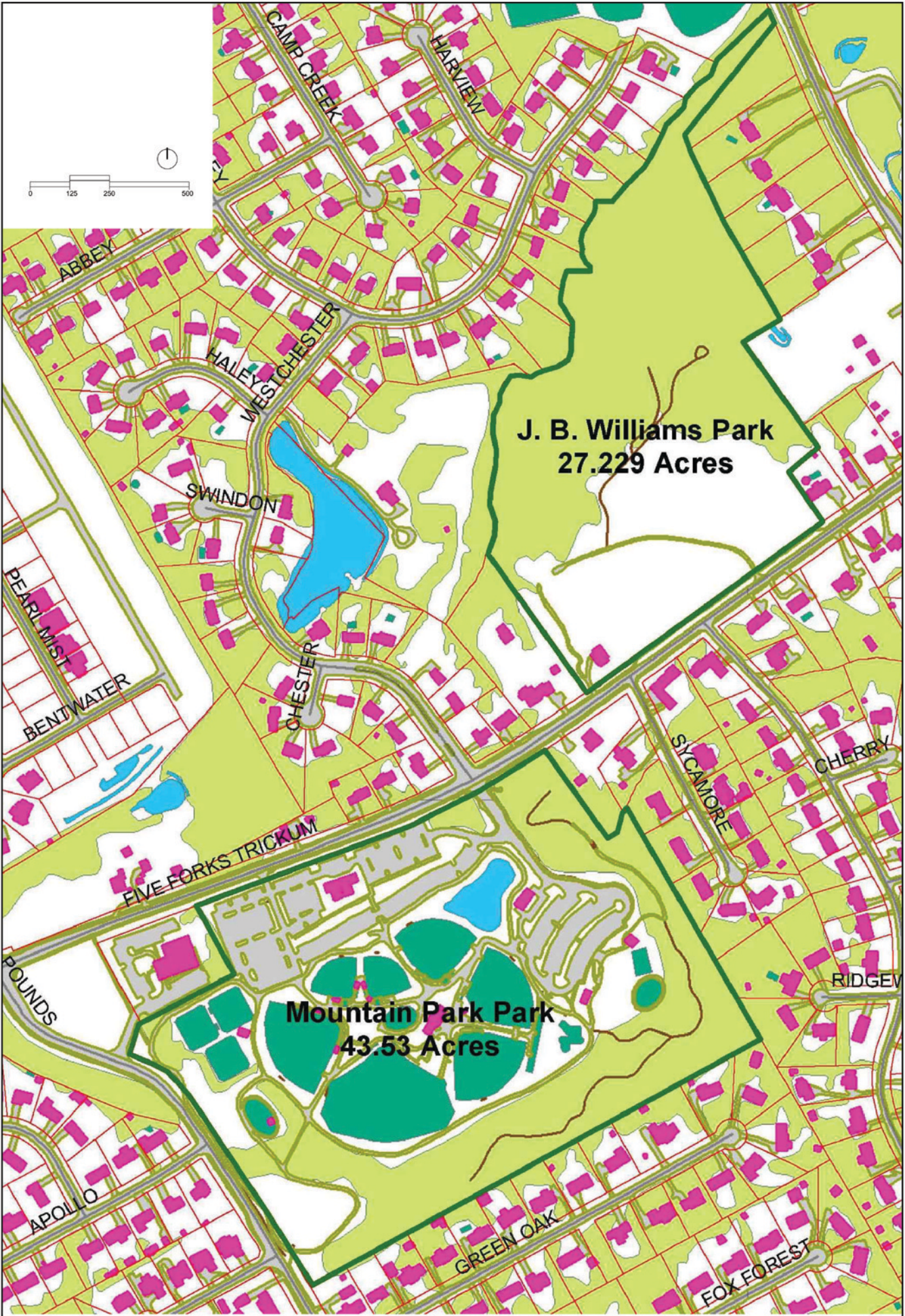


**APPENDICES**

**Appendix F: J.B. Williams Base Context Map**

Refer to the attached map.





**APPENDICES**

Appendix G: J.B. Williams Landscape Characteristics Map  
Refer to the attached map.





16+ acres Forest on Steep Terrain,  
Stream Buffers and Floodplain

8.76 Acre Field with  
moderate topography

Development Setbacks

J. B. Williams Park - 27.229 Acres  
Land Characteristics

MOUNTAIN PARK PARK



**APPENDICES**

**Appendix H: J.B. Williams Topo Stream Map**

Refer to the attached map.







**APPENDICES**

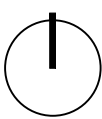
Appendix I: 1955 J.B.Williams Community Park Site Aerial Photograph  
Refer to the attached aerial photo.





Prepared for:  
Gwinnett County Department of  
Community Services

Prepared by:



1955 AERIAL PHOTOGRAPHY  
**J.B. WILLIAMS PARK**  
December 13, 2012

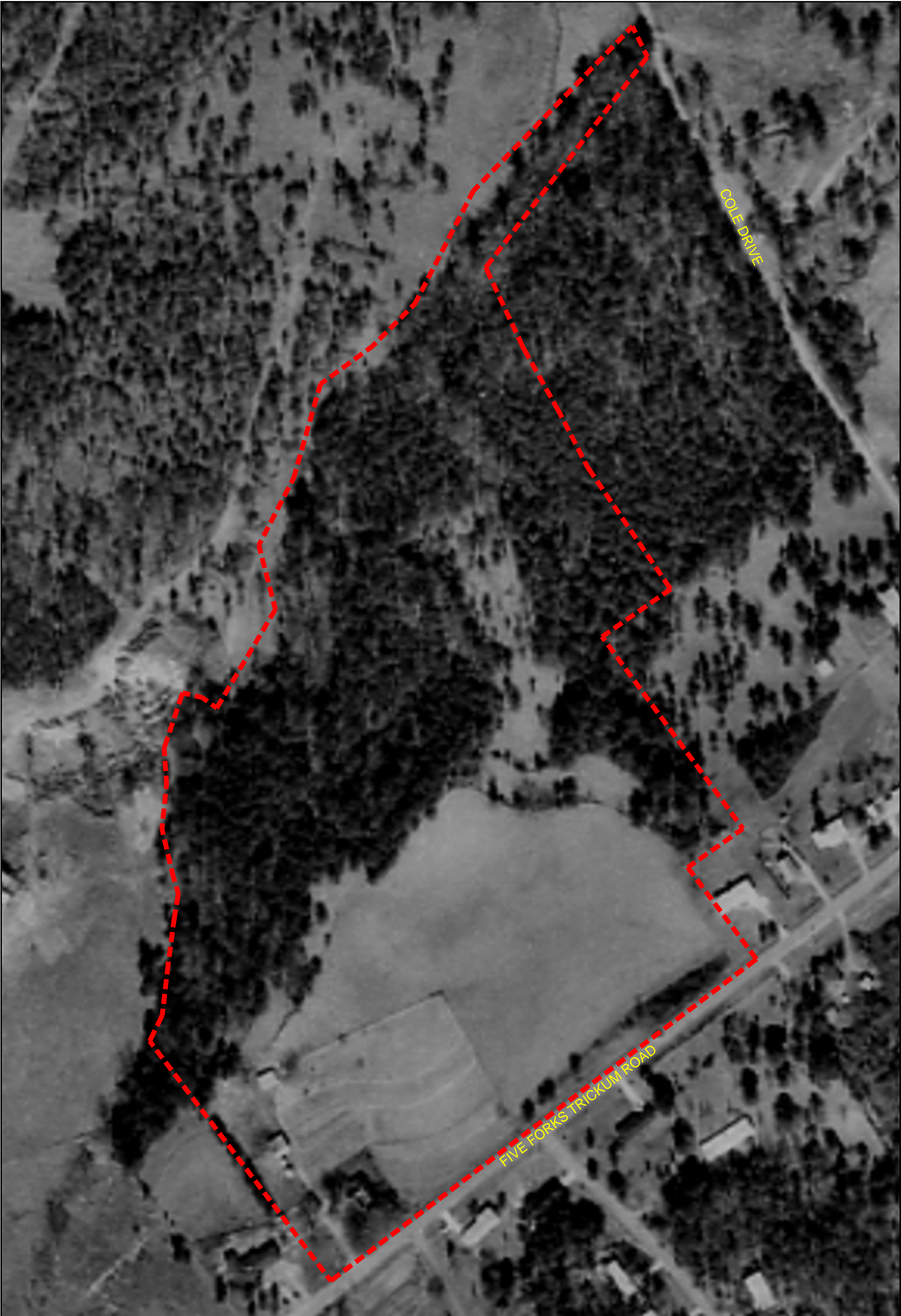


**APPENDICES**

Appendix J: 1972 J.B.Williams Community Park Site Aerial Photograph

Refer to the attached aerial photo.





Prepared for:  
Gwinnett County Department of  
Community Services

Prepared by:



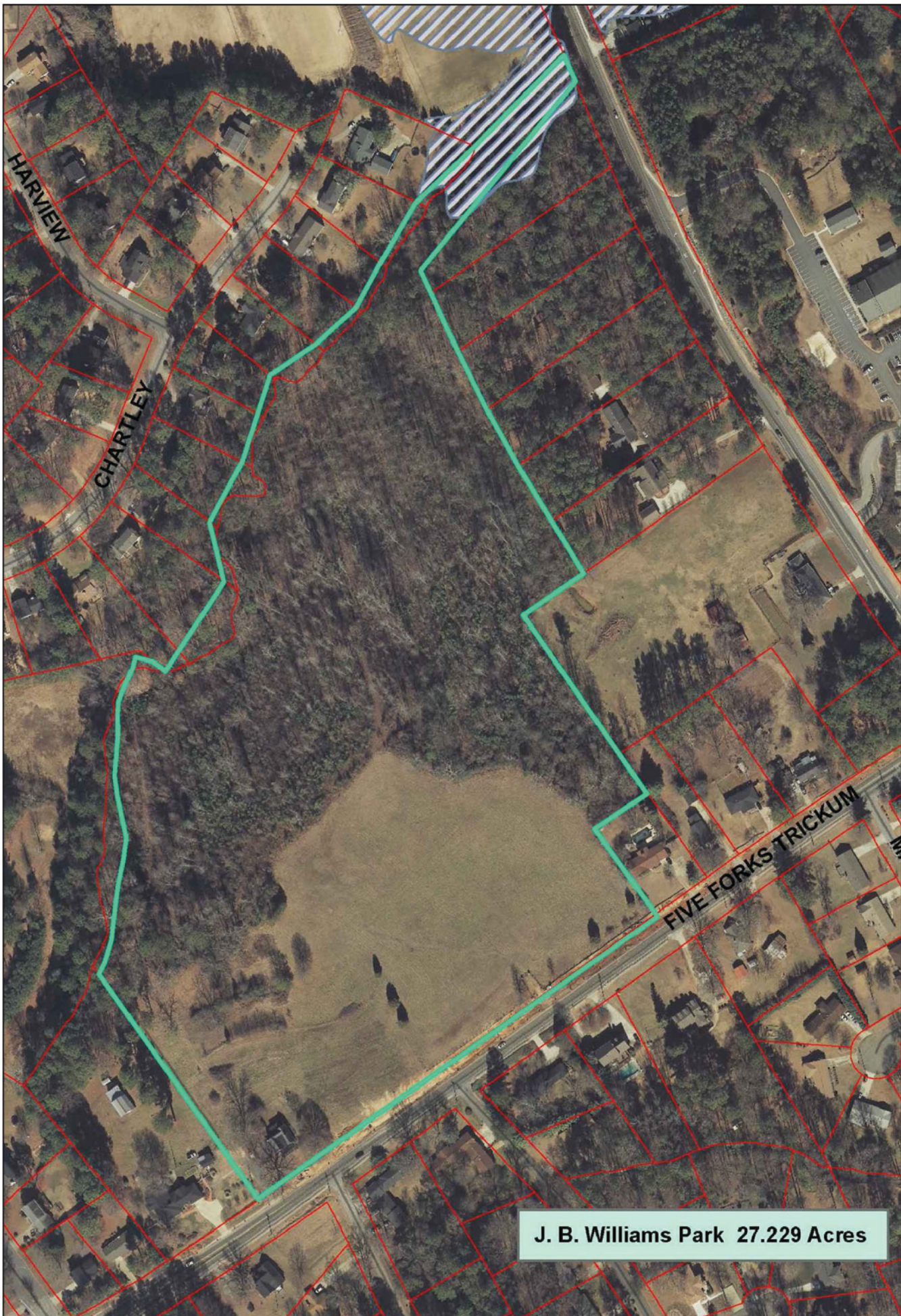
1972 AERIAL PHOTOGRAPHY  
**J.B. WILLIAMS PARK**  
December 13, 2012



**APPENDICES**

Appendix K: 2012 J.B. Williams Community Park Site Aerial Photograph  
Refer to the attached aerial photo.





**J. B. Williams Park 27.229 Acres**



**APPENDICES**

Appendix L: Mountain Park Athletic Association Letter  
Refer to the attached letter.

**Raymond B. Lail, President**  
**Mountain Park Athletic Association**  
**P.O. Box 870748**  
**Stone Mountain, GA 30087**

January 21, 2013

Gwinnett County Parks & Recreation  
Attn: Mr. Rex Schuder  
75 Langley Drive  
Lawrenceville, GA 30046

Dear Mr. Schuder:

The board of directors met in December and a motion was made and passed regarding the Board's position on the location of the football field at its present location or at the J.B. Williams Mountain Park Annex.

The Board of Directors passed the motion that the football field stay in its current location rather than being moved to the J.B. Williams Mountain Park Annex.

The majority of the Board felt that this decision would have the least amount of impact on the surrounding neighborhoods, and that it would be more manageable both logistically and financially if the football field remained at Mountain Park and the new baseball field was constructed, along with other facilities, at the J.B. Williams Annex.

