

SHORTY HOWELL PARK MASTER PLANS

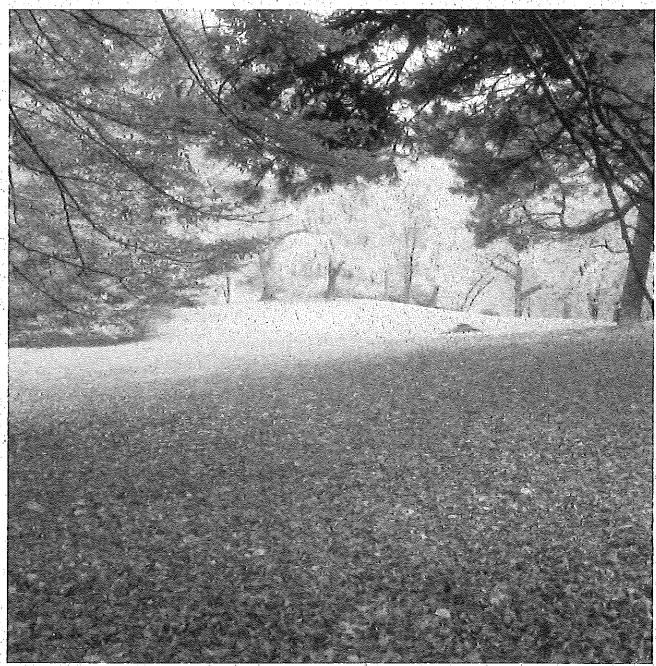
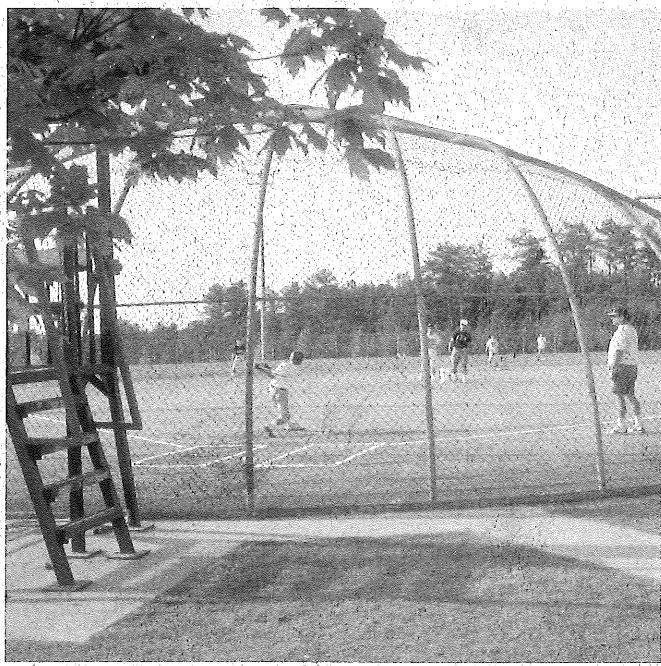
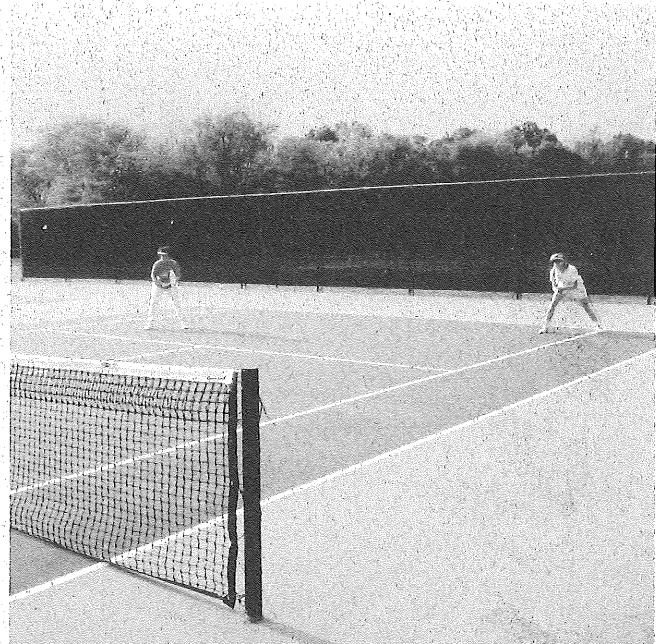
SHORTY HOWELL PARK BEGAN AS A "MILITIA DISTRICT" PARK PRIOR TO GWINNETT'S 1986 FORMATION OF A COUNTY WIDE PARK SYSTEM. VOLUNTEERS AND COUNTY STAFF JOINED TO DEVELOP A BASEBALL COMPLEX WITH GRAVEL DRIVES AND PARKING IN THE ORIGINAL CORE LAND HOLDING IN THE NORTHERN HALF OF THE CURRENT PARK. AFTER THE PARKS DEPARTMENT DEVELOPED NEW DESIGN STANDARDS (EARLY 1990's), IT WAS DECIDED TO PROVIDE SHORTY HOWELL PARK WITH ITS FIRST MASTER PLAN WITH THE INTENTION OF RE-DEVELOPING EXISTING AMENITIES TO MEET NEW STANDARDS AND PROGRAMMING THE PARK EXPANSION TRACTS IN THE SOUTHERN HALF OF THE PARK.

THE CERULEA PLAN OF 2000 RE-DESIGNED THE BASEBALL-SOFTBALL COMPLEX, ADDED AN ACTIVITY BUILDING, A MULTI-PURPOSE FIELD (FOOTBALL), PERIMETER MULTI-PURPOSE TRAIL, PAVILION-PLAYGROUND COMPLEX AND MAINTENANCE COMPOUND. AS THE PARK'S TRAFFIC COUNTS WOULD NOT JUSTIFY PLACING A TRAFFIC LIGHT ON PLEASANT HILL ROAD, THE PLAN MOVED THE PARK ENTRANCE TO HILL DRIVE.

SUBSEQUENTLY, THE PLANNED DEVELOPMENT OF A WALL-MART ACROSS PLEASANT HILL ROAD PLACED A TRAFFIC LIGHT AT THE PARK'S OLD ENTRANCE ON PLEASANT HILL ROAD. THE MASTER PLAN WAS REVISED IN 2001 TO TAKE ADVANTAGE OF THIS TRAFFIC LIGHT.



Shorty Howell Park Master Plan



Gwinnett County Department of Community Services, Parks Division
January, 2000

Prepared by CERULEA, Inc.

The Shorty Howell Park Master Plan was prepared with the participation and guidance of the Master Plan Steering Committee members. For their efforts we are most appreciative.

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1.0 Project Goals and Objectives

At Shorty Howell Park, Gwinnett County is seeking to address the specific recreational needs of the area served by this existing facility. Situated in the extensively developed Duluth area and located on heavily traveled Pleasant Hill Road, the 41.8 acre park has recently been expanded to 66.8 acres through land acquisition. This Master Plan will address the identified program elements required to be contained within the park. Improvements to the existing facilities and the addition of new facilities will be required so that a higher level of service can be provided in keeping with Gwinnett County standards:

- Address acute parking shortage;
- Separate the football field from the baseball field outfields;
- Address the need for cheerleading practice space and performance area in conjunction with the football field;
- Provide a comprehensive system of multi-use trails and a separate soft surface jogging trail;
- Provide a large group pavilion with adjacent lawn area;
- Provide new play areas to complement the existing, including one to serve the youth baseball complex and one adjacent to the group pavilion;
- Provide a maintenance facility with fenced paved yard and storage building;
- Provide gravity sewer facilities to replace existing septic fields; and
- Incorporate adequate spacial allocations and retrofits as required to comply with the County's new stormwater and tree preservation ordinances

The following tasks were performed in order to provide the information needed to determine the final program and design:

- Inventory and Analysis of the site including topography, vegetation, circulation, and facilities such as structures and utilities.
- Confirmation of Program, based on input of staff as well as the Duluth Youth Sports Association (DYSA).
- Alternative Development Concepts were prepared to test a variety of approaches to the redevelopment of the site.
- A final Master Plan concept and cost estimate was developed to reflect the preferred hybrid development scheme.

2.0 *Site Context*

Shorty Howell Park, located on the east side of Pleasant Hill Road about 1000 feet north of the intersection with Hill Drive, is adjacent to existing subdivisions developed in the last 20-30 years. The park is in the Duluth area and is less than 2 miles from the Pleasant Hill Mall commercial district. Traffic volumes on Pleasant Hill Road are excessive. Adjacent undeveloped land to the south and east is anticipated to be developed in the near future for commercial and industrial purposes.



3.0 Methodology

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

- Project Start-up to include Base Plan Development from CAD files obtained by the County;
- Initial Meetings with DCS and the Steering Committee to determine a list of program features and priorities;
- Physical Site Inventory and Analysis including walkover of the site to record condition of existing elements;
- Alternative Conceptual Plan Development where three different site plans were prepared and presented to the Steering Committee and Staff;
- Preliminary Master Plan Development where a hybrid concept was produced, together with a cost estimate, presented to the Steering Committee and Staff, and then subsequently refined; and
- Final Master Plan Development where refinements were incorporated. A summary report was then prepared to include the final plan, cost estimate, and foregoing process synopsis.

A more detailed outline of tasks follows:

1. Project Start-Up (7/13/99-9/1/99)

The project commenced upon Notice to Proceed after Staff furnished digital and paper prints of the various parcels that comprise the expanded site. CERULEA prepared a digital base plan from the data provided.

2. Site Inventory and Analysis (9/1/99 - 9/16/99)

DCS staff toured comparable Gwinnett County sites with the Steering Committee members and prepared a memorandum of program elements during this month. DCS staff prepared a memorandum to record the findings of this process and transmitted this to CERULEA (see Appendix).

A. Physical Investigation

The physical investigation began with a site visit to document existing conditions. A series of three graphics were then prepared to record the findings organized under the headings of

vegetation, circulation, and facilities. Discussion of potential sanitary sewer alignments resulted from findings by DCS staff (refer to Appendix).

B. Programmatic Development

On September 14-15, programmatic input was collected by DCS staff which included comments, observations and requests from the Citizen Steering Committee and DCS. Discussion included recommended amounts of open space/woodlands to be preserved. This was transmitted to CERULEA to allow development of the Alternative Concept Plans.

3. Conceptual Development (9/17/99-10/7/99)

Three alternative concept plans were quickly developed to consider the existing facilities and to propose various enhancements and facility upgrades/replacements. The plans were widely varied and were presented to the Steering Committee on October 6, 1999. From this process, Scheme C was selected for refinement. A memo from DCS staff outlined specific attributes to be reflected in the hybrid scheme (see Appendix).

4. Preliminary Master Plan Development (10/7/99 - 11/12/99)

The preliminary master plan was presented to the Steering Committee on October 20 and November 4. Steering Committee members requested the addition of sand volleyball courts and a grade separated trail crossing (bridge overpass) at the park entry. This was added before the final DCS presentation on November 9. A master plan cost estimate was submitted and discussed at this meeting as well.

5. Final Master Plan (11/13/99-1/6/2000)

Following the presentation of the preliminary master plan, there were no further plan revisions, so the final color graphic was prepared and presented to the Recreation Authority on January 6, 2000. Following this presentation, the Master Plan was formally adopted.

4.0 Site Inventory and Analysis

The Existing Conditions site plan is included in this section. Inventory and analysis findings follow:

Topography and Drainage

The park is a ridge landform, where a relatively flat-topped ridge line divides the site running parallel to Pleasant Hill Road. Fortunately, the ridge is set towards the back of the property, thus offering screening protection for the adjacent subdivision while providing sufficient space for the location of all proposed program elements (excepting the trails) on the opposite side of the crest from neighboring homes. The slopes facing the subdivisions are naturally wooded. Existing slopes in the 6-20% range predominate with typical slopes of 8-10%. The ridge landform mitigates the development limitation normally imposed by such slopes when only sideslope grading solutions can be employed.

