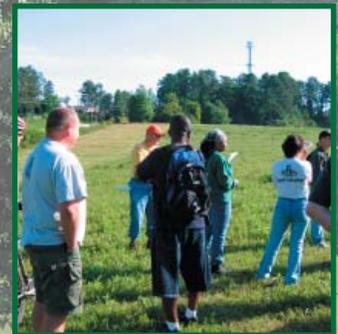
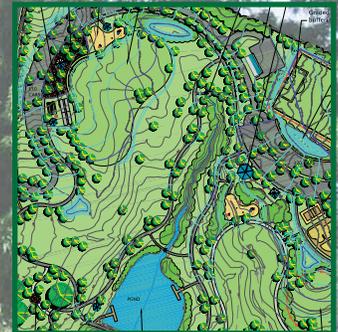




ALEXANDER PARK MASTER PLANS

Alexander Park was acquired in 2002, with the initial master plan prepared in 2006. The 2006 jB+a plan was for a Community Park which included a two field Soccer Complex. After that plan was complete, additional acreage was added to Rhodes Jordan Park for a three field soccer complex, meeting community needs. In 2014 the Steering Committee was recalled to update the plan eliminating the soccer complex and creating the Phase II master plan document. Subsequent construction document development allowed for the refinement of that plan into the current Alexander Park Master Plan (jB+a 2014).

ALEXANDER PARK SITE MASTER PLAN



**GWINNETT COUNTY DEPARTMENT
OF COMMUNITY SERVICES,
PARKS & RECREATION DIVISION**

AUGUST 2006

Alexander Park Site Master Plan

Gwinnett County, Georgia

Prepared For:
Gwinnett County Department of Community Services
Parks & Recreation Division
75 Langley Drive
Lawrenceville, Georgia 30245-6900

Prepared By:
jB+a Park Design Studio
jB+a, inc.
700 Galleria Parkway
Suite 400
Atlanta, Georgia 30339

Hand Design
280 Elizabeth Street
Suite A110
Atlanta, Georgia 30307

TRC
3772 Pleasantdale Road,
Suite 200
Atlanta, Georgia 30340

August, 2006

The Alexander 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:

Lois Allen - Gwinnett County Recreation Authority
Ed Nicols - Sunrise Baptist Church
Greg Stewart - Lawrenceville YMCA
Ronda Balfe
Shirley Behnke
Kimberly Call
Anna Coppedge
Ben Dehnke
Pam Dietz
Polly Ezzard
Kim Force
Lindsay Hyman
Jamie Kasman
Sheila Kitchens
Teresa Landress
Lisa Lopez
Rob Merritt
Bill McEwen
Stefani Moore
Kerrie Odell
Chad Smith - Alexander Family
Rick Sullivan
Donna Tallent
Randy Travis
Denise Widzowski
Wojtek Wysocki

Special thanks to the Gwinnett County Board of Commissioners for their support and vision:

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

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SECTION PROJECT GOALS AND OBJECTIVES

1.0 The 2004 Gwinnett County Comprehensive parks and Recreation Master Plan included a prototype for Community Parks, which serve as the centerpiece of the park system. According to the plan, the County intends that Community Parks provide basic park facilities and services. Community Parks should balance active and passive uses, team and individual recreation serving all age groups. The prototype for a community park ranges from 100-300 acres, and includes facilities and park elements to meet many diverse recreational needs for families and for individuals.

The typical community park includes various facilities and features, including one or more organized sports fields, ample parking for all included facilities, a multipurpose trail, and one or more picnic pavilions. Some community parks also include aquatic facilities and / or community centers.

This report addresses the need for park services in a vigorously growing area of Gwinnett County on a recently acquired 91.1-acre site on Scenic Highway 124 and Old Snellville Highway near Crews Middle School. The goals driving this master plan include the following:

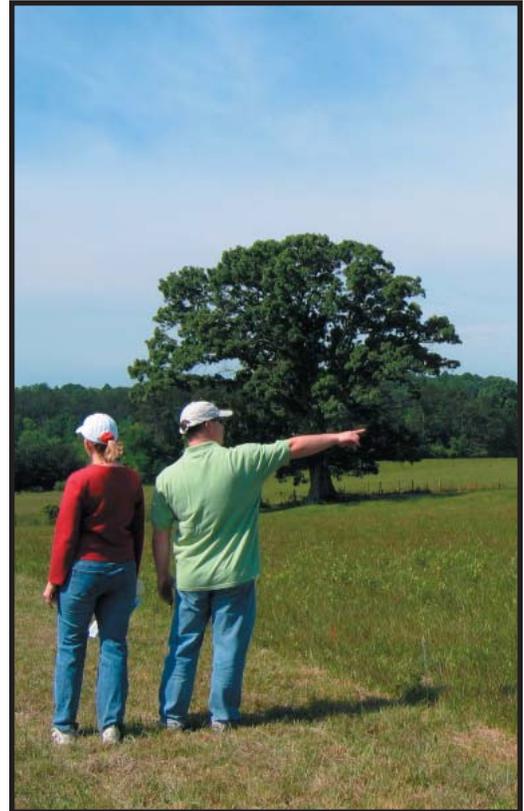
- Address need for park services in a prospering area to ensure that park services are provided to all areas of the County.
- Realize goals of 2004 Comprehensive Plan and the 2000 CIP Plan.
- Integrate a variety of diverse recreation activities which will serve all age groups.
- Create sidewalk, pedestrian or bike trail connections to surrounding neighborhoods.
- Maintain both passive and active areas of the park while providing safety.



SECTION PROJECT UNDERSTANDING

2.0 The Alexander Park Site is comprised of approximately 91 acres. The property is bounded by institutional and commercial properties to the north, Old Snellville Highway and numerous subdivision to the west, Highway 124 on the east and Pughs Creek, a tributary of the Yellow River to the south. The tract across Pughs Creek, is privately owned, kept in a natural state, is fairly low in elevation and is somewhat wet although no wetlands have been delineated.

The existing 91 acres hosts' primarily rolling meadowland; currently being used by cattle for grazing, and some woodland area. A small stream cuts through the site from the northern section of the site to towards the south west. A variety of wildlife has also been seen on the site including white-tailed deer, blue heron, wild turkey, quail and rabbits. Portions of the site near Pugh's Creek are fairly low and wet, however wetlands have currently not been delineated.



The park is intended to provide two functional zones, one active and one passive. The first zone will consist of a soccer complex. A new concession / restroom building concept is to be included in that zone. The second zone will provide more passive recreation amenities. The exact mix of amenities will be determined through work with the Citizen Steering Committee. There is a strong desire by the County to preserve as much of the distinctive natural qualities of the park site including areas such as ponds, turf areas, meadowlands, and woodlands.

SECTION PROJECT APPROACH

3.0 Using a standard Master Planning project approach toward the Alexander Park project, 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 Tour with Consultant and County Representatives
- Steering Committee Park Site Visit with Consultant and County Representatives
- Inventory / Analysis, Conceptual Plans Presentation to Steering Committee
- Preliminary Master Plan and Cost Estimate Presentation to Steering Committee
- Final Master Plan Presentation w/ phasing prioritization
- Presentation to Gwinnett County Recreation Authority
- Presentation to Gwinnett County Board of Commissioners.

The following provides a brief description and timeline of sequence of Meetings. Please refer to Appendix G - Meeting Minutes (Page 71) 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 first Public Meeting was held at the Rhodes Jordan Park Community Center on February 23, 2006 with a presentation of the park boundary survey, aerial photography, a description of Community Park types, a description and the receipt of Community Interest form surveys and Steering Committee Applications.

Scheduling Meeting

The Steering Committee members met with the Consultant and Gwinnett County Staff on March 28, 2006 to schedule all meetings for the Alexander Park Site Master Planning Process.

Tour of County Parks

Two County Park tours (April 29, 2006 and May 10, 2006) were offered to accommodate Steering Committee Member schedules.



Gwinnett County Staff, Consultants and Steering Committee members met at either GJAC (April 29) or Flowers Crossing at the Mill parking lot (May 10) to begin the Park system tour. The Park team visited 5 parks to discuss specific elements located at each park. These parks included the following:



Lenora Park: Lenora Park is a 178 acre Community Park, which houses the major athletic fields and their associated

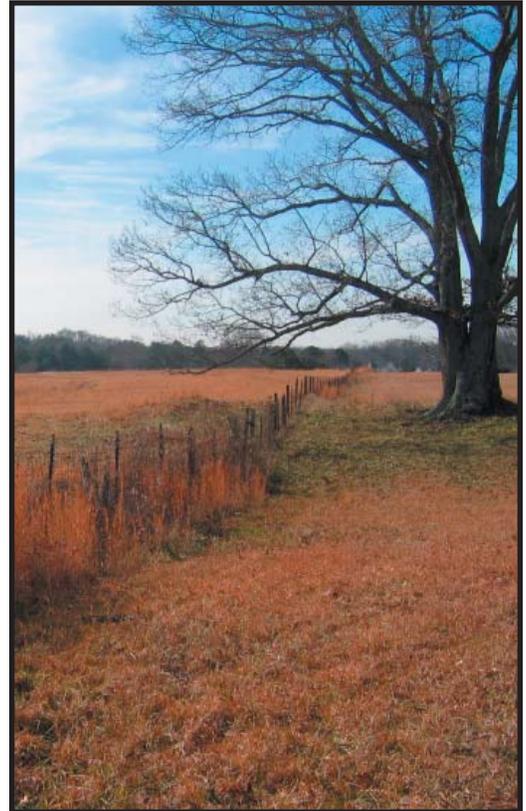
parking. The Steering Committee walked the perimeter trail of the original 85 acre section of the park. The Alexander Park site is slightly larger than this original section. During the walk special requirements of athletic fields were discussed, specifically the requirements for 2 adult sized soccer fields plus associated parking (roughly 11.5 acres). The Steering Committee was also able to experience the open layout of the designated disc golf course, and see a 2.6 acre dog park under construction. The importance of having designated uses for specific park elements was discussed, as a way to retain open space and or wooded areas.

Ronald Reagan Park at Five Forks - Five Forks is a 25 acre passive community park. The Park amenities are laid out to provide passive policing of the basketball court area and teen skate park. Five forks is home to the first dog park in Gwinnett County. The fenced dog park includes 3 specific areas, a dog run, a small dog area, and an all dog area with an agility course. Adjacent to the dog park area is a large open turf area that could be used for unstructured play by park visitors. The senior area of Five Forks Park was also visited. This area included bocce courts, shuffleboard, horseshoes, and a covered pavilion with chess and checker board tables. Also discussed was the importance of locating park elements with safety in mind, specifically the location of bathroom buildings in respect to playground areas.

Bethesda Park – The Soccer Fields at Bethesda Park were also visited. Discussion regarding cut and fill slopes commenced as well as the importance of balancing cut and

fill calculations. The 1 ½ mile wooded multi-purpose trail was visited and walked. 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.

Pinckneyville Park – At Pinckneyville, terraced soccer fields, a skate park and pavilion were visited. The Pinckneyville Park site has substantial elevation changes which facilitated the need for terracing of its' soccer and ball fields. The skate park and hockey rink provide an active recreation area for a variety of age groups ranging from 9 up, with the majority of the users being teens. The skate park area also provides an area for gathering and socialization. The Park team also looked at a 60' Pavilion area located next to a playground. Also discussed was the importance of providing fencing between the playground and parking area.



Little Mulberry Park – Mulberry Park offered a variety of trail systems through an extreme topographical site. A wide crushed stone and clay nature trail that meandered through the large open space park was visited. Natural materials and non invasive construction methods were used to construct this trail to minimize disturbance of the existing woodlands.

Rhodes Jordan Park, (Windshield Tour) – As sister park to Alexander Park, Rhodes Jordan Park houses many of the active recreation fields and park elements. This driving tour was taken so as to reacquaint the steering committee with these elements.

Park Site Visit

Gwinnett County Staff, Consultants and Steering Committee Members met at the project site on May 13, 2006 and May 16, 2006 for an informative site walk. Because of the large size of the steering committee and to be able to accommodate all schedules, two separate

days were needed to visit the site. 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.



Inventory / Analysis, Concept Presentation

The Consultant presented the Park Site Inventory & Analysis diagrams to the Steering Committee on June 6, 2006.

Diagrams including; Slope and Hydrology Analysis, Soils Analysis, Vegetation Analysis, Opportunities and Constraints Analysis, and 3 Alternative Concept Plans.

Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to the Steering Committee on July 13, 2006, by the Consultant. Also presented were concepts for a “signature” architectural feature, and concepts for a “contemplation” area. A number of comments from the Committee and staff were given and the Consultant was asked to incorporate the comments into the Final Master Plan.

Final Master Plan Presentation

On August 8, 2006, the Consultant presented Final Master Plan graphic and cost estimate to Steering Committee. By majority acclamation the Steering Committee accepted the Master Plan as shown in the graphic presented (RE: Graphic page 30) The Committee voted to prioritize park elements for development when funding becomes available, by means of discussion and majority vote. The Steering Committee then voted to submit the Graphic Plan and their development priorities to the Recreation Authority for their acceptance.

Presentation to Recreation Authority

The Steering Committee recommendations were presented to the Gwinnett County Recreation Authority on September 14, 2006. The plan was presented by the consultant with several committee members present. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners.

Presentation to Board of Commissioners

Based on the Recreation Authority's endorsement, the plan was presented to the Gwinnett County Board of Commissioners on November 21, 2006. Several members of the Steering Committee were present. The Board of Commissioners unanimously voiced no objection to the Master Plan becoming the guiding document for the development of the Alexander Park Site

SECTION SITE INVENTORY AND ANALYSIS

4.0 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.

Slope (RE: Graphic page 13)

The site reflects abandoned agricultural slope formations. The majority of the site falls between 0% slope and 10% slope. The high point (elev. 1000.0) of the site is located in the northwest corner of the site near the cell tower. The lowest point of the site runs along Pugh Creek at an elevation of 904.0. This is a 96 foot elevation difference across the site.

As mentioned the majority of the site is between 0% and 10% slope, which is favorable for building construction, sports fields, parking and roads and general multi-use fields. The slopes from 5% to 15% will accommodate parking, roads, buildings, and sports fields with very little grading and will offer additional interest and challenge for the anticipated user. The portion of the site with 15% to 20% will need a significant degree of grading and earth moved in order to create anything more than foot paths and picnic sites. The smallest portion of the site is steeper than 20% which is not favorable for construction of any type. These areas include the pond dams and areas along the creeks that have eroded.

Hydrology (RE: Graphic page 13)

Due to small ridges across the site, the site possesses positive drainage patterns. Several Blue-line stream channels cross the site, the largest of these channels is Pugh Creek. The streams cutting through the site are considered "Blue Line" streams and will therefore be regulated under state waterway laws. If rehabilitation of the stream banks is needed, a variance could be considered. The site amenities will have to be arranged so as not to interfere with any of these state waters or the designated stream buffers surrounding each one. There are existing dam/spillways at the bottom at each of the ponds on site.

Storm water treatments (culverts, swales, etc.) will be placed where proposed trails or park facilities interrupt the flow of the non-Blue Line drainage ways.

Soils (RE: Graphic page 14)

Also important in evaluating a site are the soil types, which help to determine the types of construction that can occur on those soils. The capacity of the soil to hold water, support vegetation, or to compact will determine the feasibility of each area for various types of recreation facilities. The soils within the Alexander Park Site are generally clay loam type soils which are favorable for both passive and active recreation activities utilizing some planning and design techniques. Special emphasis will be needed to minimize the disturbance of the Chewacla soils located along Pugh Creek.

A Geotechnical Report has been established for the site (RE: Appendix I) Boring locations indicate that no rock was encountered to a depth of 25' and seismic traverses indicated no major buried rock formations. The Geotechnical Report states that any partially weathered or fractured rock that may be encountered could be excavated during the mass grading operation utilizing large front end loaders.

Vegetation (RE: Graphic page 15)

Vegetation across the site was analyzed and located on the Vegetation Analysis map. The site exhibits predominantly open space reclaimed as grassland, with some outcroppings of blackberry and sumac. Some pines and pine / hardwood mix areas, also located on site, will require some selective clearing. Four specimen trees, three willow oaks on Old Snellville Highway and one Southern Red Oak at Scenic Highway 124 will need to be retained and protected as mentioned in the County Purchase agreement. Though not part of the purchase agreement, there are several large specimen quality trees found along the stream banks that could be an asset to the site if they were retained.

The banks along the existing streams may require bank restoration and stabilization to help improve the quality of the water, and functionality of these areas. Many invasives are also found along the these stream banks, including: privet, wild rose, smilax and poison ivy. Selective clearing is necessary to improve the scenic qualities of the area.

Young alders are located along the pond edges and should be retained to help maintain a living pond.

Opportunities & Constraints (RE: Graphic Page. 16)

Constraints

- Park site located on busy Scenic Highway (124) and Old Snellville Highway.
- Due to traffic intensity, location of existing driveways on both roads, proximity of site to Sugarloaf traffic lights, clear zone and sight distance requirements, and restrictions due to location of existing trees on site, access locations into

the park are limited.

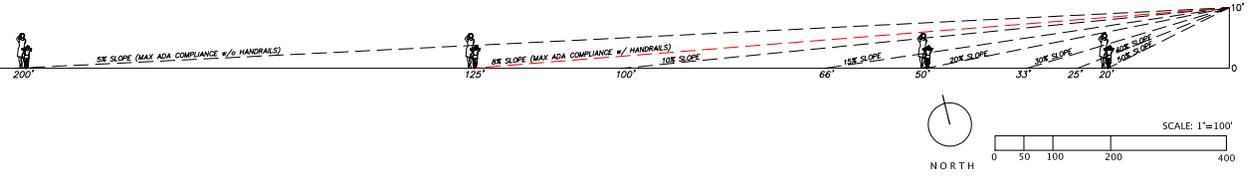
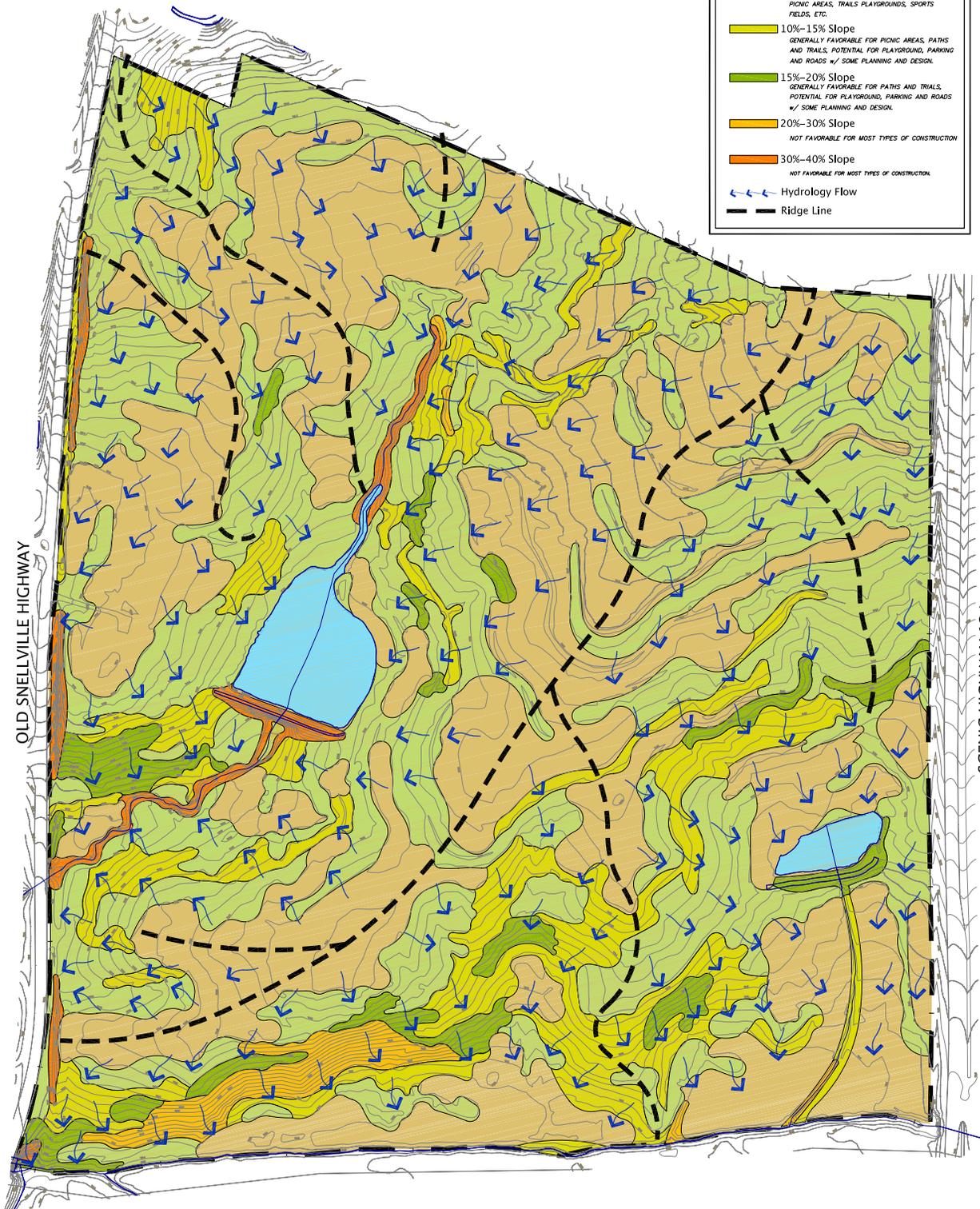
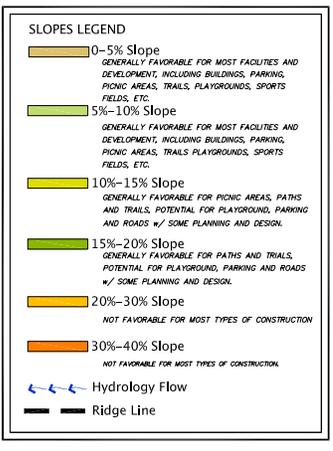
- GDOT requires a minimum of 350 LF clearance between entrance drives along Hwy. 124.
- County DOT requires a minimum of 125 LF clearance between entrance drives along Old Snellville highway.
- County DOT requires a minimum of 1000 LF between new entrance of park and traffic light at Sugarloaf Parkway.

Note: County Parks and Recreation are in communication with both State and County DOT negotiating a final park entrance location and potential for traffic light on Old Snellville Highway.

- 75' setback along all waterways, including ponds. (50' undisturbed buffer from top of each bank with and additional 25' setback)
- Excessive noise along Hwy. 124
- Wetlands along Pugh Creek

Opportunities

- Minimal slopes (majority of site is 0-10%)
- Views into and out of the park site
- Large specimen trees to be retained
- Existing Pond features - both physical and visual connections
- Two interest points (spring head and small waterfall)
- Soils favorable to park construction



PREPARED FOR:
Gwinnett County Department of
Community Services

ALEXANDER PARK SITE

Slope Analysis

June 6, 2006



SOILS LEGEND

Cfs

CHERWAGA 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.

GeB2

GINNETT 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". DEPTH TO BEDROCK IS GREATER THAN 5 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE FOR CAMPING AREAS, PICNIC AREAS, LAWN AREAS, TRAILS AND PATHS. WITH DESIGN AND PLANNING, SOILS SUITABLE FOR PLAYGROUND AREAS-ALTHOUGH SMALL STONES MAY BE PRESENT, AND SITING ROADS. SOIL PROFILE SUITABLE FOR STRUCTURES. GOOD LOCATION FOR BOTH OPEN LAND AND WOODLAND WILDLIFE HABITATS.

GeC2

GINNETT CLAY LOAM, 6-10% SLOPES, 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 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

FAVORABLE FOR TRAILS AND PATHS WITH SOME DESIGN AND PLANNING. ALL OTHER RECREATION TYPES NOT SUITABLE DUE TO SLOPES. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

GeE2

GINNETT CLAY LOAM, 10-25 % SLOPES, 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 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

FAVORABLE FOR TRAILS AND PATHS WITH SOME DESIGN AND PLANNING. ALL OTHER RECREATION TYPES NOT SUITABLE DUE TO SLOPES. GOOD LOCATION FOR WOODLAND WILDLIFE HABITATS.