Sincerely,



Raymond B. Lail  
President, MPAA

Mountain Park Athletic Association – Board of Directors

President - Raymond B. Lail  
VP Admissions - Rudy Talik  
Secretary - Stephanie West  
IT Director - Kelly Lindsey  
Basketball Director - Ray Henry  
Cheerleading Director – Jodie Chamberlain  
Softball Director - Bruce Marlette

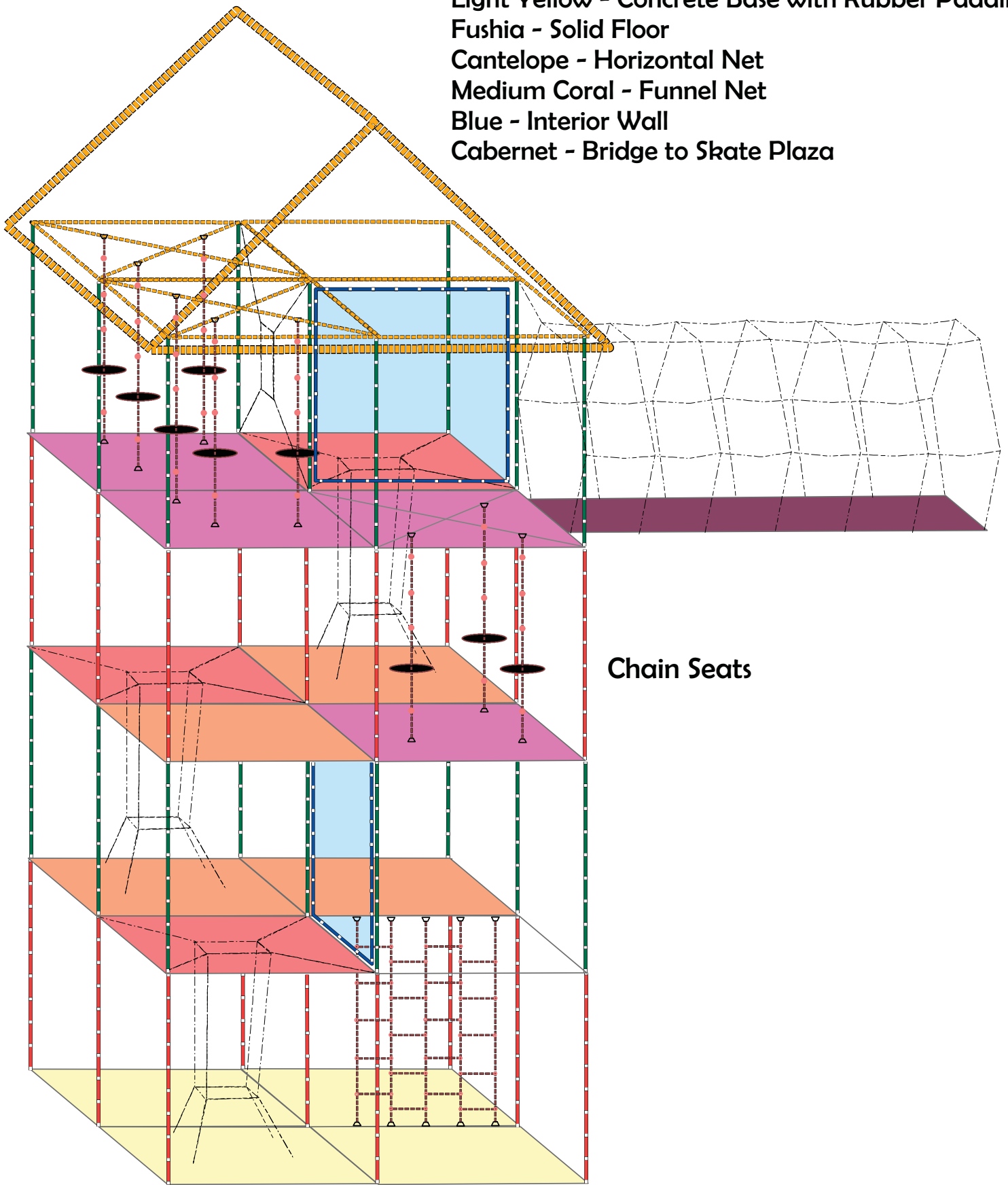
VP Concession Stand - Henry Page  
Treasurer - Michael Nieman  
Two Year Director - Jamie Rowe  
Baseball Director - Ben Michael  
Football Director - Eric Miller



**APPENDICES**

Appendix M: Older Children's Activity Area Climbing Tower Concept  
Refer to the attached concept drawings.

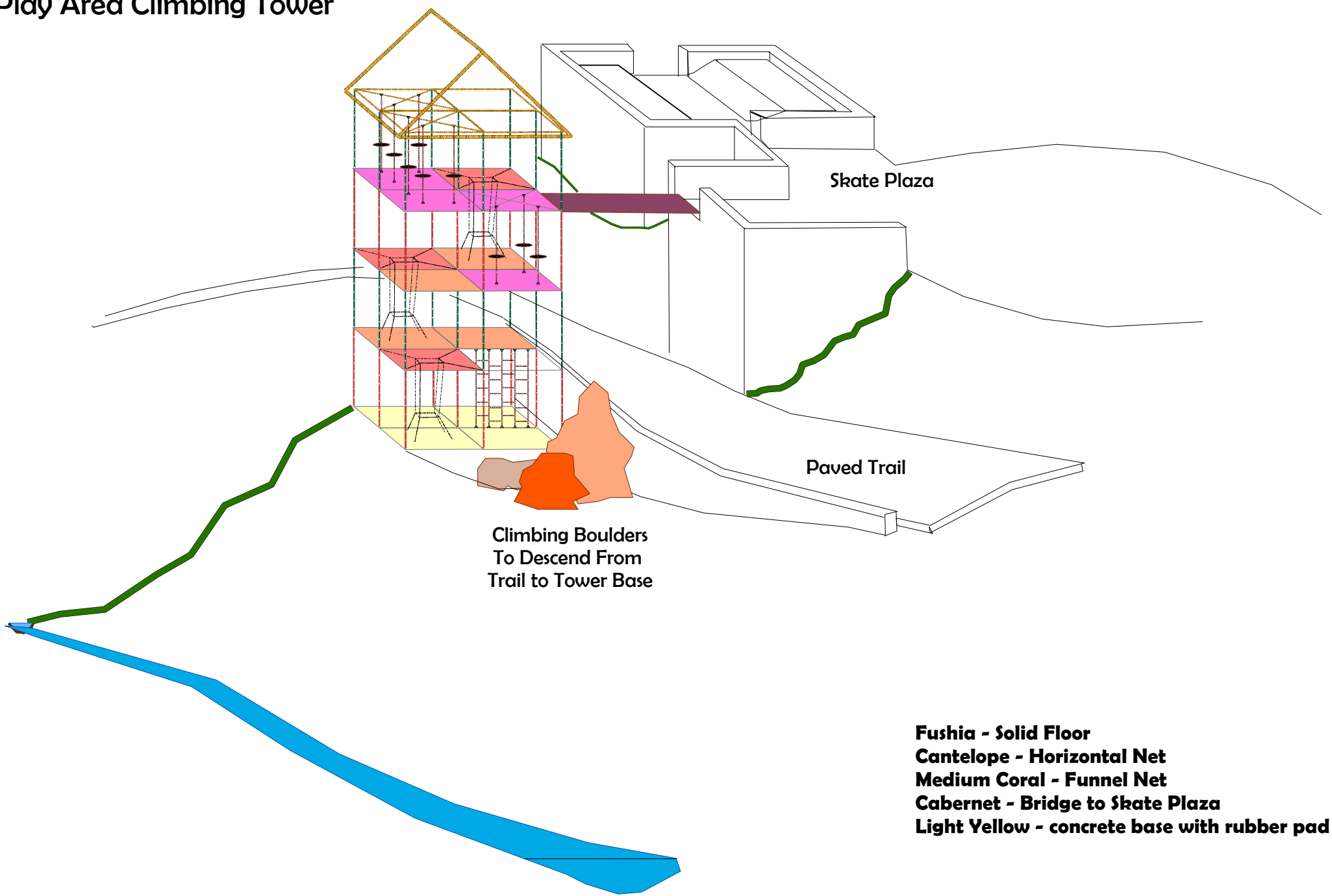
Light Yellow - Concrete Base with Rubber Padding  
Fushia - Solid Floor  
Cantelope - Horizontal Net  
Medium Coral - Funnel Net  
Blue - Interior Wall  
Cabernet - Bridge to Skate Plaza



## J. B. Williams Park Climbing Tower

# J. B. Williams Park

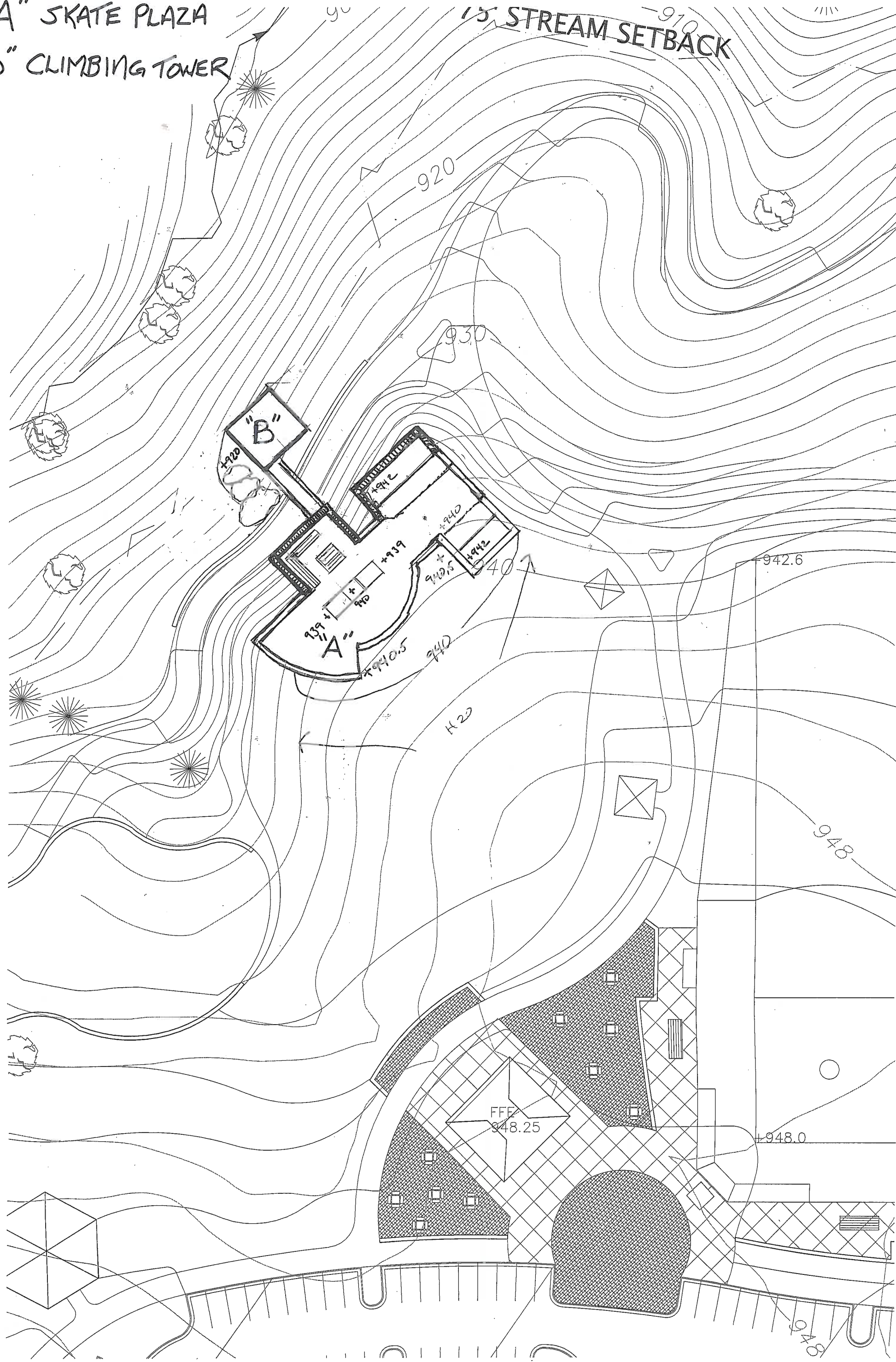
## Tween Play Area Climbing Tower



"A" SKATE PLAZA

"B" CLIMBING TOWER

15' STREAM SETBACK



## APPENDICES

Appendix N: HAGS Concept Graphic for Climbing Tower  
Refer to the attached concept drawings.

NOTE: As indicated in this Project Report (RE: Older Childrens Activity Area - Pages 22-23) this Climbing Tower Concept was well received by the Steering Committee but not included in the Phase 1 development of J.B. Williams Park. The following graphics provide an illustrative vision for the Climbing Tower Concept utilizing HAGS “off the shelf” play equipment. Estimated cost for this climbing tower is \$217, 000. (\$175,000 for the climbing tower + \$42,000 for installation)