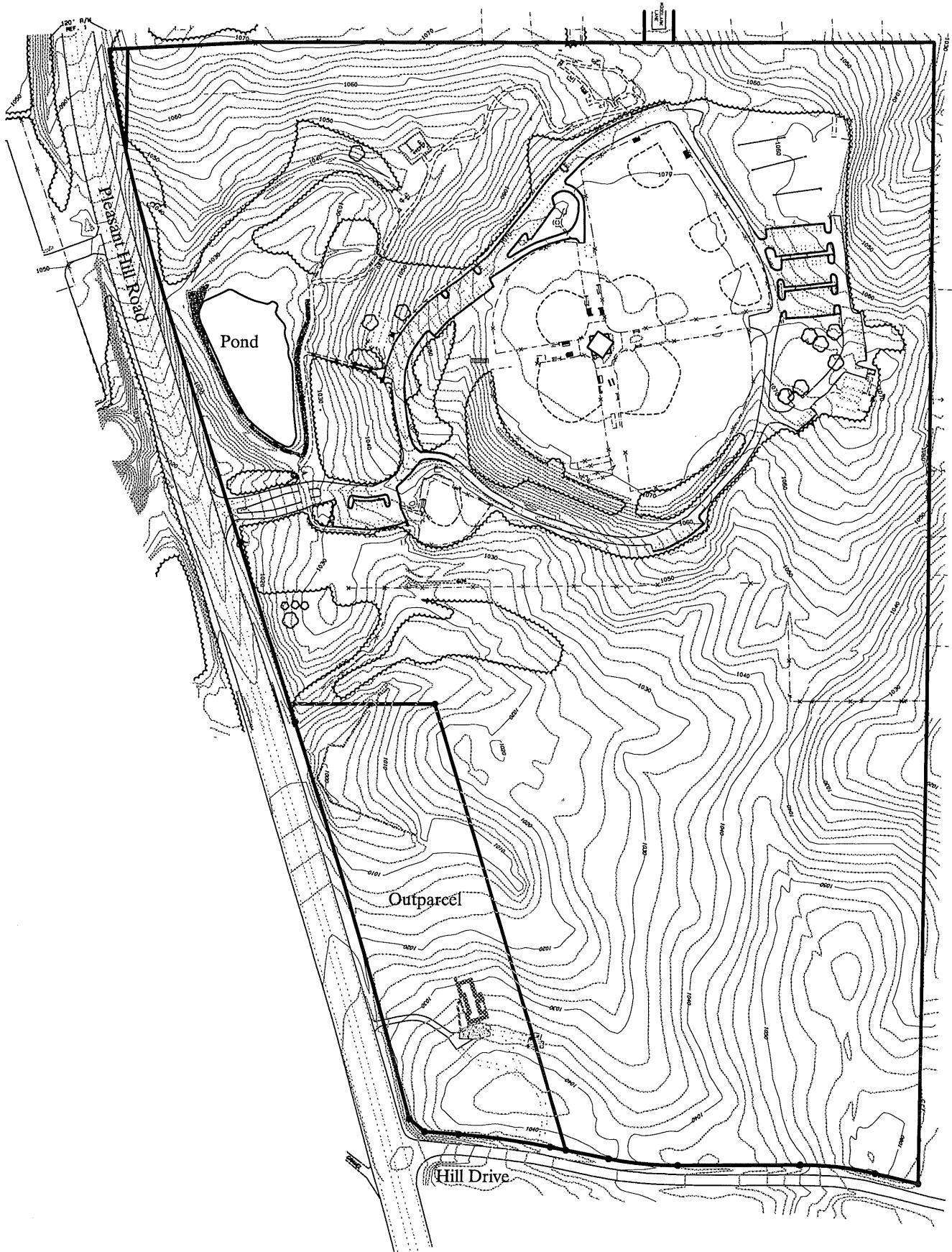
Geotechnical studies obtained by DCS confirm that rock should not be encountered in areas where grading is required. Refer to PSI Project Numbers 472-85022 and 472-95025 for the original report data.

The surface water drains off of the ridges to the site perimeter, typically in sheet flow patterns until concentration points are reached, usually within 200 feet of the ridge crest. These various swales then exit the site over unpiped courses. There is a very minimal piping network associated with the existing park development, and much of it will be removed and reconstructed per this master plan concept.

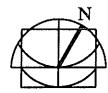
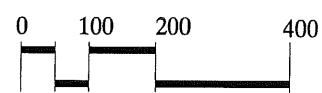
An existing pond, thought to be spring fed, actually captures very little surface water, and only has a 5 acre basin. This is due to bypass ditching and piping which carries water around the pond. There is no stormwater detention on the existing park site.

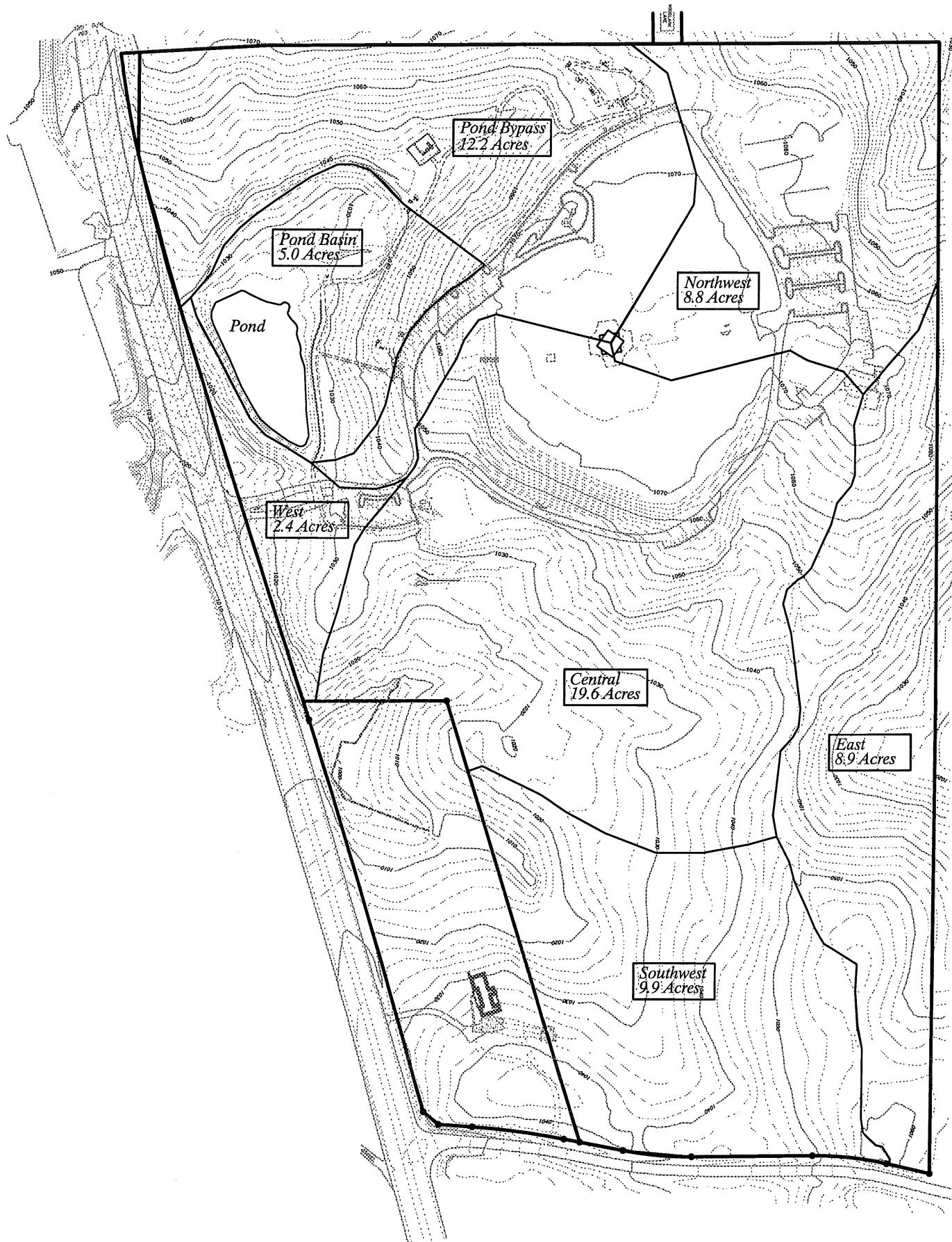
On the new acreage, there is a small pond that straddles the new property line. It is recommended that this pond be filled and a new stormwater basin be developed entirely on-site in compliance with the new County stormwater regulations. A forebay system is suggested to filter runoff through emergent vegetation.

Similarly, such a pond is suggested to protect the existing pond and would be constructed immediately upstream. Care must be taken to assure that concentrated stormwater flows arising from this project do not damage downstream properties or watersheds. Five separate watershed basins are identified on the Watershed Diagram in this section.

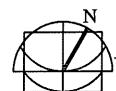
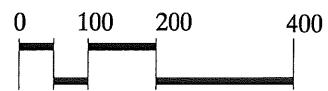


Existing Conditions





Watershed
Diagram



Vegetation

The bulk of the site is wooded, and fortunately, the quality of the woodlands is fairly high. The western side of the ridge is mostly a rich, mesic hardwood forest while the northwest quadrant is largely a managed parkland landscape consisting of mixed pine and hardwoods of mature size shading rolling lawn areas. A scrubby pine forest is developing on the heels of recent timber harvests on the southwest quadrant of the site. Based on analysis of the vegetation, most of the land disturbance will be concentrated on the existing developed parkland and on the areas with scrubby pine plantation.

There are numerous specimen grade trees on the site which should be field located prior to development of final construction plans. A few very large trees (pecans mostly) will probably be lost to development in the vicinity of the existing community building. There are a number of very beautiful specimen size trees (post oak, white oak, southern red oak) scattered in the north and northwest areas of the park that should be aggressively protected during construction.

Circulation

A tabular allowance of parking requirements is listed in the next chapter. The inventory of current parking (including gravel spaces) totals 294 spaces with 10 ADA spaces. Parking is grossly insufficient for the demand. A single entrance is provided with a traffic light at busy Pleasant Hill Road. A potential alternative entrance (or replacement entrance) is advised for Hill Drive if and when a traffic light can be constructed at the intersection of Hill Drive and Pleasant Hill Road.

Recent pedestrian system improvements include a concrete walkway (esplanade) at the existing pond which connects to several passive and play area spaces in the northwest corner of the park. The trail system consists of dirt paths along the periphery of the site; these are not in good condition. A high school track team uses the dirt trails for competitive events and training. With the exception of the esplanade at the pond, complete reconstruction of the pedestrian system is advised. At the esplanade, there may be a safety concern relative to unprotected fall height from a low retaining wall and this should be addressed.

Structures and Facilities

Existing structures include the baseball concession building, football press box, community building (meeting room only), and a rectangular picnic shelter with small restroom. All are served by on-site septic fields. All are outdated by current standards. Replacement of all is encouraged as practicable given funding limitations.