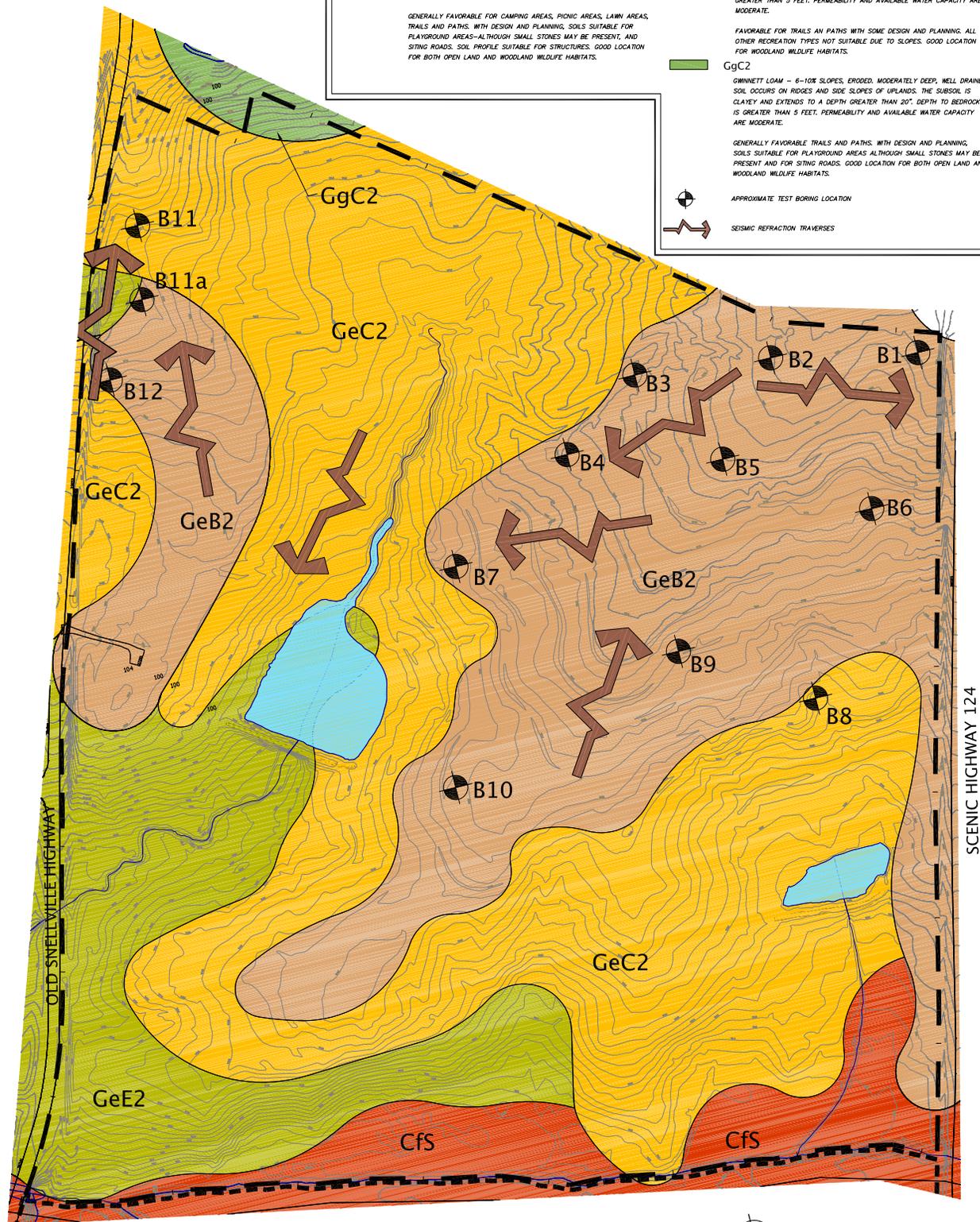
GgC2

GINNETT LOAM - 6-10% SLOPES, ERODED, 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 FEET. PERMEABILITY AND AVAILABLE WATER CAPACITY ARE MODERATE.

GENERALLY FAVORABLE TRAILS AND PATHS. WITH DESIGN AND PLANNING, SOILS SUITABLE FOR PLAYGROUND AREAS ALTHOUGH SMALL STONES MAY BE PRESENT AND FOR SITING ROADS. GOOD LOCATION FOR BOTH OPEN LAND AND WOODLAND WILDLIFE HABITATS.

APPROXIMATE TEST BORING LOCATION

SEISMIC REFRACTION TRAVERSES



VEGETATION LEGEND

Specimen Hardwoods

PREDOMINANTLY DECIDUOUS HARDWOODS CONSISTING OF WILLOW OAK, SOUTHERN RED OAK, NORTHERN RED OAK, TULIP POPLAR, SYCAMORE. SOME EVERGREEN TREES INCLUDING SOUTHERN MAGNOLIA AND SWEETBAY MAGNOLIA. ATTEMPTS SHOULD BE MADE TO RETAIN THESE TREES ON SITE.

Pine / Hardwood Mix

SUCCESSIONAL GROWTH FOREST CONSISTING OF A MIX OF LOBLOLLY AND SHORT LEAF PINE IN VARIOUS STAGES OF GROWTH, TULIP POPLAR, SWEETGUM, RED MAPLE, RED BUD. UNDERGROWTH INCLUDES, WILD GRAPE, PRIVET, HONEYSUCKLE, POISON-IVY.

Mature Pines

PREDOMINANTLY A MIX OF LOBLOLLY AND SHORT LEAF PINES IN VARIOUS STAGES OF GROWTH. DENSELY PLANTED WITH HONEYSUCKLE, WILD GRAPE AND SMLAX VINE DOMINATING THE GROUND PLAIN.

Young Pines

PREDOMINANTLY A MIX OF LOBLOLLY AND SHORT LEAF PINES ROUGHLY 8-10' GROWTH. DENSELY PLANTED WITH HONEYSUCKLE, WILD GRAPE AND SMLAX VINE DOMINATING THE GROUND PLAIN.

Lowlands

DENSELY PLANTED AREA CONSISTING OF LOWLAND PLANTS INCLUDING INVASIVES SUCH AS PRIVET, BLACKBERRY, WILD ROSE, SMLAX, AND POISON IVY.

Successional Growth

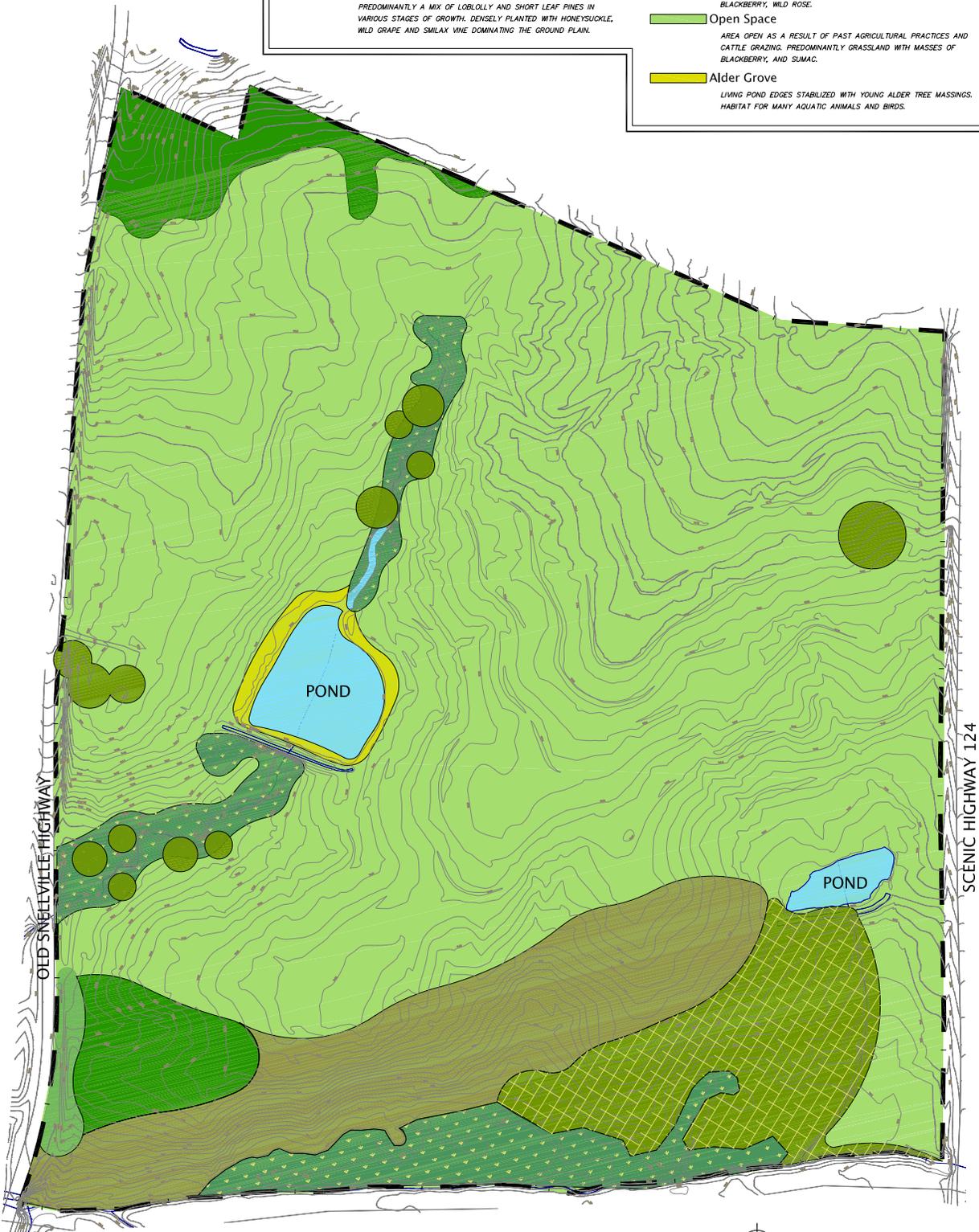
CHARACTERISTIC OF FERAL AGRICULTURAL LAND, MIXTURE OF SMALL PINES AND HARDWOODS WITH LARGE MASSES OF PRIVATE, BLACKBERRY, WILD ROSE.

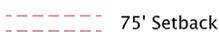
Open Space

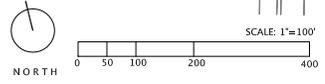
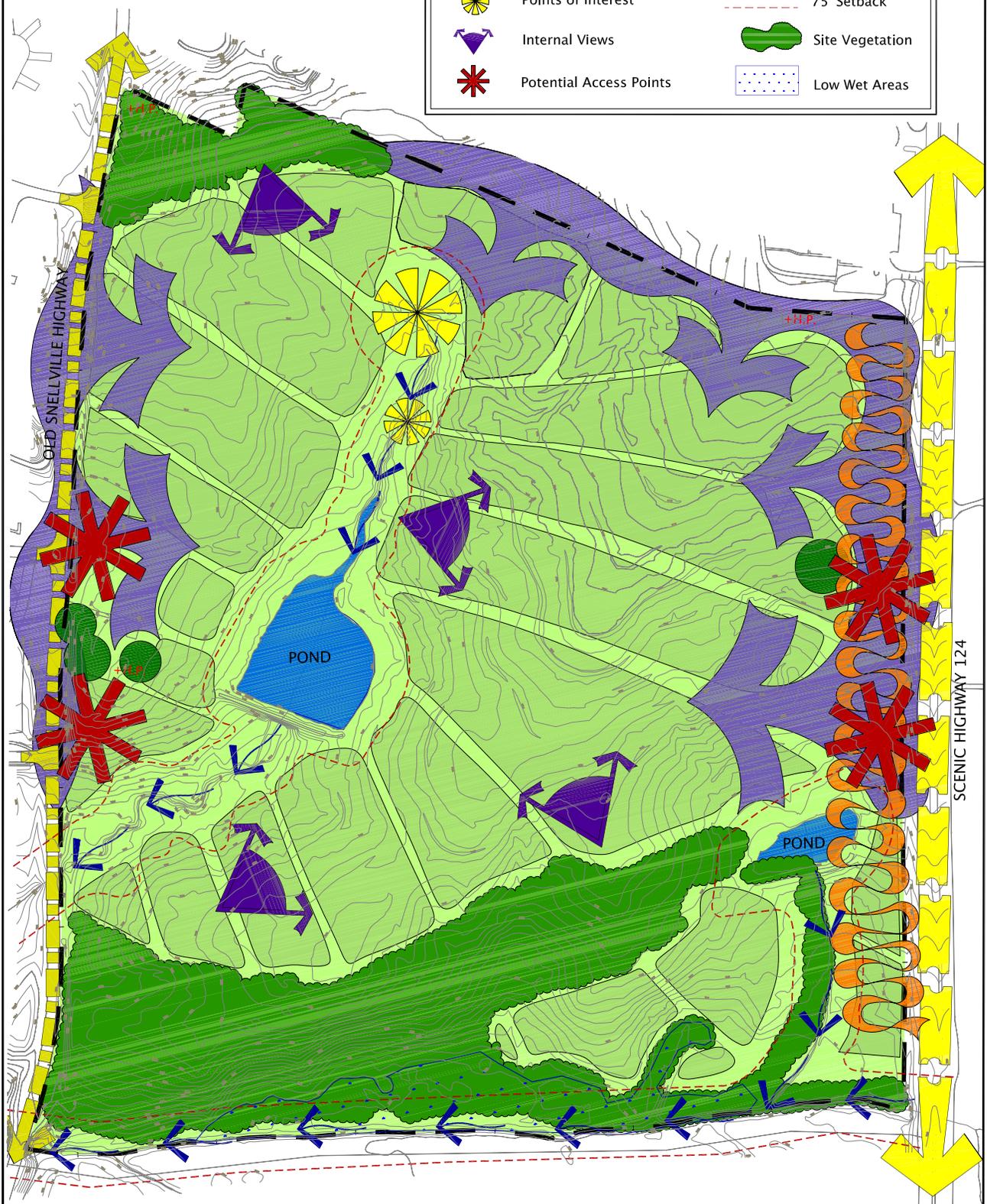
AREA OPEN AS A RESULT OF PAST AGRICULTURAL PRACTICES AND CATTLE GRAZING. PREDOMINANTLY GRASSLAND WITH MASSES OF BLACKBERRY, AND SUMAC.

Alder Grove

LIVING POND EDGES STABILIZED WITH YOUNG ALDER TREE MASSINGS. HABITAT FOR MANY AQUATIC ANIMALS AND BIRDS.



SITE ANALYSIS LEGEND			
	Views into Site		Open Space
	Highway Traffic		Extreme Noise
	Vehicular Traffic		Hydrology Flow
	Points of Interest		75' Setback
	Internal Views		Site Vegetation
	Potential Access Points		Low Wet Areas



ALEXANDER PARK SITE

Site Analysis

June 6, 2006

PREPARED FOR:
Gwinnett County Department of
Community Services



SECTION PROGRAM OPTIONS

5.0 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 February 23, 2006. 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 D contains the complete results.

Top five community interests are as follows:

1. Paved Multi purpose trails - Walking, Jogging, Biking, Roller blading,
2. Rental Pavilions, Picnic Areas, Family Gathering Areas
3. Playground (Multiple Age Groups)
4. Unpaved Nature Trail (hiking, cross country)
5. Passive Only, Green space, Natural areas

During the Park Site Tour (May 13, 2006) a lunch discussion commenced at a local restaurant which included dialog regarding the results of the interest forms. Also included in the discussion was the County wide needs assessment survey (2002) and the County's definition of a Community Park. This information, supported by input from staff and Steering Committee members yielded the program of park elements that the Consultant was tasked with providing for the newly acquired park acreage. The program elements included the following:

- Multi Purpose Trail
- Soft Surface Trail
- Boardwalk
- Lake Activities
- Disk Golf Course
- Soccer Fields (2)
- Teen Area including; free form skate park, basketball, volleyball
- Dog Park
- Small Amphitheater
- Outdoor Classroom
- Contemplation Area
- Large open space area
- Senior Courts (Bocce, horseshoes, checkers / chess)
- Playground areas
- Picnic areas

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 concept plans were prepared and presented to the Steering Committee on June 6, 2006. Each concept was depicted utilizing bubble diagrams and they each followed the same program requirements. They differed only through spatial relationships and layout locations. The main access to the park will be along Old Snellville Highway with a secondary entrance on Scenic Highway 124. Each showed alternative solutions for traffic control on Old Snellville Highway. Each Plan showed a maximum of two (2) soccer fields.

Note: Though each concept shows a different entrance solution, much of the discussion was focused on the layout of the park site NOT the entrance of the park as negotiations with State and County DOT were still in progress

Concept 1 (RE: Graphic page 21)

- Park entrance located 200lf North of Downeyshire Entrance on Old Snellville Highway, includes acceleration and deceleration lane.
- Entrance aligned for views over open lawn area to pond to hillside pavilion beyond.
- Clear separation between active and passive use.
- West side of park clearly passive, includes: lawn courts area, playground, rental pavilion, restroom building, 9 acre open lawn for unstructured play with potential for plaza area, and 100 car parking.
- East side of park clearly active.
- Two soccer fields snuggled up against property line with concession / restroom building (potential for fields to be set into site), maintenance building centrally located,
- Teen area separated from soccer fields, but located for passive policing by park users, and clearly visible from parking area.
- 3 acre dog park located behind teen area
- Playground w/ Shelter
- 25 acre Disk Golf course with “base” pavilion. (Could also be a “signature” architectural element for the park.)
- Plan also includes a “Camp Circle” Outdoor classroom located below the Willow Oaks on Old Snellville Highway.

- Piers and shelter located at large pond
- A 1.5 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options. Pedestrian and Vehicular traffic are separated completely.
- A 1 mile soft surface trail loop surrounds the disk golf course.

Concept 2 (RE: Graphic page 22)

- Park entrance aligned with Albemarle Entrance. Old Snellville Road realignment required; narrow drive lanes to 11', add 10' median, left turn lanes, and tactile warning strips as traffic control devices.
- Entrance aligned for views across pond to pier and beyond
- Park layout as a series of "rooms"
- Passive section of park located on Old Snellville side to include, lawn courts, Playground rental pavilion, restroom building, 7 acre open lawn for unstructured play, parking for 100 cars. Maintenance Building located on Old Snellville side of park. "Camp Circle" outdoor classroom located at spring head.
- North east corner of park moderate activity area: 3 acre dog park, playground, shelter, 3.5 acre open lawn for unstructured play, teen area with restroom building (located near large parking lot for passive patrolling), parking for 70 cars
- Southern section of park active recreation area: 2 soccer fields with concession / restroom facilities and 18 acre disk golf with shelter over look. Parking for 360 cars.
- Piers and shelter located at large pond, with architectural element on stream.
- A 1.75 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options. Pedestrian and Vehicular traffic intersects at 2 locations utilizing raised crosswalks.

Concept 3 (RE: Graphic page 23)

- Main entrance alignment with Downeyshire entrance. Potential for round-about and Old Snellville Highway realignment.
- Entrance aligned for views across pond with piers on axis with pavilion located on hilltop.
- Park layout as a series of "rooms"
- Passive section of park located in Northwest corner includes 12 acres open lawn for unstructured play, lawn courts area, rental pavilion, restroom building. "Camp Circle" Outdoor classroom located below the Willow Oaks on Old Snellville Highway.

- Parking for passive section on interior of site (not viewed from Old Snellville)
- North east corner houses teen area with restroom building, parking for 60 cars, 2 soccer fields with concession / restroom building
- Southern section houses, 3 acre Dog Park, playground and shelter, large pavilion and overlook and 20 acre disk golf course area.
- A 1.75 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options including a loop that circles around the upper stream area. Section of Multi use trail through low areas will need to be boardwalk; Pedestrian and Vehicular traffic intersects at 3 locations utilizing raised crosswalks.

Using the spatial bubble diagrams of Concept 1, real diagrammatic form was given to each of the park program elements. The Concept Plan 1 was adjusted based on comments from the Steering Committee and Staff, and further developed into the Preliminary Master Plan for the next meeting (July 13, 2006). The comments relating to the progression of Concept 1 toward the Preliminary Master Plan are as follows:

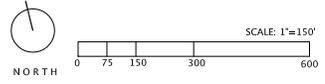
- Relocation of the Pavilion from the West side to the East side
- Addition of multi-use trail spur trails around pond area.
- Addition of boardwalk at southern end of park site.
- Reduce Dog Park from 3 acres to 2.5 acres.



PREPARED FOR:
Gwinnett County Department of
Community Services

ALEXANDER PARK SITE Concept #1

June 6, 2006

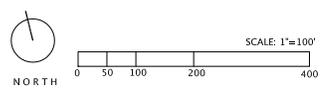




PREPARED FOR:
Gwinnett County Department of
Community Services

ALEXANDER PARK SITE Concept #2

June 6, 2006





ALEXANDER PARK SITE

Concept #3

June 6, 2006

PREPARED FOR:
Gwinnett County Department of
Community Services

6.2 Preliminary Master Plan (RE: Graphic Page. 29)

The Preliminary Master Plan was presented and a preliminary cost estimate was distributed to the Steering Committee on July 13, 2006. Additionally, concepts for the Signature Architectural Element and Contemplation area were presented. (RE: Graphic pages 25-27) Concepts are as follows:

Signature Architectural Element:

Con-Temple-ative

This folly is regular in shape and uses typical park materials but with a more sculptural roof. The benches are located on the outside of the hexagon plan to allow for inward or outward contemplation.

Corbudiago

This sculptural building has a different image from every viewpoint in the park. It has four different structural elements made of polished CMU that intersect the egg shaped base in a variety of ways, either resting completely on top or partially resting on the ground. The metal roof is suspended from the tallest structural element.

Japanese Modern

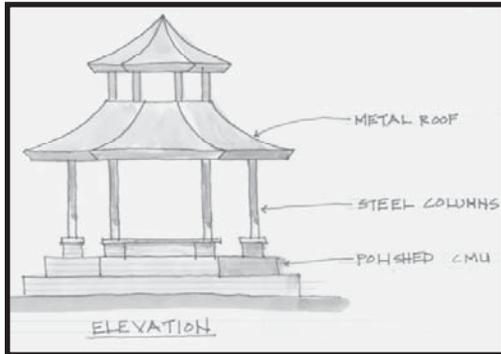
This simple yet asymmetrical pavilion also uses the materials typically found in park buildings but in ways not typically found in the parks. The columns taper to the top and the roof and cupola slope in opposing directions. The stone bench in the center of the covered area encourages the visitor to look outward into the park.

Silos

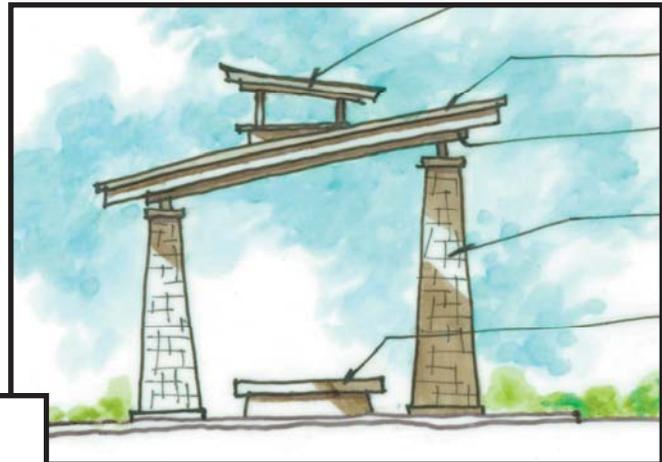
This pair of "silos" hearkens back to the agricultural roots of the county and is an impressive vertical element that can be seen from the nearby highway and all over the park. Lighting of the translucent panels and steel structural frame at the base and top will provide a dramatic effect. The roof between the cylinders provides additional covered area.

The Flying Bird

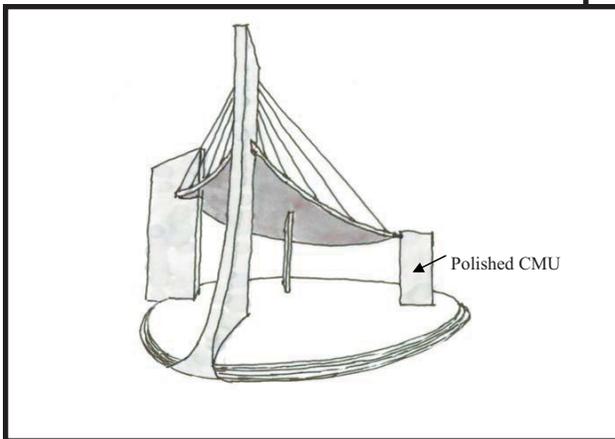
This folly is a more subtle structural element with overlapping winged roof elements and classical style columns that also provides different images from various viewpoints in the park as you can see in the two elevations. Lighting of the roofs will accentuate the theatrical appearance of the elements.