# J.B Williams Park Climbing Tower



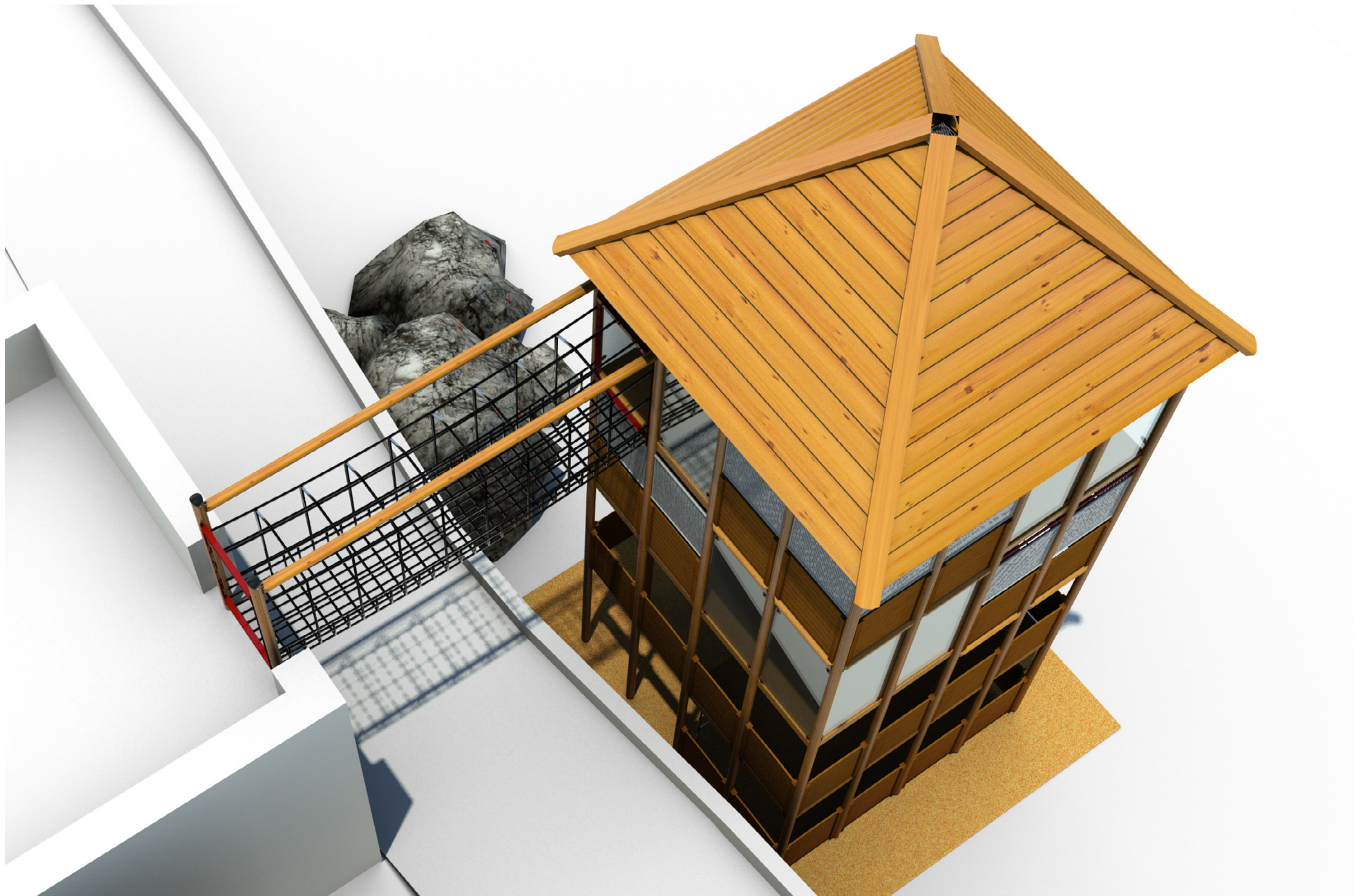








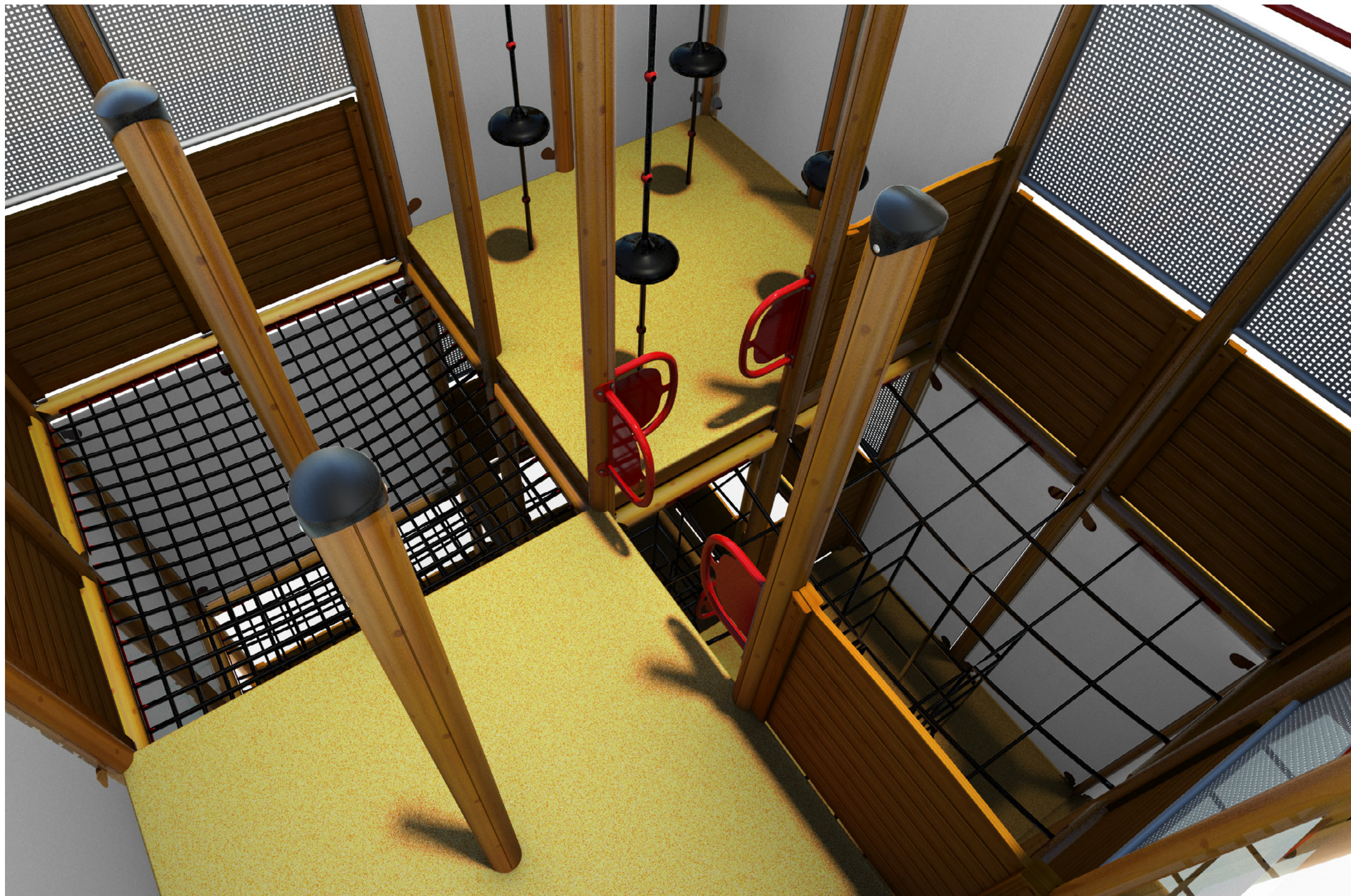




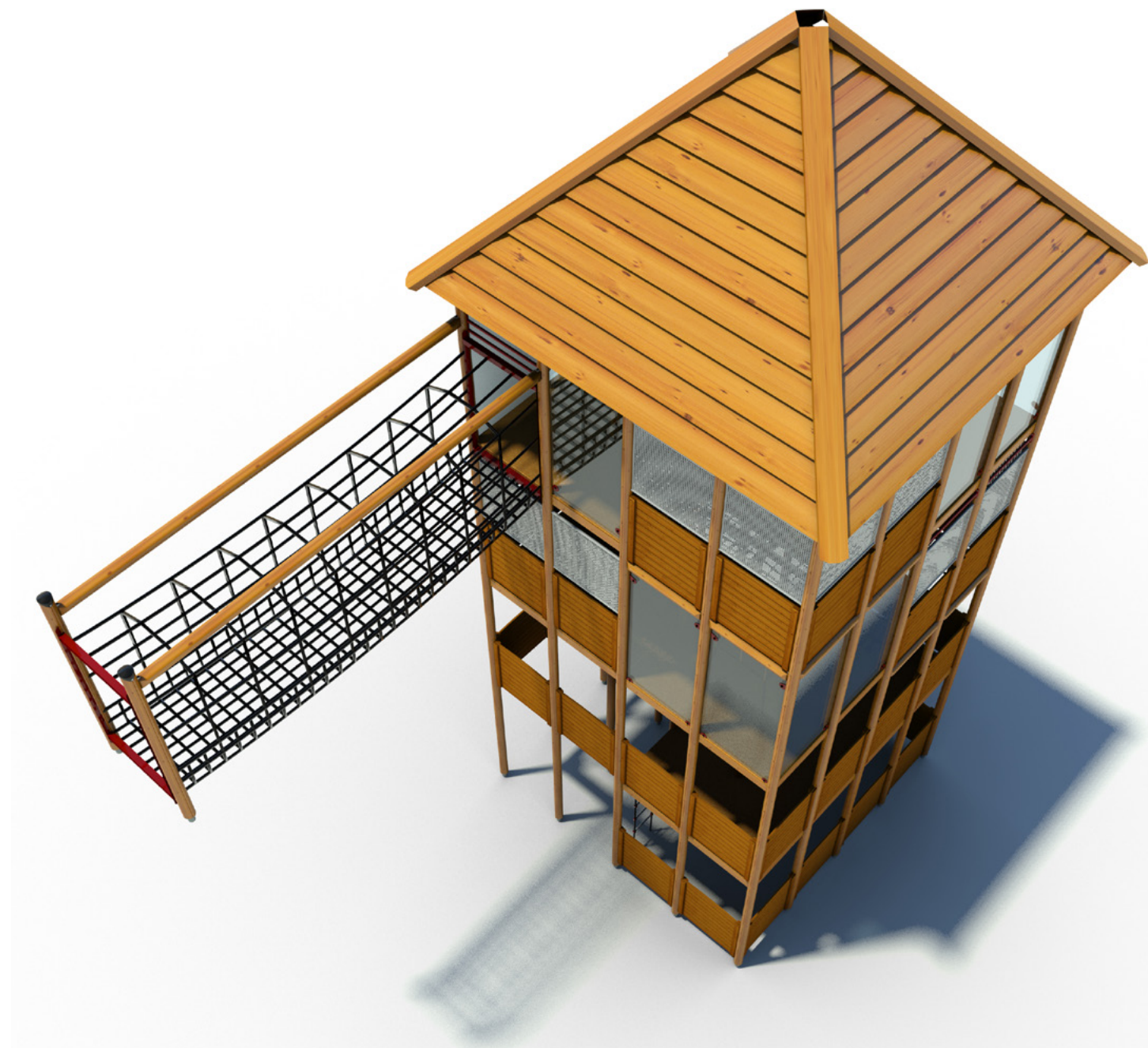








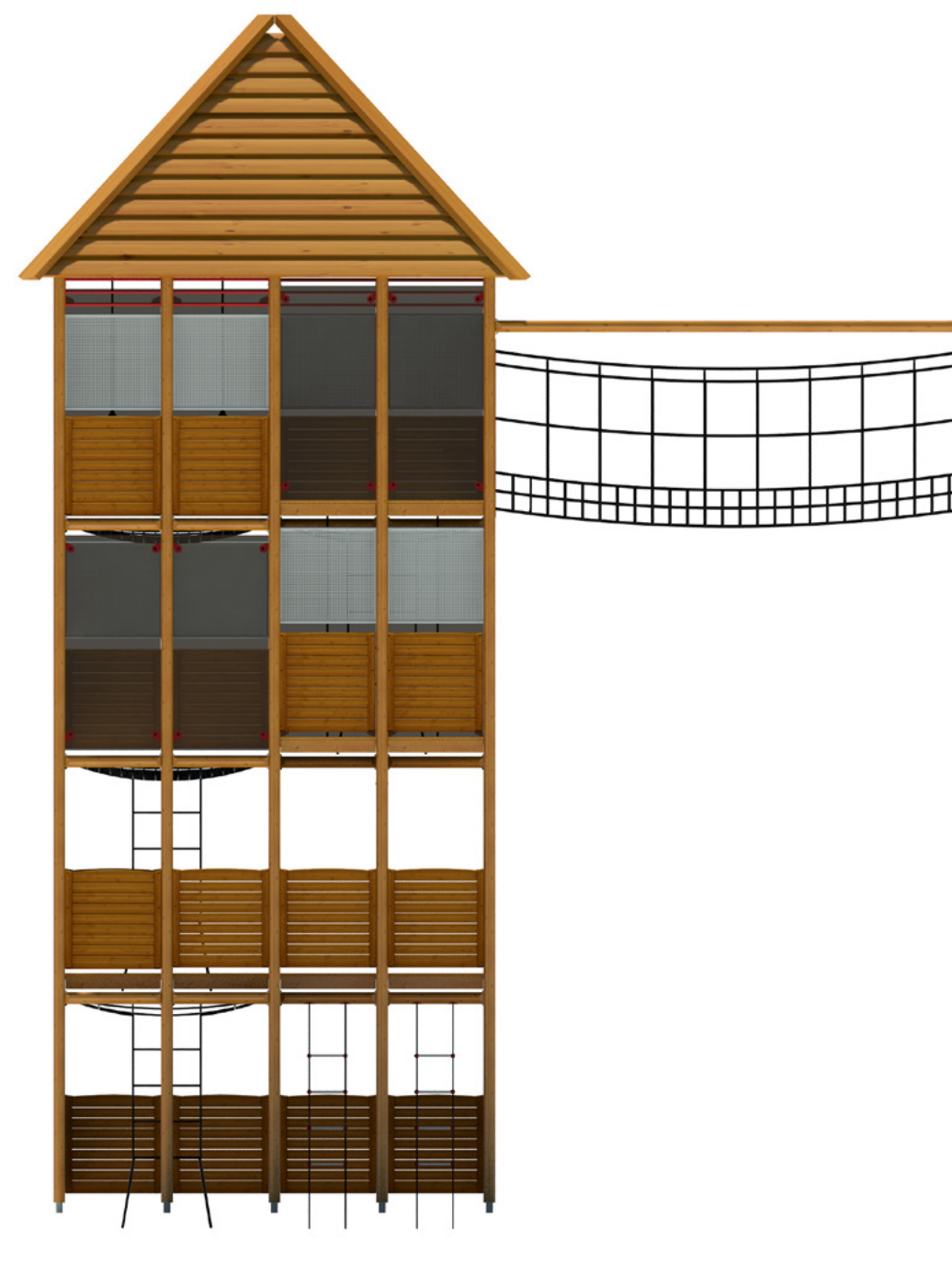




# HAGS

Inspiring all generations





# HAGS

Inspiring all generations

**[www.hags.com](http://www.hags.com)**

CONTACT: Malte Berkesten FOR MORE INFORMATION.