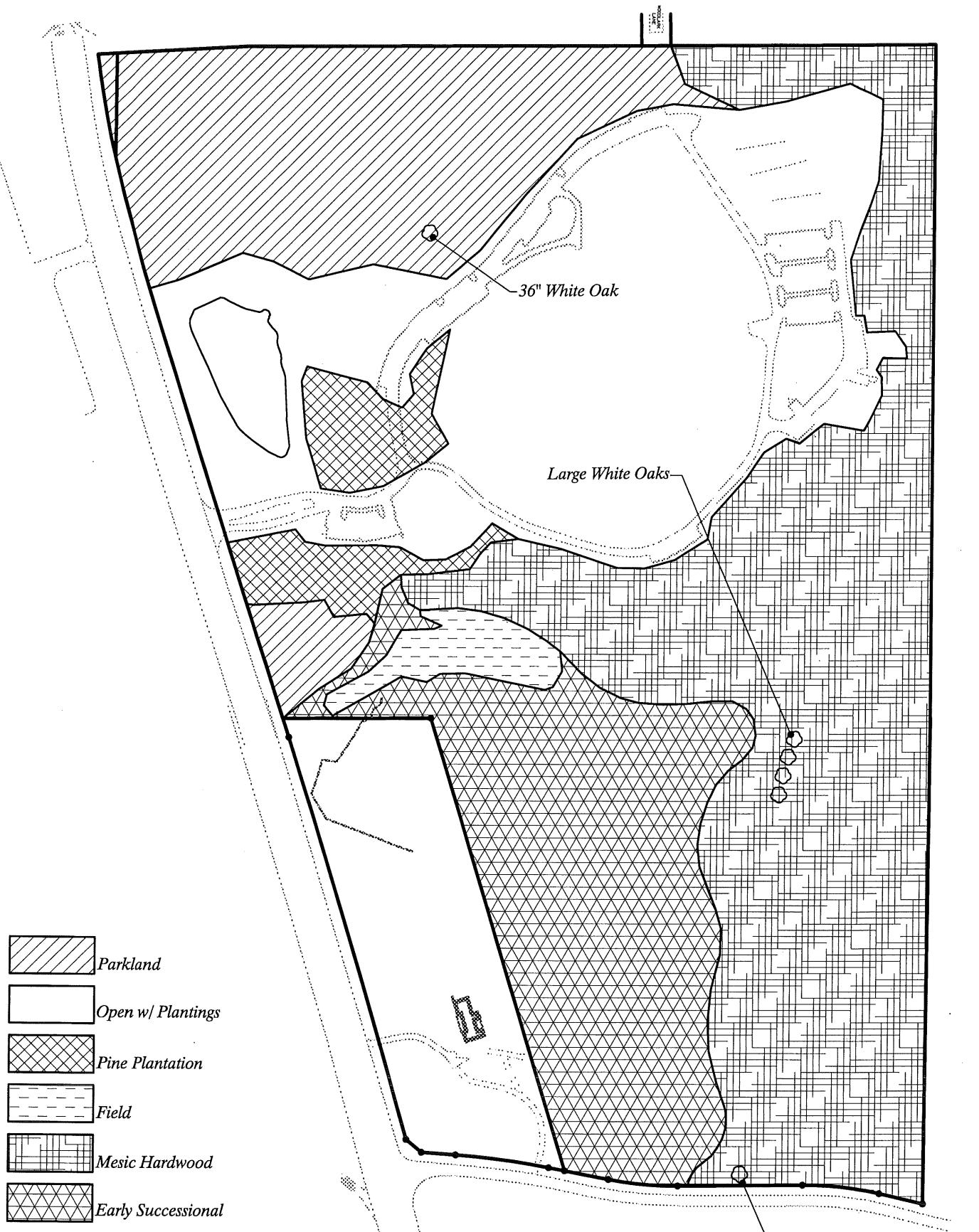
An existing children's play structure with wood mulch and edging is located in the parkland area of the northwest corner of the site. Adjacent picnic tables and benches support the use of this facility and natural shade is available.

The northern edge of the property includes a dedicated ADA exercise course arranged in a small circuit of less than 10,000 square feet. The equipment is outdated by modern standards and replacement advisable.

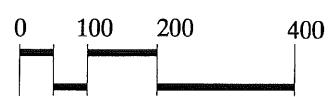
Baseball fields are arranged on the upper terrace with 4 fields, sized from 180 to 270 feet, surrounding a concession building. Three additional small fields with outfields sized from 100 to 150 feet are located together with a football overlay field adjacent to the northeastern baseball field. A lone 110 foot field is located quite distant from the others along the park entry drive. In terms of turf quality, lighting, irrigation, spectator and support facilities, these fields are substandard and replacement is advised. Certain elements, such as metal dugouts, and arch backstops may be reused and or relocated.

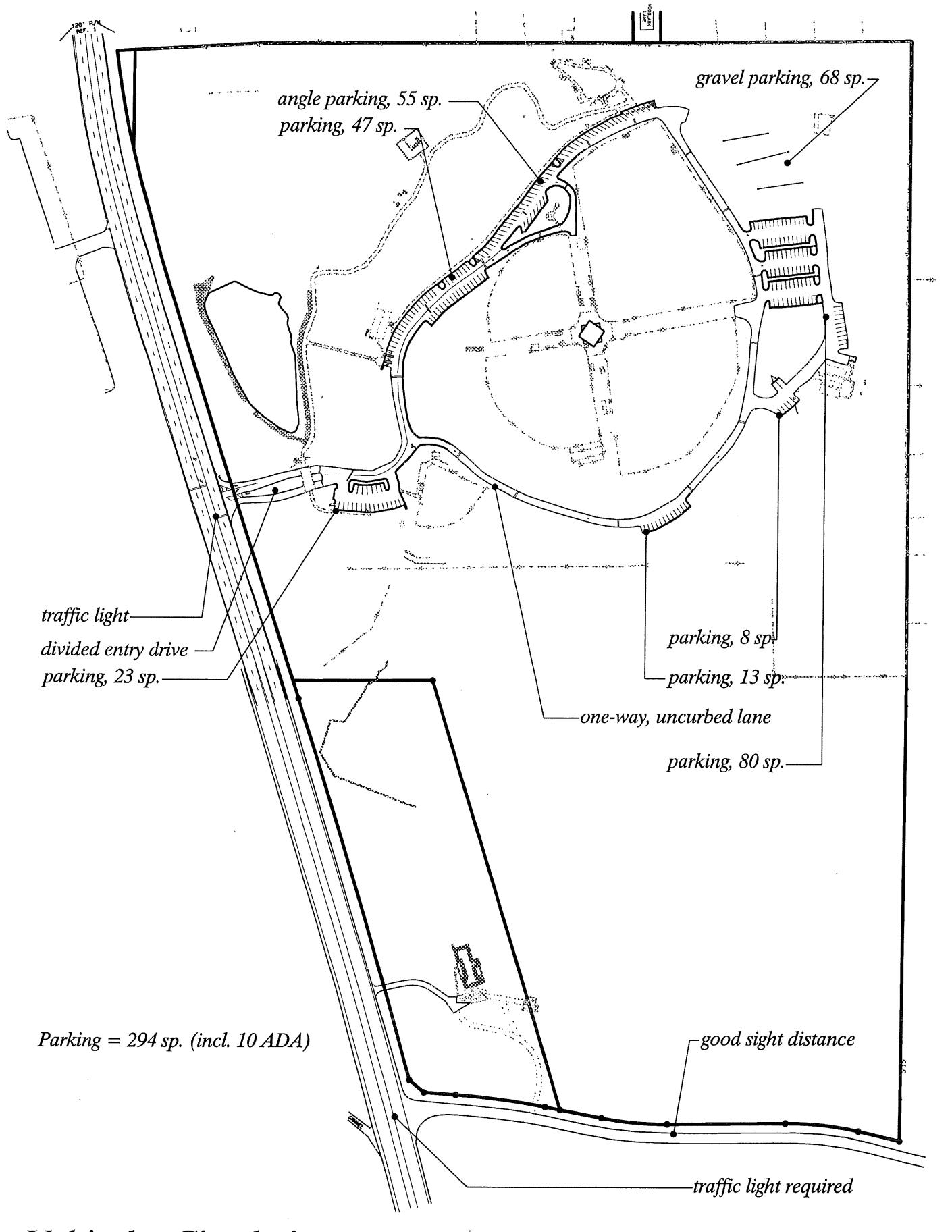
Spatial Relationships

The predominant spatial relationship is that of the park to the noisy traffic volume on Pleasant Hill Road. As such, this diminishes the user experience in the parklands surrounding the pond. The anticipated uncomfortable relationship to the subdivisions to the north and west is mitigated by the existing perimeter buffer of woodlands. Light spill from the baseball and football fields is a major concern and should be addressed in the redevelopment of this park.

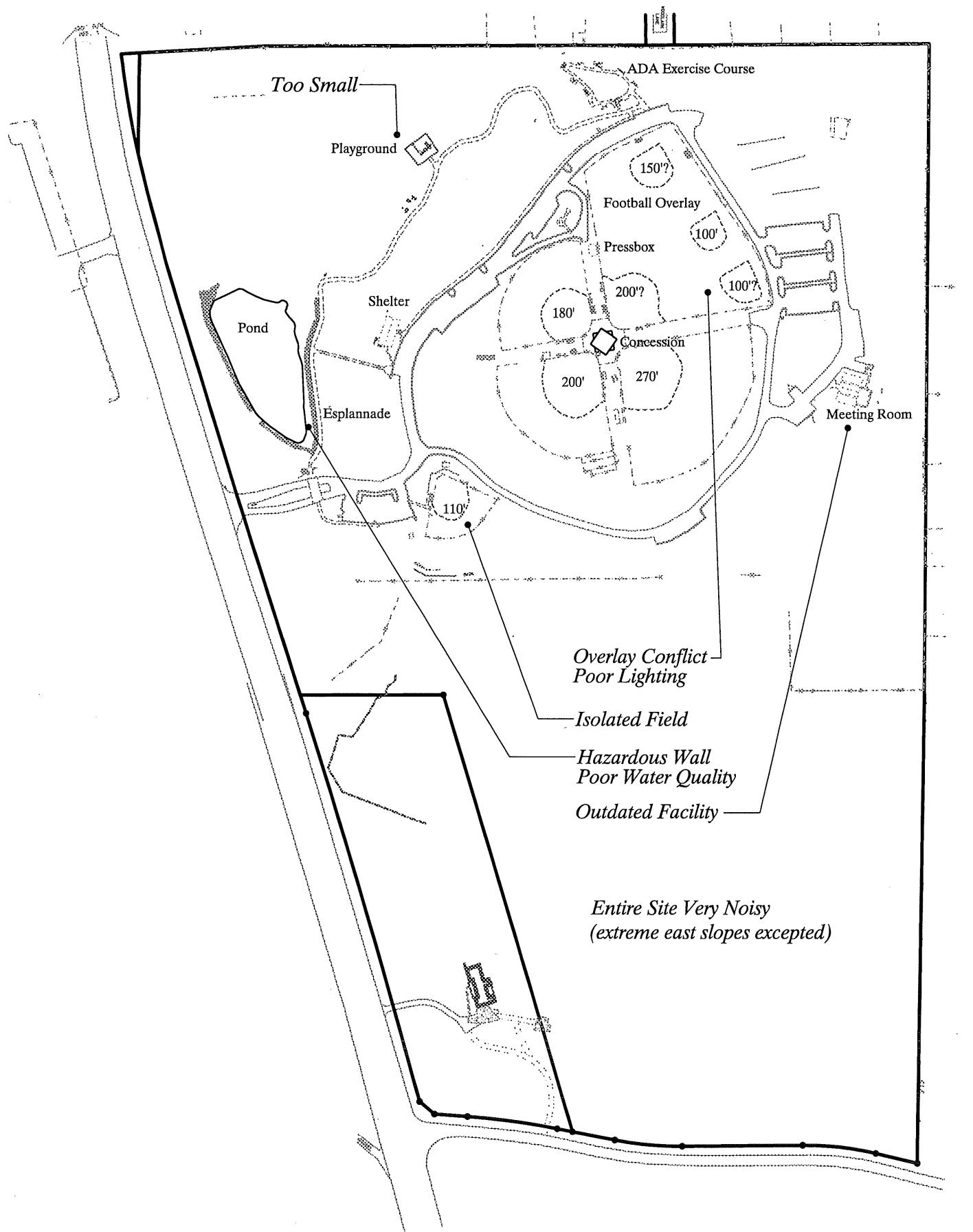


Vegetation
Diagram





Vehicular Circulation
Diagram



Facilities
Diagram

5.0 Programmatic Analysis

Working with the Steering Committee, DCS staff prepared a prioritized list of park improvements both from a staff and a Steering Committee basis. The staff listed priorities were:

1. Vehicular circulation improvements (sufficient parking, safer road layout, review park entry location);
2. Stand alone football field;
3. Separate maintenance compound;
4. Activity building with attached park police precinct station; and
5. Family aquatics center.

Staff also supported the goal of adequate buffering of the park activities with woodland screening along the north and west property lines.

Steering Committee members priorities were polled as well and they had a long list of specific comments (see memo in Appendix). Their priorities were:

1. Passive recreation amenities (multi-purpose trail loop, playgrounds, picnic areas with new picnic pavilions, within 16+ acres of supportive open space);
2. Freestanding football complex;
3. Enhanced seven field baseball/softball complex (see memo in Appendix);
4. Family aquatics complex;
5. Sand volleyball complex; and
6. Skate park (roller blade hockey and free skating area).

Committee members wanted a minimum of 25% park open space (exclusive of detention ponds, etc.) or a total of at least 16.75 acres in this category. The specific ballfield sizes requested by the Committee were (2) 120' fields, (1) 150' field; (3) 200' fields, and (1) 300' field.