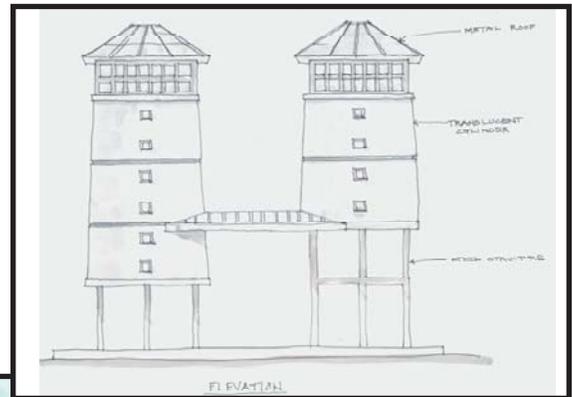
Con-Temple-ative



Japanese Modern



Corbudiago



Silos

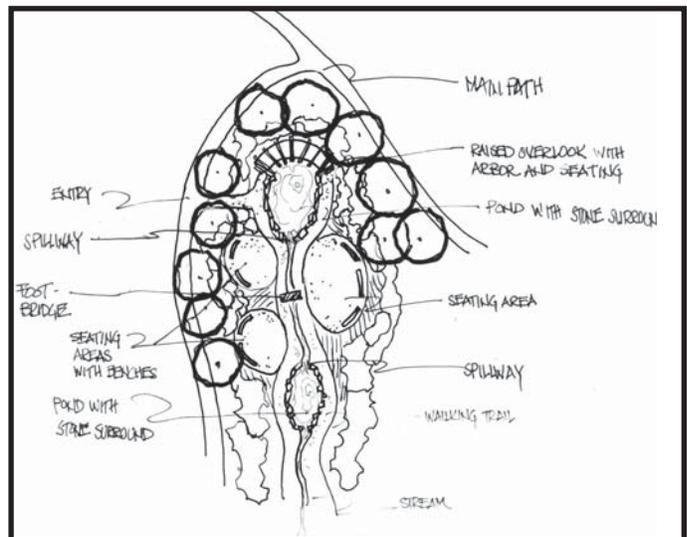


The Flying Bird

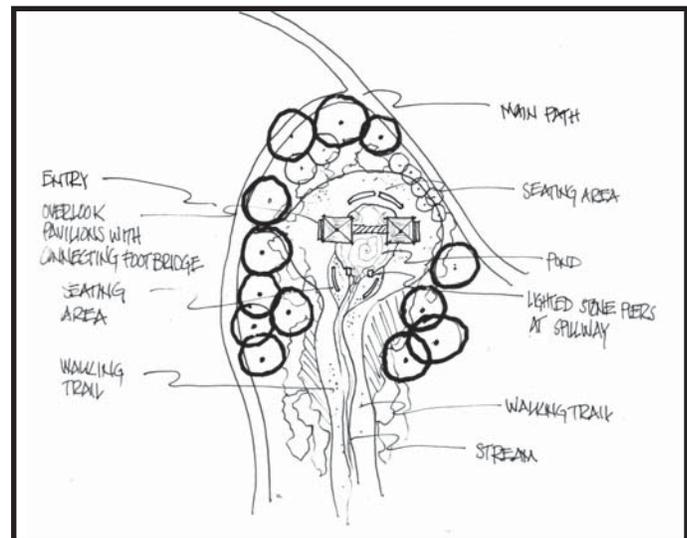
Contemplation Area

Budget has been provided in the cost estimate to irrigate the park utilizing the water from the lake and to supplement this water with water obtained from a well that will be dropped on site. Due to the low volume of water that spills from the spring head during dry periods it is proposed that the contemplation area ponds be supplemented with water from the existing ponds as well. Discussion then commenced regarding the Contemplation area. jB+a, inc. presented the 3 concepts as follows:

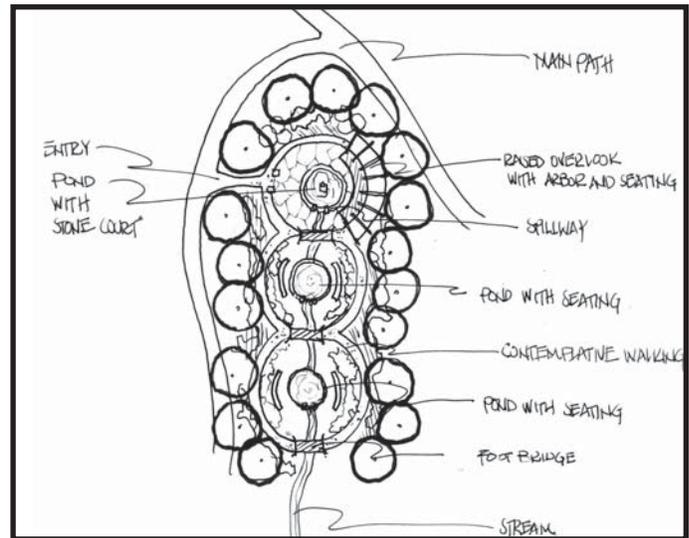
Concept 1 – A series of ponds with stone surround, that spill from one to the other. A raised overlook with an arbor and seating area is to be located at the uppermost pond. Seating areas are to be located along both sides of the stream. Natural paths connect each seating areas to the others.



Concept 2 – One improved pond at the existing spring head is to be located and an overlook with pavilions and connecting footbridge is to be located at the pool. A more dynamic spillway will be created for more profound white noise. Seating areas will be provided at the spillway.



Concept 3 – A series of concentric circular ponds created along the stream, each spilling from one to the other via the stream itself. Views into the area will terminate at a raised overlook with an arbor and seating area. Seating areas will exist at each pond. Walking loops would connect each pond and cross the stream 3 times via pedestrian footbridges.



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 (August 8, 2006). The comments relating to the progression of the Preliminary Master Plan toward the Master Plan are as follows:

- Relocate Signature Architectural Element further out into the landscape on ridge.
- Include access to the soccer fields via walkways, and allow for seating areas to be accommodated along sidelines.
- Revisit the Signature Architectural Element study to show a silo with a “barn structure that is more modern but integrate natural materials and is more “silo-esque.”
- Incorporate Concept 1 for the Contemplation Area (majority vote) into the Final Master Plan

6.3 Master Plan (RE: Graphic page 30)

jB+a developed a final color graphic, and cost estimate and presented them to the Steering Committee on August 8, 2006. Additionally, a graphic (RE: Graphic page 31) provided by Chad Smith, AIA ,(Alexander Family) depicting a silo, open structure configuration was presented and by unanimous vote determined to be the point of departure for the signature architectural element.

The prioritization of park elements was the focus of the meeting. The result of the discussion was confirmation of the order of the development of the park elements as funding becomes available. Based upon the conclusions of the Steering Committee it is likely the North East Quadrant will await construction in a future phase. Prioritization is as follows:

1. Infrastructure including site development to support the maintenance compound facility.
2. The Maintenance Compound
3. Road improvements on Old Snellville, Park Entrance Drive and Parking associated with the west side. (A turn around at the end of the parking lot will be constructed instead of a full 2 lane road extending across the entire site.)
4. \$50,000 for Landscape along both frontage roads
5. Plaza / amphitheater area
6. Lawn Courts Area
7. Multi-age group playground area w/ shelter.
8. Disc Golf Course
9. Perimeter Multi-use Trails, Frontage road trail connectors, West side stream trail, East Side Stream Trail, Soft Surface Trail, and Trail amenities.
10. Outdoor Classroom
11. Lake Area (excluding the large fishing piers) smaller overlook deck/piers are to be included, similar to those at Holcomb Bridge Park for socializing.
12. Signature Architectural Element
13. Contemplation Area
14. Teen Area
15. Playground / Pavilion
16. Dog Park
17. Soccer Fields
18. Boardwalk

The final color master plan and cost estimate were prepared and presented to the Recreation Authority on September 14, 2006, and several Steering Committee members were in attendance. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners.

Based on the Recreation Authority's endorsement, the final master plan and cost estimate were present by the Consultant to the Board of Commissioners on November 21, 2006. Several Steering Committee members were in attendance. The Board of Commissioners unanimously voiced no objection to the Master Plan becoming the guiding document for the development of the Alexander Park Site.



Lawn Courts Area
2 Bocce Courts,
2 Horseshoe
pits, Picnic Shelter.

Plaza Area
Hardscape Plaza w/ Engineered
Fill to support trees within paved
area. Trellis structure for shade & bench swings.
Terraced seating area for performances
w/ steps to 3 acre irrigated lawn.

Contemplation Area
Small Shelter @ Spring Head
Small Patio Area.

Shelter & Playground
30' Shelter, 5000 sf Playground Area
Access to Lawn area

Maintenance Building / Yard.

Soccer Fields
2 Regulation sized fields (230 x 360)
Restroom / Concession Plaza
Perimeter fence and lighted
Graded to sit lower on site for additional
buffering.

"Meadow"
Open space for kite flying,
blanket picnics,
views to pond.

Group Pavilion & Playground
60' Picnic Pavilion
5000sf Playground area
Restroom Building

Detention Pond (Typ.)

Teen Recreation Area
Free Skate Facility w/ social plaza area
2 Half Court Basketball Courts
Sand Volleyball
All facilities to be lighted.

26 Acre Disk Golf Area

Outdoor Classroom
Camp Circle Style
Sand Set Paved Area w/
Benches.

Park Entrance
Located 200LF North of Downeyshire
Entrance. Decel, left turn lane & traffic
light for pedestrian crossing.

**1.15 Mile Soft
Surface Trail Loop.**

Boardwalk
.3 mile Nature Trail / Boardwalk
w/ Connection to Paved Multi-Use
Trail and Soft Surface Trail.

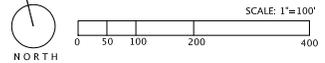
Park Lake
Picnic Shelter
Fishing Piers,
Gazebo overlook and
Adult swings & benches.

Dog Park Area
2.5 Acre fence area in 3 zones
for off leash play. Includes
benches, trash receptacles, water.

1.8 Mile Multi-Use Trail
Paved Asphalt trail loop
w/ benches and trash receptacles.

**Signature Architectural
Element**

Park Entrance
Decel and Accel.
Lanes.



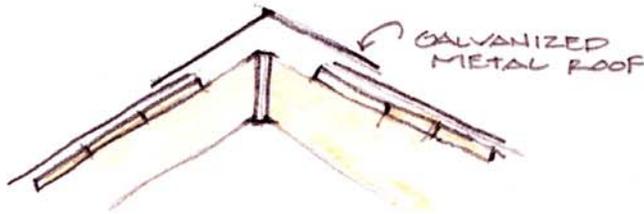


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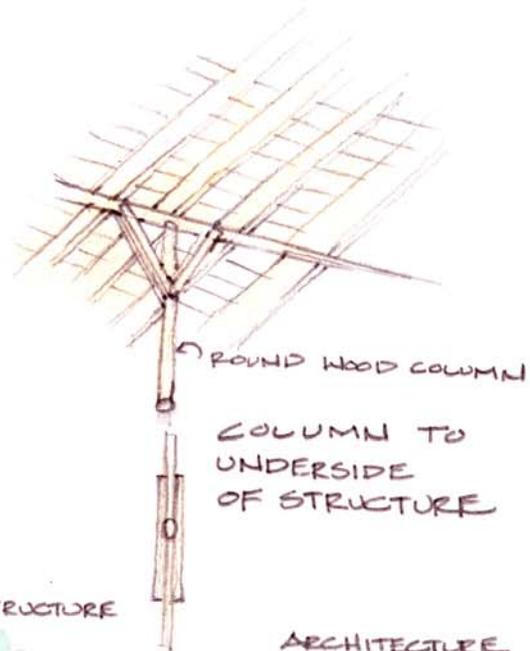
ALEXANDER PARK SITE Master Plan

August 8, 2006

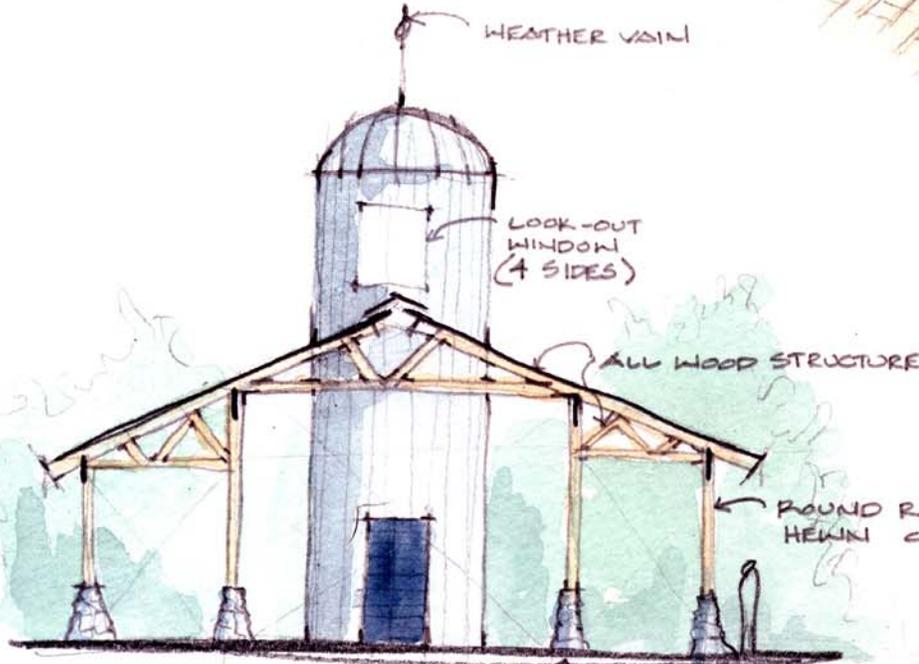
ALEXANDER PARK - SIGNATURE ARCHITECTURAL ELEMENT



RIDGE DETAIL



ROUND WOOD COLUMN
COLUMN TO UNDERSIDE OF STRUCTURE

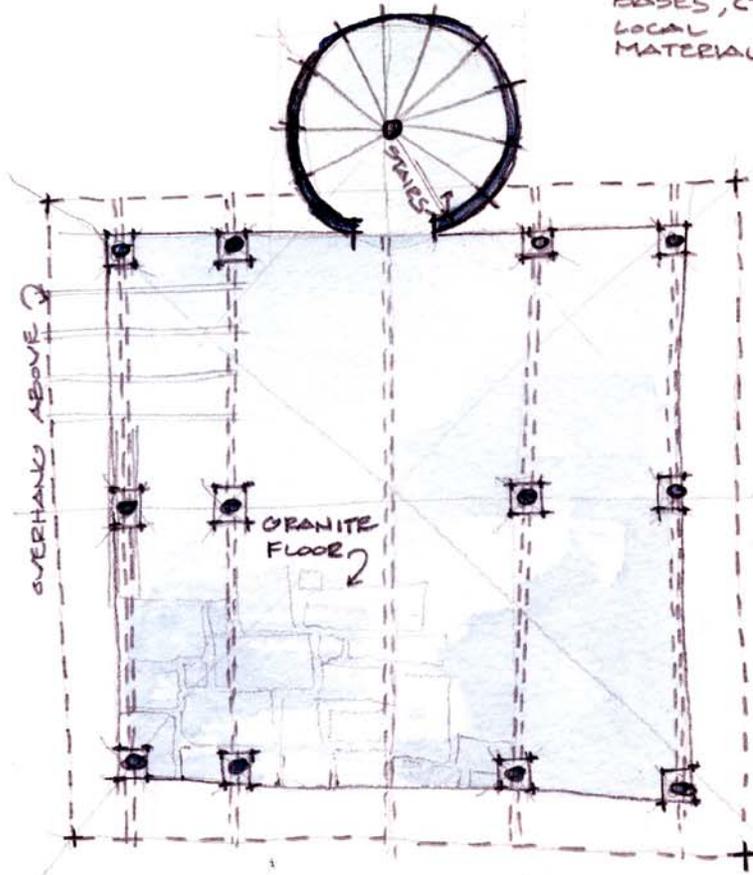
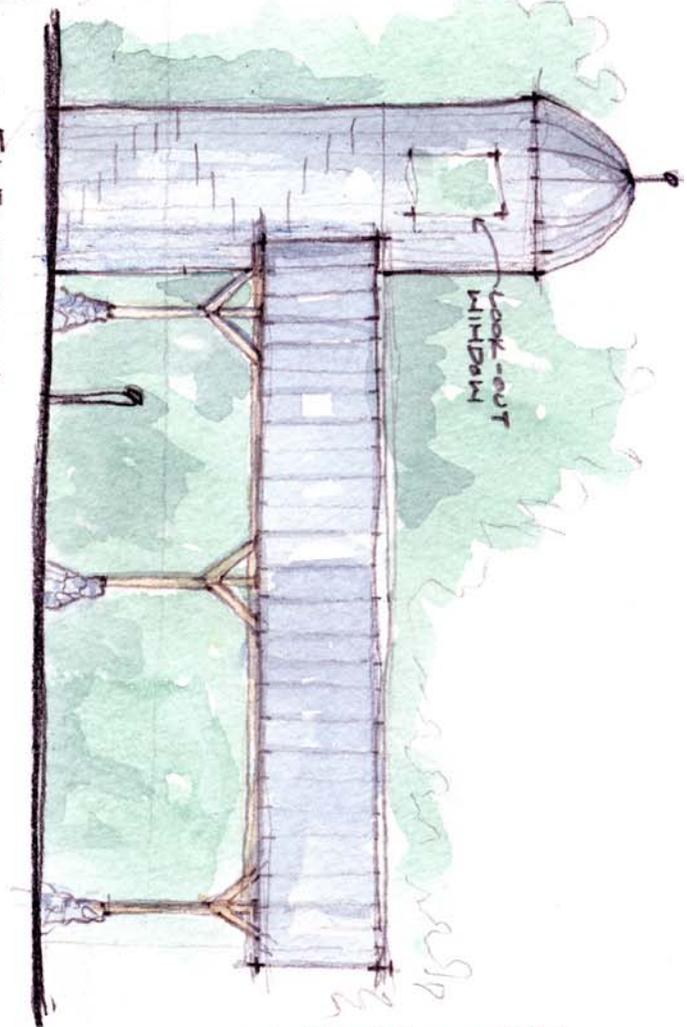


ARCHITECTURE
BORROWS FROM
CATTLE BARNS
ON ALEXANDER FARM
2 BARNS EXIST
BEHIND
JANE ALEXANDER'S
HOUSE

SECTION

TRUNCATED
GRANITE
BASES, (CTTP.)
LOCAL
MATERIAL

ELEVATION



PLAN

CHAD ALEXANDER SMITH, AIA
8.8.00

WWW.CASARC.COM

6.4 Program Elements

Infrastructure

Entrance / Paved Asphalt Parking

Two entrances will access the park site. The main entrance will be located approximately 200 LF north of the Downeyshire Entrance of Flowers Crossing, off Old Snellville Highway. The location of this entrance will require some improvements to be made to Old Snellville including: the widening of the road to accommodate, 11' travel lanes and left turn lane, deceleration lane and median, installation of 3-way stop signs, and tactile warning strips. A secondary entrance will be located off Scenic Highway 124. Deceleration and acceleration lanes will be provided but will only accommodate right-in, right-out vehicular travel.

Access to the eastern side of the park will be from the Old Snellville Highway entrance. The entrance will align perpendicular to Old Snellville Highway. The entrance drive travels due east allowing for views across the park before curving to the northwest. It will pass through the eastern parking area which is to be set into the cut slopes to allow for screening of the parking lot. The drive is then intended to continue, in a smooth curve, above the spring head to the double stacked parking area on the eastern side of the park and finally exit to the right only, onto Scenic Highway 124.

The surface profile will be vehicular grade asphalt with curb and gutter to be provided along the length of each entry drive and each parking bay. The layout will provide 450 parking spaces. Storm water inlets will be required at the low points of the parking areas. Refer to master plan parking summary for quantities and locations.

Plaza Area

This plaza area will be comprised of concrete pavers laid on top of structural soil to aid in permeability. The plaza will be broken down into smaller gathering areas to allow for a variety of activities to take place. Shade trees placed in "at grade" planters and trellis structures will help to provide shade for these spaces. Additionally bench swings, benches, trash receptacles, bike racks and a freeze resistant drinking fountain and freeze proof bib will be sited as amenities in the plaza area. A standard Gwinnett County restroom building will be centrally located in the plaza area (refer to "Restroom" in this section). The main focal area of the plaza will be the adjacent amphitheater.

Amphitheater

The amphitheatre area will consist of terraced grass seating areas for performances. Low granite faced walls will retain the soil needed to accommodate the terracing. Stair assemblies will allow for easier access to the terraces. As mentioned by the steering committee, there

is an interest for the amphitheater area to be utilized for small performances and “screen on the green” type activities.

Meadow Area

To the east of the amphitheatre, a 3 acre open space is to be located. This space is intended to be used for unstructured play, kite flying, Frisbee, sunbathing and picnics. The open lawn area will be irrigated and maintained as an open lawn.

Bocce Courts

Also provided in the open space area will be two (2) gravel field bocce courts. Subsurface drainage will be provided to remove excess water. Gravel base will be contained by timber edge. Courts will be regulation and per County Standards.

Horse Shoe Courts

Provide two horseshoe courts, graded and dimensioned per regulation, at the open space area. Field is to be turf with concrete surrounds and sand pits. Concrete is to meet all ASTM standards.

Restroom(s)

Two (2) standard Gwinnett County restroom buildings will be located at Alexander Park. Each 580-square foot (approx.) restroom will provide three commodes / urinals per sex, sink and a diaper changing station will also be provided. The footprint will include a small supply closet incorporated into the plumbing chase with an access door between the men’s and women’s restrooms. One restroom will be located on the western portion of the site at the Plaza area, the second will be located on the eastern portion of the site between the teen recreation area and the group pavilion. Facilities are to be sited so that doors face the most active areas of the park for safety.

Playground(s)

Two (2) play areas configured roughly per the master plan concept will be provided. One playground is to be located on the western portion of the site near the plaza area, the other is to be located on the eastern portion of the site near the group pavilion. The play areas will include concrete sidewalks, picnic tables and benches, and a wood chip mulch area with subdrainage per departmental standards. 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 various age groups. 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.

Group Pavilion

A large, 60' standard Gwinnett County pavilion will be located on the eastern portion of the site. The pavilion would be available for reservation through the County, or would be available on a first come first serve basis. The pavilion will be located approximately 100LF from the playground to allow for use of the playground by pavilion users as well as general park users.

Outdoor Classroom

Located amongst the specimen willow oaks on Old Snellville Highway, the outdoor classroom will serve as an extension of adjacent Crews Middle School. The outdoor classroom is to be laid out in an informal "camp circle" style around a sand set paved area. Structural soils are to be utilized to aid in drainage. Benches and trash receptacles will also be located in this area. During construction, the specimen willow oaks are to be retained, and protected.

Contemplation Area

The contemplation area is to be a more gardenesque area of the park. Located at the existing spring head, the point of departure for the contemplation area is to incorporate a series of ponds with stone surround that spill from one to the other. An existing small "waterfall / pool" area should be incorporated into this layout. A raised overlook with an arbor / trellis seating area is to be included near the uppermost pond, and seating areas are to be located along both sides of the stream. Seating areas are to be connected via natural paths.

Park Lake

The lake will be managed as a visual amenity, and irrigation source. The lake is to be maintained as a "Living" entity. Vegetation along banks is to be maintained. Controlled public access to the lake for fishing opportunities is to be via piers. Native plant materials will be installed to help filter pond water, revegetate slopes, and provide shelter and fodder for wild life habitats. Small overlook decks and a small gazebo are to be included along the lake edge as socializing areas.

Maintenance Facility

A fenced and paved yard will be centrally located near the Soccer fields. The maintenance yard will support a maintenance building and adequate parking for park maintenance vehicles. Access to the surrounding park will be via the parking areas or through removable bollards along the multi-use trail.

Soccer Complex

The soccer complex will provide 2 regulation fields in a terraced layout, low retaining walls separating the fields will be necessary to make up grades. The soccer fields are to be set into the cut slopes to minimize visibility from adjacent neighborhoods. The soccer fields will be fenced and lighted. Soccer fields are to be graded out using the engineered soil profile concept using a sand profile with complete subsurface drainage. The fields will be laid out around a centrally located Gwinnett County restroom / concession building and drop off area. The walkway area around the drop off will be a minimum of 10' wide and paved with pavers. Parking provided for the soccer area totals 150 spaces.

Teen Recreation Area

On the eastern side of the park the Teen Recreation Area including a free skate area, plaza area, sand volleyball court, and two half court basketball courts will be located. The siting of this recreation area is to be on axis with the plaza area at the soccer area. These two park elements are to be connected by raised crosswalks. The siting is also intended to aid in passive patrolling of the area. All facilities within the Teen Recreation area will be lighted. The teen recreation area will share a parking lot with the soccer fields and Disc golf area. Fifty (50) parking spaces have been allotted for teen recreation users.

Free Skate Area

A skate park will serve the local community. The design will be a bowl shape and should include a variety of concrete and metal fabrications suitable for skateboards and in-line skates. The Teen Skate area will be connected to the other elements of the teen recreation area via 8' wide concrete sidewalks and a plaza area for socializing. Picnic tables under trees and benches will also be provided. The County will develop posted rules for skate area usage, set fines for infractions, and will determine the extent of supervision and rule enforcement. The venue will be fenced for pedestrian and user safety.

Sand Volleyball Court

A single sand volleyball court will be located in the teen recreation area on the eastern side of the park. Subsurface drainage will be provided to remove excess water. Base is to be a deep sand base contained by a timber edge. Net and dimensions will be per County Standards.

Basketball Courts

Two (2) half-court basketball courts will be provided in the teen recreation area. Court dimensions, fencing, color, and equipment will be regulation and County Standard. The location of the courts was determined to allow for passive patrolling of the facility to minimize unfavorable activities.

Dog Park Area

Located between the teen recreation area and the disc golf course and with a vertical separation of roughly 10' a 2.5 acre dog park will be located. The dog 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 dog park will feature a 6' black vinyl fence with double gates. It will be cordoned off into three sections; a dog run, an area for all dog play and an area for small dogs. A Kiosk displaying dog park rules, benches, adult swings, trash receptacles, agility course equipment and water fountains for both owners and dogs will also be located.

The dog park will follow a sod 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. The dog park is to be irrigated, grassed, and maintained by the County. Perimeter trees and trees within the fenced area that are healthy and in good quality will be preserved.

Thirty five parking spaces have been allotted for dog park users.

Disc Golf

It is recommended that a disc golf course designer be consulted during the construction documentation phase. The 26 acre disc golf course is to have an open layout, and is to be maintained as a natural area. Tees and baskets are to be oriented to minimize trail user / disc golf participant conflicts. All equipment, and signage is to be County standard.

Signature Architectural Element

Sited on a high peninsula like landform on the eastern portion of the site, this element is intended to be the signature element of Alexander Park. It is also to function as an orientation device for the surrounding park, a "beacon" of light, as well as a usable gathering space and shelter area. The point of departure for the signature architectural element is to be a silo, open structure configuration, which borrows from the cattle barns on the Alexander Farm, utilizes natural materials, and effective dramatic lighting.

Multi-use Trail

The master plan calls for a 12' wide paved trail loop that connects all elements of the park. The 1.5-mile perimeter trail loops around the entire park. It 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, allows for a variety of park experiences and views. Pedestrian and vehicular traffic (excluding maintenance vehicles) area completely separated. Several pedestrian scale bridges will be required to traverse the streams through out the park site.