**APPENDICES**

Appendix O: CPTED Graphic

Refer to the attached graphic

### SOLID = UPPER PLATEAU

MOST FREQUENT USE  
SUNUP TO PARK CLOSING  
DARK PURPLE

FREQUENT USE  
MID-MORNING TO PARK CLOSE  
GINGER PINK

MORE PERIODIC USE  
MID-MORNING TO PARK CLOSE  
FUSHIA PINK

PERIODIC USE  
AFTER SCHOOL/WORK  
UNTIL PARK CLOSING  
BLUE

### HATCHED = LOWER PLATEAU

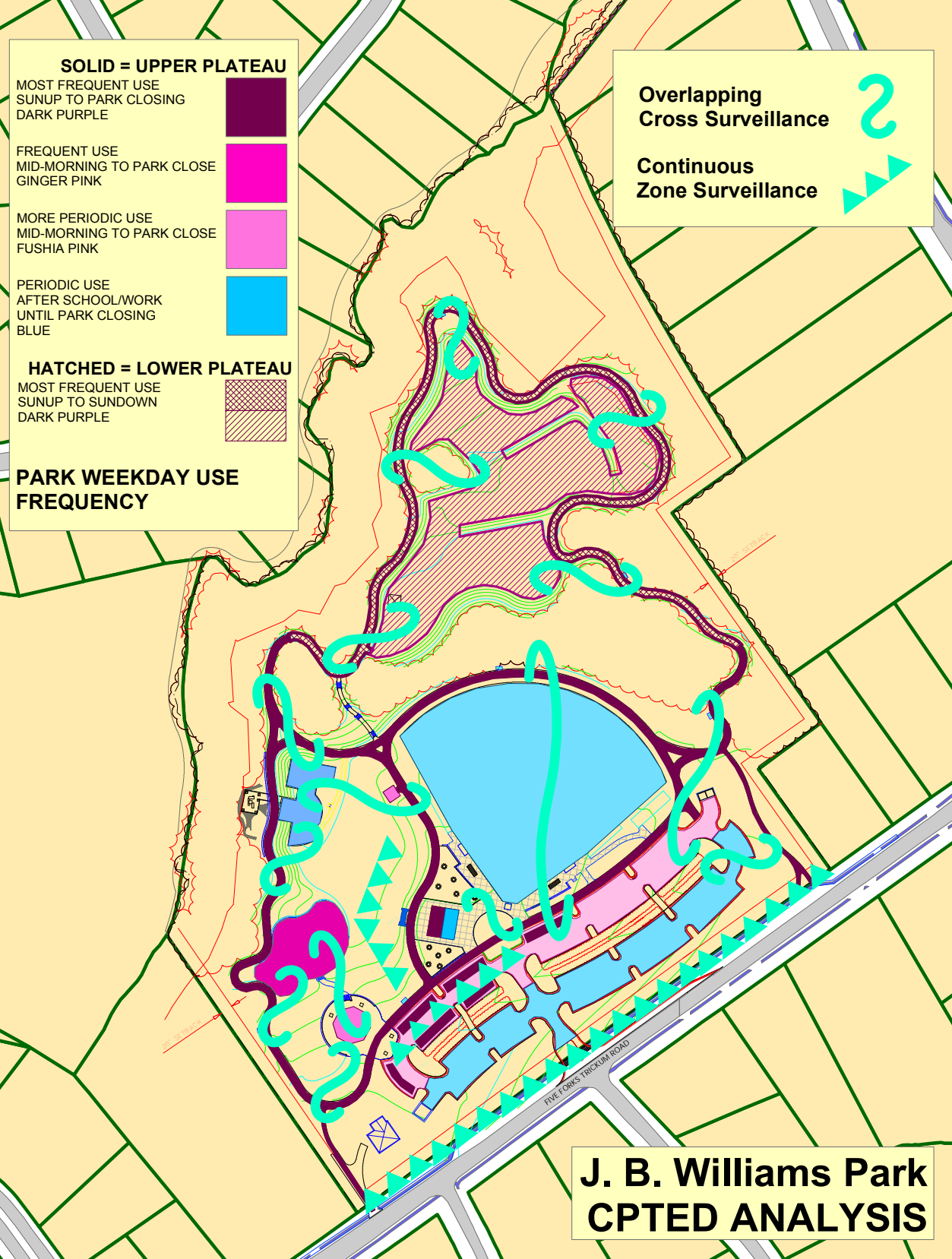
MOST FREQUENT USE  
SUNUP TO SUNDOWN  
DARK PURPLE

### PARK WEEKDAY USE FREQUENCY

Overlapping  
Cross Surveillance



Continuous  
Zone Surveillance



**J. B. Williams Park  
CPTED ANALYSIS**



## **APPENDICES**

### **Appendix P: Meeting Minutes**

Refer to the attached meeting minutes for a summary of the discussion and presented materials at each steering committee meeting.

## **JB WILLIAMS PARK MASTER PLAN – Community Interest Meeting**

Minutes from: 12.13.12 Community Input Meeting

Attendees: Gwinnett County Department of Community Services- Phil Hoskins, Grant Guess, Rex Schuder, Tina Fleming, Eric Horne

jB+a, inc. - Raigan Carr

Approximately 75 Community participants

Location: Mountain Park Activity Building  
Gwinnett County, Georgia

Time: 7:30pm – 9:00 pm

---

The meeting was conducted in an open house format. Boards located at the front of the room included: Park Site 1955 Aerial Photo, Park Site 1972 Aerial Photo, Park Site 2012 Aerial Photo, Park Site Survey, Context Map, Site Topo and Stream Map, Land Characteristics Map.

Public Interest and Concerns form was distributed as public participants entered. The role of the public at the meeting was discussed utilizing the public interest form. The form included an area where participants could list their interests, park priorities and their concerns.

Prior to the commencement of the meeting, participants were encouraged to view the various maps. Discussions and questions concerning the park included the following:

1. Where is the money coming from? SPLOST dollars
2. How will the park be maintained when operations and maintenance are already stressed? Operations and Maintenance have already been budgeted for.
3. How will traffic be affected? Potentially there will be an increase specifically if baseball and football are running simultaneously. However, traffic will increase during events only. Do not foresee significant increase during peak traffic hours. No park has ever generated enough traffic to warrant a traffic light.
4. What are you going to do with all the deer in the park? Not planning on relocating them. Based on the topography of the park there more than likely will be a significant portion of the site that may still be inviting to the existing deer.
5. What will the fencing of the park look like? County does not fence parks; however, existing perimeter fencing may remain.
6. Where will the dumpster be located? Not determined in the master planning stage, but typically it is located in the parking lot.

As the meeting commenced, Grant Guess gave an overview of the meeting and indicated that the JB Williams Park will have a lighted field (Ball field or Multi use field TBD) plus additional facilities to complement Mountain Park Park. Rex Schuder then explained the master planning process and proceeded to explain the role of the Steering Committee and discussed how the information gathered on the public interest forms would be collated, tabulated and organized by the consultant and then presented to the Steering Committee for use during the Master Planning Process.

Applications were handed out to those interested in serving on the Steering Committee.



The floor was then opened for questions

1. How long does the design / construction process take? Approximately 2 years.
2. Is the 27 acres showing the entire property? Yes.
3. Compared to Mountain Park Park what percentage of the park will be paved and or parking? The master plan will determine those percentages. Cannot answer that question at this time because the master plan has not been done.
4. Is there any chance the site could be left as just greenspace? No. The only areas that could conceivable be left in greenspace are the areas where the engineering exceeds the cost.
5. Are you planning on having additional meetings to address noise and lights? No, we would like to have those people on the steering committee.
6. Are there any plans for what will happen to the existing house? County is working on a plan for the existing house.
7. Given that Bryson Park was just finished, is there still a need for another artificial turf field so close? Yes, the most recent Needs Assessment Survey dictates that there is a need.
8. Is that way the park property was purchased? The land was purchased to relieve the stresses at Mountain Park Park.
9. Why does the park need to have a sports field anyway? Operation problems with the overlaid fields at Mountain Park Park. There are two options, move the pony field to JB Williams Site or move the football field. Whichever field is moved, there will be some design necessary at both parks.
10. Where will the entrance to the park be? Various criteria will determine location, sight distances, distances between intersections, design speeds, etc. Entrance will be determined during master planning process with input from County DOT.
11. Can the entrance be off Cole Road? No, the piece of land nearest Cole Road is in floodplain and will not accommodate a park entrance.
12. There is lot of traffic at Maple Road, what kind of traffic will the park contribute? Park will not generally produce traffic during peak hours, and no County Park has ever generated enough traffic to warrant a traffic signal.
13. There were improvements done on Five Forks Trickum, were they done in preparation for this park? No, not specifically for the park, but they may end up helping the park.
14. What will the typical hours of operation be? Sunrise until 11:00pm.
15. Will there be a skate area? There needs to be a place for smaller skateboarders. Park elements will be determined during the master planning process.
16. There is a significant buffer to the adjacent properties in Mountain Park Park, can we assume the same for these adjacent owners? The buffer at Mountain Park Park was unusual in width. There will be a buffer to adjacent property owners at JB Williams Park; generally setbacks are within 50' of property line.
17. How much parking is required for each of the sports fields? 90 parking spaces for a Pony field, 350 parking spaces for a Multiuse field.
18. Is an environmental impact study required? No, this is not a federally funded project. However, the consultant will not design without keeping these impacts in mind.
19. Are there other parks so close together that people have to cross such a busy road? Pinckneyville Park- Old Peachtree Road is fairly busy and separates the Soccer Complex from Ballfield Complex. Rabbit Hill Park - Rabbit Hill Road is not as busy and separates its Soccer Complex from its Multi-Purpose Field Complex. Collins Hill Park - Collins Hill Road separates the Collins Hill Aquatic Center from the park itself, however, the two are connected at a traffic light.

The meeting concluded at approximately 9:00pm

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.

# J.B. Williams Park Site Master Plan

## Community Interest Form Tabulations

### Facility / Program Priorities

(Data derived from 53 submitted forms)

December 13, 2012

Program or Facility	Times Mentioned	Ranking				
		First	Second	Third	Fourth	Fifth
Multi Use Trails (Paved)	32	8	17	6	1	0
Playgrounds (tots/ toddlers/ tweens)	20	1	4	8	6	1
Picnic Areas / Facilities	19	6	3	7	3	0
Maintain as a Passive Park	13	9	3	1	0	0
Multi Use Field (Football, Lacrosse, Soccer	12	10	1	0	0	1
Soft Surface Running Trails	11	5	2	3	1	0
Rental Pavilion	11	1	6	3	1	0
Preserving Existing Natural Areas	9	2	1	3	2	1
Baseball Field	8	3	1	2	2	0
Dog Park	6	1	1	1	3	0
Outdoor Basketball	6	0	0	2	2	2
Rest Room Building	3	0	2	1	0	0
Biking Trail (unpaved)	3	0	2	0	0	1
Open Space (unstructured play area)	2	2	0	0	0	0
General Recreation Facility	2	1	0	0	1	0
Community Center w/ Meeting Rooms	2	0	1	0	1	0
Disc Golf	2	0	0	2	0	0
Tennis	2	0	0	1	0	1
Supervised Activities	1	1	0	0	0	0
Access to Cole Road	1	1	0	0	0	0
Access to / from Maple Dr & Mary Dale Rd	1	1	0	0	0	0
Splashground	1	0	0	0	1	0
Special Needs Field	1	0	1	0	0	0
Horseshoe Pits	1	0	1	0	0	0
Indoor Basketball	1	0	1	0	0	0
Water Fountains	1	0	1	0	0	0
Family Time Activities	1	0	1	0	0	0
Gymnasium	1	0	1	0	0	0
Five Forks Rd. Widening w/ Center Lane	1	0	0	1	0	0
Gardens	1	0	0	1	0	0
Bocce Courts	1	0	0	1	0	0



# **J.B. Williams Park Master Plan**

## **Park Concerns Form Tabulations**

**Gwinnett Dept. of Community Services**

(Data derived from 53 submitted forms)

**jB+a park design studio**

December 13, 2012

<b>Community Concern</b>	<b>Times Mentioned</b>	<b>Ranking</b>
Traffic Issues - Congestion & Access to/ from adjacent roads	26	1
Noise Pollution	11	2
Impact on Wildlife / Existing Flora / Preservation of land	9	3
Lighting	9	3
Security issues / increased crime	8	4
Pedestrian safety between parks (crossing Five Forks Trickum)	7	5
Impact on adjacent properties	7	5
Impact on permeable surface / runoff to streams	6	6
Impact on property values	5	7
Park Hours (long hours of operation)	5	7
Outdoor Basketball Courts (loitering, drug use, fights, gangs)	5	7
Park Maintenance	4	8
Narrow user base (only youth athletics)	3	9
Parking	3	9
Preservation of Existing House and trees	3	9
Homeless vagrants in Park	2	10
Unsupervised activities in park	2	10
Loitering of teenagers in park	2	10
Short Trails / all paved trails in park	2	10
Cost to YAA to support 2 concessions	1	11
Trash / refuse in park	1	11
Cost of Park	1	11
Connections to Existing trails / parks / sidewalks	1	11
No water fountains / restroom availability	1	11

Comments from the J.B. Williams Park Master Plan  
Community Input Meeting 12.13.12  
(Data derived from 53 submitted forms)

1. Major concern would be the impact on adjacent property owners on Chartley Drive, the impact on nature and wildlife currently residing in the woods /forest, the impact on permeable surfaces to run-off and streams and the impact on property values and quality of life of adjacent home owners.
2. There is nothing in the 2004 Master Plan, 2007 CIP, 2012 survey that mentions the need of what is being proposed.
3. You and this plan DIRECTLY affects my quality of life. I am an adjacent land owner and I am FEARFUL of the noise pollution and light coming into my property.
4. What I heard tonight was pure bullying "we bought the land, we're building a football field and there is nothing you can do about it".
5. Only a few people will benefit from football, the rest of the people will be left out and to pay the tax. We need something for everybody; covered picnic areas, playgrounds, some ball fields and something for smaller kids.
6. The adjoining subdivision (Westchester) recently started a neighborhood watch. I REALLY don't want kids hanging out at the park and drifting into the neighborhood causing trouble. Plans need to be made to project that possibility.
7. With the proximity of the two parks and the traffic levels on Five Forks, my primary concern is safety of park users when moving between the spaces. Also ensuring cars can safely enter / exit the park.
8. Would like to see plenty of open space left as habitat for existing flora & animals
9. I would like to see a free leash contained dog area with pond so dogs can learn to swim.
10. I have a fear of negative impact on homes / properties adjoining the park property, the thinning or removal of the wooded barrier between the homes, a fear of flooding or filling in of the stream as has resulted from the development of the Gamer Creek Subdivision and a busy park on a busy street. I have a fear of increased traffic problems on Five Forks, decreased property values in Westchester Subdivision if these issues are not addressed. We already have significant noise impact periodically from the Gwinnett Soccer Association Fields. Usage agreements hammered out in order for close-by "practice fields" to be built were not kept after a few years.
11. Maintenance for the park and all parks will be stretched thin. We barely have the money to maintain what we have now. How can we maintain another park?
12. Traffic impact has not been studied enough.
13. Will development of the park displace the deer habitat?
14. Why do we need this park at all?
15. How will this affect homeowners on adjacent properties?
16. As a member of the MPAA the new park is welcome. I would recommend an inside community center with indoor basketball and maybe other rooms to supplement the current Depot.
17. I'm concerned about the cost of the YAA to support two concession stands. It will create an undue hardship financially.
18. A pedestrian light will be needed for kids and families to safely cross the street between the two parks.
19. We need playgrounds, open fields (for soccer, Frisbee, picnic, etc), trails, shady and sunny areas, SHADED PLAYGROUND!! SPRAY PARK!! Access to Cole road from Five Forks (for walking to schools), and a public soccer field – GSA you can't use.
20. We need more frequent pedestrian crossings between Mtn. Park and J.B.Williams – footbridge over the road or a tunnel.