CERULEA was advised to include priorities 1 through 4 from the Staff list and items 1 through 3 from the Steering Committee list. If, after preparation of the conceptual plans there still appeared to be room for further program elements, then those would be added.

As the concept plans were developed, it became clear that none of the family aquatics, skate park, or sand volleyball complexes could be accommodated. However, there was room for two sand volleyball courts and a large group pavilion.

The final program narrative follows in more detail:

1. Basic Infrastructure and Passive Features

A. Utilities

Stormwater System: The plan must incorporate the requirements of the new stormwater ordinance. Elements would include vegetated forebays to filter water before it reaches outfall positions. Also, broad, grassed or vegetated swales between parking bays are to be provided to filter runoff slowly from the pavement. No curbs are to be used to allow sheet flow of water off of paved surfaces. Wheelstops and bollards will be required to keep vehicles on paved surfaces in uncurbed areas.

Potable Water Distribution: Existing meter points are to be maintained if possible, although new service will likely be required to serve the football field area on the newly acquired property. Water is available in the Hill Drive right-of-way (ROW).

Sanitary System: As redevelopment of the park will ultimately result in the demolition of all existing wastewater generating facilities, it goes without saying that a completely new wastewater system will be required to serve the new buildings on site. A deep manhole will be constructed at the corner of Hill Drive and Pleasant Hill Road. Care will be required to design a gravity alignment to the manhole through the ROW to this point. It would appear that all proposed wastewater generating facilities are located high enough on the site to have gravity flow to the new manhole tie-in.

Telephone/Electricity: Provide for same in the redevelopment of the park. Existing transformer and overhead service drops may have to be relocated.

B. Circulation

Entrance: The existing entry is to be converted to serve only the new maintenance compound. All visitor traffic will be routed to a new entrance at Hill Drive. It is advised that this change not be implemented until a traffic light is in place at the intersection of Hill Drive and Pleasant Hill Road.

Multi-Purpose Trail: An asphalt paved, 12' wide 1.25 mile long trail is the backbone of the system. A cross park trail will allow access through a central meadow. The trail will cross over the park entry drive via an elevated prefabricated bridge. The bridge will provide an exciting portal to mark arrival at the park and will allow the entire pedestrian trail loop to be free of potential vehicular conflict.

SHORTY HOWELL PARK

Programmatic Analysis

Gravel Trail Loop: At the football field, a flat gravel trail, 12' wide would be provided to circulate around the field and spectator areas. The gravel trail would be a premium resilient running surface and the flatness would prevent washing of fines. The gravel trail could be illuminated by spill light from the football field during the football season.

Wood Chip Trail: A 6' wide wood chip trail would be developed to circulate through the north and western buffers and back across the park to provide an excellent cross-country running course. If combined with the paved loop, distances in excess of 2.5 miles can easily be obtained allowing competitive use. Regular maintenance will be required to replenish the woodchips, otherwise rutting of soil is expected.

Parking: the following table indicates how the Master Plan provides sufficient parking given the demands of the facility mix:

Facility	<u># of spaces</u>
Football (1 field) w/cheerleading space/Sand Volleyball	120
Trailhead Parking	20
Baseball Fields (7 fields @ 60 spaces each)	420
Rental Pavilion w/ Play Area/Fitness Course	50
Activity Building w/ Police Precinct	100
Passive Area (lake/picnic)	30

Please note in the above analysis that football season does not overlap with baseball as there is not a fall baseball program. Therefore, cheerleaders and football players can practice and park at the baseball fields for practice during the fall season. The facilities are close together, so participants can readily walk between the baseball fields and football field for scheduled games.

Maintenance Facility: Located with a separate driveway off Pleasant Hill Road, the fenced compound includes a paved yard and a 1,200 square foot building with storage bays and staff restroom/office. This building can be expanded to include sports association storage if the association pays costs for same and work is added during the design of the maintenance building.

Open Meadow: Between the baseball and football areas, a grassed valley will be graded and will connect to existing open spaces at the pond in the northwest corner of the site. Trails will go through the meadow which will be available for a wide variety of passive and informal recreational activities.

Landscape Development: Extensive landscaping is envisioned and a conceptual level representation is included in the color Master Plan graphic. Screening to contain light spill and glare will be necessary, particularly along the Pleasant Hill Road frontage and outparcel. Also, such screening will help to screen the back-of-house functions associated with probable commercial development of the adjacent outparcel.

Picnic and Play Areas (with restroom pavilion): The existing pavilion will be razed and a new 60' octagonal structure similar to that at Collins Hill Park will be constructed in the quieter northeast corner of the park. An adjacent lawn and play area will be provided as will replacement of the existing ADA fitness course. A free standing restroom building will be provided in this area to serve play area, picnic, pavilion, and trail users.

Activity Building: With a program similar to that at Pinckneyville Park, this facility would not exceed 6,000 square feet and would be a single story. A room for a park police precinct would be provided together with two or three dedicated parking spaces for police use. Windows of community rooms could overlook the lake to the west while providing an acoustical barrier to the noise at Pleasant Hill Road.

2. Sports Facilities

Baseball Complex: To be constructed in two phases so as not to displace the Duluth Youth Sports Association (DYSA), this complex will be terraced on three levels. The ballfield sizes are (2) 120' fields, (1) 150' field; (3) 200' fields, and (1) 300' field. All will be lighted to current standards to minimize spill, glare, and sky glow.

The common areas for spectators will be developed to reflect the most current standards of the Gwinnett Parks Department including paved areas with brick, trees (each allocated an average of 25 cubic yards of gap-graded, sub-drained and sub-irrigated planting soil volume), benches, picnic tables, planting islands with shrubs and protective edging (low walls or planted fences). Common areas will have a central play area and a large concession building as well. Batting cages will be provided to serve the baseball fields.

Football Field: A new approach to football field design is reflected in the Master Plan. A single regulation football field is set in a larger sodded area where cheerleaders can stage for more elaborate performances during football season. Spectator areas are placed on opposite ends of the 50 yard line, set back about 30 feet from the field sideline so that players and cheerleaders can stage in close field proximity. At the end zones, large sodded areas are available for these activities as well. The entire field and staging area is enclosed within a perimeter fence. Immediately outside of the fence is a 12' wide gravel jogging track. The north end zone also features a concession stand with restrooms and a spectator plaza with trees, brick paving, and seating.

Sand Volleyball Courts: Located between the football and baseball fields and overlooking the open meadow, a pair of side by side sand volleyball courts will be provided. These are anticipated to serve primarily the teenage population. The location near the passive area of the Park where they are close to parking and restrooms is very important. The visibility of the placement is a key public safety consideration.

6.0 Alternative Development Concepts

A total of three alternative development concepts were prepared and presented to the Steering Committee. Following this, a hybrid plan, the Preliminary Master Plan, was developed to reflect a consensus approach to park development.

Concept Plans A, B, and C

All three concept plans represent identical development programs, but vary in terms of spatial layout, extent of reuse of existing facilities, and adjacency. The elements of each concept is discussed in the following narrative:

Concept Plan A

- The main park drive and entry remains at Pleasant Hill Road, sufficient parking is provided for all site uses;
- The maintenance facility is located on a hill overlooking Pleasant Hill Road (the former home site on a recently acquired parcel);
- The activity building is located on the site of the former picnic shelter overlooking the pond;
- The group pavilion is located in the northeast corner of the site adjacent to existing woodland buffers;
- The baseball fields are reconstructed entirely and arranged around the existing concession building, with the 300' field set apart on a terrace to the south together with its own concession;
- The paved multi-use trail loop is confined to the north end of the site and crosses the park drive at least twice.
- The mulch trail system is extensive and circulates throughout the large preserved woodlands area on the southern half of the site;
- A standard football field arrangement is placed on the southern half of the site with its own concession and a parking lot accessed off of the Pleasant Hill Road entrance; and
- A large cheerleader practice lawn is provided to the south of the football field, adjacent to Hill Drive.

Concept Plan B

- The main park drive and entry remains at Pleasant Hill Road, sufficient parking is provided for all site uses;
- The maintenance facility is located on a hill overlooking Pleasant Hill Road (the former home site on a recently acquired parcel);

- The activity building is located to the north of the site of the existing picnic shelter overlooking the pond; the shelter is to be demolished to make room for parking;
- The group pavilion is located in the northeast corner of the site adjacent to existing woodland buffers;
- The baseball fields are entirely reconstructed and located on the southern half of the park together with a new play area, concession stand, parking, and common areas;
- The paved multi-use trail loop is confined to the north end of the site and crosses the park drive at least twice.
- The mulch trail system is extensive and circulates throughout the large preserved woodlands area on the western half of the site; and
- A standard football field arrangement is placed near its former location. Only the baseball fields are removed, the concession and press box remain and the adjacent area formerly occupied by baseball fields is redeveloped as a lawn for cheerleader and football practice.

Concept Plan C

- The main park drive and entry is shifted to Hill Drive, sufficient parking is provided for all site uses;
- The maintenance facility is located at the former park entry drive and the entry is converted to use solely for access to the maintenance facility;
- The activity building is located at the site of the former picnic shelter overlooking the pond;
- The group pavilion is located in the northeast corner of the site adjacent to existing woodland buffers;
- The baseball fields are reconstructed such that four are redeveloped around the existing concession and a second terrace of three fields is placed adjacent to the south and at a lower elevation;
- The paved multi-use trail loop extends throughout the site and never crosses the park drive;
- The mulch trail system is less extensive and often rejoins the paved trail in order to complete its alignment;
- A standard football field arrangement is placed near the Hill Drive entry, with concession and new press box. An adjacent meadow near the center of the park is provided for cheerleader and football practice.

Evaluation of Alternative Concepts

Both DCS staff and Steering Committee members selected Concept Plan C as the basis for further refinement as a Preliminary Master Plan (see October 7, 1999, memo in Appendix)

Plan C was favored over A and B for the following reasons:

- Only scheme with access off of Hill Drive;
- Plan B may have caused neighborhood opposition given more tree clearing and possible noise and lights closer to the houses;
- DYSA can continue use of three or four baseball fields while the lower terrace fields, access, parking, and football fields are developed; and
- More extensive trail network in Plan C.

Preliminary Master Plan

The following refinements were requested to be incorporated in the Preliminary Master Plan:

- Move the football field closer to the lower baseball field terrace, enabling better joint use of the athletic turf and parking between the baseball and football areas;
- Provide a larger flat turf area around the football field as opposed to an adjacent rolling meadow and surround the larger area with a jogging/walking gravel track - provide ample offset space from the track to the spectator area to minimize conflicts. The path could be illuminated in fall and winter evenings by the football field lights;
- Provide playground at both the group pavilion and at the baseball complex common area;
- Provide two sand volleyball courts in an appropriate area within the park;
- Provide trailhead parking (20 spaces) near the Hill Drive entry, for trail users to immediately park upon entry before entering the congested areas of the park;
- Confirm how staged development could be pursued such that at least three fields and the existing concession could be preserved until at least three of the new fields, new concession, parking, and football field were constructed to the south. (In this scenario, the seventh field would be developed in a third stage together with the concession building); and
- Demolish the existing concession building.

All of the above elements requested in the review process were reflected in the Preliminary Master Plan. The plan was developed with major interval contours and a balanced grading approach was established. A cost estimate was prepared for all elements (see Appendix).