Beginning at the main entrance on Old Snellville Highway and following the trail clockwise through the site, the multi-use perimeter trail will pass through the passive activity area on the western side of the park, connecting the lawn courts area, the plaza / amphitheater area, and the playground. The trail then swings up above the natural spring at the contemplation area and along the eastern parking lot to connect to the teen recreation area. A series of raised paver crosswalks connects the soccer fields with the trail. The perimeter trail then meanders down the eastern property line to the south and then along the western portion of the disc golf course. At Alexander Lake the perimeter trail crosses over the existing dam completing its loop back at the main entrance. The perimeter trail is completely ADA compliant with slopes equal to or less than 5% grade.

Several intermediate trail loops branch off the perimeter trail, all of which are also ADA compliant.

Lighted Trail Loop - At the request of the citizens steering committee a .75 mile lighted trail loop is to be incorporated into the Multi-use trail system. This designated measured trail is part of the perimeter trail which begins near the outdoor classroom and loops along the parking lot at the plaza to the teen recreation area. The trail turns back on itself at two locations, the outdoor classroom and the teen recreation area. The trail will utilize predominantly road and parking lot lighting with pedestrian scale lighting sited at the returns.

Creek Loop - The .5 mile loop around the creek begins at the western most end of the eastern parking lot and meanders along the stream bisecting the site, the trail then continues across the existing dam and loops up along the western side of the stream.

Meadow Loop - The meadow loop is defined as a .6 mile trail loop that encircles the 'Irrigated Meadow', the natural open space beyond the meadow, and the plaza area itself. The loop utilizes portions of the perimeter loop and the creek loop.

Disc Golf Loop - This secondary loop encompasses the entire disc golf course utilizing portions of the perimeter loop, and the eastern section of the creek loop.

The multi-use trail will allow for access to the surrounding neighborhoods via 6' wide concrete sidewalks. In an attempt to remove pedestrians from congested Scenic Highway 124, the sidewalk meanders along the road within the right-of-way, crossing the secondary entrance via a raised crosswalk, before tying into the perimeter trail just south of the secondary entrance to the park. Access then continues as part of the perimeter trail before separating from the perimeter trail near the southeastern corner of the park.

On the western side of the park the sidewalk follows along the right-of-way crossing the main entrance via a raised crosswalk and tying into the perimeter trail just south of the entrance. Access continues along the perimeter trail to just west of the dam at a trail spur intersection. The spur trail extends west toward the park boundary before returning to a 6' concrete sidewalk. The sidewalk then continues down Old Snellville Highway within the right-of-way to then end of the park property.

Soft Surface Trail

At the request of the citizen steering committee, a 1 mile soft surface trail loop has been included in Alexander Park. The soft surface trail is to be utilized for "cross county" running and exercise. The 12' wide pervious trail is to be field located to minimize disturbance of existing vegetation and to take advantage of some of the more "natural" terrain and slopes for a variety of workout options. Beginning just south of the secondary entrance and continuing around in a clockwise direction, the trail encircles the disc golf course cutting across the small lake dam and zig-zagging across the terrain into the "forested" portion of the site following the natural terrain. At the western end of the disc golf course the trail turns north continuing along the perimeter of the course toward the playground area. From this area the trail then twists south and runs between the dog park to the north and the disc golf course to the south. The soft surface trail is not ADA compliant.

Boardwalk

The boardwalk will be located at the southern end of the park site, in the low wet areas along the northern side of Pugh Creek. The board walk is intended to be a spur trail off the perimeter multi-use trail and therefore will need to comply with ADA standards. Although no wetlands have been designaged, construction methods should utilize non invasive techniques.

Deceleration Lanes

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

Site Lighting

The parking lots, sports fields and teen recreation areas will be the only elements to be lighted in the park. The lights will be operated to turn on and off per a timer system and will not burn all night. This system will allow visitors in the park from dawn until dusk. Only a portion of the multi-use trail system is to be lighted utilizing street and parking lighting (RE: *Multi-use trail / Lighted trail loop*, this section), the majority of the multi-use trail will not be lighted. Soft surface trail and boardwalk areas will not be lighted

Irrigation system

The entrances, sports fields, dog park and open space areas are to be irrigated. Use economical large diameter turf irrigation heads. All controller heads, piping, irrigation emitters and supporting elements will be per Gwinnett County standard.

Park Signage

Provide one (2) standard Gwinnett County Park entrance sign. The sign should be located at each entrance to the park. Signs should be visible to motorists but not encroach on sight triangles. Internal directional, vehicular and posted park rules will also be per County standard.

Site Amenities

Benches are to be located along the entire length of the multi-use trail at a rate of 1 per every 3000'. Picnic tables, benches, trash receptacles are to be located at each facility. Water fountains are to be freeze / thaw resistant.

Site Landscaping

As part of the land purchase agreement between the County and the Alexander family, several specimen quality trees are to be retained and protected on the park site. These trees include the specimen quality southern red oak off of Scenic Highway 124, just north of the proposed secondary entrance location and 3 specimen quality willow oaks located on Old Snellville Highway, just south of the proposed main entrance location. During construction tree protection fencing is to be put up and maintained at the dripline of each tree. Absolutely no encroachment into the tree protection area is to be tolerated, including storage of construction machinery or materials. Though not part of the land purchase agreement, there are several large hardwood trees located along the stream. These trees are to be retained and protected to add to the aesthetic of the park site. Young alders located along the pond edges should also be retained to help maintain "living" ponds and lakes.

In addition, at the request of the Alexander Family, shade trees are to be installed during phase 1 of the project along the entire length of each frontage road, "A scenic highway should be scenic." These trees should be a minimum of 2" caliper at the time of installation.

APPENDICES

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APPENDICES

Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



**COST ESTIMATE FOR
ALEXANDER PARK
GWINNETT COUNTY DEPARTMENT OF
COMMUNITY SERVICES**

September 14, 2006

Item Description	Quantity	Unit	Unit Price	Total
INFRASTRUCTURE / PHASE 1 INCLUSIONS				
<i>SITE PREPARATION</i>				
A. STAKING	1	JOB	\$25,000.00	\$25,000.00
B. CLEARING	1	JOB	\$50,000.00	\$50,000.00
C. CONSTRUCTION ENTRANCE	2	JOB	\$800.00	\$1,600.00
D. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double row)	14,000	LF	\$3.50	\$49,000.00
2.) ROCK CHECK DAM	1	JOB	\$25,000.00	\$25,000.00
2.) MULCH / SEED	1	JOB	\$75,000.00	\$75,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
E. MASS GRADING	110,000	CY	18.00	\$1,980,000.00
			SUBTOTAL	\$2,207,100.00
<i>SITE UTILITIES</i>				
A. ELECTRICAL SERVICE	1	JOB	\$100,000.00	\$100,000.00
B. POTABLE WATER SERVICE	1,400	LF	\$50.00	\$70,000.00
C. SEWER SERVICE (Includes 1 fire hydrant)	2,500	LF	\$50.00	\$125,000.00
D. GROUNDWATER WELL	1	JOB	\$75,000.00	\$75,000.00
E. IRRIGATION WATER PUMP (Lake Water)	1	JOB	\$50,000.00	\$50,000.00
			SUBTOTAL	\$420,000.00
<i>ROADWAY</i>				
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	6,000	LF	\$3.50	\$21,000.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
C. OLD SNELLVILLE HWY ENTRANCE				
1.) ASPHALT - 2"	28,000	SF	\$3.00	\$84,000.00
2.) GAB - 6"	500	CY	\$15.00	\$7,500.00
3.) CURB AND GUTTER	1,600	LF	\$15.00	\$24,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) TACTILE WARNING STRIPS	250	LF	\$12.00	\$3,000.00
6.) 3 WAY STOP	1	JOB	\$5,000.00	\$5,000.00
D. SCENIC HIGHWAY ENTRANCE				
1.) ASPHALT - 2"	2,700	SF	\$3.00	\$8,100.00
2.) GAB - 6"	50	CY	\$15.00	\$750.00
3.) CURB AND GUTTER	500	LF	\$15.00	\$7,500.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
E. ROAD (2 Lane road connecting entrances)				
1.) ASPHALT - 2"	81,000	SF	\$3.00	\$243,000.00
2.) GAB - 6"	1,500	CY	\$15.00	\$22,500.00
3.) CURB AND GUTTER	6,500	LF	\$15.00	\$97,500.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
F. LIGHTING	16	EA	\$2,000.00	\$32,000.00
G. QUALITY WATER FACILITY (2 Detention Basins)				
1.) FINE GRADING	1	JOB	\$10,000.00	\$10,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$5,000.00	\$5,000.00
3.) MICRO POOL	1	JOB	\$5,000.00	\$5,000.00
4.) PERMANENT GRASSING	1	JOB	\$10,000.00	\$10,000.00
			SUBTOTAL	\$607,850.00

<i>MAINTENANCE COMPOUND</i>		<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A.	STAKING	1	JOB	\$15,000.00	\$15,000.00
B.	EROSION / SEDIMENT CONTROL				
	1.) SILT FENCE "TYPE C" (Double Row)	1,200	LF	\$3.50	\$4,200.00
	2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
C.	FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
D.	MAINTENANCE BUILDING	1	JOB	\$220,000.00	\$220,000.00
E.	PARKING				
	1.) ASPHALT - 2"	14,000	SF	\$3.00	\$42,000.00
	3.) GAB - 6"	250	CY	\$15.00	\$3,750.00
	4.) CURB AND GUTTER	700	LF	\$15.00	\$10,500.00
	5.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
	6.) PARKING LOT TREES (Per Ordinance)	4	EA	\$500.00	\$2,000.00
E.	GRANITE FACED RETAINING WALL	65	LF	\$150.00	\$9,750.00
F.	SECURITY FENCE				
	1.) 10' HIGH GALV. PERIMETER FENCE w/ PRIV. SLATS	500	LF	\$18.00	\$9,000.00
	2.) 10'x12' WIDE DBL. HUNG GATES - GAL. w. PRIV. SLATS	2	EA	\$1,000.00	\$2,000.00
SUBTOTAL					\$327,200.00
<i>MISCELLANEOUS</i>		<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A.	MONUMENT SIGNAGE (1 @ EACH ENTRANCE)	2	EA	\$5,000.00	\$10,000.00
B.	FRONTAGE - PEDESTRIAN ACCESS (6' Wide Concrete Sidewalk)	25,500	SF	\$4.50	\$114,750.00
C.	FRONTAGE - PEDESTRIAN ACCESS (6' Wide Asphalt Connection)	9,600	SF	\$3.00	\$28,800.00
SUBTOTAL					\$153,550.00
INFRASTRUCTURE / PHASE 1 INCLUSIONS SUBTOTAL					\$3,715,700.00

PARK ELEMENTS WEST SIDE

<i>PLAZA / AMPHITHEATER / PARKING AREA</i>					
A.	STAKING	1	JOB	\$15,000.00	\$15,000.00
B.	EROSION / SEDIMENT CONTROL				
	1.) SILT FENCE "TYPE C" (Double Row)	800	LF	\$3.50	\$2,800.00
	2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
	3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C.	FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
D.	PLAZA AREA PARKING				
	1.) ASPHALT - 2"	27,000	SF	\$3.00	\$81,000.00
	2.) GAB - 6"	500	CY	\$15.00	\$7,500.00
	3.) CURB AND GUTTER	1,400	LF	\$50.00	\$70,000.00
	4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
	5.) PARKING LOT LIGHTING	7	EA	\$2,000.00	\$14,000.00
	6.) PARKING LOT TREES (Per Ordinance)	20	EA	\$500.00	\$10,000.00
E.	RESTROOM BUILDING	1	EA	\$110,000.00	\$110,000.00
F.	PLAZA				
	1.) CONCRETE PAVERS	20000	SF	\$3.50	\$70,000.00
	2.) STRUCTURAL SOIL	380	CY	\$25.00	\$9,500.00
	3.) TRELLISES	1	JOB	\$60,000.00	\$60,000.00
	4.) LIGHTING	6	EA	\$2,000.00	\$12,000.00
	5.) PLAZA SHADE TREES	6	EA	\$500.00	\$3,000.00
F.	AMPHITHEATER				
	1.) GRANITE FACED RETAINING WALL	500	LF	\$150.00	\$75,000.00
	2.) STAIR ASSEMBLY	3	EA	\$1,000.00	\$3,000.00
G.	OPEN LAWN AREA				
	1.) SOD	130000	SF	\$0.50	\$65,000.00
	2.) IRRIGATION	1	JOB	\$20,000.00	\$20,000.00
H.	AMENITIES				
	1.) TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
	2.) BENCHES	10	EA	\$350.00	\$3,500.00
	3.) BIKE RACK	2	EA	\$250.00	\$500.00
	4.) BENCH SWING	8	EA	\$1,500.00	\$12,000.00
	5.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
	6.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
	7.) PICNIC TABLES	8	EA	\$500.00	\$4,000.00

8.) GRILLS	4	EA	\$600.00	\$2,400.00
I . SITE UTILITIES				
1.) SITE ELECTRICAL	1	JOB	\$50,000.00	\$50,000.00
2.) SEWER SERVICE	700	LF	\$50.00	\$35,000.00
3.) POTABLE WATER SERVICE	700	LF	\$50.00	\$35,000.00
J. QUALITY WATER FACILITY				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
			SUBTOTAL	\$801,000.00
LAWN COURTS AREA				
QUANTITY UNIT UNIT PRICE TOTAL				
A. STAKING	1	JOB	\$5,000.00	\$5,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	600	LF	\$3.50	\$2,100.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00
D. 30' PICNIC SHELTER	1	JOB	\$35,000.00	\$35,000.00
E. 8' WIDE ASPHALT CONNECTOR TRAILS				
1.) 2" ASPHALT	400	SF	\$3.00	\$1,200.00
2.) 6" GAB	7	CY	\$15.00	\$105.00
F. HORSESHOE PITS (Includes equipment)	2	EA	\$2,000.00	\$4,000.00
G. BOCCE COURTS	2	EA	\$8,000.00	\$16,000.00
H. AMENITIES				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	2	EA	\$500.00	\$1,000.00
4.) BENCH SWING	2	EA	\$1,500.00	\$3,000.00
			SUBTOTAL	\$75,755.00
MULTI-AGE GROUP PLAYGROUND AREA w/ SHELTER				
QUANTITY UNIT UNIT PRICE TOTAL				
A. STAKING	1	JOB	\$5,000.00	\$5,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	750	LF	\$3.50	\$2,625.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00
D. 8' WIDE ASPHALT CONNECTOR TRAILS				
1.) 2" ASPHALT	400	SF	\$3.00	\$1,200.00
2.) 6" GAB	7	CY	\$15.00	\$105.00
E. 30' PICNIC SHELTER	1	JOB	\$35,000.00	\$35,000.00
F. PLAY STRUCTURES	1	JOB	\$100,000.00	\$100,000.00
G. ENGINEERED WOOD CHIP MULCH	5,000	CF	\$7.50	\$37,500.00
H. AMENITIES				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	2	EA	\$500.00	\$1,000.00
4.) GRILLS	2	EA	\$600.00	\$1,200.00
			SUBTOTAL	\$191,980.00
LAKE AREA				
QUANTITY UNIT UNIT PRICE TOTAL				
A. STAKING	1	JOB	\$7,500.00	\$7,500.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	1,000	LF	\$3.50	\$3,500.00
2.) MULCH / SEED	1	JOB	\$3,000.00	\$3,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00
D. FISHING PIERS	2	EA	\$150,000.00	\$300,000.00
E. 20' PICNIC SHELTER	1	JOB	\$25,000.00	\$25,000.00
F. OVERLOOK SHELTER	1	JOB	\$40,000.00	\$40,000.00
G. 8' WIDE ASPHALT CONNECTOR TRAILS				
1.) 2" ASPHALT	1600	SF	\$3.00	\$4,800.00
2.) 6" GAB	30	CY	\$15.00	\$450.00

H. AMENITIES				
1.) TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
4.) BENCH SWING	3	EA	\$1,500.00	\$4,500.00
			SUBTOTAL	\$397,050.00
OUTDOOR CLASSROOM				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$2,500.00	\$2,500.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	200	LF	\$3.50	\$700.00
2.) MULCH / SEED	1	JOB	\$1,000.00	\$1,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING				
	1	JOB	\$1,000.00	\$1,000.00
D. 8' WIDE ASPHALT CONNECTOR TRAILS				
1.) 2" ASPHALT	2200	SF	\$3.00	\$6,600.00
2.) 6" GAB	40	CY	\$15.00	\$600.00
E. CAMP CIRCLE				
1.) CONCRETE PAVERS	1256	SF	\$3.50	\$4,396.00
2.) STRUCTURAL SOIL	23	CY	\$25.00	\$575.00
F. AMENITIES				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
			SUBTOTAL	\$20,721.00
CONTEMPLATION AREA				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	600	LF	\$3.50	\$2,100.00
2.) MULCH / SEED	1	JOB	\$1,000.00	\$1,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING				
	1	JOB	\$4,000.00	\$4,000.00
D. 8' WIDE ASPHALT CONNECTOR TRAILS				
1.) 2" ASPHALT	800	SF	\$3.00	\$2,400.00
2.) 6" GAB	14	CY	\$15.00	\$210.00
E. 20' PICNIC SHELTER				
	1	JOB	\$25,000.00	\$25,000.00
F. OVERLOOK AREA				
1.) CONCRETE PAVERS	1500	SF	\$3.50	\$5,250.00
2.) STRUCTURAL SOIL	7	CY	\$25.00	\$175.00
3.) STONE WORK / WALLS	1	JOB	\$10,000.00	\$10,000.00
G. WATER FEATURE				
	1	JOB	\$100,000.00	\$100,000.00
H. AMENITIES				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) TRELLIS	1	JOB	\$25,000.00	\$25,000.00
4.) PEDESTRIAN BRIDGES	2	EA	\$10,000.00	\$20,000.00
			SUBTOTAL	\$213,485.00
			WEST SIDE SUBTOTAL	\$1,699,991.00
PARK ELEMENTS EAST SIDE				
SOCCER FIELDS				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C"	4,800	LF	\$3.50	\$16,800.00
2.) MULCH / SEED	1	JOB	\$5,000.00	\$5,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING				
	1	JOB	\$10,000.00	\$10,000.00
D. SOCCER PARKING AREA				
1.) ASPHALT - 2"	50,000	SF	\$3.00	\$150,000.00
2.) GAB - 6"	925	CY	\$15.00	\$13,875.00
3.) CURB AND GUTTER	1,700	LF	\$50.00	\$85,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00

5.) RAISED CROSSWALK	1	JOB	\$2,000.00	\$2,000.00
6.) PARKING LOT LIGHTING	7	EA	\$2,000.00	\$14,000.00
7.) PARKING LOT TREES (Per Ordinance)	24	EA	\$500.00	\$12,000.00
E. 6' WIDE CONCRETE SIDEWALK	7000	SF	\$4.50	\$31,500.00
F. FIELD CONSTRUCTION				
1.) GRANITE FACED RETAINING WALL	100	LF	\$175.00	\$17,500.00
2.) SAND - (Subsurface Drainage)	1	JOB	\$15,000.00	\$15,000.00
3.) SOD	190,000	SF	\$0.50	\$95,000.00
4.) FIELD LIGHTING	1	JOB	\$200,000.00	\$200,000.00
5.) FIELD IRRIGATION	1	JOB	\$30,000.00	\$30,000.00
G. RESTROOM / CONCESSION BUILDING	1	EA	\$220,000.00	\$220,000.00
H. PLAZA				
1.) CONCRETE PAVERS	11900	SF	\$3.50	\$41,650.00
2.) STRUCTURAL SOIL	220	CY	\$25.00	\$5,500.00
3.) SEATING WALL	1	JOB	\$10,000.00	\$10,000.00
4.) LIGHTING	4	EA	\$2,000.00	\$8,000.00
5.) PLAZA SHADE TREES	11	EA	\$500.00	\$5,500.00
I. AMENITIES				
1.) TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) BIKE RACK	1	EA	\$250.00	\$250.00
4.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
5.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
6.) PICNIC TABLES	3	EA	\$500.00	\$1,500.00
7.) 6' BLACK VINYL PERIMETER FENCING(Including Gates)	2500	LF	\$17.50	\$43,750.00
8.) FENCE SCREENING (Goal Area)	2	EA	\$1,200.00	\$2,400.00
9.) MAINTENANCE BINS	2	EA	\$700.00	\$1,400.00
10.) SOCCER GOALS	4	EA	\$2,000.00	\$8,000.00
11.) PICNIC TABLES	2	EA	\$504.00	\$1,008.00
J. SITE UTILITIES				
1.) SITE ELECTRICAL	1	JOB	\$15,000.00	\$15,000.00
2.) SEWER SERVICE	500	LF	\$50.00	\$25,000.00
3.) POTABLE WATER SERVICE	200	LF	\$50.00	\$10,000.00
K. QUALITY WATER FACILITY				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
SUBTOTAL				\$1,135,433.00
<i>TEEN RECREATION AREA</i>				
<i>QUANTITY UNIT UNIT PRICE TOTAL</i>				
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C"	1,270	LF	\$3.50	\$4,445.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
D. TEEN AREA PARKING				
1.) ASPHALT - 2"	17,000	SF	\$3.00	\$51,000.00
2.) GAB - 6"	315	CY	\$15.00	\$4,725.00
3.) CURB AND GUTTER	1,700	LF	\$50.00	\$85,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) RAISED CROSSWALK	1	JOB	\$2,000.00	\$2,000.00
6.) PARKING LOT LIGHTING	4	EA	\$2,000.00	\$8,000.00
7.) PARKING LOT TREES (Per Ordinance)	9	EA	\$500.00	\$4,500.00
E. 30' SHELTER	1	JOB	\$35,000.00	\$35,000.00
F. PLAZA				
1.) CONCRETE PAVERS	12300	SF	\$3.50	\$43,050.00
2.) STRUCTURAL SOIL	275	CY	\$25.00	\$6,875.00
3.) SEATING WALL	1	JOB	\$10,000.00	\$10,000.00
4.) PLAZA SHADE TREES	10	EA	\$500.00	\$5,000.00
G. FREE SKATING AREA	1	JOB	\$300,000.00	\$300,000.00
H. HALF COURT BASKETBALL	1	JOB	\$60,000.00	\$60,000.00
I. SAND VOLLEYBALL COURT	1	JOB	\$18,000.00	\$18,000.00
J. LIGHTING	10	EA	\$2,000.00	\$20,000.00

K. AMENITIES				
1.) TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
2.) BENCHES	6	EA	\$350.00	\$2,100.00
3.) BIKE RACK	2	EA	\$250.00	\$500.00
4.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
5.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
6.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
7.) EMERGENCY PHONE KIOSK	1	EA	\$3,500.00	\$3,500.00
L. QUALITY WATER FACILITY				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
			SUBTOTAL	\$711,495.00
MULTI-AGE GROUP PLAYGROUND AREA w/ PAVILION				
A. STAKING				
	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	1,000	LF	\$3.50	\$3,500.00
2.) MULCH / SEED	1	JOB	\$1,500.00	\$1,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING				
	1	JOB	\$5,000.00	\$5,000.00
D. PARKING AREA				
1.) ASPHALT - 2"	13,000	SF	\$3.00	\$39,000.00
2.) GAB - 6"	240	CY	\$15.00	\$3,600.00
3.) CURB AND GUTTER	750	LF	\$50.00	\$37,500.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) PARKING LOT LIGHTING	2	EA	\$2,000.00	\$4,000.00
6.) PARKING LOT TREES (Per Ordinance)	11	EA	\$500.00	\$5,500.00
D. 8' WIDE ASPHALT CONNECTOR TRAILS				
1.) 2" ASPHALT	700	SF	\$3.00	\$2,100.00
2.) 6" GAB	13	CY	\$15.00	\$195.00
E. 60' PICNIC PAVILION				
	1	JOB	\$60,000.00	\$60,000.00
F. RESTROOM BUILDING				
	1	JOB	\$110,000.00	\$110,000.00
G. PLAY STRUCTURES				
	1	JOB	\$100,000.00	\$100,000.00
H. ENGINEERED WOOD CHIP MULCH				
	5,000	CF	\$7.50	\$37,500.00
I. AMENITIES				
1.) TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
4.) GRILLS	4	EA	\$600.00	\$2,400.00
J. SITE UTILITIES				
1.) SITE ELECTRICAL	1	JOB	\$10,000.00	\$10,000.00
2.) SEWER SERVICE	200	LF	\$50.00	\$10,000.00
3.) POTABLE WATER SERVICE	100	LF	\$50.00	\$5,000.00
			SUBTOTAL	\$459,545.00
OFF-LEASH DOG PARK				
A. STAKING				
	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	1,500	LF	\$3.50	\$5,250.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING				
	1	JOB	\$10,000.00	\$10,000.00
D. PARKING AREA				
1.) ASPHALT - 2"	5,200	SF	\$3.00	\$15,600.00
2.) GAB - 6"	95	CY	\$15.00	\$1,425.00
3.) CURB AND GUTTER	400	LF	\$50.00	\$20,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) PARKING LOT LIGHTING	2	EA	\$2,000.00	\$4,000.00
6.) PARKING LOT TREES (Per Ordinance)	6	EA	\$500.00	\$3,000.00
E. DOG PARK CONSTRUCTION				
1.) SAND - (Subsurface Drainage)	1	JOB	\$15,000.00	\$15,000.00
2.) 89 STONE - (Structural Soil)	2,000	CY	\$15.00	\$30,000.00
3.) 57 STONE - (Structural Soil)	2,000	CY	\$15.00	\$30,000.00
4.) SOD FOR TURF GRASS	108,576	SF	\$0.50	\$54,288.00