21. If picnic facilities are to be included in the plan, those facilities (tables, grills, etc) need to be within reasonable walking distance of parking (unlike current situation at Mountain Park Park).
22. Will there be multiple entrances / exits with adequate dedicated turn lanes off of Five Forks Trickum?
23. Will there be traffic control devices at the entrance(s)?
24. How late in the evening will football games last? Noise?
25. Will there be sufficient parking to accommodate the number of vehicles during the time period overlap between games?
26. What portion or percentage of the property will be developed?
27. What permanent facilities / fences will be developed? Unsightly?
28. How much land will be left "as is"?
29. Thank you for the excellent meeting!
30. I would love to see walking trails at the new park location. I am a great granddaughter of J.B. Williams and would love to take my children walking around their great great grandfather's land and home. I would also like to see pavilions and a place for family gatherings. I remember so many picnics out in the yard and would love the land to be used for and remembered for a place for families to spend time together. I also would love a playground for families to bring young children to. I would love to see a quiet place of trails used for recreation. It is such a beautiful piece of land and my concern that it would become a loud park and the beauty of the surroundings would be lost. Mountain Park has grown so much and I would love to see some land full of trails left for people to enjoy the natural beauty of this southern city.
31. The runners in the area need a soft path to run on. Every surface in the immediate area including existing Mountain Park Park is either concrete or asphalt surfaces. Also, Parkview High School desperately needs a soft surface for young runners to train on. We are one of the few high schools in the whole county that have no planned soft paths to run / train.
32. I'd like to see the fruit trees and the house left alone and preserved. I live right behind (the) area and I am worried about loud noise and bright lights. I love the preservation done at Alexander Park and I'd like to see similar preservation. I do not want another play field.
33. I am concerned about areas that will attract unsupervised teens. I do not want this area to become like the area near the skate park where teens do drugs in the woods.
34. Will there be a stop light at the entrance to the park?
35. Exiting from hickory and Marydale is extremely difficult due to the traffic from Cole Rd. Many people in Ridgeland Forest exit on Lake Lucern Rd and come back around to Five Forks because the traffic is too heavy on Five Forks. The main entrance to the J.B. Williams Park needs to be opposite Maple Drive and there has to be a traffic light to allow traffic to safely exit the park and the Marydale Ridgeland Forest Neighborhood.
36. Park needs to have lighting that does not contribute to light pollution.
37. It will be an eyesore and I won't be able to get out of my street. It can be hard waiting for both lights to hold off traffic to get out.
38. The land looks nice as it is except for the no trespassing signs on public land.
39. The current retention pond by the library looks awful.
40. The football field needs to be separate from the baseball. The park needs an indoor facility for summer camps, senior facility. The football field should be used for football in the fall, possibly lacrosse in the spring and camps in the summer (Parkview Community School or other)
41. Need room for cross country practice runs
42. Need larger baseball field – 15-19 year olds.
43. Football field need to be more than just a football field.
44. No open basketball courts
45. We do not need soccer fields since we have fields on Cole Rd.

46. Park needs to serve a diverse constituency and not focus on needs of MPAA.
47. With the proximity to Mountain Park Park, Williams Park should have a narrower use e.g. football fields, baseball fields. The rest should be walking trails or a passive park.
48. Park plan needs to consider Mountain Park and GSA complex.
49. I'm concerned about the increased traffic if property is used for sports fields, I don't want to see loss of property in natural state. Currently have to travel to Harbins or Tribble Mill Parks for natural surface walking trails.
50. We have a great park system, let's not let spending get out of sight and control traffic better.
51. What is a use plan and how much money is to be spent?
52. Leave the lower areas alone, no trails, greenspace only (wetlands)
53. My concern is that there will not be a passive open field. The open area at Mountain Park Park on Pounds Road side is always full of school age and adults playing games and picnics.
54. Need trails to existing trails and sidewalks.
55. Use the floodplain as a nature preserve / bird sanctuary for students at Parkview High / Camp Creek Elementary.
56. The little strip of land that abuts Cole Road is a wetland and a flood zone. In 2009, there was a terrible flooding in that area (School buses at Parkview were overturned). This area should NOT be developed, as you could increase the volume of water during the next flood event.
57. I am a runner at Parkview High School and we have no soft surface trails to run on. Due to constantly running on asphalt our team is suffering many injuries. There are no parks in the local area that have soft trails. I would love to see a natural trail put in along the perimeter of the new park. I want to also see a passive park. There is no need for more athletic fields because Mountain Park Park already has all the athletics.
58. Being an avid runner and captain of the Parkview Cross Country team I see the opening of this park as a very important addition. Currently we (the team) do not have an area to run with soft ground. I wish to see a soft ground track created at this park. The track could be the perimeter. Also I wish for an adequate number of water fountains and facilities.(Restrooms)
59. As the cross country and track coach at Parkview High School, I would love to see the natural trail around the perimeter of the park. Our community desperately needs soft surfaces for recreational use. Too many of our parks are covered with concrete or asphalt which leads to injuries for those people that jog, run, or walk on them. This natural trail should be relatively low maintenance and one of the cheapest additions to the park. I would like this trail as long as possible – at least 1000 meters but prefer 1600 meters.
60. I would like to see J.B. Williams Park as a passive park, particularly an open space park because it is an example of well preserved land that has natural, scenic, and cultural values, resources and landscapes. I would like to see it developed with minimal amenities. It is rare to have a piece of land that is so well preserved in Gwinnett County today. This property, with its many natural qualities, should bolster the County's Commitment to preserve natural areas and it will enhance the quality of life for all of Gwinnett's citizens. The 1882 home should also be preserved, it is very important to the community whether you acknowledge it or not. Histories of the older homes are important to the county. I would not like to see it get torn down. If you absolutely have to get rid of it, please contact a historic preservation group and offer it to someone for free to move.
61. An active park is not the best use for this property. It should be an open space park, due to its size. I believe that the artificial turf football field is a done deal due to three built in the County Parks all this year (Harbins, Bryson, Mountain View, etc). You do not need an artificial turf field at every park. Mountain Park has been doing fine for years with their current set up. Other than preserving the land, my main concern is the plan



for the historic home. The house meets all the criteria to be on the National Register of Historic Places. The County should not tear it down.

- 62. Need a fence to separate the park from homes.
- 63. Take in consideration of the neighbors
- 64. Design a park that requires minimal upkeep.
- 65. Need to work with Safety Smart Lilburn with Safety and Police Department.
- 66. No basketball courts! I do not want them; we have problems with the skate area at Mountain Park Park.

## **J.B. WILLIAMS PARK SITE MASTER PLAN – Scheduling Meeting**

Minutes from: 01.22.13 Scheduling Meeting

Attendees: Gwinnett County Department of Community Services –Rex Schuder

jB+a - Raigan Carr

Steering Committee participants – Thomas Wight, Ray Lail, Eric Miller, Jodi Chamberlain, Ben Michael, Henry Page, Connie Aylor, Kathy Benton, Dee Dee Chapman, Greg Depue, Bryan Dilks, Beth Gibbons, Steve Holevoet, Todd Lane, David Nanney, Scott Nelson, Debbie Nerbenne, Tommy Parham, Suzanne Poplin, Mark Schrader, Greg Seals, David Swanson, Bobby Williams

Location: Mountain Park Activity Building

Time: 7:30 pm

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Rex Schuder welcomed everyone to the Scheduling Meeting for J.B. Williams Park.

Introductions were made around the table and steering committee members introduced themselves and the organization they represented, if any.

Rex gave a brief explanation of the purpose of the meeting - to schedule the meetings for the J.B. Williams Park Master Planning process, then gave a synopsis of the findings from the Public Input Meeting survey, the 2012 Gwinnett County Parks and Recreation Survey conducted by the A.L Burruss Institute and census statistics of the area.

The Public Input Meeting survey indicated that the majority of citizens that attended the December 13, 2013 Public Input Meeting requested that the J.B. Williams Park include but not be limited to: paved multi-use trails, playgrounds to accommodate a variety of age groups, picnic areas / facilities, keep the park as passive park, multi-use field, baseball field, dog park, basketball courts, soft surface / cross country training / running trails and a rental pavilion. It was explained to the committee that the park was not large enough to accommodate the soft surface running trails for that particular use. Additionally, the park would include a Pony Field and the Multi-use Field would remain at Mountain Park but be expanded and updated to an artificial turf field. Rex indicated, based on questions asked, that the committee would not have the authority to remove the Pony Field from the J.B. Williams site or modify the hours that prevail at all community parks.

The 2012 Gwinnett County Parks and Recreation Survey conducted by the A.L Burruss Institute reiterated the findings of the Public Input Meeting.

The Census Data indicated that for the census tracts near the J.B. Williams Park site the age cohorts 35years-45years and 55years and older were slightly higher than the rest of the County.

Scheduling of meetings then commenced. The meetings are scheduled as follows:

- **February 2<sup>nd</sup>, 2013 – Gwinnett Park System Tour**

*(Saturday 8:45am to approximately 5pm)*

Steering Committee Members are to meet at the Mountain Park Activity Building Parking Lot at 8:45am. The bus tour will depart from the parking area at 9:00 am. Several park types will be visited and specific park elements will be highlighted. Lunch location TBD and everyone will be responsible for payment of their own lunch. Maps of visited sites will be handed out. Steering Committee Members are encouraged to bring bottled water, prepare for the specific weather



conditions that day and to dress appropriately for an 8 hour park system tour. The tour will commence rain or shine.

- **February 9<sup>th</sup>, 2013– J.B. Williams Site Walk**

*(Saturday 8:45am to approximately 12pm)*

Steering Committee Members are to meet at the Mountain Park parking lot in front of the Depot Building at 8:45 am. The Committee will then walk across Five Forks Trickum Road to the J.B. Williams Park Site. The site walk will commence at 9:00 am. Select portions of the site will be hiked to give an overview or tasting of the various characteristics of the site. A programming discussion will take place at the end of the site walk. Steering Committee Members are encouraged to bring a bottle of water, prepare for the specific weather conditions that day and to dress appropriately (boots, comfortable shoes, weather appropriate outerwear) for a 2- 2 1/2 hour site walk. Site walk will commence rain or shine.

- **March 5<sup>th</sup>, 2013 – Inventory & Analysis / Concept Development Meeting**

*(Tuesday, 7:30 pm, Mountain Park Activity Building – Meeting Room)*

jB+a will present site analysis (vegetation, hydrology, soil analysis etc) drawings and three concept plans to the Steering Committee for review and comment.

- **March 19<sup>th</sup>, 2013 – Preliminary Master Plan Meeting\***

*(Tuesday, 7:30 pm, Mountain Park Activity Building – Meeting Room)*

jB+a will present a graphic of the Preliminary Master Plan for the J.B. Williams Community Park Site for review and comment. A preliminary cost estimate will be distributed to the Steering Committee at the close of the meeting.

- **April 2<sup>th</sup>, 2013 - Final Master Plan Meeting**

*(Tuesday, 7:30 pm, Mountain Park Activity Building – Meeting Room)*

jB+a will present the graphic for the Final J.B. Williams Community Park Site Master Plan, and the final cost estimate. Based on the cost estimate, prioritization of park elements will be the main focus of this meeting.

- \* **April 16<sup>th</sup>, 2013 - Fallback Meeting**

In the event a Hybrid Concept Meeting is required, it will replace the Preliminary Master Plan Meeting on March 19<sup>th</sup>, and all meetings following will be pushed to the next meeting date.

- \*\* **TBD- Recreation Authority Presentation.**

jB+a will present the Final J.B. Williams Community Park Site Master Plan to the Recreation Authority. Steering Committee Members are encouraged to attend this meeting if possible.

Dates for presentations to the Recreation Authority will be determined at a later date and the Steering Committee will be notified by Rex Schuder.

## **J.B. WILLIAMS PARK MASTER PLAN – Park System Tour**

Minutes from: 02.02.13 Park System Tour

Attendees: Gwinnett County Department of Community Services - Rex Schuder

jB+a, inc. –Raigan Carr

Steering Committee participants – Kathy Benton, Connie Aylor, Suzanne Poplin, Greg Depue, Dave Swanson, Bobby Williams, Beth Gibbons, DeeDee Chapman, Mark Schrader, Henry Page, Debbie Nerbenne, Dave Nanney, Greg Seals, Todd Lane, Krista Mullins

Location: Mountain Park Activities Building parking lot

Time: 8:45am meeting, 9:00am departure

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Consultants and Steering Committee Members met at the Mountain Park Activities Building parking lot to begin a park tour that would include 6 existing park sites. The intent was to visit and discuss examples of different park elements that could potentially be sited on the J.B. Williams Park Site. These parks included the following:

**Graves Park (1540 Graves Road, Norcross, GA 30093):** Graves Park is a 70 acre Passive Community Park. The park provides amenities that appeal to a wide cross section of the population including; picnic areas, pavilion / playground complex, dog park, and multipurpose trail. The Steering committee visited and discussed each of these park elements and was also educated on the differences between cut and fill slopes, and the importance of reforestation of said slopes.

**Best Friend Park (6224 Jimmy Carter Boulevard, Norcross, GA 30071):** Best Friend Park is a 43 Acre park with multiple amenities. Steering committee members visited the large softball and baseball fields at Best Friend Park in addition to the wooded pavilion playground complex. Discussion regarding the size of the ball fields and the amount of parking necessary to accommodate the fields and the proximity of the playground to the parking area were discussed.

**Pinckneyville Park (4707 South Old Peachtree Road, Norcross, GA 30071):** Pinckneyville Park is a 58 acre park with a seven field baseball / softball complex. The Steering Committee specifically visited the pony field so that they could get an idea of the space requirements for the field that will be sited at J.B. Williams Park. Two Members of the YAA were at the field and Committee members had the opportunity to ask them what they liked and what they would improve about the field. They stated that they liked not having the Hollywood backstop, they liked the size of the field, but stated that the Pinckneyville Pony field was difficult to locate within the park since it was set off by itself and that they recommended having other activities near the ball field to accommodate families that had non-ball playing children. Additionally, a windshield tour of the pavilion playground complex was taken. The importance of locating park elements with safety in mind, was discussed, specifically the location of bathroom buildings and parking areas in respect to playground areas.