Final Master Plan

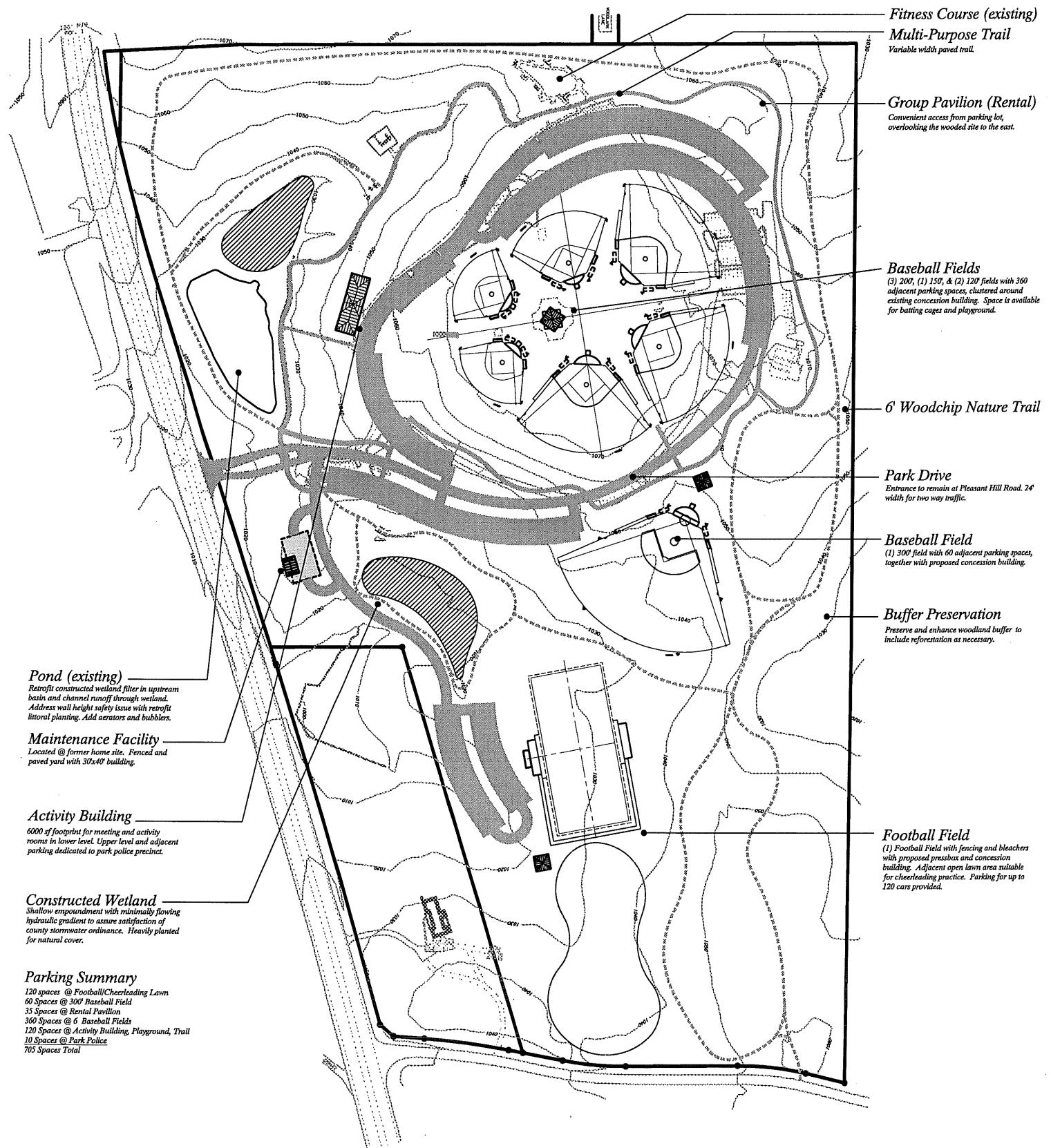
The following review comments and refinements are reflected in the final color rendered Master Plan Graphic:

- Locate the two sand volleyball courts between the football fields and baseball fields overlooking the meadow and adjacent to the parking area;
- Provide a pedestrian overpass bridge at the Hill Drive entrance, thereby allowing a complete trail loop without vehicular crossings (the Committee also felt that the bridge and abutments would provide an excellent portal landscape and could be used for festival banners or similar seasonal decoration);

SHORTY HOWELL PARK

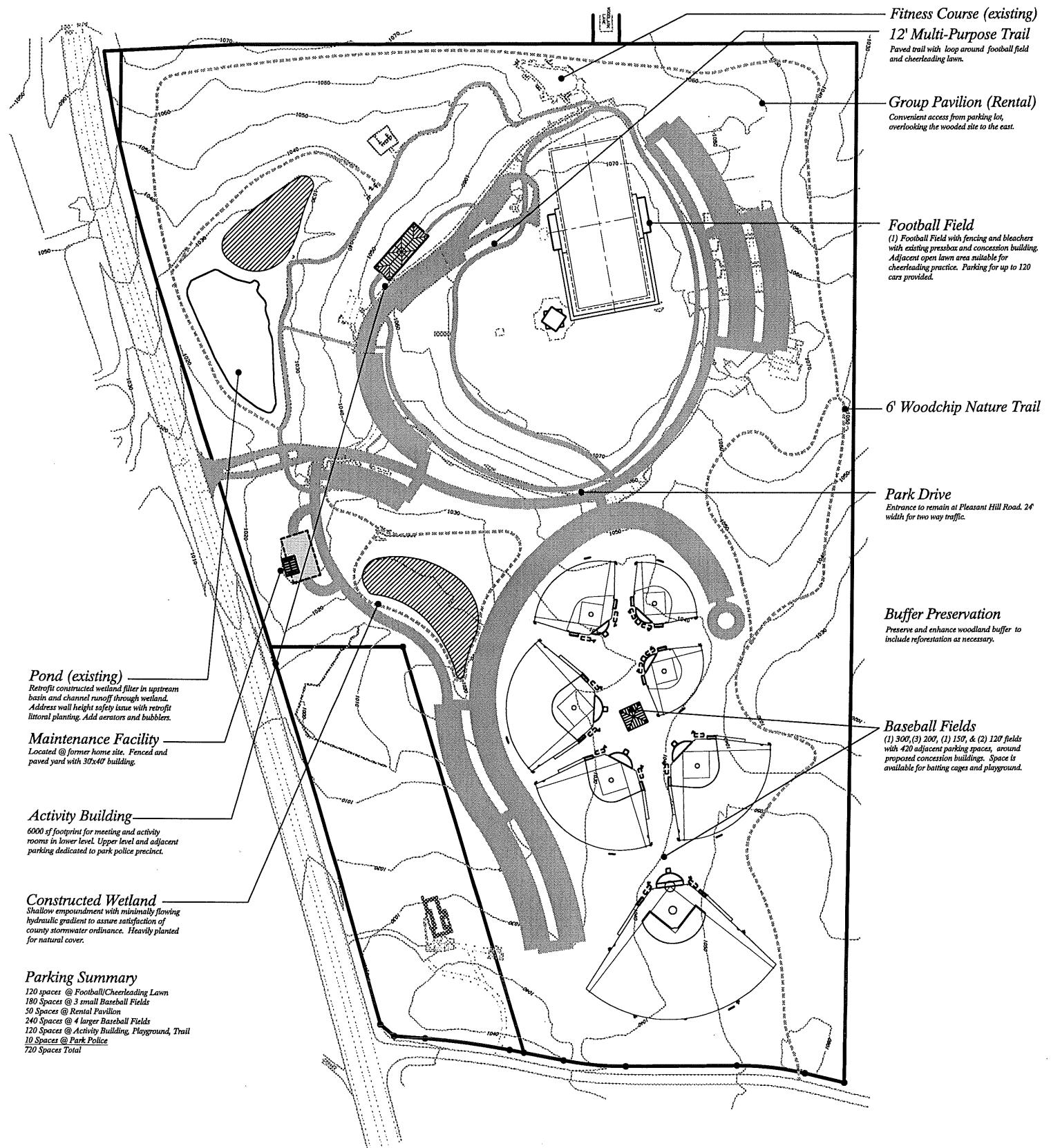
Alternative Development Concepts

- Shift the maintenance compound up to the former homesite immediately south of the Pleasant Hill Road maintenance entry and indicate on the plan the option of the DYSA to fund a further expansion of the maintenance building for their athletic field maintenance equipment and supply storage needs;
- Provide a cross park mulch trail connector so that the mulch trail loop is completed, forming a viable alignment for competitive cross-country racing and training; and
- Show extensive common area hardscape plaza development at the baseball fields and at the football concession stands, reflecting the same in the project budgeting so that adequate funding may be made available for the project.