E. 8' WIDE ASPHALT CONNECTOR TRAIL					
1.) 2" ASPHALT	700	SF	\$3.00	\$2,100.00	
2.) 6" GAB	13	CY	\$15.00	\$195.00	
G. STAIR ASSEMBLY	1	JOB	\$2,000.00	\$2,000.00	
H. AMENITIES					
1.) 6' BLACK VINYL PERIMETER FENCING(Including Gates)	1350	LF	\$17.50	\$23,625.00	
2.) TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00	
3.) BENCHES	8	EA	\$350.00	\$2,800.00	
4.) WATER FOUNTAIN w/ DOG DISH FILLER(Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00	
5.) DOG AGILITY EQUIPMENT	1	JOB	\$20,000.00	\$20,000.00	
6.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	
7.) BENCH SWINGS	4	EA	\$500.00	\$2,000.00	
8.) INFO KIOSK w/ BAG DISPENSER	1	EA	\$1,000.00	\$1,000.00	
I. QUALITY WATER FACILITY					
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00	
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00	
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00	
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00	
				SUBTOTAL	\$282,633.00
DISC GOLF COURSE					
<i>QUANTITY UNIT UNIT PRICE TOTAL</i>					
A. STAKING	1	JOB	\$7,500.00	\$7,500.00	
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	500	LF	\$3.50	\$1,750.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	
C. AMENITIES					
1.) TRASH RECEPTACLES	6	EA	\$450.00	\$2,700.00	
2.) BENCHES	8	EA	\$350.00	\$2,800.00	
3.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	
4.) DISC GOLF EQUIPMENT (Tees & Hole Nets)	1	JOB	\$20,000.00	\$20,000.00	
				SUBTOTAL	\$40,250.00
SIGNATURE ARCHITECTURAL ELEMENT					
<i>QUANTITY UNIT UNIT PRICE TOTAL</i>					
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	500	LF	\$3.50	\$1,750.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$10,000.00	\$10,000.00	
D. SIGNATURE ARCHITECTURAL ELEMENT	1	JOB	\$250,000.00	\$250,000.00	
E. LIGHTING	1	JOB	\$50,000.00	\$50,000.00	
F. SITE UTILITIES					
1.) SITE ELECTRICAL	1	JOB	\$50,000.00	\$50,000.00	
				SUBTOTAL	\$380,750.00
TRAIL SYSTEM					
<i>QUANTITY UNIT UNIT PRICE TOTAL</i>					
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	15,132	LF	\$3.50	\$52,962.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	
3.) NPDES	5,000	LF	\$4.00	\$20,000.00	
C. FINE GRADING	1	JOB	\$20,000.00	\$20,000.00	
D. 12' WIDE ASPHALT MULTIUSE TRAIL(Outer Perimeter)					
1.) 2" ASPHALT	90,000	SF	\$3.00	\$270,000.00	
2.) 6" GAB	1,700	CY	\$15.00	\$25,500.00	
E. 12' WIDE ASPHALT MULTIUSE TRAIL(Stream Section - West Side)					
1.) 2" ASPHALT	18,000	SF	\$3.00	\$54,000.00	
2.) 6" GAB	350	CY	\$15.00	\$5,250.00	
F. 12' WIDE ASPHALT MULTIUSE TRAIL(Stream Section - East Side)					
1.) 2" ASPHALT	12,000	SF	\$3.00	\$36,000.00	
2.) 6" GAB	200	CY	\$15.00	\$3,000.00	
G. 12' WIDE ASPHALT MULTIUSE TRAIL(Teen Zone Section)					
1.) 2" ASPHALT	7,500	SF	\$3.00	\$22,500.00	
2.) 6" GAB	140	CY	\$15.00	\$2,100.00	
H. 12' WIDE - SOFT SURFACE TRAIL					
1.) 4" SHREADED WOOD MULCH	80,000	SF	\$1.50	\$120,000.00	
2.) 6" GAB	1,500	CY	\$15.00	\$22,500.00	

I.	8' WIDE - CONNECTOR TRAILS - ASPHALT				
	1.) 2" ASPHALT	2,000	SF	\$3.00	\$6,000.00
	2.) 6" GAB	40	CY	\$15.00	\$600.00
J.	12' WIDE - BOARDWALK (Includes Geotech)	1	JOB	\$1,000,000.00	\$1,000,000.00
L.	PEDESTRIAN BRIDGE	2	EA	\$60,000.00	\$120,000.00
K.	AMENITIES				
	1.) TRASH RECEPTACLES	6	EA	\$450.00	\$2,700.00
	2.) BENCHES (1 EVERY 3000')	8	EA	\$350.00	\$2,800.00
	3.) TRAIL MARKERS	1	JOB	\$7,500.00	\$7,500.00
	4.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
	5.) REMOVABLE BOLLARDS	6	EA	\$150.00	\$900.00
L.	LIGHTING (.75 Mile Section of Multiuse Trail)	4	EA	\$2,000.00	\$8,000.00
SUBTOTAL					\$1,821,312.00
EAST SIDE SUBTOTAL					\$4,831,418.00

MISCELLANEOUS					
	<i>RENOVATIONS / IMPROVEMENTS</i>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A.	LAKE EDGE STABILIZATION / ENHANCEMENT	1	JOB	\$500,000.00	\$500,000.00
B.	SILTATION REMOVAL	1	JOB	\$50,000.00	\$50,000.00
C.	DAM IMPROVEMENTS	1	JOB	\$500,000.00	\$500,000.00
D.	STREAM BANK RESTORATION	1	JOB	\$1,000,000.00	\$1,000,000.00
E.	WETLANDS RESTORATION / EXOTICS REMOVAL	1	JOB	\$150,000.00	\$150,000.00
SUBTOTAL RENOVATIONS					\$2,200,000.00
	<i>GEOTECHNICAL TESTING</i>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A.	TESTING ROADS / PARKING/ STRUCTURES/ BRIDGES / DAMS	1	JOB	\$150,000.00	\$150,000.00
SUBTOTAL GEOTECH					\$150,000.00
	<i>SITE LANDSCAPING</i>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A.	LANDSCAPE (TREE, SHRUBS, GROUND COVER, MULCH)	1	JOB	\$250,000.00	\$250,000.00
B.	SEEDING FOR TURF GRASS	1	JOB	\$25,000.00	\$25,000.00
SUBTOTAL SITE LANDSCAPING					\$275,000.00
MISCELLANEOUS SUBTOTAL					\$2,625,000.00

GRAND SUBTOTAL					\$12,872,109.00
MOBILIZATION, FEES, BONDS, ETC. (10% TOTAL)					\$1,287,210.90
SUBTOTAL					\$14,159,319.90
15% CONTINGENCY FOR PRELIMINARY PLAN LEVEL COST ESTIMATE					\$2,123,897.99
SUBTOTAL					\$16,283,217.89
12% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES					\$1,953,986.15
PROJECT TOTAL					\$18,237,204.03

NOTE:

jB+A Project Total \$18,237,204.03

Alexander Park **TOTAL** Phase 1 Budget - \$6,000,000

Alexander Park **ACTUAL** Phase 1 Budget - \$5,187,000 (\$6,000,000 less 9% for A/E and 5% for Program Management)

Note: Totals reflecting quantities different from those listed above, have not been approved by jB+a, inc.

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

Refer to the attached itemized Master Plan level Spreadsheet



**PRIORITIES COST ESTIMATE FOR
ALEXANDER PARK
GWINNETT COUNTY DEPARTMENT OF
COMMUNITY SERVICES**

September 14, 2006

Item Description	Quantity	Unit	Unit Price	Total	Phase 1 - West Side Only
INFRASTRUCTURE / PHASE 1 INCLUSIONS					
<i>SITE PREPARATION</i>					
A. STAKING	1	JOB	\$25,000.00	\$25,000.00	\$8,300.00
B. CLEARING	1	JOB	\$50,000.00	\$50,000.00	\$16,500.00
C. CONSTRUCTION ENTRANCE	2	JOB	\$800.00	\$1,600.00	\$1,600.00
D. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double row)	14,000	LF	\$3.50	\$49,000.00	\$16,200.00
2.) ROCK CHECK DAM	1	JOB	\$25,000.00	\$25,000.00	\$8,300.00
2.) MULCH / SEED	1	JOB	\$75,000.00	\$75,000.00	\$30,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
E. MASS GRADING	110,000	CY	18.00	\$1,980,000.00	\$700,000.00
SUBTOTAL				\$2,207,100.00	\$782,400.00
<i>SITE UTILITIES</i>					
A. ELECTRICAL SERVICE	1	JOB	\$100,000.00	\$100,000.00	\$100,000.00
B. POTABLE WATER SERVICE	1,400	LF	\$50.00	\$70,000.00	\$70,000.00
C. SEWER SERVICE (Includes 1 fire hydrant)	2,500	LF	\$50.00	\$125,000.00	\$125,000.00
D. GROUNDWATER WELL	1	JOB	\$75,000.00	\$75,000.00	\$75,000.00
E. IRRIGATION WATER PUMP (Lake Water)	1	JOB	\$50,000.00	\$50,000.00	\$50,000.00
SUBTOTAL				\$420,000.00	\$420,000.00
<i>ROADWAY</i>					
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$5,000.00
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	6,000	LF	\$3.50	\$21,000.00	\$7,000.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$800.00
C. OLD SNELLVILLE HWY ENTRANCE					
1.) ASPHALT - 2"	28,000	SF	\$3.00	\$84,000.00	\$84,000.00
2.) GAB - 6"	500	CY	\$15.00	\$7,500.00	\$7,500.00
3.) CURB AND GUTTER	1,600	LF	\$15.00	\$24,000.00	\$24,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
5.) TACTILE WARNING STRIPS	250	LF	\$12.00	\$3,000.00	\$3,000.00
6.) 3 WAY STOP	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
D. SCENIC HIGHWAY ENTRANCE					
1.) ASPHALT - 2"	2,700	SF	\$3.00	\$8,100.00	
2.) GAB - 6"	50	CY	\$15.00	\$750.00	
3.) CURB AND GUTTER	500	LF	\$15.00	\$7,500.00	
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	
E. ROAD (2 Lane road connecting entrances)					
1.) ASPHALT - 2"	81,000	SF	\$3.00	\$243,000.00	\$71,000.00
2.) GAB - 6"	1,500	CY	\$15.00	\$22,500.00	\$6,000.00
3.) CURB AND GUTTER	6,500	LF	\$15.00	\$97,500.00	\$33,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$500.00
F. LIGHTING	16	EA	\$2,000.00	\$32,000.00	\$8,000.00
G. QUALITY WATER FACILITY (2 Detention Basins)					
1.) FINE GRADING	1	JOB	\$10,000.00	\$10,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$5,000.00	\$5,000.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
4.) PERMANENT GRASSING	1	JOB	\$10,000.00	\$10,000.00	\$2,500.00
SUBTOTAL				\$607,850.00	\$271,300.00
<i>MAINTENANCE COMPOUND</i>					
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	1,200	LF	\$3.50	\$4,200.00	\$4,200.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
D. MAINTENANCE BUILDING	1	JOB	\$220,000.00	\$220,000.00	\$220,000.00
E. PARKING					
1.) ASPHALT - 2"	14,000	SF	\$3.00	\$42,000.00	\$42,000.00
3.) GAB - 6"	250	CY	\$15.00	\$3,750.00	\$3,750.00
4.) CURB AND GUTTER	700	LF	\$15.00	\$10,500.00	\$10,500.00
5.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
6.) PARKING LOT TREES (Per Ordinance)	4	EA	\$500.00	\$2,000.00	\$2,000.00
E. GRANITE FACED RETAINING WALL	65	LF	\$150.00	\$9,750.00	\$9,750.00
F. SECURITY FENCE					

1.) 10' HIGH GALV. PERIMETER FENCE w/ PRIV. SLATS	500	LF	\$18.00	\$9,000.00	\$9,000.00
2.) 10'x12' WIDE DBL. HUNG GATES - GAL. w. PRIV. SLATS	2	EA	\$1,000.00	\$2,000.00	\$2,000.00
SUBTOTAL				\$327,200.00	\$327,200.00
MISCELLANEOUS					
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>	
A.. MONUMENT SIGNAGE (1 @ EACH ENTRANCE)	2	EA	\$5,000.00	\$10,000.00	\$5,000.00
B. FRONTAGE - PEDESTRIAN ACCESS (6' Wide Concrete Sidewalk)	25,500	SF	\$4.50	\$114,750.00	\$114,750.00
C. FRONTAGE - PEDESTRIAN ACCESS (6' Wide Asphalt Connection)	9,600	SF	\$3.00	\$28,800.00	\$28,800.00
SUBTOTAL				\$153,550.00	\$148,550.00
INFRASTRUCTURE / PHASE 1 INCLUSIONS SUBTOTAL				\$3,715,700.00	\$1,949,450.00
PARK ELEMENTS WEST SIDE					
<i>PLAZA / AMPHITHEATER / PARKING AREA</i>					
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	800	LF	\$3.50	\$2,800.00	\$2,800.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
D. PLAZA AREA PARKING					
1.) ASPHALT - 2"	27,000	SF	\$3.00	\$81,000.00	\$81,000.00
2.) GAB - 6"	500	CY	\$15.00	\$7,500.00	\$7,500.00
3.) CURB AND GUTTER	1,400	LF	\$50.00	\$70,000.00	\$70,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
5.) PARKING LOT LIGHTING	7	EA	\$2,000.00	\$14,000.00	\$14,000.00
6.) PARKING LOT TREES (Per Ordinance)	20	EA	\$500.00	\$10,000.00	\$10,000.00
E. RESTROOM BUILDING	1	EA	\$110,000.00	\$110,000.00	\$110,000.00
F. PLAZA					
1.) CONCRETE PAVERS	20000	SF	\$3.50	\$70,000.00	\$70,000.00
2.) STRUCTURAL SOIL	380	CY	\$25.00	\$9,500.00	\$9,500.00
3.) TRELLISES	1	JOB	\$60,000.00	\$60,000.00	\$60,000.00
4.) LIGHTING	6	EA	\$2,000.00	\$12,000.00	\$12,000.00
5.) PLAZA SHADE TREES	6	EA	\$500.00	\$3,000.00	\$3,000.00
F. AMPHITHEATER					
1.) GRANITE FACED RETAINING WALL	500	LF	\$150.00	\$75,000.00	\$75,000.00
2.) STAIR ASSEMBLY	3	EA	\$1,000.00	\$3,000.00	\$3,000.00
G. OPEN LAWN AREA					
1.) SOD	130000	SF	\$0.50	\$65,000.00	\$65,000.00
2.) IRRIGATION	1	JOB	\$20,000.00	\$20,000.00	\$20,000.00
H. AMENITIES					
1.) TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00	\$1,800.00
2.) BENCHES	10	EA	\$350.00	\$3,500.00	\$3,500.00
3.) BIKE RACK	2	EA	\$250.00	\$500.00	\$500.00
4.) BENCH SWING	8	EA	\$1,500.00	\$12,000.00	\$12,000.00
5.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00	\$2,000.00
6.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00
7.) PICNIC TABLES	8	EA	\$500.00	\$4,000.00	\$4,000.00
8.) GRILLS	4	EA	\$600.00	\$2,400.00	\$2,400.00
I. SITE UTILITIES					
1.) SITE ELECTRICAL	1	JOB	\$50,000.00	\$50,000.00	\$50,000.00
2.) SEWER SERVICE	700	LF	\$50.00	\$35,000.00	\$35,000.00
3.) POTABLE WATER SERVICE	700	LF	\$50.00	\$35,000.00	\$35,000.00
J. QUALITY WATER FACILITY					
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
SUBTOTAL				\$801,000.00	\$799,500.00
<i>LAWN COURTS AREA</i>					
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>	
A. STAKING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00
B. EROSION / SEDIMENT CONTROL					
1.) SILT FENCE "TYPE C" (Double Row)	600	LF	\$3.50	\$2,100.00	\$2,100.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00
D. 30' PICNIC SHELTER	1	JOB	\$35,000.00	\$35,000.00	\$35,000.00
E. 8' WIDE ASPHALT CONNECTOR TRAILS					
1.) 2" ASPHALT	400	SF	\$3.00	\$1,200.00	\$1,200.00
2.) 6" GAB	7	CY	\$15.00	\$105.00	\$105.00
F. HORSESHOE PITS (Includes equipment)	2	EA	\$2,000.00	\$4,000.00	\$4,000.00
G. BOCCIE COURTS	2	EA	\$8,000.00	\$16,000.00	\$16,000.00

H. AMENITIES						
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00	\$450.00	
2.) BENCHES	4	EA	\$350.00	\$1,400.00	\$1,400.00	
3.) PICNIC TABLES	2	EA	\$500.00	\$1,000.00	\$1,000.00	
4.) BENCH SWING	2	EA	\$1,500.00	\$3,000.00	\$3,000.00	
SUBTOTAL				\$75,755.00	\$74,255.00	
MULTI-AGE GROUP PLAYGROUND AREA w/ SHELTER						
	QUANTITY	UNIT	UNIT PRICE	TOTAL		
A. STAKING	1	JOB	\$5,000.00	\$5,000.00	\$5,000.00	
B. EROSION / SEDIMENT CONTROL						
1.) SILT FENCE "TYPE C" (Double Row)	750	LF	\$3.50	\$2,625.00	\$2,625.00	
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
D. 8' WIDE ASPHALT CONNECTOR TRAILS						
1.) 2" ASPHALT	400	SF	\$3.00	\$1,200.00	\$1,200.00	
2.) 6" GAB	7	CY	\$15.00	\$105.00	\$105.00	
E. 30' PICNIC SHELTER	1	JOB	\$35,000.00	\$35,000.00	\$35,000.00	
F. PLAY STRUCTURES	1	JOB	\$100,000.00	\$100,000.00	\$100,000.00	
G. ENGINEERED WOOD CHIP MULCH	5,000	CF	\$7.50	\$37,500.00	\$37,500.00	
H. AMENITIES						
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00	\$450.00	
2.) BENCHES	4	EA	\$350.00	\$1,400.00	\$1,400.00	
3.) PICNIC TABLES	2	EA	\$500.00	\$1,000.00	\$1,000.00	
4.) GRILLS	2	EA	\$600.00	\$1,200.00	\$1,200.00	
SUBTOTAL				\$191,980.00	\$190,480.00	
LAKE AREA						
	QUANTITY	UNIT	UNIT PRICE	TOTAL		
A. STAKING	1	JOB	\$7,500.00	\$7,500.00	\$7,500.00	
B. EROSION / SEDIMENT CONTROL						
1.) SILT FENCE "TYPE C" (Double Row)	1,000	LF	\$3.50	\$3,500.00	\$3,500.00	
2.) MULCH / SEED	1	JOB	\$3,000.00	\$3,000.00	\$3,000.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
D. FISHING PIERS	2	EA	\$150,000.00	\$300,000.00	\$150,000.00	
E. 20' PICNIC SHELTER	1	JOB	\$25,000.00	\$25,000.00	\$25,000.00	
F. OVERLOOK SHELTER	1	JOB	\$40,000.00	\$40,000.00	\$40,000.00	
G. 8' WIDE ASPHALT CONNECTOR TRAILS						
1.) 2" ASPHALT	1600	SF	\$3.00	\$4,800.00	\$4,800.00	
2.) 6" GAB	30	CY	\$15.00	\$450.00	\$450.00	
H. AMENITIES						
1.) TRASH RECEPTACLES	2	EA	\$450.00	\$900.00	\$900.00	
2.) BENCHES	4	EA	\$350.00	\$1,400.00	\$1,400.00	
3.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00	\$2,000.00	
4.) BENCH SWING	3	EA	\$1,500.00	\$4,500.00	\$4,500.00	
SUBTOTAL				\$397,050.00	\$245,550.00	
OUTDOOR CLASSROOM						
	QUANTITY	UNIT	UNIT PRICE	TOTAL		
A. STAKING	1	JOB	\$2,500.00	\$2,500.00	\$2,500.00	
B. EROSION / SEDIMENT CONTROL						
1.) SILT FENCE "TYPE C" (Double Row)	200	LF	\$3.50	\$700.00	\$700.00	
2.) MULCH / SEED	1	JOB	\$1,000.00	\$1,000.00	\$1,000.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$1,000.00	\$1,000.00	\$1,000.00	
D. 8' WIDE ASPHALT CONNECTOR TRAILS						
1.) 2" ASPHALT	2200	SF	\$3.00	\$6,600.00	\$6,600.00	
2.) 6" GAB	40	CY	\$15.00	\$600.00	\$600.00	
E. CAMP CIRCLE						
1.) CONCRETE PAVERS	1256	SF	\$3.50	\$4,396.00	\$4,396.00	
2.) STRUCTURAL SOIL	23	CY	\$25.00	\$575.00	\$575.00	
F. AMENITIES						
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00	\$450.00	
2.) BENCHES	4	EA	\$350.00	\$1,400.00	\$1,400.00	
SUBTOTAL				\$20,721.00	\$20,721.00	
CONTEMPLATION AREA						
	QUANTITY	UNIT	UNIT PRICE	TOTAL		
A. STAKING	1	JOB	\$15,000.00	\$15,000.00	\$15,000.00	
B. EROSION / SEDIMENT CONTROL						
1.) SILT FENCE "TYPE C" (Double Row)	600	LF	\$3.50	\$2,100.00	\$2,100.00	
2.) MULCH / SEED	1	JOB	\$1,000.00	\$1,000.00	\$1,000.00	
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00	\$1,500.00	
C. FINE GRADING	1	JOB	\$4,000.00	\$4,000.00	\$4,000.00	
D. 8' WIDE ASPHALT CONNECTOR TRAILS						
1.) 2" ASPHALT	800	SF	\$3.00	\$2,400.00	\$2,400.00	
2.) 6" GAB	14	CY	\$15.00	\$210.00	\$210.00	
E. 20' PICNIC SHELTER	1	JOB	\$25,000.00	\$25,000.00	\$25,000.00	

F. OVERLOOK AREA				
1.) CONCRETE PAVERS	1500	SF	\$3.50	\$5,250.00
2.) STRUCTURAL SOIL	7	CY	\$25.00	\$175.00
3.) STONE WORK / WALLS	1	JOB	\$10,000.00	\$10,000.00
G. WATER FEATURE	1	JOB	\$100,000.00	\$100,000.00
H. AMENITIES				
1.) TRASH RECEPTACLES	1	EA	\$450.00	\$450.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) TRELLIS	1	JOB	\$25,000.00	\$25,000.00
4.) PEDESTRIAN BRIDGES	2	EA	\$10,000.00	\$20,000.00
SUBTOTAL				\$213,485.00
WEST SIDE SUBTOTAL				\$1,699,991.00
				\$1,330,506.00

PARK ELEMENTS EAST SIDE				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
SOCCER FIELDS				
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C"	4,800	LF	\$3.50	\$16,800.00
2.) MULCH / SEED	1	JOB	\$5,000.00	\$5,000.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$10,000.00	\$10,000.00
D. SOCCER PARKING AREA				
1.) ASPHALT - 2"	50,000	SF	\$3.00	\$150,000.00
2.) GAB - 6"	925	CY	\$15.00	\$13,875.00
3.) CURB AND GUTTER	1,700	LF	\$50.00	\$85,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) RAISED CROSSWALK	1	JOB	\$2,000.00	\$2,000.00
6.) PARKING LOT LIGHTING	7	EA	\$2,000.00	\$14,000.00
7.) PARKING LOT TREES (Per Ordinance)	24	EA	\$500.00	\$12,000.00
E. 6' WIDE CONCRETE SIDEWALK	7000	SF	\$4.50	\$31,500.00
F. FIELD CONSTRUCTION				
1.) GRANITE FACED RETAINING WALL	100	LF	\$175.00	\$17,500.00
2.) SAND - (Subsurface Drainage)	1	JOB	\$15,000.00	\$15,000.00
3.) SOD	190,000	SF	\$0.50	\$95,000.00
4.) FIELD LIGHTING	1	JOB	\$200,000.00	\$200,000.00
5.) FIELD IRRIGATION	1	JOB	\$30,000.00	\$30,000.00
G. RESTROOM / CONCESSION BUILDING	1	EA	\$220,000.00	\$220,000.00
H. PLAZA				
1.) CONCRETE PAVERS	11900	SF	\$3.50	\$41,650.00
2.) STRUCTURAL SOIL	220	CY	\$25.00	\$5,500.00
3.) SEATING WALL	1	JOB	\$10,000.00	\$10,000.00
4.) LIGHTING	4	EA	\$2,000.00	\$8,000.00
5.) PLAZA SHADE TREES	11	EA	\$500.00	\$5,500.00
I. AMENITIES				
1.) TRASH RECEPTACLES	2	EA	\$450.00	\$900.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) BIKE RACK	1	EA	\$250.00	\$250.00
4.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
5.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
6.) PICNIC TABLES	3	EA	\$500.00	\$1,500.00
7.) 6' BLACK VINYL PERIMETER FENCING (Including Gates)	2500	LF	\$17.50	\$43,750.00
8.) FENCE SCREENING (Goal Area)	2	EA	\$1,200.00	\$2,400.00
9.) MAINTENANCE BINS	2	EA	\$700.00	\$1,400.00
10.) SOCCER GOALS	4	EA	\$2,000.00	\$8,000.00
11.) PICNIC TABLES	2	EA	\$504.00	\$1,008.00
J. SITE UTILITIES				
1.) SITE ELECTRICAL	1	JOB	\$15,000.00	\$15,000.00
2.) SEWER SERVICE	500	LF	\$50.00	\$25,000.00
3.) POTABLE WATER SERVICE	200	LF	\$50.00	\$10,000.00
K. QUALITY WATER FACILITY				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
SUBTOTAL				\$1,135,433.00
TEEN RECREATION AREA				
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C"	1,270	LF	\$3.50	\$4,445.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00