**Club Drive Park (3330 Club Drive, Lawrenceville, GA 30043)** Club Drive Club Drive Park is a 25 acre Special Purpose Neighborhood Park. The major park features include an open lawn recreation area, picnic shelters, half court basketball courts (with benches between the courts to negate any



full court games) a large playground to accommodate multiple ages, a fishing dock and multi-use trail loop. The Steering committee visited each of these features.

**Bethesda Park** (*225 Bethesda Church Road, Lawrenceville, GA 30044*): Bethesda Park is a 159 acre Community Park with multiple active and passive recreation features. The 1 ½ mile paved multi-purpose trail was visited and walked by the Steering Committee. The trail winds through densely wooded varying terrain. Special attention was given to the way the trail was laid out to provide active drainage and a positive user experience influenced by safety issues, topography, visual interest, and trail materials.

**Ronald Reagan @ Five Forks Park** (*2777 Five Forks Trickum Rd, Lawrenceville, GA 30045*): Ronald Reagan Park is a 25 acre passive community park. The park includes amenities that provide activities for multiple generations; ½ court basket ball courts for young adults, a skate park / pavilion area , shelter and swings for pre-teens to teens, a playground area for smaller children, and a lawn courts area for seniors, all connected via a paved multi-use trail. Passive policing was reiterated. Selective clearing of underbrush to produce sight lines in wooded areas was discussed.

**Next Meeting: J.B. WilliamsPark Site Walk-** Saturday February 9<sup>th</sup>, 2013. Meet in front of the Depot building at Mountain Park Park. We will meet / park here and then walk across Five Forks Trickum Road to the J.B. Williams Park for our site walk. Site walk will commence at 9:00am. Select portions of the site will be hiked to give an overview or tasting of the various characteristics of the site. Steering Committee Members are encouraged to dress appropriately for weather and terrain and to bring a bottle of water. Site tour will be conducted rain or shine. A programming discussion will take place after the site walk.

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727

## **J.B. WILLIAMS PARK SITE MASTER PLAN – Site Walk**

Minutes from: 02.09.13 Site Walk

Attendees: Gwinnett County Department of Community Services – Grant Guess, Rex Schuder  
(jB+a) - Raigan Carr

Steering Committee participants – Todd Lane, Dave nanney, Connie Aylor, David Swanson, Scott Nelson, Mark Schrader, Steve Holevoet, Tommy Parham, Dee Dee Chapman, Debbie Nerbonne, Thomas Wight, Krista Mullins, Beth Gibbons, Greg Seals, Henry Page, Ray Lail

Location: J.B. Williams Park Site

Time: 9:00 am (Site walk commenced at 9:15am)

Weather: Sunny, Cold 45 degrees F warming to 60 degrees F

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Consultants and Steering Committee Members met at the project site for an informative site walk. Select areas of the site were chosen so that the Steering Committee could experience and become familiar the characteristics of the site including topography, vegetation types, geology, drainage features, and opportunities and constraints of the park site.

Committee members met in the parking lot in front of the depot building at Mountain Park Park across Five Forks Trickum Road from J.B. Williams Park. Rex Schuder presented a corrected survey of the J.B. Williams Park site and explained how the northwestern property line of the park had shifted due to the dynamic nature of the tributary of Garner Creek. The original survey indicated that park property lay on both sides of the tributary, the corrected survey shows that the centerline of the stream is now the northwestern property line of the J.B. Williams Park. Rex then passed out an aerial photograph of the park site and a graphic that depicted a topographical overlay on a screened back version of the aerial and gave a brief explanation of how to read a topographical map. The Committee then walked across Five Forks Trickum Road to the park site and the site walk commenced.

Starting at the southern corner of the property near the existing house, the committee gathered to listen to discussion regarding potential park entry locations. For safety reasons and per Gwinnett County Development Regulations, the entrance to the park will be aligned with an adjacent curb cut across the road. Options at the J.B. Williams Park site would be to align the park entrance with either Sycamore Dr. or Maple Dr. Alignment with Sycamore Dr. would impact the two large trees (specifically the healthier of the two – eastern tree) near the existing house.

The group then proceeded in a northwesterly direction toward a stand of mature hardwoods at the top of the slope leading down toward the stream. Conversation about how these trees could potentially be retained within the park and how a multi-use trail might be sited took place.



The team then walked in a northeasterly direction along the tree line discussing the recent clear-cut (within 10 years) and the successional plants that have since moved in; blackberry, smilax, honeysuckle, privet, small 1" caliper trees @ 24" on center and a handful of larger trees amongst the small trees and then proceeded to make their way down a cleared path toward the stream setback. As the group approached the stream it was pointed out how the vegetation had changed to larger, more mature trees (sweet gum, poplar, oak, etc.) These trees had been protected from the timber harvesting by the developmental setback regulations that govern blueline streams. Moving further east the committee entered the severely constrained area of the site; the northeastern most sector where the property line, stream setbacks, and floodplain essentially negate any form of park development.

Returning up the cleared path to the open field area, the committee walked along the eastern property line to Five Forks Trickum Road, discussed side yard setbacks and potential vegetative screening to the adjacent neighbor and then headed back to the Mountain Park Park Depot Building.

Following the site walk, the Steering Committee gathered at the Mountain Park Park Depot for a programming discussion. The following elements were mentioned as the **TOP 11** elements requested by the public at the J.B. Williams Public Meeting on December 13, 2012. As a point of departure for discussion these elements are to be considered for the J.B. Williams Park Site. *(Parenthesis indicate the number of times the element was mentioned in the surveys gathered from the public meeting attendees)*

- (32) Multi-use trails
- (20) Playgrounds
- (19) Picnic areas / Facilities
- (13) Maintain as a Passive Park - *Site was acquired for Community Park general recreation uses.*
- (12) Multi –Use Field (Football, Lacrosse, Soccer) *Cannot fit on the site and allow for other community desired facilities. Site will be used for baseball instead of football.*
- (11) Rental Pavilion
- (11) Soft Surface Running Trails – *Site too small and too steep for both core facilities and dual trail systems.*
- (9) Preserving Existing Natural Areas – *Can be done for large trees near retained residence, stream corridor rear boundary area and side yard woodlands*
- (8) Baseball Field
- (6) Dog Park
- (6) Outdoor Basketball

**\*\*NOTE**—Although outdoor basketball was one of the TOP 11 facilities requested by the public at the J. B. Williams Public Meeting, in addition to being suggested in the Needs Assessment Survey, the Steering Committee voted down any form of outdoor basketball (including half court) due to their concerns about crime and misconduct on the court. Outdoor basketball will not be included as one of the program elements of J.B. Williams Park.

#### Additional Steering Committee Requests

- Open space / breathing room. (Unstructured Play areas). Committee does not want to see the park over planned. Would like to see open lawn space, similar to the large lawn area at Ronald Reagan Park.
- Large Playground – Similar in size and recreation equipment to the one at Club Drive Park
- Plaza area near the pony field that might include areas for hopscotch and 4 square.
- Adult Swings and Benches (*jB+a will make note of this as a call out item on the Preliminary and Final Master Plans as well as include each as line items in the cost estimates – too small to show in detail on the actual plans*)
- Socialization area for preteens and teens.

#### Next Meeting –

Tuesday, March 5, 2013 - Inventory & Analysis / Concept Meeting (7:30pm Mountain Park Park Activities Building.

jB+a will present site analysis (vegetation, soils, slopes, etc) drawings and 3 alternative concept designs.



## **J.B. WILLIAMS PARK MASTER PLAN – Analysis / Concept Meeting**

Minutes from: 03.05.13 Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder,  
jB+a - Raigan Carr

Steering Committee participants: Greg Depue, Dave Swanson, Beth Gibbons, Todd Lane, Connie Aylor, Scott Nelson, Henry Page, Rudy Talik, Jodi Chamberlain, Bobby Williams, Thomas Wight, Debbie Nerbenne, Dave Nanney, Kathy Benton, Krista Mullins, Suzanne Poplin, Dee Dee Chapman

Location: Mountain Park Activity Building

Time: 7:30pm

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The J.B. Williams Analysis boards were presented by Raigan Carr of jB+a. Analysis boards included soils, slopes / hydrology, vegetation, and opportunities and constraints. The point was made that as the design process continues, the analysis graphics will be continually referred back to as they help to determine where the program elements can most feasibly be sited. The following points regarding the site were emphasized:

### Soils Analysis

- Helps determine which soils on site are most stable and favorable for development.
- The site has a variety of different soil types – but typically stay within the sandy loam to clayey loam family.
- The majority of existing soil types on site are favorable for development utilizing some planning and design techniques.
- Soils located within the floodplain of the tributary of Garner Creek, indicate poor percolation and unstable soil structure and are therefore not favorable for development.
- Boring locations indicate that some areas, specifically borings 3, 4 and 5, encountered partially weathered rock at shallow depths of 9', 13', 18' respectively.

### Slope Analysis

- Site reflects variable topography with both hills and valleys.
- Graphic indicates a contour interval of 2'.
- Majority of the slopes on the site lie in the range of 0%-10%.
- The high point (elev. 956.0) on in the southwestern corner of the site, near the existing house. The low point (elev. 872.0) of the site is in the northeastern corner of the site off Cole Drive. The maximum grade change across the site is 84 vertical feet.
- Site possesses positive drainage patterns due to ridges and stream valleys across site.
- The main water feature on the site is a tributary of Garner Creek; it is a blue line stream. A secondary blue line stream also exists in the eastern sector of the site, and may be spring fed.

### Vegetative Analysis

- Site illustrates a mixture of vegetation types.
- The open space dominating the central sector of the site is most favorable for development.
- Successional Pine / Hardwood forest areas are also favorable for development within reason; slope gradient limits development in some of these areas. In addition younger trees tend to acclimate to changes in conditions far easier than older trees.

- Large specimen quality trees found along stream banks and in the northwestern corner of the site would be an asset to retain.
- Many invasives found along stream banks, specifically privet, should be removed from site.
- Wetland species within the flood limits should be protected and remain undisturbed.

#### Opportunities / Constraints

- Site bounded by Five Forks Trickum Road to the south and bounded slightly in northeast by Cole Drive. Opportunity in that multiple roads provide potential access to the park, Constraint as only Five Forks Trickum allows access to the park due to development setbacks and floodplain issues off Cole Drive.
- Pedestrian access to J.B. Williams Park and between J.B. Williams Park and Mountain Park exists via sidewalks on either side of Five Forks Trickum; allows connections to adjacent neighborhoods.
- Points of interest-
  - Existing House – Potential for use by Parks Operations.
  - Potential Spring Head – Opportunity to serve as an educational / interpretive stop along trail. Constraint- located within stream buffer; developmental practices limited.
- Potential Access points – Perpendicular alignment on Five Forks Trickum with Maple Drive
- Open Space – Opportunity to provide areas for development with minimal engineering or tree removal.
- 20' Setback – Along sides and front yard of park property, limits development within these areas.
- 75' State / County Setbacks – Along existing streams limits the type of development that can be done within the setback.
- Stream and Waterway – provides opportunity for vista views, or educational / interpretive spots along trails.
- Flood Limits – Limits development.
- Site Vegetation – Opportunity to provide a variety of park experiences for routing of trails, park elements etc. Provides food / habitat for wildlife. Constraint – Depending on location of park elements some vegetation may need to be removed.
- Better Hardwoods – Located in the northwestern corner of the park and along the streams, provides opportunity for conservation, and scenic quality.

Utilizing the information inventoried and analyzed during this phase of the project, a variety of park elements were located within three conceptual diagrams. The inventory graphics are intended to be referred back to in an effort to locate these elements in the most favorable locations.

The J.B. Williams Park Concept Plans were then presented. Each concept was depicted in a monochromatic form, utilizing bubble diagrams. Each concept followed the same program requirements and differed only through spatial relationships and layout locations. The main focus of the discussion was the spatial relationships between the various park elements.

#### Concept 1

- Entrance aligned with Maple Drive at Five Forks Trickum Road. Deceleration lane to be provided per GDOT.
- Teen Socialization Area located southwest of entrance. Located for passive policing from Five Forks Trickum Road, and parking area. Intended to include gathering / socializing areas for teens and tweens.
- Entrance drive terminates at small hardscape plaza area with restroom and concessions building, centrally located between uses (Ball field, open lawn area, and parking). Plaza area serves as “center or hub”.

- Parking for this concept is similar to what is seen at all strip malls, standard rectangular shaped parking areas. Parking provided to accommodate 200 cars in 2 lots separated by entry drive. Lot to the east has two double bays of parking, accommodating 130 cars, separated by a landscaped median. The lot to the west is a single double bay lot for 70 cars. Parking areas will be in full sight of Five Forks Trickum Road.
- Ball Field (Pony Field – 300' foul lines, 325' centerfield) oriented on central ridge in a north easterly direction, with a single batting cage located at the rear of the first base foul line fence.
- A 2.2 acre open lawn area for unstructured play is located to the west of the ball field. Lawn area accommodates, kite flying, pick-up games, sunbathing, blanket picnics, etc., has access to the playground, rental pavilion and restroom / concession building. A small 20' shelter is also provided at the lawn area as an alternative to the rental pavilion.
- A 60' Gwinnett County Standard Rental Pavilion is provided within the open lawn area. The Pavilion has access to large playground, open space, parking and restroom concession building.
- 14,500 sf playground located adjacent to open lawn. Provides a variety of activities and play structures for different ages and abilities. Benches and shade structures also a possibility
- A 2.1 acre partially wooded, fenced dog park is located behind the Ball field to the east. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. A small 20' shelter is provided within the fencing of the dog park
- A .75 mile paved multi-use trail loop links all elements of the park together. Starting at the plaza the trail travels NE along the parking area towards the eastern property line. The trail loops around the bottom of the dog park and meanders its way down the slopes into the wooded areas at the bottom of the site. Turning west along the 75' stream buffer the trail then gradually makes its way back up toward the front of the park, skirting the open lawn area, playground and rental pavilion to close on itself back at the plaza area. Vehicular / Pedestrian traffic conflicts do not exist with this trail layout. Connections to sidewalks (and Mountain Park Park) along Five Forks Trickum is intended.
- The existing house and large trees remain in this concept.