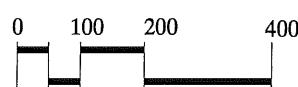


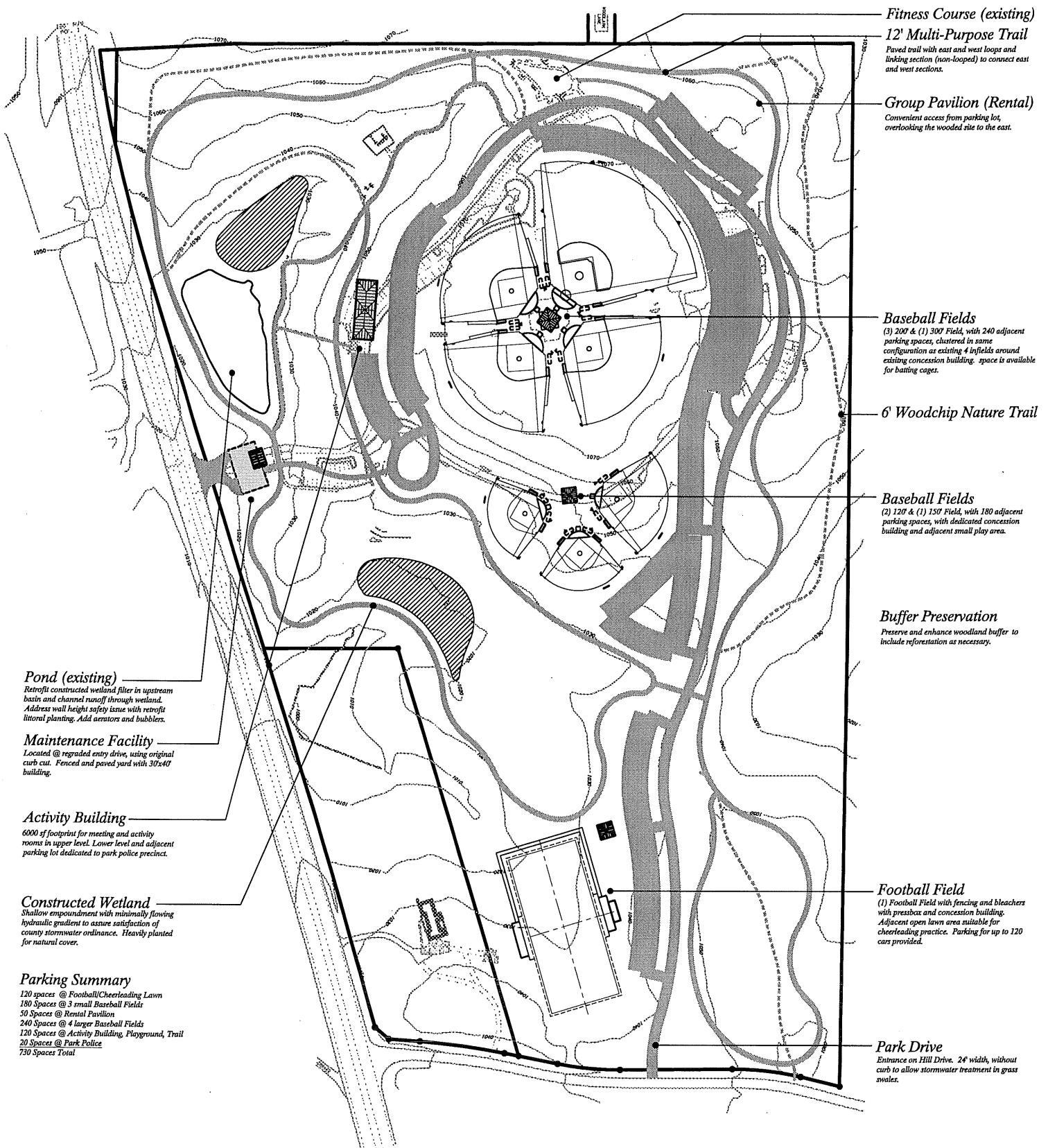
Concept A



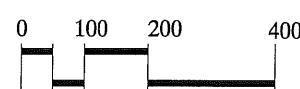


Concept B

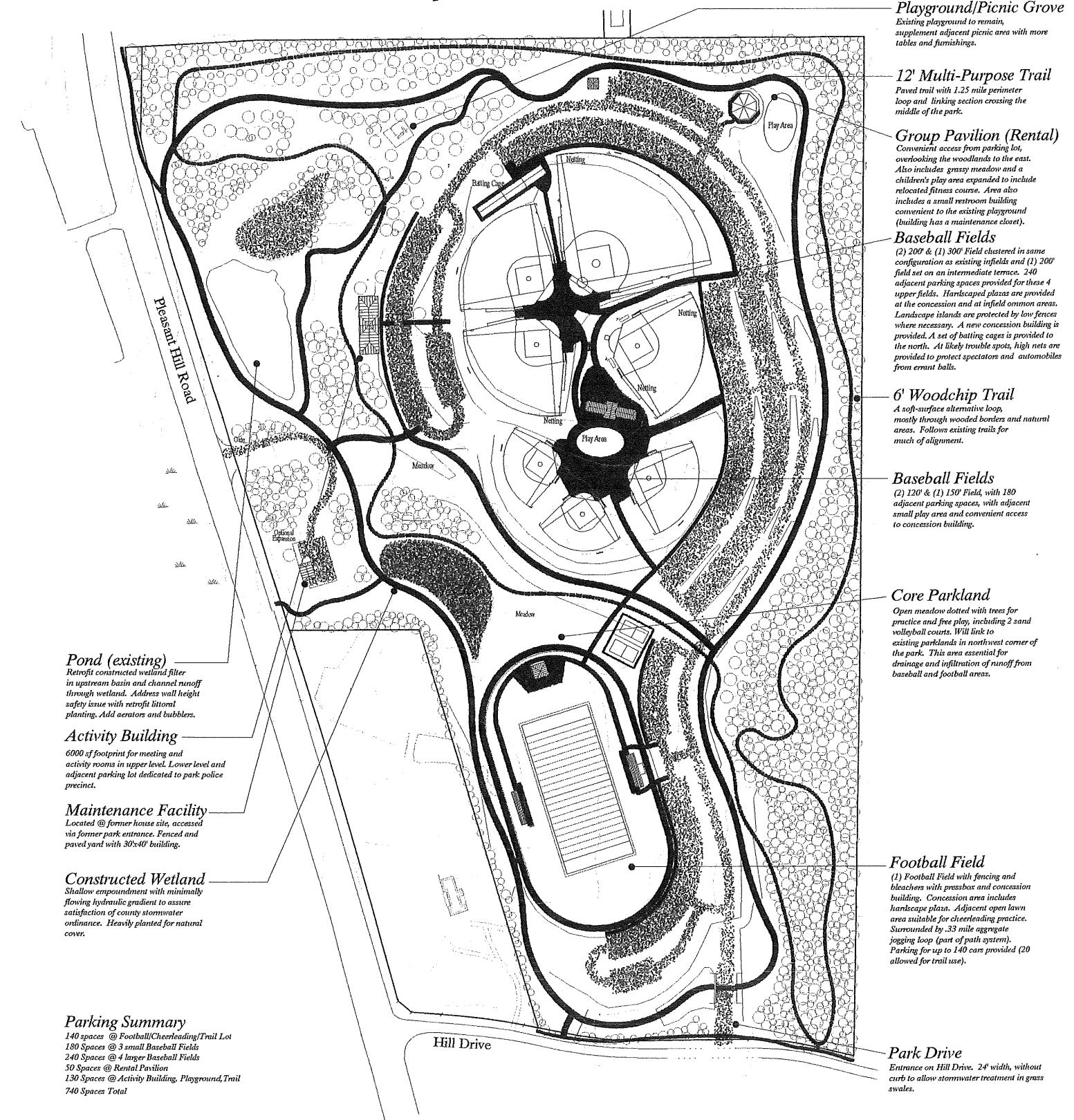




Concept C

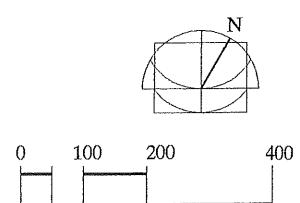


Shorty Howell Park



Preliminary Master Plan

Prepared for
Gwinnett County, Department of Community Services
Prepared by
CERULEA Inc., November 4, 1999



Shorty Howell Park



Master Plan

Prepared for
Gwinnett County, Department of Community Services
Prepared by
CERULEA Inc.

7.0 *Cost Projections*

The estimated total cost to construct all of the elements in the Master Plan is roughly \$9,143,000. This number includes a \$1,119,000 allowance for contingencies, design, survey and testing fees. The \$7,461,000 for construction line items can be broken down into the following categories:

<u>Description</u>	<u>Development Cost</u>
Basic Infrastructure	\$1,000,000
Parking and Trails	\$1,000,000
Passive Use Facilities/Landscape	\$359,000
Baseball Complex	\$3,000,000
Picnic Pavilion and New Play Area	\$400,000
Activity Building	\$720,000
Football Field	\$900,000
<u>Maintenance Compound</u>	<u>\$82,000</u>
Total	\$7,461,000

SHORTY HOWELL PARK**Gwinnett County Dept. of Community Services****Preliminary Master Plan Design Estimate****Prepared by: CERULEA Incorporated****November 8, 1999**

	Description	Quantity	Unit Price	Subtotal
01.2	Insurance Cost			\$36,000.00
	Bond Cost			\$72,000.00
02.3	Site Preparation			
	Asphalt Removal	15727.00	\$3.00 SY	\$47,181.00
	Curb Removal	4500.00	\$1.50 LF	\$6,750.00
	Concrete Removal	21960.00	\$1.00 SF	\$21,960.00
	Other Demolition/Removal	1.00	\$40,000.00 LS	\$40,000.00
	Clearing: Chipping/Spreading/Timber Sale	28.00	\$6,000.00 AC	\$168,000.00
	Earthwork - Balanced Cut and Fill	110000.00	\$2.50 CY	\$275,000.00
	Topsoil - Stripping/Stockpile/Respread	30000.00	\$3.00 CY	\$90,000.00
	Tree Protection - fencing save areas	15000.00	\$1.25 LF	\$18,750.00
	Permanent Grassing	18.00	\$3,500.00 AC	\$63,000.00
	Mulch Chip Respread/Topdress	9.00	\$8,000.00 AC	\$72,000.00
	Embankment Straw Blankets (on banks =/> 3:1)	100000.00	\$0.18 SF	\$18,000.00
	Erosion Control - all measures	22.00	\$2,000.00 AC	\$44,000.00
02.4	Stormwater System			
	System Allowance	1.00	\$200,000.00 LS	\$200,000.00
02.5	Paving			
	Asphalt Drive, Parking, Trail	52140.00	\$11.75 SY	\$612,645.00
	Pavement Marking/Striping @ Parking	1.00	\$6,000.00 LS	\$6,000.00
	Wheelstops @ Parking	740.00	\$25.00 EA	\$18,500.00
	Concrete Curb and Gutter	10000.00	\$7.50 LF	\$75,000.00
	Gravel Track @ Football	2400.00	\$10.50 SY	\$25,200.00
	Concrete Sidewalks	42000.00	\$3.50 SF	\$147,000.00
	Soft Surface Trails	1000.00	\$10.00 SY	\$10,000.00
	Concrete Step Treads	70.00	\$35.00 EA	\$2,450.00
	Step Railings	220.00	\$25.00 LF	\$5,500.00

SHORTY HOWELL PROGRAM				PAGE 2
02.6	Sewer Waste System - (Impact Fees Not Included)			
	System Allowance	1.00	\$175,000.00 LS	\$175,000.00
02.8	Sanitary Impact Fees	1.00	\$34,000.00 LS	\$34,000.00
02.9	Water System			
	Potable Water Piping /Backflow	1.00	\$30,000.00 LS	\$30,000.00
	Potable Water Tap Fee (allow for new development)	2.00	\$10,000.00 LS	\$20,000.00
02.10	Fire Hydrants/System Amount			
	Hydrants	8.00	\$2,500.00 EA	\$20,000.00
	8" DIP Main	4000.00	\$22.00 LF	\$88,000.00
02.12	Traffic Control Gates	2.00	\$2,500.00 EA	\$5,000.00
02.13	Play Area			
	Resilient Tiles @ Play Areas	500.00	\$20.00 SF	\$10,000.00
	K-6 Play Area Equipment 12000sf	1.00	\$150,000.00 LS	\$150,000.00
	Drain/Fabric Allowance	1.00	\$10,000.00 LS	\$10,000.00
	Play Area 5' Walk/Curb	350.00	\$12.00 LF	\$4,200.00
	Fiber Mulch (12,000 sf Woodcarpet)	1.00	\$18,000.00 LS	\$18,000.00
02.14	Sand Volleyball			
	Set of Two, with nets/sand/curb	1.00	\$40,000.00 EA	\$40,000.00
02.16	Site Furnishings			
	Picnic Tables (2 ADA) on conc. pad	20.00	\$900.00 EA	\$18,000.00
	Benches, on conc. pad	40.00	\$750.00 EA	\$30,000.00
	Trash Receptacles on conc. pad	20.00	\$500.00 EA	\$10,000.00
	Bleachers, reset existing on new concrete footings	36.00	\$5,000.00 EA	\$180,000.00
	Picnic Grills, on conc. pads	20.00	\$300.00 EA	\$6,000.00
	Hi-lo non-freeze drinking fountain	3.00	\$3,500.00 LS	\$10,500.00
02.17	Baseball/Football Fields Amount			
	Team Bench Enclosures	14.00	\$7,000.00 EA	\$98,000.00
	6' Chain-Link Outfield Fence	7000.00	\$13.00 LF	\$91,000.00
	10' Chain-Link Sideline Fence	700.00	\$30.00 LF	\$21,000.00
	Infield Bases/New Clay	1.00	\$62,000.00 LS	\$62,000.00
	Backstops, large arch	1.00	\$18,500.00 LS	\$18,500.00
	Backstops, relocate existing	3.00	\$5,000.00 LS	\$15,000.00
	Backstops - small arch	3.00	\$12,000.00 LS	\$36,000.00
	Batting Cage - 6 unit, curbed, clay mix	1.00	\$18,000.00 LS	\$18,000.00
	Lights (glare, skyglow control - spill to moonlight)	1.00	\$850,000.00 LS	\$850,000.00
	Scorekeepers Booths	7.00	\$7,000.00 EA	\$49,000.00
	Scoreboards	NIC	EA	\$0.00
	6' Chain-Link Fence @ Football Perimeter	1750.00	\$15.00 LF	\$26,250.00
	4' Chain-Link Fence @ Football Field	1080.00	\$12.00 LF	\$12,960.00
	8' Chain-Link Fence @ Maintenance Bldg	240.00	\$16.00 LF	\$3,840.00
	Hardscape Plazas - special soil, edging, brick, grates,et	400000.00	\$12.00 SF	\$480,000.00
	Sodded Turf, Including common areas/meadow	460000.00	\$0.35 SF	\$161,000.00
	Irrigation System (sod/ lawn, planted areas)	800000.00	\$0.40 LS	\$320,000.00

SHORTY HOWELL PROGRAM				PAGE 3
02.19	Buildings			
	Concession/Restroom - Football	1400.00	\$175.00 SF	\$245,000.00
	Concession/Restroom -Baseball	3200.00	\$160.00 SF	\$512,000.00
	Maintenance Building 30x40	1200.00	\$65.00 SF	\$78,000.00
	Activity Building	6000.00	\$120.00 SF	\$720,000.00
	Group Shelter	2750.00	\$60.00 SF	\$165,000.00
02.20	All other Sitework			
	Buried Electric Cable	3000.00	\$5.00 LF	\$15,000.00
	Pay Phone @ Concession - Activation Fees	2.00	\$360.00 LS	\$720.00
	Roadway/Parking Lights - Power Company Charge	50.00	\$650.00 EA	\$32,500.00
	Phone Service Trenching in conduit	5000.00	\$7.00 LF	\$35,000.00
	Landscape Allowance	1.00	\$250,000.00 LS	\$250,000.00
	FenceType Railing @ Walls 4' vinyl chain-link	300.00	\$15.00 LF	\$4,500.00
	Prefab Bridge - 40'	1.00	\$50,000.00 LS	\$50,000.00
	Walls- unit masonry geogrid reinforced	4000.00	\$30.00 FF	\$120,000.00
	Entry Sign Pylon	1.00	\$8,000.00 EA	\$8,000.00
	Other Signage	1.00	\$12,000.00 LS	\$12,000.00
	Relocated Fitness Course	1.00	\$15,000.00 LS	\$15,000.00
	Bike Racks	5.00	\$500.00 EA	\$2,500.00
	Sub-total All Construction			\$7,461,406.00
	03 Design, Engineering/Construction Admin.			
	Design Fee	1.00	\$450,000.00 LS	\$450,000.00
	Geotechnical - Prelim. Study	1.00	\$4,000.00 LS	\$4,000.00
	Geotechnical - Testing During Construction	1.00	\$25,000.00 LS	\$25,000.00
	Survey - Site Topo - Speciment Trees	1.00	\$38,000.00 LS	\$38,000.00
	Geotech. Staking for Borings	1.00	\$2,000.00 LS	\$2,000.00
	Construction Staking	1.00	\$32,000.00 LS	\$32,000.00
	Clearing Limits	1.00	\$5,000.00 LS	\$5,000.00
	As-built Sewers	1.00	\$4,000.00 LS	\$4,000.00
	As-builtDetention Ponds	1.00	\$2,000.00 LS	\$2,000.00
	06 Contingency			
	Unsuitable Material/Planning Factor (15%)	1.00	\$1,119,210.90 LS	\$1,119,210.90
	07 Subtotal 01..06			\$9,142,616.90



GWINNETT COUNTY

Department of Community Services
Parks and Recreation
Project Administration
(770) 822-8840
Fax: (770) 822-8893

MEMORANDUM

THRU: Grant Guess
TO: Donnie Fuller
FROM: Rex Schuder
SUBJECT: Shorty Howell Park Master Plan
DATE: September 8, 1998

We will soon be requesting a memorandum of scope from our master planning consultants for the master planning of Shorty Howell Park. We do not currently plan to have a full citizen steering committee to help us with this project. Rather, it is our intention to work with both a committee of parks and recreation staff members and a small committee of representatives of the Duluth Youth Sports Association. Before we proceed with any planning work, however, we need information from your staff regarding the actual usage of the existing park facilities.