D. TEEN AREA PARKING				
1.) ASPHALT - 2"	17,000	SF	\$3.00	\$51,000.00
2.) GAB - 6"	315	CY	\$15.00	\$4,725.00
3.) CURB AND GUTTER	1,700	LF	\$50.00	\$85,000.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) RAISED CROSSWALK	1	JOB	\$2,000.00	\$2,000.00
6.) PARKING LOT LIGHTING	4	EA	\$2,000.00	\$8,000.00
7.) PARKING LOT TREES (Per Ordinance)	9	EA	\$500.00	\$4,500.00
E. 30' SHELTER	1	JOB	\$35,000.00	\$35,000.00
F. PLAZA				
1.) CONCRETE PAVERS	12300	SF	\$3.50	\$43,050.00
2.) STRUCTURAL SOIL	275	CY	\$25.00	\$6,875.00
3.) SEATING WALL	1	JOB	\$10,000.00	\$10,000.00
4.) PLAZA SHADE TREES	10	EA	\$500.00	\$5,000.00
G. FREE SKATING AREA	1	JOB	\$300,000.00	\$300,000.00
H. HALF COURT BASKETBALL	1	JOB	\$60,000.00	\$60,000.00
I. SAND VOLLEYBALL COURT	1	JOB	\$18,000.00	\$18,000.00
J. LIGHTING	10	EA	\$2,000.00	\$20,000.00
K. AMENITIES				
1.) TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
2.) BENCHES	6	EA	\$350.00	\$2,100.00
3.) BIKE RACK	2	EA	\$250.00	\$500.00
4.) WATER FOUNTAIN (Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00
5.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
6.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
7.) EMERGENCY PHONE KIOSK	1	EA	\$3,500.00	\$3,500.00
L. QUALITY WATER FACILITY				
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00
SUBTOTAL				\$711,495.00
<i>MULTI-AGE GROUP PLAYGROUND AREA w/ PAVILION</i>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	1,000	LF	\$3.50	\$3,500.00
2.) MULCH / SEED	1	JOB	\$1,500.00	\$1,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$5,000.00	\$5,000.00
D. PARKING AREA				
1.) ASPHALT - 2"	13,000	SF	\$3.00	\$39,000.00
2.) GAB - 6"	240	CY	\$15.00	\$3,600.00
3.) CURB AND GUTTER	750	LF	\$50.00	\$37,500.00
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00
5.) PARKING LOT LIGHTING	2	EA	\$2,000.00	\$4,000.00
6.) PARKING LOT TREES (Per Ordinance)	11	EA	\$500.00	\$5,500.00
D. 8' WIDE ASPHALT CONNECTOR TRAILS				
1.) 2" ASPHALT	700	SF	\$3.00	\$2,100.00
2.) 6" GAB	13	CY	\$15.00	\$195.00
E. 60' PICNIC PAVILION	1	JOB	\$60,000.00	\$60,000.00
F. RESTROOM BUILDING	1	JOB	\$110,000.00	\$110,000.00
G. PLAY STRUCTURES	1	JOB	\$100,000.00	\$100,000.00
H. ENGINEERED WOOD CHIP MULCH	5,000	CF	\$7.50	\$37,500.00
I. AMENITIES				
1.) TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
2.) BENCHES	4	EA	\$350.00	\$1,400.00
3.) PICNIC TABLES	4	EA	\$500.00	\$2,000.00
4.) GRILLS	4	EA	\$600.00	\$2,400.00
J. SITE UTILITIES				
1.) SITE ELECTRICAL	1	JOB	\$10,000.00	\$10,000.00
2.) SEWER SERVICE	200	LF	\$50.00	\$10,000.00
3.) POTABLE WATER SERVICE	100	LF	\$50.00	\$5,000.00
SUBTOTAL				\$459,545.00
<i>OFF-LEASH DOG PARK</i>				
	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
A. STAKING	1	JOB	\$15,000.00	\$15,000.00
B. EROSION / SEDIMENT CONTROL				
1.) SILT FENCE "TYPE C" (Double Row)	1,500	LF	\$3.50	\$5,250.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00
C. FINE GRADING	1	JOB	\$10,000.00	\$10,000.00

D. PARKING AREA						
1.) ASPHALT - 2"	5,200	SF	\$3.00	\$15,600.00		
2.) GAB - 6"	95	CY	\$15.00	\$1,425.00		
3.) CURB AND GUTTER	400	LF	\$50.00	\$20,000.00		
4.) STRIPING / SIGNAGE	1	JOB	\$1,500.00	\$1,500.00		
5.) PARKING LOT LIGHTING	2	EA	\$2,000.00	\$4,000.00		
6.) PARKING LOT TREES (Per Ordinance)	6	EA	\$500.00	\$3,000.00		
E. DOG PARK CONSTRUCTION						
1.) SAND - (Subsurface Drainage)	1	JOB	\$15,000.00	\$15,000.00		
2.) 89 STONE - (Structural Soil)	2,000	CY	\$15.00	\$30,000.00		
3.) 57 STONE - (Structural Soil)	2,000	CY	\$15.00	\$30,000.00		
4.) SOD FOR TURF GRASS	108,576	SF	\$0.50	\$54,288.00		
E. 8' WIDE ASPHALT CONNECTOR TRAIL						
1.) 2" ASPHALT	700	SF	\$3.00	\$2,100.00		
2.) 6" GAB	13	CY	\$15.00	\$195.00		
G. STAIR ASSEMBLY						
	1	JOB	\$2,000.00	\$2,000.00		
H. AMENITIES						
1.) 6' BLACK VINYL PERIMETER FENCING (Including Gates)	1350	LF	\$17.50	\$23,625.00		
2.) TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00		
3.) BENCHES	8	EA	\$350.00	\$2,800.00		
4.) WATER FOUNTAIN w/ DOG DISH FILLER(Freeze Resistant)	1	EA	\$2,000.00	\$2,000.00		
5.) DOG AGILITY EQUIPMENT	1	JOB	\$20,000.00	\$20,000.00		
6.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00		
7.) BENCH SWINGS	4	EA	\$500.00	\$2,000.00		
8.) INFO KIOSK w/ BAG DISPENSER	1	EA	\$1,000.00	\$1,000.00		
I. QUALITY WATER FACILITY						
1.) FINE GRADING	1	JOB	\$5,000.00	\$5,000.00		
2.) FORBAY FILTRATION POND	1	JOB	\$2,500.00	\$2,500.00		
3.) MICRO POOL	1	JOB	\$2,500.00	\$2,500.00		
4.) PERMANENT GRASSING	1	JOB	\$5,000.00	\$5,000.00		
SUBTOTAL				\$282,633.00		
DISC GOLF COURSE						
A. STAKING	1	JOB	\$7,500.00	\$7,500.00		\$7,500.00
B. EROSION / SEDIMENT CONTROL						
1.) SILT FENCE "TYPE C" (Double Row)	500	LF	\$3.50	\$1,750.00		\$1,750.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00		\$2,500.00
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00		
C. AMENITIES						
1.) TRASH RECEPTACLES	6	EA	\$450.00	\$2,700.00		\$2,700.00
2.) BENCHES	8	EA	\$350.00	\$2,800.00		\$2,800.00
3.) SIGNAGE	1	JOB	\$1,500.00	\$1,500.00		\$1,500.00
4.) DISC GOLF EQUIPMENT (Tees & Hole Nets)	1	JOB	\$20,000.00	\$20,000.00		\$20,000.00
SUBTOTAL				\$40,250.00		\$38,750.00
SIGNATURE ARCHITECTURAL ELEMENT						
A. STAKING	1	JOB	\$15,000.00	\$15,000.00		
B. EROSION / SEDIMENT CONTROL						
1.) SILT FENCE "TYPE C" (Double Row)	500	LF	\$3.50	\$1,750.00		
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00		
3.) NPDES	1	JOB	\$1,500.00	\$1,500.00		
C. FINE GRADING						
	1	JOB	\$10,000.00	\$10,000.00		
D. SIGNATURE ARCHITECTURAL ELEMENT						
	1	JOB	\$250,000.00	\$250,000.00		
E. LIGHTING						
	1	JOB	\$50,000.00	\$50,000.00		
F. SITE UTILITIES						
1.) SITE ELECTRICAL	1	JOB	\$50,000.00	\$50,000.00		
SUBTOTAL				\$380,750.00		
TRAIL SYSTEM						
A. STAKING	1	JOB	\$15,000.00	\$15,000.00		\$5,000.00
B. EROSION / SEDIMENT CONTROL						
1.) SILT FENCE "TYPE C" (Double Row)	15,132	LF	\$3.50	\$52,962.00		\$6,000.00
2.) MULCH / SEED	1	JOB	\$2,500.00	\$2,500.00		\$800.00
3.) NPDES	5,000	LF	\$4.00	\$20,000.00		
C. FINE GRADING						
	1	JOB	\$20,000.00	\$20,000.00		\$6,000.00
D. 12' WIDE ASPHALT MULTIUSE TRAIL (Outer Perimeter)						
1.) 2" ASPHALT	90,000	SF	\$3.00	\$270,000.00		\$270,000.00
2.) 6" GAB	1,700	CY	\$15.00	\$25,500.00		\$25,000.00
E. 12' WIDE ASPHALT MULTIUSE TRAIL (Stream Section - West Side)						
1.) 2" ASPHALT	18,000	SF	\$3.00	\$54,000.00		\$54,000.00
2.) 6" GAB	350	CY	\$15.00	\$5,250.00		\$5,250.00
F. 12' WIDE ASPHALT MULTIUSE TRAIL (Stream Section - East Side)						
1.) 2" ASPHALT	12,000	SF	\$3.00	\$36,000.00		\$36,000.00
2.) 6" GAB	200	CY	\$15.00	\$3,000.00		\$3,000.00
G. 12' WIDE ASPHALT MULTIUSE TRAIL (Teen Zone Section)						
1.) 2" ASPHALT	7,500	SF	\$3.00	\$22,500.00		
2.) 6" GAB	140	CY	\$15.00	\$2,100.00		

APPENDICES

Appendix C: Alexander Park Phase 1 Graphic
Refer to the attached graphic.



PREPARED FOR:
Gwinnett County Department of
Community Services

ALEXANDER PARK SITE

Phase 1 Plan

August 18, 2006



APPENDICES

Appendix D: 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.

Alexander Park Site Master Plan

Community Interest Form Tabulations

Gwinnett Dept. of Community Services

March 6, 2006

jB+a park design studio

Program or Facility	Times Mentioned	Ranking					
		First	Second	Third	Fourth	Fifth	No Rank
Paved Multi-Use Trail, (walking jogging, blades, bike)	106	53	29	17	3	3	1
Rental Pavilions, Picnic Areas, Family Gathering Areas	79	10	25	29	8	3	4
Playground (multiple age groups)	48	6	18	15	6	1	2
Unpaved Nature Trail (hiking, cross country)	43	25	9	8			1
Passive only, Green Space, Certified Natural Areas	30	16	6	2	3		3
Multi-Use Field (unstructured play, pick-up games)	25	5	5	7	4	3	1
Dog Park - (agility course, fenced off leash area)	23	10	5	5	1	2	
Indoor Competition Pool	16	10	3	1	1		1
Disc Golf Course	15	1	2	3	3	5	1
Fishing Pond, Duck Pond	15				6	1	8
Soccer (multiple age groups)	14	3	2	3	3	1	2
Protect Large Trees	13			5	5	2	1
Community Center / Class Rooms / Fitness Room / Gym	12	1		1	1		9
Water Element (Fountain, water park)	11	1		5	3	1	1
Senior Activities (horseshoes, bocce, etc.)	10	1	2	3	4		
Volleyball	8			2	2	1	3
Outdoor Performance Area / Natural Amphitheater	8	1	2	1			4
Ball Fields (multiple age groups, baseball, softball)	8	4	2	1	1		
Outdoor Classroom / Observation Area	6						6
Par 3 Golf Course	6	1	2			1	2
Keep the Cows	6						6
Tennis Courts - Indoor	5		2	1			2
Skate Park -Roller Hockey, Skateboarding, Blading	5		1		1	1	2
Purchase Ezzard Tract (for park expansion)	5			3	2		
BMX Bike Trail (Dirt Trails, Obstacle Course)	5	1	2		2		
Park Landscape	4	1	1	1	1		
Concessions, Refreshment, Bathrooms	4	1		2	1		
Community Garden Area	4		2				2
Basketball (multiple age groups)	3				1		2
Adequate Parking	2			2			
Tunnel under Sugarloaf (for Pedestrian Access)	2			2			
Benches	2			1	1		
Botanical Pavilion	1			1			
Summer Care / After school care	1			1			
Football field	1				1		
Plaza Area	1	1					
Upgraded Construction Materials	1						1

Alexander Park Site Master Plan

Park Concerns Form Tabulations

Gwinnett Dept. of Community Services

March 7, 2006

jB+a park design studio

Community Concern	Times Mentioned	Ranking
Traffic on Old Snellville Road	54	1
Location of Park Entrances/ Access into park	50	2
Lighting from Sports fields / Light pollution	45	3
Types of Sports Fields	30	4
Security in Park	28	5
Pedestrian access to park / safety	22	6
Noise	21	7
Hours of operation	20	8
Removal of trees	20	8
Loss of Passive Park atmosphere	20	8
Location of Sports Fields	17	9
Security of surrounding neighborhoods	13	10
Overdevelopment of Park	13	10
Vehicular Safety	12	11
Adequate parking	8	12
Additional crime / vandalism/ gang violence	8	12
Adequate Landscaping	7	13
Decline of adjacent property values	5	14
Ezzard Tract development	3	15
Lack of competitive swimming pool in County	3	15
Disruption of Sunday Services at Baptist Church	3	15
Lack of running trails in County	3	15
Excessive paving in park	2	16
Vacant Corner lot development	2	16
Unsupervised children	1	17
Upkeep of park grounds	1	17

Comments from the Alexander Park Site Master Plan
Community Input Meeting 02.23.06

1. Gwinnett County has for quite some time needed a facility to hold swim meets. Our County has produced several Olympic Swimmers but to hold any County swim meet it is necessary to travel to south Atlanta and 'rent' a facility with seating and pool size to host a meet.
2. I am concerned about the upkeep of the park, especially the perimeter.
3. I would like to see a Dog Park with good drainage. Reagan Park is muddy most of the time. There should also be a dog drinking fountain located over a good draining surface, otherwise it's also muddy. A lake which could be kept clean for exercising dogs would be great.
4. I would like to see the Canadian geese excluded from park use as much as possible.
5. We would like to see a primarily passive park with recreational facilities such as a lake. We would not like to see it developed into an Active park with lots of sports fields etc. This would cause too much noise, light and traffic, which we could do better without.
6. The YMCA across the street has soccer fields. I am more in favor of a passive park.
7. There has been a rise in vandalism in our neighborhood and I am concerned that a park may provide a gathering place for kids looking for trouble.
8. I would like to see a pond because you get wildlife into the area and I wish there could be two. A hiking trail that goes around the whole park (with spur trails), one that guides people to where they want to go. There needs to be a plaza area in the middle of the park, with a snack bar and information center across from each other, so that you can read about many more things to do (in the park) if you wish. - *6th Grader at Crews*
9. There should be no sports like baseball or soccer because lights could distract people who are sleeping. People yelling could do things to people. There should not be a lot of lights. Hiking needs to be closed at night. There needs to be a fenced area by buildings for safety. There needs to be two entrances. - *6th Grader at Crews*.
10. I am concerned about access to the park off Old Snellville Road.
11. The proposed fields would require lights and would bring additional traffic to the area.
12. I am concerned about individuals cutting through Flowers Crossing off Downeyshire road to get to the Park.
13. My major concern and fear is the location of entrances to the park. I live on Downeyshire Trail which already has entrances on Sugarloaf and Old Snellville. This is becoming a thru street with too much traffic.
14. I would like to see only walk in entrances off Old Snellville, NO vehicular access.
15. I am concerned about additional people and traffic near the middle school.
16. I am concerned about security in the nearby neighborhoods because of the park.
17. Entrances should be off 124.
18. I don't want to see an outdoor basketball court.
19. There are soccer fields already at the YMCA, why do we need more at Alexander Park?
20. I am concerned about night time activities such as lights and noise, traffic, traffic, traffic on Old Snellville. crime, crime, crime in adjacent neighborhoods because of the park, decline in adjacent property values associated with the aforementioned items, abuse of Flowers Crossing private amenities by park users.
21. I don't want to see the natural geography, landscape or watershed disturbed.
22. There should not be an entrance off Old Snellville Hwy. the traffic is already at a critical point in the morning and evening. There will already be too much traffic coming into Web Gin with the building of the Avenue. We don't need any additions to that. Organized athletics like soccer and baseball would introduce more traffic and crime due to the involvement by visitors outside the community. The closeness in proximity to Flowers Crossing at the Mill Lakes amenities would introduce too many visitors to our facilities. We don't need more noise, traffic, congestion, or industrial lighting in the area. There are soccer fields at the Sugarloaf YMCA. Why add more? We need greenspace, a lake, picnic areas, walking running trails. More beauty and naturalness.

Comments from the Alexander Park Site Master Plan Community Input Meeting 02.23.06

23. Old Snellville Hwy would not be the best place to place entrances to the park. It has too many hills and curve. Cars exiting from Flowers Crossing neighborhoods have a hard time turning onto Old Snellville as it is. With all the new development on Hwy. 124 the amount of traffic that a large sports complex would bring would be overwhelming.
24. I am worried that the park will be overdeveloped.
25. The park will need well lit parking spaces.
26. Would prefer no lights from sports fields, too intrusive on the community surrounding the park.
27. Why more soccer fields? There are soccer fields at the YMCA!
28. I am concerned about Sunday sports activities disrupting our worship services.
29. Minimize the removal of trees on the park property, especially between properties.
30. Park access needs to be restricted to dawn till dusk.
31. High traffic sports fields are of great concern due to the proximity to residential areas. Lighting of such facilities could seriously disrupt the character of these neighborhoods. That isn't to say they aren't appropriate, but the placement of and such facilities should minimize impact on these areas.
32. No skate park – they bring gangs.
33. I would like to see a scenic park with primarily passive activities with no organized sports such as baseball or soccer.
34. Would like to see soccer fields for our kids not for teams to rent.
35. A passive park with “green space” to be enjoyed by all.
36. I am very excited about this park. My home backs up to it so I would love to have a place for my children to play. I have walked this land and it is beautiful with streams, ponds, trees, and hills. I would like for it to remain that way so that all can enjoy it. This is what we are lacking in Gwinnett County.
37. I would like to see playgrounds for children similar to those at Little (Mulberry)
38. Park or Tribble Mill – Both are great playgrounds!
39. Do not add other facilities on the site, i.e. baseball fields, basketball courts.
40. I don't know about Spriggs road, but Alexander Park between rt.124 and Old Snellville should remain as pristine as possible. It should be 100% passive which is desperately needed in what is now becoming a noisy, congested corridor connecting Snellville and Lawrenceville.
41. Leave the COWS!!
42. Would like to see an opportunity for “screen on the green”
43. Keep the cows!
44. I want to be certain that the property will not be entirely used for baseball, soccer or football uses.
45. I think the park should be 75% passive 25% active.
46. We need a way for residents to cross Old Snellville. I propose a tunnel under the highway vs. a bridge.
47. Lights should not be on or near Old Snellville and should have an automatic timer that turns the lights off at a reasonable hour.
48. The park should have security cameras near the bathrooms.
49. What are the plans for the Ezzard Tract? The County should purchase it.
50. I think there should be more landscaping along Scenic Highway and Old Snellville Hwy.
51. Special attention needs to be made at the entrance of the park.
52. Do not cut the trees.
53. Water run-off should be taken into consideration.
54. How will the people from the park realize the park boundaries?
55. Will there be concerts or organized games late into the night?
56. Please keep the Old Snellville section of the park natural, with the existing trees. That would help isolate the noise from the neighborhood.
57. Gwinnett County should acquire the Ezzard Tract as well as extend the park for future development.

Comments from the Alexander Park Site Master Plan Community Input Meeting 02.23.06

58. I am very concerned that the Ezzard tract will be developed.
59. I strongly agree with the comprehensive plan's goal not to repeat construction of facilities that already exist in the area (football, baseball, swimming pools, skateboard parks, etc.)
60. When we moved to the community 2 years ago we were informed by our realtor that the county had purchased the land for a park. We were excited about that. We would love to be able to walk down the road with our children to a place where we can walk or ride bikes on trails. A place to picnic, fly kites, play "unorganized" football with friends – a family environment.
61. I would like to see Lenora Park used as a model for this park, with a lot of green space, walking trails, and passive use facilities. I feel that the barn left at Lenora Park is a nice homage to the history of that land, and if possible appropriate some similar landmark in this park would be great.
62. We have over 8000 swimmers who do not have a competitive pool to use anywhere in Gwinnett County.
63. An unpaved 5K cross country course to host high school events. There are currently no public facilities in Gwinnett County suitable for such an event. This past year the Gwinnett County Championship Cross Country races were held in Hall County.
64. Gwinnett County has several parks that already include soccer field, football, baseball fields. We truly need a park that is natural, unpaved.
65. I feel that a large part of the park should remain natural, with unpaved trails – grass, mulch or sand. The county is in the need of a site to host high school cross country races – particularly county regional meets. The high schools currently have to pay to other out of county sites for their meets. GC has had the class 5A champions for the last 6 years in a row. Last year 3 out of the top 4 teams in the state were from GC HS. To have a course, all that is needed is a wide open flat area for a starting / finish area about 100 yards across – leading to a trail loop about 1.5 miles long – Paving is not necessary, and would make it inhospitable for cross country. Meadow grass, as there is now, is fine, if it can be mowed to make a trail. Parking is available at Crews Middle School this would be a low cost addition to the park. These trails would also be used by countless students for training on weekends and after school. At this time they drive to Stone Mountain to do this training. As an aside as an adult, I prefer to walk on unpaved trails, which I did before they paved the trails at Yellow River Park. There should be open space to play Frisbee, fly kites, etc. No soccer or baseball, we have plenty.
66. As the head cross country coach for a nearby high school, I would like to bring to your attention our county's desperate need for an unpaved running trail. We are currently forced to hold inter-county cross country competitions outside our own county because one of the wealthiest counties in the state doesn't have any available space for a cross country course. It is important that if a trail system is built that it remain unpaved. There are already several parks in the vicinity that have paved trails. On behalf of my school, I ask that the trails remain unpaved so that our runners have a safe, soft, running surface.
67. I believe there is a small body of water currently on the property. Perhaps we could keep that or man-make another to be included in the proposed trails. This would provide a pleasant atmosphere.
68. I hope that there will be sufficient police protection provided.
69. Access roads to limit traffic flow from main roads into parking areas.
70. I believe there is sufficient distance between Alexander and Rhodes Jordan, that some of the facilities can and should be repeated, including baseball, water park, numerous basketball courts.
71. My concern with soccer fields unless we are talking organized young children players is that soccer is predominantly a foreign sport, European, South American, and Asian. I have seen in other locations the rowdy element this sport has brought.
72. Keep older men soccer players from mingling with the young children near the school.

Comments from the Alexander Park Site Master Plan
Community Input Meeting 02.23.06

73. My family has 2 year-round swimmers. Currently we spend a great deal of time traveling to Cobb County and Emory Univ. for USS swim meets. We would like to see a competition pool with adequate seating to host USS swim meets.
74. No ducks in the pond, they smell up the place and don't eat what people give them as they are full.
75. I would like to see the park as a family friendly park, for recreation and relaxing environments. Picnic and walking trails, nature settings an open field for play. What we need is a place for family, something I think is missing in life.
76. I would like lots of slides and water, so we can put on our bathing suits and play all day. Also some picnic tables so you can come and have lunch. And some long walking trails so you can run or walk and talk or listen to music. Also some room to practice soccer, baseball and cheerleading. That would be the best park. P.S. a pretty water fountain and nice bathrooms would be great too! – age 9

APPENDICES

Appendix E: 1972 Alexander Park Site Aerial Photograph
Refer to the attached aerial photo.