## Concept 2

- Entrance aligned with Maple Drive at Five Forks Trickum Road. Deceleration lane to be provided per GDOT.
- Park entrance terminates at a large hardscape plaza that serves as a gathering area at the ball field. Plaza area provides small restroom concession building, seating walls and shade structures.
- Ball Field (Pony Field – 300' foul lines, 325' centerfield) oriented on central ridge in a northern direction, with a single batting cage located at the rear of the first base foul line fence.
- Parking is configured in a horseshoe shape around the centrally located ball field. Each double bay parking lot accommodates 100 cars and terminates in a cul-de-sac drop-off at the open lawn area. Parking will be less "in-your-face" due to the curvature of the parking lots.
- A 1.6 acre fenced dog park is located adjacent to the western most parking lot at the front of the park. It is intended to be cordoned off into separate use areas; small dog, large dog, and a dog run area. A small 20' shelter is provided at the edge of the dog park.
- A 1.5 acre open lawn area for unstructured play is located behind the ball field, with access to both parking lots. Lawn area accommodates, kite flying, pick-up games, sunbathing, blanket picnics, etc., has access to the playground, teen socialization area, rental pavilion and with a short walk the restroom / concession building. A small 20' shelter is also provided at the lawn area as an alternative to the rental pavilion.



- A 60' Gwinnett County Standard Rental Pavilion is provided within the open lawn area. The Pavilion has access to large playground, open space, parking and restroom concession building.
- Teen Socialization Area is located within the open lawn area, near the parking lot. Located for passive policing from adjacent uses such as playground, 20' shelter, rental pavilion, multiuse trail and parking lot.
- 14,500 sf playground is located adjacent to open lawn. Provides a variety of activities and play structures for different ages and abilities. Benches and shade structures also a possibility. Access to rental pavilion and parking.
- A .75 mile paved multi-use trail loop links all elements of the park together. Starting at the park entrance, a raised crosswalk, slows traffic and allows the multiuse trail to cross the entrance drive more safely. The trail then curves north east along the eastern most parking lot toward the open lawn area. The path skirts the teen socialization area, winds back toward the west through the open lawn and then down the slope toward the back of the site; taking advantage of shallower slopes, at the stream buffer the trails turns west and follows contours and makes it's way toward the western park boundary. The path then passes by the Dog Park and loops back on itself back at the entry drive. Vehicular / Pedestrian traffic conflicts are made safer with raised crosswalks with this trail layout. Connections to sidewalks (and Mountain Park Park) along Five Forks Trickum is intended.
- The existing house and large trees remain in this concept.

### Concept 3

- Entrance aligned with Maple Drive at Five Forks Trickum Road. Deceleration lane to be provided per GDOT.
- Park entrance terminates at a large hardscape plaza that serves as a gathering area at the ball field. Plaza area provides small restroom concession building, seating walls and shade structures.
- Ball Field (Pony Field – 300' foul lines, 325' centerfield) oriented on central ridge in a north easterly direction, with a single batting cage located at the rear of the first base foul line fence.
- Parking provided to accommodate 205 cars in 2. Lot to the west is located behind the existing house, has two double bay parking areas separated by landscaped median, and provides 80 parking spaces for the open lawn area. A "Park Drive" provides access to the parking lot in the eastern sector of the park. This lot provides two double bay parking areas separated by a landscaped median for 125 cars and sits lower than the ball field so it should not be visible from Five Forks Trickum Road creating more of a "park" atmosphere.
- A 1.5 acre open lawn area for unstructured play is located to the west of the ball field. Lawn area accommodates, kite flying, pick-up games, sunbathing, blanket picnics, etc., has access to the playground, teen socialization area, rental pavilion and restroom / concession building. A small 20' shelter is also provided at the lawn area as an alternative to the rental pavilion.
- A 60' Gwinnett County Standard Rental Pavilion is provided within the open lawn area. The Pavilion has access to large playground, open space, parking and restroom concession building.
- 14,500 sf playground located adjacent to open lawn. Provides a variety of activities and play structures for different ages and abilities. Benches and shade structures also a possibility
- Teen Socialization Area is located within the open lawn area, Located for passive policing from adjacent uses such as playground, 20' shelter, and rental pavilion.
- A 2.0 acre partially wooded, fenced dog park is located at the back of the site at the edge of the stream buffer within shallow slopes. It is intended to be cordoned off into separate

use areas; small dog, large dog, and a dog run area. Access to the dog park will be via the multi-use trail. The dog Park will not be visible from other park elements.

- A .75 mile paved multi-use trail loop links all elements of the park together. Starting at the plaza area the trail travels east toward the parking area, here a raised crosswalk provides a safer crossing for pedestrians. The path then winds itself down toward the dog park taking advantage of shallower slopes and ridges, the path encircles the dog park and then turns west and makes its way back up the hills toward the open lawn area, playground and rental pavilion. The trail then closes on itself back at the plaza area. . Vehicular / Pedestrian traffic conflicts are made safer with raised crosswalks with this trail layout. Connections to sidewalks (and Mountain Park Park) along Five Forks Trickum is intended.
- The existing house and large trees remain in this concept.

Following the presentation of the concepts, the meeting was open for questions and comments.

1. *Would it be possible to include storage facility for something like a Gator that we could use for maintaining the Ball Field; something that could be secured? What about an area for bins where we could store infield materials?* Will look into it with Gwinnett Staff.
2. *Have you considered leaving all athletics at Mountain Park Park?* No. The J.B. Williams Park land was purchased for a park, there is no room at Mountain Park Park to provide an area where the both the Pony Field and Multi-use field can exist separately. The Ball Field will be at J.B. Williams Park.
3. *I'm concerned about the location of the dog park in concept 2. You come in the entrance drive and that is the first thing you see. Dog parks aren't that pretty.* Between where the entrance drive is and the dog park there is approximately 150 linear feet this area could be nicely landscaped to screen the Dog Park and black vinyl clad fencing is typically used to minimize appearance.
4. *I prefer Concept 1 because it eliminates the Pedestrian/ Vehicular Conflicts along the multi-use trail.* People will still be moving back and forth between park and parking so there may be some interaction between cars and people.
5. *What happened to the path at the plaza in concepts 1 and 3, it just disappeared?* The Multi-use Path becomes part of the plaza at this point; the MU path passes through the plaza and picks up on the other side.
6. *Would it be possible for the MU path to be defined within the plaza?* Yes, through use of different pavement types, or walls or landscaping.
7. *I don't like Concept 3 because if the grade issue; the parking lot is behind the ball field and I won't be able to see my car and I don't want to have to walk that far from my car to the ball field.*
8. *I don't like Concept 3 because of the driveway to the lower parking lot. People are just going to park right along the driveway.* Possibly, but measures could be taken to minimize that possibility; low timber guardrails could be put in place, street trees could line the drive, or parking tickets could be issued.
9. *I don't like Concept 3 because of the possibility of fly balls hitting my windshield.* There is approximately 40 linear feet shown between the outfield fence and the parking area, in addition to an anticipated grade change, and reforestation measures implemented on the slope, fly balls will more than likely not be a problem. However, the County is anticipating having to put up netting for all field configurations to capture fly balls.
10. *I don't like Concept 1 because all you see as you drive up to the park is parking.*
11. *I like the location of the dog park in Number 3; it's shaded and it's separated from the other elements of the park.*
12. *I don't like where the Dog Park is located in Concept 1; it's on steep slopes and you are going to grade all that out?* Potentially yes. The grading plan has not been done at this time

so we don't have a good idea of how far out the shallower grades will extend. However, this exercise is intended to focus on relationships between spaces and the Dog Park footprint can always be reconfigured to take advantage of shallower slopes.

Throughout the course of the discussion a series of votes were taken to determine the progression toward a preliminary master plan. Votes were decided by the raising of hands and majority rules. The following was decided:

Concept 1 will be the basis for the Preliminary Master Plan with some modifications (Votes 17)

Modifications include:

1. Teen area will be relocated to the back of the open space zone of Concept 1.
2. The western most parking lot will be realigned to fill the area where the teen socialization area is shown in Concept 1.
3. The open lawn area will be expanded to fill the area where the western most parking was in Concept 1.
4. Dog Park will be reconfigured to take advantage of shallower slopes at the back of the site as in Concept 3.
5. Multi-Purpose Trail will be shifted to accommodate these changes.

Meeting was adjourned.

#### In-House Presentation to Staff – Comments

Staff would like to have the following provided on the Master Plan:

1. Bulk bins (for Infield mix) near the Pony Field that a dump truck can access.
2. A dumpster pad that a trash truck can access.
3. A sub-loop of the MU Trail that surrounds the combination of the Pony Field and Open Play Lawn, that will be independently lighted and will have pavement that maintenance trucks can access to replace the lights sources of the ball field.
4. Include a modified version of the Medium Concession Restroom Building to accommodate storage of the Gator as requested by the Association.

#### \*\*\*\*Next Meeting

March 19, 2013 – Preliminary Master Plan Meeting

*(Tuesday 7:30pm Mountain Park Activity Building)*

jB+a will present a graphic of the Preliminary Master Plan of J.B. Williams Park for review and comment. A preliminary cost estimate will be distributed to the Steering Committee at the close of the meeting.

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.



**J.B. WILLIAMS PAR MASTER PLAN –**  
**Preliminary Master Plan Meeting**

Minutes from: 03.19.13 Preliminary Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder  
(jB+a) - Raigan Carr

Steering Committee Participants – Todd Lane, Connie Aylor, Greg Dupue, Scott Nelson, DeeDee Chapman, Beth Gibbons, Tommy Parham, Kathy Benton, Greg Seals, Henry Page, Krista Mullins, Dave Swanson, Dave Nanney, Mark Schrader

Location: Mountain Park Activity Building

Time: 7:30pm

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Rex Schuder gave a brief recap of the meeting held with Gwinnett County Senior Staff to review the Concept Plans presented at the J.B. Williams Park Concept Meeting on March 5, 2013. He specifically reviewed the concept selected by the Steering Committee (Concept 1-with modifications) to advance toward the Preliminary Master Plan (Votes 17).

Modifications to Concept 1 included:

(RE: J.B. Williams Park Analysis / Concept Meeting Minutes 03.05.13)

1. Teen area to be relocated to the back of the open space zone of Concept 1.
2. The western most parking lot to be realigned to fill the area where the teen socialization area is shown in Concept 1.
3. The open lawn area to be expanded to fill the area where the western most parking was in Concept 1.
4. Dog Park will be reconfigured to take advantage of shallower slopes at the back of the site as in Concept 3.
5. Multi-Purpose Trail will be shifted to accommodate these changes.

Staff Comments are as follows:

1. Include bulk bins (for infield mix) that a dump truck can access.
2. Include a dumpster pad that an appropriately sized trash truck can access.
3. Provide a sub-loop of the Multi-purpose trail that surrounds the Pony Field and Open Play lawn, that will be independently lighted and that maintenance trucks (Lighting) can access.
4. Provide a modified medium sized Concession restroom building instead of the smaller concession building to accommodate an additional storage area.
5. Per County Police – provide an “Activity Area” for older children instead of a “Socialization Area”. Focus the design on activities (climbing, skating) instead of hanging out.

Raigan Carr then presented the J.B. Williams Park Preliminary Master as designed with the modifications discussed at the Concept Meeting.

#### J.B. Williams Park Preliminary Master Plan

- Existing service entrance aligned with Maple Drive entrance on Five Forks Trickum Road. Deceleration lane provided per GDOT on Five Forks Trickum. Left turn lane provided exiting the park.
- Parking lot realigned to make it less “strip mall –like”, “less boxy” Medians within parking lot expanded to provide bio-retention and are to be planted with native trees and shrubs. Parking lot provides parking for 198 cars. Parking lot is lighted, with low cut-off lights to limit light spill and glare.
- Bulk bins and Dumpster access provided off northeastern corner of parking lot. Turn around and island radii will accommodate dump truck as well as trash truck.
- Hardscape Plaza centrally located to accommodate pony field and great lawn areas. Modified medium concession restroom building sited within plaza. Trees set in structural soils provide shade for seating areas (seating walls) and pedestal mounted picnic tables. Stairs lead down to the great lawn.
- Pony field centrally located on within park. Dimensions are 300’ along foul lines, 325’ at centerfield fence line. One (1) batting cage is provided per Gwinnett County Standard.
- The “Great Lawn” located in the southwestern sector of the site provides 2.0 acres of open rolling lawn area for unstructured play, kite flying, sunbathing, blanket picnic, etc.
- A 60’ Rental Pavilion is sited toward at the southwestern edge of the great lawn. A gathering plaza (pavers) with trees set in structural soils surrounds the pavilion to accommodate larger groups. Direct access to playground and great lawn provided.
- 14,000 sf destination playground located adjacent to lawn. Playground provides a variety of activities and play structures for different age groups and abilities. Seating walls, shade structures and access to the open lawn area are provided.
- The Older Children’s Activity Area is also located off the great lawn. This area includes a skateable concrete plaza, with low concrete agility apparatuses and built in concrete seating; also skateable. A suspension bridge connects the plaza area to an elevated deck area with elevated built-in seating and climbing nets that provide access to and from the ground. The design intent of this park element is to provide activities that would be of interest to children in the “tweens” and teens age groups.

*Research conducted by County Staff and Consultant indicate there is a need for interesting spaces for adolescents that provide areas for reflection (contemplation), socialization (interaction) and challenge (physical movement and activities that involve risk taking. These spaces should provide an increased connection to the environment, a greater opportunity for socialization both with peers and with other age groups, and better problem solving skills based on engaging activities that involve recognizing and dealing with risk.*

- A 2 acre dog park is provided at the back of the park on the more shallow slopes to minimize cut and fill. It is located approximately 50 LF off the eastern park property line. The dog park is separated into 3 zones; all dog, large dog and small dog, for off leash play.

Access to this element is from the multi-use trail on the western edge of the dog park. Benches, trash receptacles, and water fountain (with doggie dish) are provided.

- A 12 wide, .75 mile asphalt paved multi-use trail connects all elements of the park with limited pedestrian / vehicular conflict. Starting at the plaza area and traveling east the trail travels along the parking lot and then winds it's way along existing contours toward the eastern property line and then toward the eastern edge of the dog park. The path loops around the dog park and then winds its way back up the hill aligning itself with existing contours and avoiding the largest of the existing trees. Near the western edge of the park the trail passes by the older children's activity area (under the proposed suspension bridge) and makes it's way toward the destination playground and up to the rental pavilion to close upon itself back at the central plaza area.

In addition to the main perimeter loop trail, a lighted sub-loop walking track is also provided. The track begins at the central plaza area and encircles the ballfield to the third baseman line then continues downhill toward the older children's activity area and continues southwest around the great lawn toward the playground and rental pavilion, closing on itself at the central plaza. This sub-loop is .44 mile in length. A smaller .25 mile lighted loop includes a connector trail from the central plaza area to the sub-loop, and encircles the ballfield in its entirety. Low cut-off pedestrian scale light fixtures will be used to light the track to prevent light spill and glare.

Connector trails from the Multi-use trail to the frontage sidewalks are also provided.