- A. We need the actual registration numbers for baseball, softball, football and cheerleading for the past five years, so we can chart any trends in the numbers of kids registered to play at the park.
- B. We need your opinion of both how many and which size baseball/softball fields are required to accommodate the actual numbers and ages of currently registered players.
- C. We need suggestions for persons from the Duluth Youth Sports Association who you think would be good candidates for inclusion on a representative committee to work with us on the planning of the park. Early in the planning process, we will want these representatives to give us the association's position on their need for things such as batting cages, warm-up areas, storage, field sizes, field number and parking. Names which have been suggested to me to date include: Butch Zorn, President; Chris Christopher, Baseball/Softball; Lawayne Rollins, Football; Kathy Marelle, Cheerleading.
- D. We need you and your staff's opinions on the impact of the facilities now available or under construction at the City of Duluth's Bunten Park on the park users and programs at Shorty Howell Park. Bunten Park is 2.5 miles from Shorty Howell Park. The City of Duluth currently has arrangements with the Duluth Youth Sports Association for capital improvements for and maintenance of four baseball/softball fields within Bunten Park.

Field One - 220' - programmed for Girl's Fast Pitch Softball
Field Two - 220' - programmed for boy's fall Major/Minor Baseball
Field Three - 320' - programmed for boys Pony Baseball

LANGLEY DRIVE • LAWRENCEVILLE, GEORGIA 30045-6900

Field Four - 320' - programmed for Senior Boys Baseball

In addition, the City of Duluth has funded the design and construction of a Community Center building which will include a 104' x 70' Gymnasium, with maple floor. The Duluth Youth Sports Association will manage the basketball program at the Gym which is expected to be open to the public in fall of 1999. The architectural program for the Community Center is as follows:

Total Square Footage = 27,456

First Floor = 17,448 Sq. Ft. Phase I Program(funded) Phase II Program (unfunded)

Common Reception Area
Four Administrative Offices
Police Precinct Offices
2,350 Sq. Ft. General Activity Room
640 Sq. Ft. Seniors Activity Room
483 Sq. Ft. Warming Kitchen
104' x 70' Gym with maple floor
Various Storage/Mechanical Rooms

Second Floor = 10,008 Sq. Ft.

429 Sq. Ft. Activity Director's Office
1,536 Sq. Ft. Gym Balcony area

5,600 Sq. Ft. Activity Rooms
3,560 Sq. Ft. Offices
Additional Storage Rooms

Currently, the City of Duluth intends to use the existing Train Depot building at W.P. Jones park for special events, rather than regularly programmed activities, once the new Community Center at Bunten Park is open.

The West Gwinnett Soccer Association runs programs on Bunten Park's two soccer fields. The park has four lighted tennis courts, which in addition to the four lighted tennis courts at W.P. Jones park provides a total of eight lighted courts for the community served by Shorty Howell Park.

Thank you for your assistance in this matter.

c. S. Plunkett
P. Hoskins

GRANT F.Y.I.
R 9-28-98

Rex

Response to your memo of Sept. 8 concerning Shorty Howell Master Plan.

Donny

A

	1993	1994	1995	1996	1997	1998
BSB	1,674	2,012	1,669	1,781	1,711	1,609
FB	270	280	218	280	372	450
CH	309	320	281	315	275	310

These figures are based on the use of 8 fields at Shorty Howell and 1 Town Field

B

Based on a formula of 24 teams per field X 7 fields=2,016 players, this would accommodate their numbers registered in 1998.

(This does not include the Town Field or the Bunten Fields.)

We recommend the standard 7 field sizes as in other parks, ie: P'ville, Bogan.

We also recommend 1 stand alone 100 yard football field.

C

Pete Sutter Baseball\Softball President

** Something to remember is that Kathy Marelle is the cheerleading director but is also Duluth Rec. Director which may be conflict of interest.

D

We can not comment on these due to the fact that we have no control on who uses and for how long they may be allowed to use them..

If there is a long term contract then "yes" this would benefit and cut down on the number of fields needed at Shorty Howell.

GWINNETT COUNTY
PARK POLICE FACILITIES CHECKLIST

PARK Shorty Howell Park DATE TUES 10/06/93
OFFICER NAME T.W. STEIN TIME IN 1520 TIME OUT 1550

ITEM PLACE
() IF OK or (P) PROBLEM

1. FACILITIES

Doors, Gates, Windows Secure
Security Lights Working
Vagrants/Loitering Around Building
Lights Off (When Not in Use)
Vandalism
Other/Comments On (P) _____

cc: Phil Rex
Grant

2. PARK USERS

Enforcement of All Park Rules
Misuse of Equipment/Facilities
Check In On Facility Rentals
Unorganized Group Activities
Questionable Conduct
Violation of Noise Ordinance
Other/Comments On (P) THESE IS NOT ENOUGH PARKING

FBI - SP

~~* WHEN FOOTBALL & T-BALL IS SCHEDULED, THE PEOPLE ARE PARKING ALL OVER THE GRASS AND BLOCKING SOME OF THE~~

3. VEHICLES

Check/Secure County Vehicles
Check For Abandoned Vehicles
Speeding/Abandoned/Reckless Driving
Unauthorized Food/Merchandise Vendors
Enforcement of All Parking Signage
Parking in Unsafe Areas That Are Unmarked
Other/Comments On (P) _____

ROOMS AROUND THE PARK

4. GROUNDS

Excessive Trash
Dogs/Swimming/Boating In Unauthorized Areas
Safety Hazards
Grills/Fires Out
Appearance of Needles, Broken Glass, Etc.
Other/Comments On (P) _____

() ()
() ()
() ()
() ()
() ()

5. RESTROOMS

Check for Vandalism
Loitering
Toilets/Sinks Over Flowing (Had To Shut Down)
Other/Comments On (P) _____

() ()
() ()
() ()

6. SIGNAGE

Missing
Needed/Comments _____

() ()

General Comments Observations on Park/Park Usage _____

I told several people to move their cars
By the concession driveway.



GWINNETT COUNTY
Department of Community Services
Planning, Development and
Special Operations
(770) 822-8840
Fax: (770) 822-8835

MEMORANDUM

TO: Senior Administrative Staff

FROM: Rex Schuder, Senior Community Planner *AS*

SUBJECT: Shorty Howell Master Plan – Park Program and Priorities Meetings

DATE: September 16, 1999

A meeting was held with the staff on September 14th and with the Citizen Steering Committee on September 15th for the purpose of obtaining the menu of park program features and priorities to guide the development of the conceptual planning phase of the master planning project. The results of the two meeting are as follows:

STAFF COMMENTS

When asked which features were desirable for the future development of Shorty Howell Park, staff stated: parking enhancements, stand alone football field, preservation of passive use open space, trail system enhancements (multi-purpose trail and mulch trail), an Activity Building (meeting room, classroom, police precinct station), playground enhancement, separate Maintenance Compound, vehicular circulation improvements (including review of park entrance location), enhanced stormwater collection and detention, basketball and a Family Aquatics Center. When asked to list the key features in order of priority, staff developed the following list.

1. Vehicular Circulation Improvements (sufficient parking, safer road layout, review park entrance location)
2. Stand Alone Football Field
3. Separate Maintenance Compound
4. Activity Building with attached Park Police Precinct Station
5. Family Aquatics Center

When asked how much forest and unstructured turf space should be retained to support passive recreation and park ballfield lighting buffering needs, staff responded with a range of from 5% to 10%. Senior staff then commented that the community will expect a greater amount of retained woodland and open space. Staff agreed that it would make sense to attempt to maintain undisturbed open space along the two property lines (northeast and northwest) we share with subdivisions so that any retained woodlands can act as a buffer against the ballfield and parking lot lights.

75 Langley Drive • Lawrenceville, Georgia 30245-6900

CITIZEN STEERING COMMITTEE COMMENTS

When asked which features were desirable for the future development of Shorty Howell Park, the members of the Steering Committee stated: baseball/softball complex enhancements (interior courtyard area with space for a tot-lot playground and picnic tables, paved pedestrian circulation system, seven separate fields with no multiple portable fences over one big field space, no Tee-ball field separated from the rest of the complex, new concession building with storage sufficient storage capacity), more parking, sand volleyball courts, multiple picnic areas with pavilions, stand-alone football field (with sufficient sideline space for cheerleading and surrounded by an enhanced sidewalk/track), paved multi-purpose trail loop, skate park with rollerblade hockey rink and freeskating area, family aquatics complex. When asked to list the key features in order of priority, the Steering Committee developed the following list. The Committee stated that they considered safety, functional and capacity improvements to the vehicular circulation system to be an absolute requirement for the successful development of any or all of their priorities. Therefore, they did not break out that issue as a separate priority item.

1. Passive Recreation Amenities (multi-purpose trail loop, playgrounds, picnic areas with new picnic pavilions, within 16+ acres of supportive open space)
2. Freestanding Football Complex
3. Enhanced seven field Baseball/Softball Complex (see enhancements above)
4. Family Aquatics Complex
5. Sand Volleyball Complex
6. Skate Park (rollerblade hockey and freeskating area)

When asked how much open space (woodland and unstructured turf space, not detention ponds or water surface area) should be retained to support passive recreation and ballfield light buffering requirements, the Committee stated that they believed we should seek to retain at least 25% of the site for these purposes. 25% of the park acreage is 16.75 acres. Please find attached a plan, which describes what that area looks like when arrayed along the northeast and northwest property lines the park shares with adjacent subdivisions.

When asked what array of ballfield sizes they needed to support their program into the future, the Committee provided the following list:

1. Two (2) 120 foot fields
2. One (1) 150 foot field
3. Three (3) 200 foot fields
4. One (1) 300 foot field

John Gnoffo of Cerulea will be advised to include priorities one through four from the Staff list, plus priorities one through three from the Committee list in his conceptual planning. After he has prepared his conceptual plans we will see if there are additional areas which can accommodate other, small footprint park facility options.



GWINNETT COUNTY
Department of Community Services
Parks and Recreation Project Administration
(770) 822-8840
Fax: (770) 822-8893

October 7, 1999

Shorty Howell Park Master Plan
Citizen Steering Committee

Subject: Evaluation of Alternative Conceptual Plans

Dear Committee Members,

Three alternative conceptual plans for the development of Shorty Howell Park were reviewed by both staff and citizen committees on Wednesday, October 6, 1999. John Gnoffo of Cerulea, Inc presented the alternative plans. After review and discussion of the opportunities and constraints of the three plans, both committees agreed that a modified version of Concept Plan C (see attached) should be further refined into the Preliminary Master Plan. Suggested modifications to Concept C are as follows:

The staff committee requested that the football field be moved more proximate to the lower elevation tier of baseball fields. The citizen committee agreed with this as it supported their program needs.