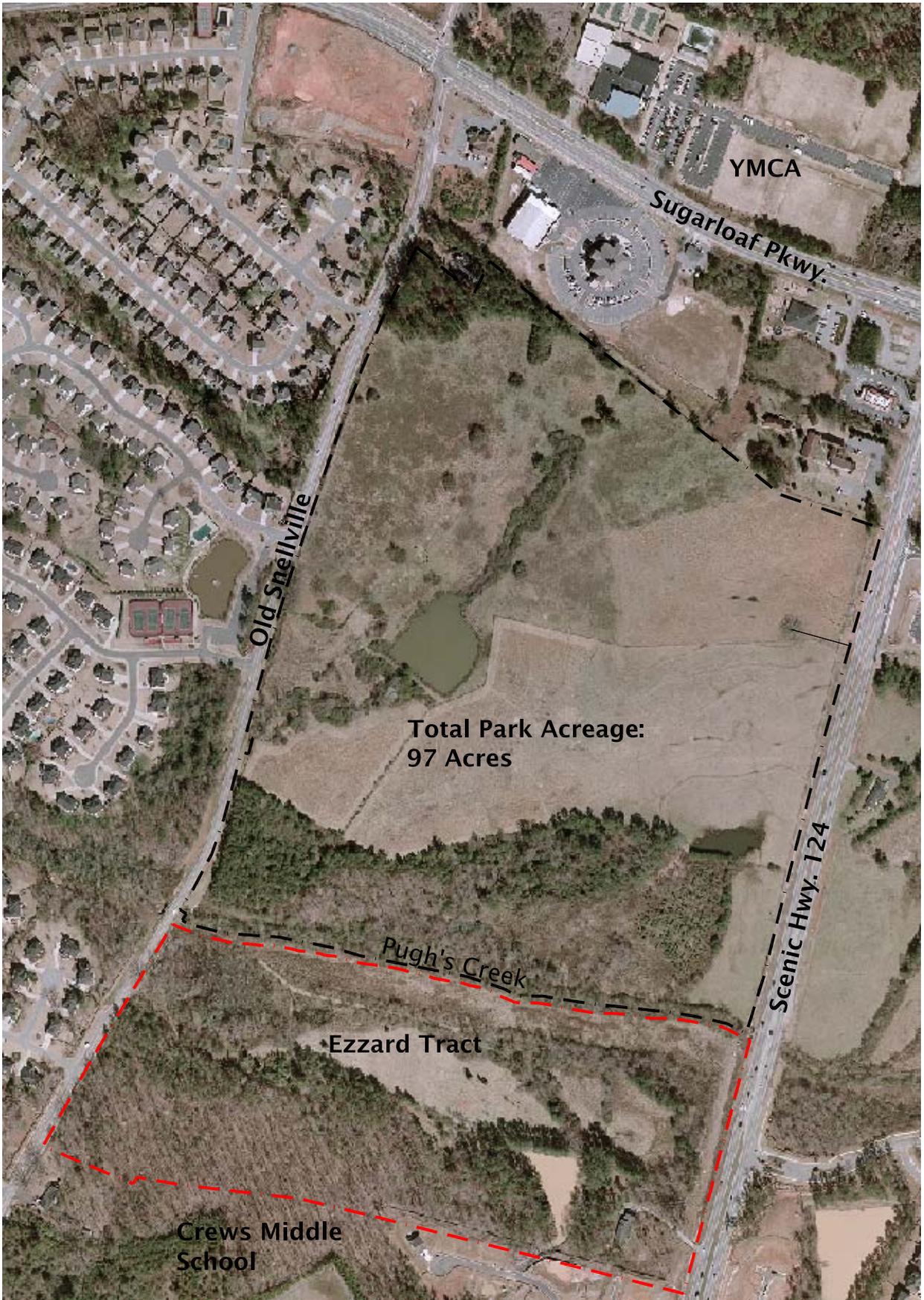
ALEXANDER PARK SITE
Circa 1972
February 23, 2006

PREPARED FOR:
Gwinnett County Department of
Community Services



APPENDICES

Appendix F: 2005 Alexander Site Aerial Photograph
Refer to the attached aerial photo.



Total Park Acreage:
97 Acres

Old Snellville

Sugarloaf Pkwy.

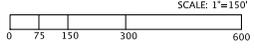
YMCA

Scenic Hwy. 124

Pugh's Creek

Ezzard Tract

Crews Middle School



ALEXANDER PARK SITE

Circa 2005

February 23, 2006

PREPARED FOR:
Gwinnett County Department of
Community Services



APPENDICES

Appendix G: Meeting Minutes

Refer to the attached meeting minutes for a summary of the discussion and presented

ALEXANDER PARK SITE MASTER PLAN – Community Interest Meeting

Minutes from: 02.23.06 Community Input Meeting

Attendees: Commissioner Kevin Kenerly,(District 4) Phil Hoskins, Grant Guess, Rex Schuder and David Clark– Gwinnett County Department of Community Services

Raigan Carr – jB+a, inc.

Community participants

Location: Rhodes Jordan Park Community Center
Gwinnett County

Time: 7:00pm

Meeting agenda, Community Interest Form, and Steering committee application, distributed as public participants entered the meeting.

Phil Hoskins welcomed public participants and introduced Commissioner Kenerly, representatives from Gwinnett County and Consultant representatives from jB+a.

Commissioner Kenerly gave a brief welcome and introduced the Alexander Family from whom the park property was purchased.

Grant Guess proceeded to explain the history of the park purchase,

Rex Schuder gave an overview of the park, briefly explained the findings of the 2004 Comprehensive Parks and Recreation Master Plan for the Alexander Park Site location, gave a definition of a community park, explained the park master planning process and then proceeded to go over the role of the public at the meeting utilizing the public interest form handed out at the beginning of the meeting. The form included an area where public could list their interests, a priority list and a concerns list. Mr. Schuder then explained that the information listed in the community interest form would then be collated, tabulated and organized by the consultant and then presented to the Steering committee. Explained the role of the Steering Committee commenced and applications were handed out to those interested in serving on the committee.

The Floor was then opened for questions:

1. What is the expected time frame of the project? *Master Plan is scheduled to be completed over the next several months. Project could then be implemented over the next several years potentially by 2008.*
2. When will the public (those not involved in the steering committee) get another chance to voice opinions? *Those not selected for the Steering committee are encouraged to voice opinions and concerns to representatives on Committee. Steering committee selection is based on a tiered selection to make sure that each section is accounted for. 1. Geographic Location: Those immediately adjacent to the park have priority, then the range loop adjacency, then limited service zones. (Determined by plotting geographical relationships to*

park so that there is a representation from all three zones. 2. Representation from relevant associations, 3. Gender balance 4. Household types (single, young couples, family with children, retired seniors etc.)

3. Are there any restrictions the former owners placed on the site prior to County purchase? *Trees must be preserved, specifically the specimen Turkey Oak and the 3 specimen Willow Oaks.*
4. Does the Alexander Family have any requests for the park? *Screening along Old Snellville Road and along Scenic Hwy 124... "there's nothing scenic about it right now."*
5. Will the Steering Committee have any input in where the roads will go? *Yes, that is part of the design process and will be discussed at the steering committee meetings.*
6. Will the Ezzard Tract be purchased? *County is interested in purchasing the property for future park expansion, however there is no commitment at this time*
7. How many soccer fields are planned for the park? *Number has yet to be determined.*
8. Why Soccer fields? YMCA has some across the street; several other parks in the county are full of soccer fields, have you asked us if that is what we want? *Comprehensive Plan lists soccer as prime element. Plan looks at the demographics, age groups, etc. and determines which areas are under serviced*
9. What governs where the ingress / egress are located? *Engineering mostly, site distances, layout, speed of traffic, etc...*
10. How much leverage does the steering committee have? *A lot. Basically the steering committee is charged with listening to there sectors of the public and relaying information back to the consultants, who are hired to help the steering committee design the park.*

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

ALEXANDER PARK SITE MASTER PLAN – Scheduling Meeting

Minutes from: 03.28.06 Scheduling Meeting

Attendees: Gwinnett County Department of Community Services – Grant Guess, Rex Schuder

Gwinnett County Recreation Authority – Lois Allen

jon Benson + associates (jB+a) - Raigan Kretzschmar

Steering Committee participants – Ed Nicols, Greg Stewart, Ronda Balfe, Shirley Behnke, Anna Coppedge, Ben Dehnke, Pam Dietz, Polly Ezzard, Kim Force, Lindsay Hyman, Jamie Kasman, Sheila Kitchens, Teresa Landress, Lisa Lopez, Rob Merritt, Bill McEwan, Stefani Moore, Chad Smith, Rick Sullivan, Donna Tallent, Randy Travis, Denise Widzowski, Wojtek Wysocki

Location: Gwinnett Justice and Administration Center (GJAC) – Conference Rm. B

Time: 7:00pm

Introductions of Project Manager, Consultants and Steering Committee members were made.

Rex Schuder explained that the purpose of the meeting was to schedule all following meetings for the Alexander Park Site Master Planning Process.

Scheduling of meetings then commenced, and are scheduled as follows:

To accommodate those that cannot make the Saturday large bus and site tours, a separate, smaller tour will take place for both the park site tour and the Park System Tour. The dates are as follows:

- April 29th – Saturday, large group bus tour of Gwinnett Park System.8:30am. Several park types will be visited and specific park elements will be highlighted. Programming elements for the park will be discussed. Participates are to meet at GJAC Building - 75 Langley Drive
- May 10th – Wednesday, small group van tour of Gwinnett Park System.9:00am. Several park types will be visited and specific park elements will be highlighted. Programming elements for the park will be discussed. Participates are to meet Swim-Tennis Parking lot off Albemarle (see attached map)
- May 13th – Saturday, site walk for larger group. 8:30am. Alexander Park Site. . The entire site will be hiked and several park site features will be discussed, including but not limited to: land form, vegetation, wetlands. Participates are to meet Swim-Tennis Parking lot off Albemarle (see attached map)
- May 16th – Tuesday, site walk for smaller group. 9:00am. Alexander Park Site. The entire site will be hiked and several park site features will be discussed, including but not limited to: land form, vegetation, wetlands. Participates are to meet Swim-Tennis Parking lot off Albemarle (see attached map).

- June 6th - Tuesday, 7pm YMCA (Classroom B1) – Inventory Analysis / Concept Meeting. jB+a will present site analysis (vegetation, hydrology, soil analysis etc), and 3 concept plans to Steering committee for review and comment.
- July 13th - Thursday, 7pm YMCA (Classroom B1) – Preliminary Concept Meeting. jB+a will present a graphic of the Preliminary concept for the Alexander Park Site and a preliminary cost estimate. Additional comments and feedback from the Steering Committee will be appreciated.
- August 8th - Tuesday, 7pm YMCA (Classroom B1) - Final Master Plan Meeting. jB+a will present the graphic for the Final Alexander 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.
- August 24th – Thursday, 7pm GJAC Building (Conference Room A) - Bonus Meeting. This date has been set aside to accommodate an additional meeting if it is needed during the design process,

Final meetings cannot be scheduled until Final Design has been completed and are ready to present to the Recreation Authority and Board of Commissioners. Rex Schuder will determine dates.

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.

ALEXANDER PARK SITE MASTER PLAN – Park System Tour

Minutes from: 04.29.06 Park System Tour

Attendees: Gwinnett County Department of Community Services - Rex Schuder

jB+a, inc. – Rich Deckman (April 29), Raigan Carr (May 10)

Community participants –

April 29, 2006 – Ed Nichols (Sunrise Baptist Church), Greg Stewart (YMCA), Shirley Behnke, Kimberly Call, Anna Coppedge, Pam Dietz, Polly Ezzard, Kim Force, Sheila Kitchens, Teresa Landress, Stefani Moore, Kerrie Odell, Rick Sullivan, Donna Tallent, Randy Travis, Wojtek Wysocki.

May 10, 2006 – Robert Merritt, Bill McEwen, Lindsay Hyman, Denise Duch Widzowski

Location: GJAC (April 29, 2006), Flowers Crossing at the Mill Parking Lot (May 10, 2006)

Time: 8:30am

Consultants and Steering Committee Members met at their respective meeting places to begin a Gwinnett County Park System tour that would include 5 existing park sites. Each park represented different park elements that could potentially be sited on the Alexander Park Site. These parks included the following:

Lenora Park: Lenora Park is a 178 acre Community Park, which houses the major athletic fields and their associated parking. The Steering Committee walked the perimeter trail of the original 85 acre section of the park. The Alexander Park site is slightly larger than this original section. During the walk special requirements of athletic fields were discussed, specifically the requirements for 2 adult sized soccer fields plus associated parking (roughly 11.5 acres). The Steering Committee was also able to experience the open layout of the designated disc golf course, and see a 2.6 acre dog park under construction. The importance of having designated uses for specific park elements was discussed, as a way to retain open space and or wooded areas.

Five Forks Park - Five Forks is a 25 acre passive community park. The Park amenities are laid out to provide passive policing of the basketball court area and teen skate park. Five forks is home to the first dog park in Gwinnett County. The fenced dog park includes 3 specific areas, a dog run, a small dog area, and an all dog area with an agility course. Adjacent to the dog park area is a large open turf area that could be used for unstructured play by park visitors. The senior area of Five Forks Park was also visited. This area included bocce courts, shuffleboard, horseshoes, and a covered pavilion with chess and checker board tables. Also discussed was the importance of locating park elements with safety in mind, specifically the location of bathroom buildings in respect to playground areas.

Bethesda Park – The Soccer Fields at Bethesda Park were also visited. Discussion regarding cut and fill slopes commenced as well as the importance of balancing cut and fill calculations. The 1 ½ mile wooded multi-purpose trail was visited and walked. 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.

Pinckneyville Park – At Pinckneyville, terraced soccer fields, a skate park and pavilion were visited. The Pinckneyville Park site has substantial elevation changes which facilitated the need for terracing of its' soccer and ball fields. The skate park and hockey rink provide an active recreation area for a variety of age groups ranging from 9 up, with the majority of the users being teens. The skate park area also provides an area for gathering and socialization. The Park team also looked at a 60' Pavilion area located next to a playground. Also discussed was the importance of providing fencing between the playground and parking area.

Little Mulberry Park – Mulberry Park offered a variety of trail systems through an extreme topographical site. A wide crushed stone and clay nature trail that meandered through the large open space park was visited. Natural materials and non invasive construction methods were used to construct this trail to minimize disturbance of the existing woodlands.

Rhodes Jordan Park, (Windshield Tour) – As Sister Park to Alexander Park, Rhodes Jordan Park houses many of the active recreation fields and park elements. This driving tour was taken so as to reacquaint the steering committee with these elements.

County staff, Consultants, and Steering Committee Members will meet on May 13th (8:30am-Flowers Crossing@ the Mill, Albemarle Parking Lot) for an Alexander Park Site Walk.

jB+a will present Alexander Park Site Analysis Boards and 3 Concept Designs to the Steering Committee on June 6, 2006 (7:00pm YMCA Classroom B1).

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

ALEXANDER PARK SITE MASTER PLAN – Site Walk

Minutes from: 05.13.06 Site Walk
05.16.06 Alternative Site Walk

Attendees: Gwinnett County Department of Community Services – Grant Guess, Rex Schuder, Lois Allen

jB+a, inc. - Raigan Carr

05.13.06 Steering Committee participants – Lisa Lopez, Kimberly Call, Anna Coppedge, Shirley Behnke, Polly Ann Ezzard, Lindsay Hyman, Randy Travis, Denise Duch Widzowski, Pam Dietz, Wojtek Wysocki, Chad Smith, Ronda Balfe, Jamie Kasman, Stefani Moore, Donna Tallent, Ed Nichols, Rick Sullivan,

05.16.06 Steering Committee participants – Bill McEwen, Kerrie Odell, Sheila Kitchens

Location: Alexander Park Site

Time: 8:30 am

Consultants and Steering Committee Members met at the project site for an informative site walk. The intent of the site walk was to become familiar with the characteristics of the site including topography, vegetation types, drainage features, and the opportunities and constraints of the park site. Entering the site at a point along Old Snellville Highway, the team gradually moved from one zone of the park to the next. Steering committee members actively participated in the site tour by asking questions and voicing concerns and requests for this community park. At the conclusion of the site walk the team was asked to voice the elements they would like to see in the park. These elements are as follows:

Jamie Kasman – Skate Park / Basketball separated from smaller kids. Multi-use trail, soccer, senior activities, pedestrian oriented, Keep it as park like as possible. Minimize structures. No tennis. Keep lighting to a minimum, Eco-friendly.

Rick Sullivan – Paved trails, picnic pavilions, disk golf, volleyball, horseshoes, nice landscaping, sidewalks on park perimeter, 2 entrances.

Lindsay Hyman – Basketball, pavilions / shelters, playgrounds, senior activities, horseshoe pits, disk golf, dog park.

Wojtek Wysocki – Multi-sports, running is important, natural surface trails (hard surface destroys the knees), biking on natural surfaces, climbing wall / skate park in teen area, disk golf, signature building similar to Lenora Park barn, "scenic".

Denise Duch Widzowski – Preservation / fishing (piers vs. ramp bank access), trail system w/ spur loops, pavilions / shelters, Five Forks Plan, senior activities, disk golf, dog park, teen area w/ rock climbing wall, open air theater for "screen on the green" type activities.

Pam Dietz – Relaxing area, liked the waterfall idea, open unstructured play area, disk golf, marker w/ history of the site, trails, water fountains, outdoor classroom, fitness trails, team building areas, small ½ ct. basketball, catch / release fishing, small rental pavilion, shelters, picnic areas, small theater area (teen area), Cow parade (public art).

Stefani Moore – Lake to remain living pond w/ vegetation at edges, decking along edge of lake. Disk Golf (meadow preservation), multi-use trails (compromise surface), natural nature trails – spurs, ore shelters / pavilions that are non-rental, playgrounds with multiple age group activities, basketball, teen park, amphitheater adjacent o adult areas, dog park with more trees (fence trees for survival chance) Agility course for dogs, black coated fencing – not galvanized, picnic areas and benches around open areas, entrance off Old Snellville – near Sugarloaf, Lighting –be considerate of light pollution and views, tree canopies. Restroom, maintenance building – strategically placed out of view, bike racks, waterfall.

Ronda Balfe – Preserve watershed, water features for kids to play in teen area with climbing wall, basketball, skate park – plan for future so it cannot be redeveloped into active sports fields.

Chad Smith – Walk softly “leave it better than we found it”. Concentrate amenities, leave as much open space as possible, more passive with walking trails, picnic, soccer, teen areas. Start developing at Old Snellville corner. Leave woods as much as possible.

Shirley Behnke – not in favor of skate park, band shell would be nice.

Anna Coppedge –speaking for subdivision. In favor of a passive park, pond / piers place to fish, greenspace – not a lot of pavilions, shelters only. Love Ronald Reagan Park but it is too small. Outdoor classroom, multigenerational park. Safety is a concern, Separate playground from rental pavilions w/ bathroom. No soccer. Skate park is the biggest negative and do not want one. 95% of neighbors want a park like Five Forks Park.

Polly Ann Ezzard – Like the ideas that have been presented. Park land is near my home would like to see it kept as passive as possible with multi-use trails. Please be considerate when lighting park.

Randy Travis – Would like to see a different experience depending on which side of the park you are on – Old Snellville = serene, Highway 124 = active. Waterfall idea is fantastic. Worried county might lose out on money generator by not charging for skating. Rumor that the skate parks generate drug activity, did investigation on my own, spoke with various police found no correlation between high crime and skating. Not opposed to skate park, need to have something for teens to do, just keep it near more public areas. Would like to see natural surface pedestrian trail for running, outdoor senior activities, shelter, security police, soccer along 124 but be sensitive to Church activities, Old Snellville entrance with a 4-way stop and center turn lanes. (County would need to fund).

Donna Tallent – Would like to see and enlarged Ronald Reagan Park at Alexander, skate park, request that signs be put up at Flowers Crossing stating that it is private parking to keep park people from using their facilities, would like a gate that locked at 11pm, one pavilion to rent w/ playground / restroom building, soccer of Highway 124, keep elements visible for security purposes, security lighting at night, preserve all water we can, like the waterfall idea.

Lois Allen – As Parks and Recreation Authority member pleased to hear that everyone is working together and listening to each others ideas to come up with a park design that works for everyone.

Lisa Lopez – Off road running and safe areas to walk in the evening, call box or something in more secluded areas, possibly and independently lighted trail around the soccer fields for running at night.

Kimberly Call – Multi age group activities , Preserve natural areas, open meadow land, paved trails, outdoor classrooms, native plants, small stage amphitheater, disk golf, safety issues, traffic speeds, crosswalk over into park, call box on playgrounds and trails.

Questions / Comments:

A question was raised asking if one of the concepts could not show any soccer fields. Discussion commenced as follows:

- Originally the 2004 Needs Assessment Plan showed that 4 soccer fields were to be slated for the Alexander Park Site.
- Land was purchase for active recreation, by not showing active recreation there is an increased chance for the master plan not to be approved by the County Recreation Authority and The Board of Commissioners.
- The Master Plan of Alexander Park is to serve the greater community and not just the adjacent communities, but to be a complement to Rhodes Jordan and Five Forks Park.
- The soccer fields would not necessarily have to be built into phase 1 development of the park.
- A compromise would be to site 2 soccer fields on the Alexander Park Site.
- ***A vote was called and the compromise of siting 2 soccer fields in the Alexander Park Master Plan won by majority vote.

Would it be a definite 2 soccer fields, or could the County put in more? *If they were to put more fields in they would be going against and approved Master Plan.*

Could we consider a splash ground for the children? *Recirculation of filtered water is extremely expensive, County staff is not high on providing splash parks because of the expense of maintenance and staffing.*

Does the park need a Maintenance Facility? *Yes, just because of its size.*

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

ALEXANDER PARK SITE MASTER PLAN – Analysis / Concept Meeting

Minutes from: 06.06.06 Analysis / Concept Meeting

Attendees: Gwinnett County Department of Community Services – Grant Guess, Rex Schuder, Lois Allen (District 4)

jB+a - Raigan Carr

Steering Committee participants – Ed Nicols, Greg Steward, Shirley Behnke, Anna Coppedge, Pam Dietz, Polly Ezzard, Kim Force, Lindsey Hyman, Jamie Kasman, Sheila Kitchens, Teresa Landress, Lisa Lopez, Rob Merritt, Bill McEwen, Kerrie Odell, Chad Smith, Rick Sullivan, Donna Tallent, Randy Travis, Denise Widzowski, Wojtek Wysocki

Location: Lawrenceville YMCA – Classroom B1

Time: 7:00pm

The Alexander Park Site Analysis boards and Concept boards were presented by Raigan Carr of jB+a. Analysis boards included soils analysis, slope and hydrology analysis, vegetative analysis, and site analysis. Concept boards illustrated three different concepts for the park layout. The following points regarding the site were emphasized:

Soils Analysis

- Generally, all existing soil types on site are favorable for development utilizing some planning and design techniques. Special emphasis on Chewacla soil types soils located along the stream banks.
- Boring locations indicate that no rock was encountered to a depth of 25'
- Seismic Traverses indicate no major buried rock formations. Geotechnical Report states that any partially weathered or fractured Rock that may be encountered could be excavated during the mass grading operation utilizing large front end loaders.

Slope Analysis

- Site reflects abandoned agricultural slope formations.
- Majority of slopes on the site range lie in the 0% to 10% slope range.
- Site possesses positive drainage patterns due to small ridges across site.

Vegetative Analysis

- Predominantly open space reclaimed as grassland, with some outcroppings of blackberry and sumac. Some pines and pine hardwood mix areas also located on site will require some selective clearing.
- Large specimen trees are to be protected and maintained including, 3 willow oaks on Old Snellville Highway, and single southern red oak at Highway 124.
- Many invasives found along stream bank, including: privet, wild rose, smilax, poison ivy.
- Some large specimen quality trees found along stream bank would be an asset to the site if they were retained.
- Young alders located along pond edge, should be retained to help maintain a living pond.

Site Analysis

Constraints

- Park site located on busy Scenic Highway (124) and Old Snellville Highway.
- Due to traffic intensity, location of existing driveways on both roads, proximity of site to Sugarloaf traffic lights, clear zone and sight distance requirements, and restrictions due to location of existing trees on site, access locations into the park are limited.
 - GDOT requires a minimum of 350lf clearance between entrance drives along Hwy.124.
 - County DOT requires a minimum of 125lf clearance between entrance drives along Old Snellville highway.
 - County DOT requires a minimum of 1000lf between new entrance of park and traffic light at Sugarloaf Parkway.

Note: *County Parks and Recreation are in communication with both State and County DOT negotiating a final park entrance location and potential for traffic light on Old Snellville Highway.*

- 75' setback along all waterways, including ponds. (50' undisturbed buffer from top of each bank with an additional 25' setback)
- Excessive noise along Hwy. 124
- Wetlands along Pugh Creek

Opportunities

- Minimal slopes (majority of site is 0-10%)
- Views into and out of the park site
- Large specimen trees to be retained
- Existing Pond features - both physical and visual connections
- Two interest points (spring head and small waterfall)
- Soils favorable to park construction

Concept plans were then presented by Raigan Carr of jB+a. All concepts reflected layouts showing both passive and active recreation. Each plan also utilized the different potential access locations. The main access to the park will be along Old Snellville Highway with a secondary entrance on Scenic Highway 124. Each showed alternative solutions for traffic control on Old Snellville Highway. Each Plan showed a maximum of two (2) soccer fields.

Note: *Though each concept shows a different entrance solution, much of the discussion was focused on the layout of the park site NOT the entrance of the park as negotiations with State and County DOT are still in progress.*

Concept 1

- Park entrance located 200lf North of Downeyshire Entrance on Old Snellville Highway, includes acceleration and deceleration lane.
- Entrance aligned for views over open lawn area to pond to hillside pavilion beyond.
- Clear separation between active and passive use.
- West side of park clearly passive, includes: lawn courts area, playground, rental pavilion, restroom building, 9 acre open lawn for unstructured play with potential for plaza area, and 100 car parking.
- East side of park clearly active.

- Two soccer fields snuggled up against property line with concession / restroom building (potential for fields to be set into site), maintenance building centrally located,
- Teen area separated from soccer fields, but located for passive policing by park users, and clearly visible from parking area.
- 3 acre dog park located behind teen area
- Playground w/ Shelter
- 25 acre Disk Golf course with “base” pavilion. (Could also be a “signature” architectural element for the park.)
- Plan also includes a “Camp Circle” Outdoor classroom located below the Willow Oaks on Old Snellville Highway.
- Piers and shelter located at large pond
- A 1.5 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options. Pedestrian and Vehicular traffic are separated completely.
- A 1 mile soft surface trail loop surrounds the disk golf course.