### Questions / Comments

1. *I thought the dog park was supposed to be located directly behind the ballfield like in concept 1 only reconfigured to use the shallow slopes. This plan shows the dog park located where it was in concept 3.* Based on discussion at the last meeting the dog park was placed in the area on site where the slopes were shallowest to minimize the amount of grading necessary; per request by steering committee. The location was discussed, voted on (location approved), and included in minutes (RE: J.B. Williams Analysis / Concept Meeting Minutes 03.15.13)
2. *Does the dog park have to be so close to the eastern property line? Couldn't it be moved up the hill so that it wasn't so close?* The easternmost edge of the dog park is located approximately 50' from the property line. The dog park can be reconfigured away from the property line but to do so would mean to move it further uphill. Moving it further up the hill will require more clearing of trees and grading. The slopes can be reforested but they will be replanted with small trees, not even half the size of those that are existing, which will mean that there will be more visibility of the dog park fencing, the ballfield and it's lights until the trees can grow up enough to create an adequate buffer.
3. *I don't see why we have to have a dog park anyway; it's just being forced down our throats! No one wants a dog park; it's not even in the top 10 requested items!*

Consultant further researched claim. Based on information taken from the J.B., Williams Public Meeting Survey (December 13, 2012), a dog park is the 9<sup>th</sup> most requested park



element (tied with outdoor basketball – due to number of requests) in the area. However, the fifth (Multi-use Field) and sixth (Soft Surface Running Trails) most mentioned elements are not able to be sited on the J.B. Williams Park due to space constraints; potentially bumping the Dog Park up in the ranks. J.B. Williams Park is considered a Community Park, therefore requiring programmed uses. In addition, the Preliminary Master Plan also included the 10<sup>th</sup> most requested element –Restroom (tied with biking trails) the 11<sup>th</sup> most requested element-Open Space (Tied with General Recreation Facility, Community Center, Disc Golf, and Tennis), and the 12<sup>th</sup> most requested element- Water Fountains (tied with Supervised activities, access to Cole Rd, Access to / from Maple Dr. & Mary Dale Rd, Splashground, Special Needs Field, Horseshoe Pits, Indoor Basketball, Family Time Activities, Gymnasium, Five Forks Road Widening, Gardens and Bocce Courts).

Additional research; based on the county wide 2012 Gwinnett County Parks and Recreation Survey conducted by the A.L. Burruss Institute, showed that the Dog Park / Dog amenity / activity, is listed in the top 10 elements most requested.

When asked “What types of recreation resources would respondents like to see in their areas?” the top 5 elements were;

1. Walking Facilities,
2. Playgrounds,
3. Swimming/Pools/Aquatic Center,
4. Basketball,
5. Dog Park / Dog Amenities.

*\*\*Note: The J.B. Williams Site is too small to include an Aquatic Center and Basketball was voted down by the Steering Committee.*

When asked “What activities do they most often engage in at a County recreation facility?” the top 6 elements were:

1. Walking
2. Playgrounds
3. Activities with Children / Grandchildren
4. Swimming / Pools / Aquatic Center
5. Basketball
6. Walking the dog

*\*\*Note: The J.B. Williams Site is too small to include an Aquatic Center and Basketball was voted down by the Steering Committee.*

The survey found that the top 6 elements of “Favorite Activities of Adults 35-54” were:

1. Walking
2. Playgrounds
3. Activities with Children / Grandchildren
4. Swimming / Pools/ Aquatic Center
5. Basketball

6. Walking the dog.

*\*\*Note: The J.B. Williams Site is too small to include an Aquatic Center and Basketball was voted down by the Steering Committee.*

The survey found that the top 7 elements of "Favorite Activities of Adults Ages 55+" were:

1. Walking
2. Playgrounds
3. Activities with Children / Grandchildren
4. Running
5. Picnicking
6. Swimming / Pools/ Aquatic Center
7. Walking the dog.

*\*\*Note: As mentioned earlier, The J.B. Williams Site is too small to include an Aquatic Center.*

Furthermore, one additional thought to consider is that a healthy, safe park includes activity throughout the park (i.e. CPTED – Crime Prevention Through Environmental Design). By including the Dog Park in its location, it brings activity to an otherwise unoccupied space. The dog park activity helps to police activity on the multi-use trail and at the back of the site and vice versa.

4. *Why does the dog park have to be so big? Can't it be half the size?* No, a one acre dog park is not large enough to accommodate users. The County has found that the minimum size that functions properly and can be maintained adequately is 2 acres.
5. *I would be happier if we eliminated the dog park and just had another 2 acre open space where people and dogs could run around.* There is a 2 acre unstructured play area located on the Preliminary master Plan. In order for dogs to run around unleashed they need to be in a fenced enclosure as per County regulations.
6. *Can't we leave the ball park at Mountain Park Park?* No, the J.B. Williams Park land was purchased for a park; there is not room at Mountain Park Park to provide an area where both the Pony field and the Multi-use field can exist separately. The ballfield will be in J.B. Williams Park.
7. *I understand the Police concern about having programmed activities, but why do we have to have a skateable plaza at the older children's activity area?* This skateable plaza is smaller than the plaza at Ronald Reagan Park. It is intended to provide an area where a tween or teen can bring a skateboard and skate on the concrete, grind on the seating walls and not get yelled at for being there.
8. *What about more climbing activities or an obstacle course for teens? I have a son and I know he won't use a space like that.* County / consultant will consider other avenues, but based on research these are the types of activities youth request the most.
9. *When do the details of the park get worked out?* Not during this phase. During the Master Planning phase cross sections may be included for clarification, but typically the details are worked out during the construction document phase.

10. *Would a grass infield on the ballfield be an option?* Grass would be installed on the association's dime, not utilizing County dollars.

Following questions and comments, it was then proposed that the master plan be approved with the following revisions:

1. Move the Dumpster to the SW corner of the parking area, near the house.
2. Shift the dog park uphill toward the Pony Field and away from the eastern property line and adjust the section of Multi-use trail to provide more buffer between the trail and adjacent property owners to the east.
3. Include a water fountain at the base of the pavilion to accommodate pavilion and playground users. (Included as line item in cost estimate)
4. Include benches in the following areas; along the multi-use trail, playground area, shade side of open lawn, within plaza area near concessions looking out to lawn. (Will be included as line items in cost estimate only.)
5. Include shade structure / shelter at dog park

**\*\*NOTE:** A vote was taken to advance the preliminary master plan with the revisions to final master plan level. It was approved by majority acclamation. (11 YES / 5 NO) (*Note: The 5th NO vote was by absentee.*)

The Preliminary Cost Estimate was then passed out, no discussion took place. An in depth discussion regarding park cost will take place at the Final Master Plan Meeting (April 2, 2013)

Meeting was adjourned.

Next Meeting

- April 2, 2013 – Final Master Plan Meeting  
(*Tuesday, April 2, 2013 – Mountain Park Activity Building*)

jB+a will present the graphic for the Final J.B. Williams Park Master Plan, and the final cost estimate. Based on the cost estimate, prioritization of park elements will be the main focus of this meeting



## **J.B. WILLIAMS PARK MASTER PLAN – Final Master Plan Meeting**

Minutes from: 04.02.13 Final Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder  
jB+a, inc. – Raigan Carr

Committee participants –Connie Aylor, Thomas Wight, Kathy Benton, Scott Nelson, Dave Swanson, Bobby Williams, Mark Schrader, Krista Mullins, Dave Nanney, Henry Page, Tommy Parham, Greg Seals

Location: Mountain Park Activity Building

Time: 7:30pm

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Prior to the commencement of the meeting, steering committee members were given a series of handouts including; Minutes from the Preliminary Master Plan meeting, Final Master Plan graphic, CPTED analysis graphic, 2 different climbing tower graphics, a simplified cost estimate and a prioritization exercise handout.

Rex Schuder then gave a brief presentation of the climbing structure concept and mentioned that it would not be up for consideration at this time as it would be an element that was completely new in the park system and the County Management would need time to consider it. The concept could, however, be included in the appendix of the Project Report. Rex went on to explain that the structure was not "custom", that it was designed using off the shelf elements but put together in a novel way. The off the shelf items were produced by HAGS, a Swedish playground company. The towers of the structure would be sheathed around the edges as a safety precaution. The wind could go through, and you can see through it but physically a person would not be able to pass through it. Horizontal nets, funnel nets, chain seats and chord ladders would allow users to pass from one elevation to another and would require a degree of strength and stability to use (another safety precaution; smaller children would not have the strength to use the structure).

Raigan Carr then presented the J.B. Williams Park Final Master Plan to the Steering Committee, pointing out the refinements made since the Preliminary Master Plan Presentation on 03.19.13. Refinements included:

- a.) Relocating the dumpster from the NE corner of the parking lot to the SW corner of the parking area near the house.
- b.) Adjust pedestrian connection from sidewalk on Five Forks Trickum Road to the multiuse trail, utilizing driveway, to accommodate dumpster.
- c.) Provide pedestrian control fencing within bio-retention and near pony field to help direct pedestrian traffic and include pedestrian connections across bio-retention area to minimize disturbance and erosion within the filtration zone.
- d.) Provide bullpens at pony field along the first and third baselines.
- e.) Adjust multi-use trail and batting cage to accommodate bullpens.
- f.) Shift the dog park uphill toward the pony field and away from the eastern property line and adjust the section of multi-use trail to provide more buffer between the trail and the adjacent properties to the east.
- g.) Provide a shade structure / shelter at dog park
- h.) Include line item in cost estimates for a water fountain between the pavilion and playground.

- i.) Include benches along the multi-use trail, playground area, shady side of open lawn, within plaza area (near concessions) overlooking lawn.

The floor was then open for discussion:

1. You said the climbing structure was beyond a Phase I implementation, when might it happen, Phase II? *The climbing structure is beyond even a Phase II implementation, it's what we call "Exceedingly aspirational". It has not been done anywhere. The costs associated with the structure would probably be significant and it is difficult for County management to get behind, specifically due to the economy. If the economy were better, it would be less difficult to develop something "New".*
2. Is there anything that could potentially be installed in its place now? *Nothing that doesn't require it to be staffed.*
3. Initially I thought this was supposed to be an elevated deck with no railing and only climbing nets down. It made me nervous. But this concept is really cool!
4. Could we go after some foundation money; tap into those resources? *You could, but it would probably eat up the foundations funds for 5 or more years, we anticipate the structure being fairly expensive.*
5. Would it be possible to at least install an elevated deck that meets all safety criteria; not as elaborate as the climbing structure, but a deck with seating space above and low ropes below? Maybe a tiered deck or something like a tree house with a deck? Something to preserve the space or hold the space until we can get something like the climbing structure approved? At a minimum, something that would let you sit within the trees.

***Note: Steering Committee voted unanimously that they would like to encourage management to consider the development of at least an elevated sitting / viewing deck connected to the skate plaza in the older children's activity area..***

Following the discussion a vote to accept the Master Plan as the guiding document for development of J.B. Williams Park was taken. A unanimous vote approved the Master Plan graphic for submission to the Recreation Authority.

Rex then presented the CPTED (**C**rime **P**revention **T**hrough **E**nvironmental **D**esign) analysis graphic. The graphic showed the weekday use frequency of each of the park elements. Rex mentioned that when crime happens in County Parks it does not happen on the weekends, it happens most frequently during the typical week during the day.

Upper plateau uses:

- Most Frequent use sun-up to park closing: Multiuse trail, areas of the parking lot nearest the great lawn, and the restroom building
- Frequent use midmorning to park close: Playground area
- More periodic use; midmorning to park close: Northernmost parking bays, Rental Pavilion, and 20x20 shelter at great lawn.
- Periodic use; after school / work until park close: Southernmost parking bays, Pony field, older children's activity area.

Lower plateau uses:

- Most Frequent use sun-up to sundown: Multi-use Trail, Dog Park.

The Park elements are sited to help curb the frequency of crime. There is an overlapping cross surveillance between uses. For example, the multiuse trail typically has the most users on it at any given time, as users make their way through the park they are passing each of the other elements

and are able to “keep an eye on” the other uses. Users at other elements in turn keep a watch on those using the multipurpose trail. It is this overlapping cross surveillance that helps keep the park safe. With regard to the dog park the cross surveillance helps to keep the lower plateau secure. In addition, the location of the restroom building; sited at the front of the park, centrally located amongst the other park elements and near the parking area is within a zone of continuous surveillance, as all park users are able to keep a watch on it.

Prior to outlining the priorities for J.B. Williams Park, the simplified cost estimate was discussed. The Steering Committee was informed that the costs associated with each park element were for the total build out of each element and included fees associated with amenities; such as benches, trash receptacles, etc. as well as costs associated with mobilization and bonding. Additionally, they were told that there were some costs that would not be prioritized as they either had to be constructed first in order to implement the rest of the park elements, or in the case of the Pony Field had to be constructed to ease the burden on Mountain Park Park. These upfront costs include the base park infrastructure (parking, grading, sanitary sewer, etc.), costs associated with the Pony Field including restroom building, and miscellaneous costs such as NPDES testing, construction signage, and park signage.

The steering committee was then asked to utilize the prioritization exercise handout to individually rate the priorities in order of preference for development, keeping in mind that priorities 1-3 had already been established (as listed above). The handouts were then collected and tabulated by taking an average for each priority

Priorities are as follows:

Givens:

1. *Base Park Infrastructure*
2. *Pony field & Concessions / Restroom Bldg.*
3. *Miscellaneous (Includes Construction signage, NPDES, Park Entrance sign, etc.)*

*Steering Committee Rates*

4. Trail System (Averaged 4.5)
5. Pavilion / Playground / Great Lawn (Averaged 4.6)
6. Shelter @ Great Lawn (Averaged 6.25)
7. Older Children's Activity Area (Averaged 7.0)
8. Dog Park (Averaged 7.5)

Following the prioritization of park elements, a vote to accept the priorities as listed above and to submit the progression to the Recreation Authority was taken. By unanimous vote the prioritization of park elements was approved for submission to the Recreation Authority.

The meeting was adjourned.

**Next Presentation:**

**Presentation to Recreation Authority**

*Location - Bethesda Senior Center – Bethesda Park*

*Date – Thursday, May 9<sup>th</sup>, 2013*

*Time - 3:00pm*

*(Steering Committee members are encouraged to attend.)*

If there are any additions or corrections to these meeting minutes, please contact Raigan Carr of jB+a as soon as possible at 678.247.0727.



**APPENDICES**

**Appendix Q: Geotechnical Report (Digital Copy of Report Only)**

Refer to the attached report for a summary of the subsurface soil conditions found within the J.B. Williams Park site.