The staff committee suggested that the walkway we normally place around the perimeter of the football field be expanded to perform double duty as a walking trail in a lighted zone which the general public could use when the remainder of the park trail system was too dark due to early sunset in cooler months of the year. The citizen committee agreed with this concept, as long as the football field perimeter walkway was pulled well away from the turf zones needed to support football and cheerleading activities.

The citizen steering committee asked that playgrounds be shown both at the proposed group pavilion site and in the interior of the baseball/softball complex. Additionally, they asked to see two sand volleyball courts placed in appropriate spots within the park. The committee asked that the multi-purpose trail loop extend to the outside perimeter of the football complex toward Hill Drive, and that some parking be provided in the southern end of the park near the multi-purpose trail for trail users so that they would not have to contribute to traffic congestion within the park if all they came for was use of the trail. It was explained to the committee that the conceptual plan stage did not require that all such details be shown on the plan, but that the preliminary master plan would show such detail.

The citizen steering committee suggested that the seven-field baseball/softball complex be reconfigured in a manner, which will allow for staged construction and allow for the use of one new standard concession/restroom building. They prefer this solution to saving the existing concession building and constructing a new small concession building to serve the lower tier of fields. John Gnoffo assured us that it would be possible to do this, as long as it was understood that one of the seven ballfields would remain unfinished until the end of the project. First the football field and lower tier of ballfields would be constructed. Then, the upper tier ballfields, except for the seventh field would be renovated/re-constructed. The unfinished seventh ballfield would provide the staging area for the construction of the new concession/restroom building.

The new concession/restroom building would not be built in the same spot as the existing concession building. Therefore, the existing building could operate until the new one was constructed. Once the new concession building was finished, the old concession building would be demolished and its pad area converted to interior plaza uses (picnic tables, tree planting area, etc.) the seventh ballfield would be completed. In this scenario, it is anticipated that for a period of time during construction the park would have entrances on both Pleasant Hill and Hill Drive.

The citizen committee agreed with this approach to project staging as they would have access to half or more of their array of fields at Shorty Howell at all times. The committee members stated that they would take on the burden of scheduling the available fields at Shorty Howell plus alternative fields at Bunten Road Park and perhaps Pinckneyville Park in order to realize the final goal of a having a park on a par with the other park facilities throughout the County.

The citizen committee explained the numbers of cheerleaders and football players who could be in the park at a given time. The numbers were quite large, with some 8th grade games having 60 players and 120 cheerleaders between the two contending teams, plus coaches, parents and other spectators, plus the players and cheerleaders for the next scheduled game. The 120 parking spaces we had allocated on the concept plans suddenly seemed quite insufficient. The committee members then stated that they did not play fall baseball/softball, and that as long as we provided good pedestrian connections between the baseball fields and the football complex that participants could walk from the baseball/softball parking lots to the football complex.

Cerulea will now incorporate these comments into the preliminary master plan for Shorty Howell Park. Thanks to all participants for your comments and suggestions. The preliminary master plan will be presented to the Citizen Steering Committee on Wednesday, Oct. 20, at 8:00 p.m. in the Depot Building at W.P. Jones Park. I look forward to seeing you there.

Sincerely,



Rex Lee Schuder, ASLA
Senior Community Planner

Attachment

c. Gwinnett Parks and Recreation Administrative Staff

Ps. The Preliminary Master Plan will be presented to staff on Wednesday, Oct. 20, at 9:00 a.m. in the Parks and Recreation Large Conference Room.

75 Langley Drive • Lawrenceville, Georgia 30045-6900



GWINNETT COUNTY
Department of Community Services
Planning, Development and
Special Operations
(770) 822-8840
Fax: (770) 822-8835

October 11, 1999

Mr. John Gnoffo
Cerulea, Inc.
11895 Fox Road
Alpharetta, Ga. 30005-4302

Re: Shorty Howell Park – Data Discovery

Dear John,

At your presentation of the alternative conceptual plans to staff on Oct. 6th, several questions arose for which research by County staff was required. Please find attached our findings on the following question areas:

1. Consequences of the proposed revised Tree Ordinance

General Issues: The new ordinance will require that a Tree Preservation and Replacement Plan be submitted for non-residential sites in order to obtain Grading and Development Permits or to allow disturbance within a minimum yard or 100-year flood plain. The new plan proposes Tree Density Standards (tree diameters times number of trees saved or planted) for all sites. Only saved trees over 3" in diameter gain credit. Extra credit (4x) is given for the preservation of trees 12" diameter or greater. Extra credit (1.5x) is given for trees preserved within a minimum yard area (as required by the applicable zoning district) or within a 100-year flood plain. Tree preservation zones must extend to the edge of the dripline of any trees to be saved. No credit is given for trees saved in required zoning buffer zones. Therefore, the master planning effort should endeavor to save the greatest number of larger trees, and special effort should be taken to preserve known specimen trees. The actual counts of existing and proposed trees which must be done in order to calculate the credits needed to meet Tree Density Standards is not in the master planning scope of work and must await the development of construction documents.

Specific Issues: Tree planting requirements for surface parking lots will change. One tree for every seven parking spaces is required. Every parking space must be within 60' of a tree trunk. The minimum planting area for each canopy tree shall be at least 200 square feet. If

the planting bed contains more than one tree, an additional 80 square feet of planting space for each additional tree is required. If canopy trees are planted in an island amidst parking, a minimum of 100 square feet is required with 40 additional square feet for each additional tree sharing the island. Please bear these conditions in mind for all parking areas shown on the master plan and provide tree-planting zones which conform to these conditions.

2. Activity Building Preliminary Program: The following breakdown of room types and square footages is derived from the current programming study for the proposed Rhodes Jordan Park Community Center. Please use these descriptions and room sizes for your planning purposes for the Shorty Howell Park Activity Building.

- A. Community Room 2,410 sq. ft.
- B. One Classroom with sink and closet 480 sq. ft.
- C. General Office 310 sq. ft.
- D. Chair Storage 315 sq. ft.
- E. Mechanical/Electrical 275 sq. ft.
- F. Kitchen 265 sq. ft.
- G. Restrooms 370 sq. ft.
- H. Janitorial 185 sq. ft.
- I. Police Precinct 345 sq. ft.
- J. Bike Storage 100 sq. ft.

Subtotal 5,055 sq. ft. : Walls @ 10% of Bldg. Sq. Footage=505 sq. ft.

Total Square Footage of 5,560

3. Sanitary Sewer Data: The Department of Public Utilities has received a set of "Outfall Sanitary Sewer Plan And Profile" plans for the Racetrack Petroleum, Inc. project proposed for the land at the intersection of Hill Drive and Pleasant Hill Drive. These plans include construction of a terminus manhole on the outparcel property north of Hill Drive and adjacent to Shorty Howell Park. The terminus manhole (MH A-12) is located just outside the right-of-way at the corner of Hill Drive and Pleasant Hill Drive and has a proposed exiting invert elevation of 1000 and manhole top elevation of 1030 (see attachments). The plans are by Precision Planning, Inc, and are Job Number 97-174, File Number 97-174, dated 9/15/98.

I believe that the above is the full extent of data requested from staff thus far. Thank you for your assistance in this matter, and please call (770)822-8864 if you need any further clarification..

Sincerely,



Rex Lee Schuder, ASLA
Senior Community Planner

Attachments

c. G. Guess

N/F
PARTNERS INVESTMENTS

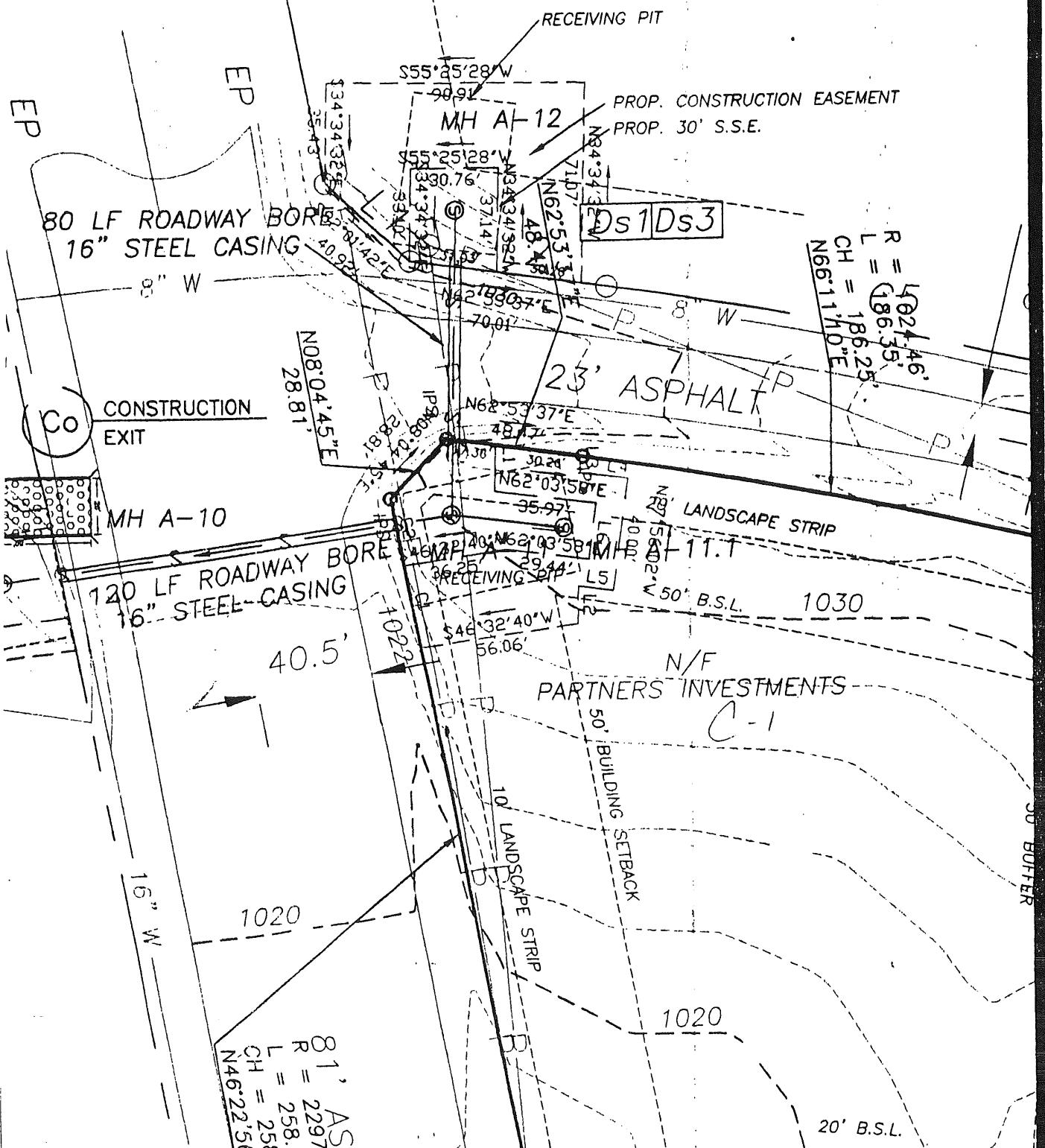
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planners, engineers, architects & surveyors

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INVERT IN = 97.2029
INVERT OUT = 997.0029

MH A-10
STA21+20.03
TOP = 1036.50
INVERT IN = 997.9281
INVERT OUT = 997.7281

R/W

160.14 lf @ 0.70 % 8 in.DIP

75.03 lf
@ 0.70 %
8 in.DIP

120 LF ROADWAY BORE
16" STEEL CASING

MH A-11
STA22+80.16
TOP = 1030.50
INVERT IN = 999.2490
INVERT OUT = 999.0490

R/W

107.28 lf
@ 0.70 %
8 in.DIP
70 LF ROADWAY BORE
16" STEEL CASING

MH A-12
STA23+87.44
TOP = 1030.00
INVERT OUT = 1000.0000

1040

R/W

1020

1000

980

1060

10' REPL

Shorty Howell Park



Master Plan

June 22, 2001

Prepared for
Gwinnett County, Department of Community Services

Prepared by
CERULEA Inc.