Concept 2

- Park entrance aligned with Albemarle Entrance. Old Snellville Road realignment required; narrow drive lanes to 11’, add 10’ median, left turn lanes, and tactile warning strips as traffic control devices.
- Entrance aligned for views across pond to pier and beyond
- Park layout as a series of “rooms”
 - Passive section of park located on Old Snellville side to include, lawn courts, Playground rental pavilion, restroom building, 7 acre open lawn for unstructured play, parking for 100 cars. Maintenance Building located on Old Snellville side of park. “Camp Circle” outdoor classroom located at spring head.
 - North east corner of park moderate activity area: 3 acre dog park, playground, shelter, 3.5 acre open lawn for unstructured play, teen area with restroom building (located near large parking lot for passive patrolling), parking for 70 cars
 - Southern section of park active recreation area: 2 soccer fields with concession / restroom facilities and 18 acre disk golf with shelter over look. Parking for 360 cars.
- Piers and shelter located at large pond, with architectural element on stream.
- A 1.75 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options. Pedestrian and Vehicular traffic intersects at 2 locations utilizing raised crosswalks.

Concept 3

- Main entrance alignment with Downeyshire entrance. Potential for round-about and Old Snellville Highway realignment.
- Entrance aligned for views across pond with piers on axis with pavilion located on hilltop.
- Park layout as a series of “rooms”
 - Passive section of park located in Northwest corner includes 12 acres open lawn for unstructured play, lawn courts area, rental pavilion, restroom building. “Camp Circle” Outdoor classroom located below the Willow Oaks on Old Snellville Highway.
 - Parking for passive section on interior of site (not viewed from Old Snellville)

- North east corner houses teen area with restroom building, parking for 60 cars, 2 soccer fields with concession / restroom building
- Southern section houses, 3 acre Dog Park, playground and shelter, large pavilion and overlook and 20 acre disk golf course area.
- A 1.75 mile paved primary multi-purpose trail loop links all of the park elements together. Various loop options including a loop that circles around the upper stream area. Section of Multi use trail through low areas will need to be board walk; Pedestrian and Vehicular traffic intersects at 3 locations utilizing raised crosswalks.

Following the presentation of the concepts, the meeting was then open discussion. Questions and comments are as follows:

Questions

1. Lawn Court area, what does that include? *Bocce, horseshoes shuffleboard.*
2. Would the soccer fields be high on the site? *There is the potential to lower the fields into the site through cut and fill grading, to minimize visibility.*
3. The pavilion on Concept 1, will it be a rental pavilion? *Could be but it also has the potential to be a "Signature" element of the site similar to the barn feature at Lenora Park.*
4. The Multi-use trail on Concept 1 goes way down towards Pugh Creek, will it be possible to view users, seems kind of dangerous. *Selective clearing could be used similar to clearing at Five Forks Park that still allows the "natural feel" of the trail through a more wooded area, but still allows visibility of users.*
5. Layout of the soccer fields aren't they typically oriented north south? *Since these fields will more than likely be broken down into different sizes for multiple team use, orientation is not necessarily critical.*
6. What type of teen events will be included in the teen area? *Half Court basketball, Skate Park, and sand volleyball.*
7. On the different plans you have different amounts of parking, could you explain? *Parking reflects amount of parking that could be fit per concept. Typically we allow 75 parking spaces per rental pavilion and 80-90 parking spaces per soccer fields, parking can be shifted and expanded or contracted to accommodate the total amount of parking needed for the elements.*
8. Concept 3 shows the traffic circle, would Flowers Crossing Property have to be taken to accommodate that circle? *No the property would be taken from County property and Old Snellville Road would require some realignment.*
9. Would it feasible to put a pedestrian entrance in the northwest corner? *For the Preliminary Plan we will show sidewalks along the entire frontage area with access into the park.*
10. How many holes would the 25 acre disk golf course allow? *18 holes typically. Lenora Park is 25 acres.*
11. Would the two fields be at different elevations? *More than likely they will, we will have to look at the grading to determine just how much.*
12. Has there ever been anything that has been taken away from a park? *The Half court basketball court was taken away from Collins Hill Park but only during the rebuilding of the dam, it will be put back.*

Comments

1. I like the location of the teen facility in concept 1 because of the trail that goes all the way around the area; it is visible by trail users, and from parking.
2. I prefer the location of the soccer fields in concept 2 because they are located away from the churches and will not interrupt their services.

3. I like Concept 1 because the layout takes up the least amount of space for soccer fields and we can screen the soccer fields. Most of the noise is going to be generated at the soccer fields.
4. I like Concept 1 because the trail does not intersect with the vehicular traffic.
5. I like Concept 1 because it keeps the active area isolated toward Hwy 124.
6. The 9 acres on Concept 1 used for unstructured play, irrigated, might be a hard sell. Perhaps the dog park could be placed on that side. (**A general vote was taken. The majority voted showed no interest of the dog park being moved to the 9 acres, however, the idea of reducing the size of the irrigated open space and allowing the remainder of the 9 acres to become a less manicured space was accepted.)
7. Concept 3 was the most accepted by those I showed the plans to because of the traffic circle at the entrance and the park like feel as you enter. They also liked the boardwalk area at the south end. I would like to see if the soft surface trail from Concept 1 could be incorporated into Concept 3.
8. I would like to speak to concept 2. By putting the soccer fields in a lower area you will not be able to see the lights. (*Lights will be visible*) But they will not be located on the highest point in the park.
9. The idea that the parking is inside the park rather than on the edge is highly appealing. That way people driving by will not see parking lots they will see park property. (*Think about how you want to experience the park, do you want to experience the park driving by at 35 or 55 miles per hour, or do you want to experience the park from within the park.*)
10. Also have a concern about the teen area being so close to the soccer area. I think there should be a separation so that the teens don't feel like they are being invaded by little ones; they need a place that is 'teen'.
11. Concept number one definitely, because going to the park is all about the state of mind. I don't think we want to associate ourselves with the vehicular traffic. I like the separation between vehicular and pedestrian traffic. Hard core walkers or runners get into a zone and with Concept 1 they don't have to worry about coming in contact with vehicular traffic; they can just focus on what they are doing. Too much asphalt takes away from the experience maybe we can change the color of the asphalt maybe to green.
12. Great job on all of these.
13. Concern with the playground location on Concept 3, the playground is on the opposite side of the parking lot, separated from the stream and pond. I wonder if little children may try to cross a parking area to get to the pond.
14. I actually like the separation of the playground in Concept 3 because children know to stop when then come to parking or roads, it would make it easier to keep an eye on them. A lot of times if everything is connected, children will wander.

A series of votes were taken. By a show of hands the majority of the committee liked the vehicular array of Concept 1 -16 Votes (Concept 2 received 0 votes, Concept 3 received 4 votes). The majority of the committee members also preferred the soccer array of Concept 1 -17 votes (Concept 2 received 2 votes, Concept 3 received 1 votes). General consensus found that Concept 1 was preferred. By unanimous vote, Concept 1 will be developed into the preliminary master plan with the following modifications:

- Move rental pavilion from passive side to location near playground on active side. Locate a shelter where the rental pavilion used to be.
- Add loop trail around stream / pond from Concept 3 to Concept 1.
- Drop soccer fields to minimize visibility (use cut slopes)
- Relocated restroom at teen center so that it is closer to playground / rental pavilion.
- Reduce the size of the Dog Park from 3 acres to 2.5 acres.

- Reduce the size of the irrigated lawn area and show an “Open Space / Kite Flying Meadow” for the remainder of the 9 acres. (Show graphically different)
- Provide shelter near the lower pond.
- Provide Boardwalk on the south side of the site; allow it to be part of a Nature Trail.
- Show sidewalks along frontage roads with connection into the park.
- Show Landscaping along frontage roads.
- Cut the parking lot near the Old Snellville entrance into the bank to reduce its visibility
- Provide evergreen screening material along to screen the maintenance compound from neighbors to the north.
- Incorporate the stream-side amenities (Contemplation Area @ Spring Head from Concept #3 and stream Bridge/Shelter from Concept #2) into the Preliminary Master Plan.
- Place adult swings and picnic tables in the zone below the pond dam south of the stream. Place adult swings and a picnic table immediately to the west of the small pond.

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.

ALEXANDER PARK SITE MASTER PLAN – Preliminary Master Plan Meeting

Minutes from: 07.13.06 Preliminary Master Plan Meeting

Attendees: Gwinnett County Department of Community Services – Phil Hoskins, Grant Guess, Rex Schuder

Gwinnett County Recreation Authority - Lois Allen (District 4)

(jB+a) - Raigan Carr

Steering Committee Participants – Ed Nicols, Greg Stewart, Ronda Balfe, Shirley Behnke, Anna Coppedge, Polly Ezzard, Lindsay Hyman, Jamie, Kasman, Sheila Kitchens, Teresa Landress, Bill McEwen, Kerrie Odell, Chad Smith, Randy Travis, Denise Widzowski, Wojtek Wysocki

Location: Lawrenceville YMCA – Classroom B1

Time: 7:00pm

Rex Schuder gave a brief recap of the Concept Meeting held on June 6, 2006, and then outlined the layout of the meeting. Raigan Carr then presented the Alexander Park Preliminary Master as designed with the modifications discussed at the Concept Meeting.

The preliminary Master Plan is a revision to Concept 1 with minor modifications.

- Relocation of the Pavilion from the West side to the East side.
- Addition of multi-use trail spur trails around pond area.
- Addition of boardwalk at southern end of park site.
- Dog Park reduced from 3 acres to 2.5 acres.

West Side

- Entrance remains the same, 200lf north of the Downeyshire entrance. A left turn lane from the north, a median from the south and deceleration lane are to be added along Old Snellville Hwy.
- The “West” side represents the “passive” side of the park.
- Lawn courts area including 2 bocce courts, 2 horse shoe pits, and shelter. Flanking south side of Plaza area.
- Hardscape Plaza area utilizing structural soil to be able to support trees. Restroom building centrally located in plaza area. Trellis structure for shade, benches and bench swings. Terraced seating area located off plaza area, for performances. Seating Area spills out onto 3 acre irrigated lawn area to be used for unstructured play.
- 5000 sf playground area with 30’ shelter flanking north eastern side of plaza area.
- Large “meadow” open space for kite flying, blanket picnics and views to the pond.
- Outdoor classroom located between specimen trees on Old Snellville. Camp Circle style layout with small paver plaza area. Pavers are to be set on structural soil to minimize impact of existing trees. Benches will be provided.
- 150 Parking spaces are included on the “West” side to accommodate use at the lawn courts, Plaza and playground areas. Parking is to be set into slopes with excess soil creating berms to hide parking lot from Old Snellville Hwy.

South Ridge

- Secondary entrance located on Scenic Highway 124 approximately 600ft south of existing church entrance. A deceleration lane will be provided and entrance will be right in right out.
- 2 adult sized soccer fields, fenced and lighted, set into slopes to minimize visibility, centrally located around a paved plaza area with restroom / concession building.
- Across parking area from soccer fields the teen area is to be located. Free skate area, sand volleyball court, 2 half court basketball courts arrayed around a social plaza area with shelter. Spur trail from Multi-use trail flanks teen area for passive patrolling.
- 2.5 acre fenced dog park located roughly 8-10' below and behind Teen area, on separate terrace. Dog park will be subdivided to accommodate small dog play area, large dog play area, all dog play area. Benches and adult swings included.
- A group pavilion and playground is located west of the teen area.
- A Restroom building centrally located between teen area and playground.
- 26 acre disc golf area will utilize the southern most portion of the site. Holes are to be located to minimize conflict between multi-use trail users and disc golf players.
- Signature Architectural element located on peninsula in disc golf area. Intention is to provide a lighted vertical element / shelter that can be seen from any point in the park as well as along either adjacent road as an orientation device, focal point, signature piece.
- Parking associated with the west side includes: 320 spaces.

Multiuse trail / Soft Surface Trails

- 1.8 Mile paved asphalt trail loop with several intermediate loops. Trail will be graded with slopes ranging from 1% to 5% for ADA compliance and positive drainage.
- 1.15 mile Soft surface trail loop located to the interior of the paved multi-use trail with grades ranging from 2% slope to 10% slope.
- .3 mile Boardwalk located at southern end of site near Pugh Creek. Wetlands improvements and invasive exotics removal will be necessary. Boardwalk will tie into multi-use trail.
- Sidewalks are located along both frontage roads and tie into the multi-use trail to minimize disturbance of specimen trees along Old Snellville Hwy, and to minimize roadway experience along Scenic Highway 124 (extremely noisy and congested)

Pond / Stream Amenities

- Contemplation area to be located at the existing spring head. Intention is to provide a small shelter / over look area to utilize natural aesthetics of the stream area. Potential for small paved area with improved water feature to include ponds and waterfalls.
- Stream bank renovations will be necessary due to excessive erosion caused by cattle, and removal of invasive exotics.
- Gazebo type structure / focal point, located at end of pond. Access to gazebo provide by spur trails off multi-use trail.
- 2 fishing piers and shelter.

Maintenance Building

- Located centrally in the park
- Gated entrance
- Includes parking for maintenance vehicles.

Detention

- Detention ponds are located throughout the site to aid in the storage and filtration of storm runoff.
- A line item is included in the cost estimate for improvements to the existing dams. Estimate costs at roughly \$500,000

Park Landscape

- Trees are to be provided along both frontage roads as requested by Mrs. Alexander.

- Additional trees will be provided within park lots per landscape ordinance to minimize heat islands and provide aesthetics.
- Additional budget has been included in cost estimate for further landscaping throughout the park, including plazas, playgrounds, “meadow” areas, etc.

Questions / Comments

1. What size trees are typically installed in parks? *Typically they are about 3” caliper and placed as individual trees. Park staff has found that smaller trees that have been planted in groups with a mulch bed tend to fair better than larger trees placed individually.*
2. What areas of the park are to be lighted? Will the multi-use trail be lighted? *Soccer fields, parking areas, teen area, playgrounds, will be lighted with low spill lights similar to those seen at Bay Creek / Mountain Park. Multi-use trails are not typically lighted. There is a potential to light a section of the trail for use during winter sunlight hours.*
3. Comment from Sports Maintenance group regarding the plaza between the soccer fields. Need to provide a form of opaque screening behind goals if plaza area is to remain. Also need to provide seating area along sidelines and gates at mid field location.
4. Would it be possible to light a portion of the multi-use trail? Committee would need to make request. Need to consider line of site.

****NOTE:** Discussion commenced regarding a portion of the trail to be lighted, this portion being the portion of the trail section that ran along the parking on the west side, along the road toward the east side to the loop at the teen area. A small loop on the west side is to be added for turn around, potentially at the detention pond near the entrance.

The second option was a loop around the meadow area.

A vote was taken and the first option along the parking areas won by majority vote.

A second vote was taken by the committee to request that staff propose to the Operation Group that this portion of lighted trail be considered. Proposal won by majority vote.

5. What is the length of the lighted trail loop? *Length will be provided at the next meeting.*
6. Is there a possibility to rotate the parking on the west side around toward the north property line and reduce the size? *Parking increased by 50 parking spaces, that's a lot! If the parking were rotated it starts to cut into the buffer located along the north property line. We can reduce the parking at the southern end. Perhaps bringing it in closer to the plaza and cutting it off at the lawn courts shelter.*

It was then proposed that the master plan be approved with the following minor revisions:

- a.) Reduce the size of the west parking lot
- b.) Reduce the size of the soft surface trail to a reasonable circuit length (1K, 3K, 5K etc...)
- c.) Provide screening for the goals at the soccer field.
- d.) Provide seating area along sidelines and entrance at midfield of soccer area.

****NOTE:** A vote was taken to advance the preliminary master plan with the revisions to final master plan level. It was approved unanimously.

Signature Architectural Element

Discussion then commenced regarding the signature architectural element concepts proposed by Hand Design. 5 concepts were presented as follows:

Con-Temple-ative

This folly is regular in shape and uses typical park materials but with a more sculptural roof. The benches are located on the outside of the hexagon plan to allow for inward or outward contemplation.

Corbudiago

This sculptural building has a different image from every viewpoint in the park. It has four different structural elements made of polished CMU that intersect the egg shaped base in a variety of ways, either resting completely on top or partially resting on the ground. The metal roof is suspended from the tallest structural element.

Japanese Modern

This simple yet asymmetrical pavilion also uses the materials typically found in park buildings but in ways not typically found in the parks. The columns taper to the top and the roof and cupola slope in opposing directions. The stone bench in the center of the covered area encourages the visitor to look outward into the park.

Silos

This pair of "silos" harkens back to the agricultural roots of the county and is an impressive vertical element that can be seen from the nearby highway and all over the park. Lighting of the translucent panels and steel structural frame at the base and top will provide a dramatic effect. The roof between the cylinders provides additional covered area.

The Flying Bird

This folly is a more subtle structural element with overlapping winged roof elements and classical style columns that also provides different images from various viewpoints in the park as you can see in the two elevations. Lighting of the roofs will accentuate the theatrical appearance of the elements.

Comments:

1. There has never been a silo on the farm but there were chicken houses.
2. Would like to see more open structures, exposed, stacked stone, more symmetrical, galvanized roof, more straight forward.
3. Designs not in keeping with the park, we need something that does not look like a Japanese Building dropped onto the site.
4. Majority of the Flowers Crossing at the Mill Subdivision liked the symmetry of the con-temple-ative.
5. Cont-temple-ative looks very Venetian, needs to be more barn like.
6. We need something that reflects the local vernacular like the buildings at Little Mulberry, made of natural materials.
7. Shouldn't we be looking to do something unique instead of typical? Perhaps promoting what Scenic Highway once was?

8. Context around the area is more traditional
9. It needs verticality, perhaps heavy timber construction.
10. What about a silo with a barn attached, and open structure with weather vein, translucent silo with stone columns, or a tobacco barn?

****NOTE:** A vote was taken. The decision to request that Hand Design revisit the concepts won by majority vote. The request was to provide a concept that showed a silo with a “barn” structure that was somewhat modern, that integrated natural material and was more silo-esque.

Contemplation Area

Budget has been provided in the cost estimate to irrigate the park utilizing the water from the lake and to supplement this water with water obtained from a well that will be dropped on site. Due to the low volume of water that spills from the spring head during dry periods it is proposed that the contemplation area ponds be supplemented with water from the existing ponds as well. Discussion then commenced regarding the Contemplation area. concepts proposed by jB+a, inc. 3 concepts were presented as follows:

Concept 1 – Series of ponds with stone surround, that spilled from one to the other. A raised overlook with an arbor and seating area was located at the uppermost pond. Seating areas are to be located along both sides of the stream. Natural paths connected the seating areas.

Concept 2 – One improved pond at the existing spring head was to be located and overlook with pavilions and connecting footbridge would be located at the pool. A more dynamic spillway would be created for more profound white noise. Seating areas would be provided at the spillway.

Concept 3 – Series of concentric circular ponds created along the stream, each spilling from one to the other via the stream itself. View into the area would be terminated at a raised overlook with arbor and seating. Seating areas would exist at each pond. Walking loops would connect each pond and cross the stream 3 times via pedestrian footbridges.

Comments:

1. For children to play, Concept 3 looks the most inviting.
2. I like Concept 3. It contains all the activity within the 3 rings, and is somewhat like a garden, and then outside that you get back to nature.
3. Concept 3 would be very difficult to permit.
4. I'm worried about safety; visibility would be an issue if we are talking about making these areas like gardens. *We could maintain visibility by using limbed up trees and ground covers or low shrubs.*
5. Concept 2 keeps all the stone in one place, might be a money saving feature.

****NOTE:** A vote was taken regarding the direction the committee wanted the contemplation area to go. Results are as follows “Concept 1 – 8 votes, Concept 2 – 2 votes, Concept 3 – 5 votes. Concept 1 will be proposed in the Master Plan Report as the direction to pursue.

Park Entrance

Grant Guess the presented the latest from County D.O.T.

County DOT has looked at the traffic counts along Old Snellville highway, they would prefer that the entrance line up with an existing entrance. Tanner Point is very close to Sugarloaf, there was

some concern about its proximity. Alignment with Downeyshire would impact the specimen trees. Alignment with Albemarle would create an excessive entrance drive into the park, as well as potentially impact an existing wetland. DOT is not keen on having a signalized light at the current park entrance.

Comments

1. What about a 3 way stop sign instead of a signalized light? *Did not discuss stop sign with County DOT, will investigate further.*
2. There are a variety of ways to slow traffic, tactile changes, narrowing of lanes, signage, etc. perhaps those could be implemented as well.
3. Tanners point light is not acceptable, the traffic already backs up all the way to Flowers Crossing at the Mill, and additional light would just make it worse.
4. Kids aren't going to walk all the way up to Tanners Point to cross the road.
5. Did they nix the round-about idea? *Roundabouts are great for slowing traffic, but not for pedestrian crossing, because all the traffic does is slow, they never really stop.*

****NOTE:** By unanimous vote it was decided to pursue the 3 way-stop sign idea.

The Preliminary Cost Estimate was then passed out. In depth discussion regarding park cost will take place at the next meeting (August 8th). It was requested that the Steering Committee look at suggesting critical mass elements for the first phase.

ALEXANDER PARK SITE MASTER PLAN – Final Master Plan Meeting

Minutes from: 08.08.06 Final Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder

jB+a - Raigan Carr

Community participants – Ed Nicols, Greg Stewart, Shirley Behnke, Anna Coppedge, Pam Dietz, Kim Force, Lindsay Hyman, Bill McEwen, Kerrie Odell, Chad Smith, Randy Travis, Denise Widzgowski, Wojtek Wysocki

Location: Bunten Park Community Center, Large Activities Room

Time: 7:00pm

Meeting opened with some clarifications of the Master Plan, they are as follows:

Entrance on Old Snellville: Any additional information obtained regarding the 3-way stop sign? *Not at this time, we will look into it further when we get to construction documents. For now the entrance remains in the location it is currently shown at with the 3-way stop sign included. Further explanation will appear in the Project Master Plan Report.*

Signature Architectural Element: Received additional information from Architectural team but did not include it in the mail out package. Instead a graphic provided by Chad Smith (Alexander Family) that shows the silo, open structure configuration was passed out for discussion by Steering Committee. This graphic is to be used as a design direction for the designers at the Construction Document level to pursue. Questions are as follows:

1. Is the intent to have a galvanized corrugated roof? If so perhaps we should update our thinking and get a compatible color in a more durable roof. A detail that can be explored during construction documentation
2. I have a problem with the security of it, how secure will it be for people to use the stairs that they are showing? Will need to be reviewed by the Risk Management. For now we will leave it in the master plan...they don't always say "No."
3. How to illustrate the silo at night will be a major consideration. A plethora of opportunities exist to light the silo, interior lighting, up lighting, spotlighting, and again another thing that will need to be addressed at the construction document level.

**** VOTE** – *Is the Steering Committee ok with submitting this design as a point of departure for the signature architectural element? Approved Unanimously*

****VOTE** – *Is there an overall consensus to approve the graphic (total build out for park potential) as the guiding document for the development of Alexander Park. Approved Unanimously*

Correction to Phase 1 Infrastructure: Graphic illustrating the phase 1 infrastructure was shown including the maintenance compound facility, both entrances, a 2 lane road connecting each entrance, the main sewer line, electric, potable water that would allow for the maintenance building to function, as well as mass grading of the entire park site. Due to the radical increase in fuel, construction costs are being hit all over the board. When costing out the above mentioned phase 1 infrastructure it was determined that adjustments were going to the base infrastructure were going to have to occur, specifically in the grading cost. Grading costs came in at just under 2 million dollars and a reasonable workable phase 1 park amenity development was going to be difficult if the entire mass grading of the site were to be included. The continuation of the 2 lane road all the way across the site was predicated upon the notion that the entire site was to be mass graded.

There were also a few corrections that needed to be made to the cost estimate so 2 new cost estimates were passed out to Steering Committee Members. One showing just the total build out of the park the second

illustrating 2 additional Phase 1 build out options -West side with mass grading, and West side only plus an additional \$75,000 for other park elements.

****NOTE:** *The second cost estimate was distributed ONLY at the request of the Steering Committee, as the intent was NOT to impose the County / Consultant solution on the Steering Committee.*

Discussion regarding the cost estimate and prioritization commenced.

Phase 1 development will consist of the following.

1. Infrastructure including site development to support the maintenance compound facility.
2. The Maintenance Compound
3. Road improvements on Old Snellville, Park Entrance Drive and Parking associated with the west side. (A turn around at the end of the parking lot will be constructed instead of a full 2 lane road extending across the entire site.)
4. \$50,000 for Landscape along both frontage roads
5. Plaza / amphitheater area
6. Lawn Courts Area
7. Multi-age group playground area w/ shelter.
8. Disc Golf Course
9. Perimeter Multi-use Trail, Frontage road trail connectors, West side stream trail, East Side Stream Trail, Soft Surface Trail, and Trail amenities.
10. Outdoor Classroom
11. Lake Area (excluding the large fishing piers) smaller piers are to be included, similar to those at Holcomb Bridge Park for socializing.

****NOTE:** *Phase 1 Grading will only include grading to develop the items listed above.*

Following phase 1 discussion, priorities for park construction were then discussed. Steering Committee members were asked to vote on the various elements of the park to help determine the order in which they would like to see the park elements constructed when funding become available. Priorities are as follows:

1. Signature Architectural Element
2. Contemplation Area
3. Teen Area
4. Playground / Pavilion
5. Dog Park
6. Soccer
7. Boardwalk

Following the prioritization of park elements a vote to accept the Phase 1 development and prioritizations as noted and to submit it to the Recreation Authority was taken. By majority vote the order of phasing was approved for submission.

jB+a will present the Alexander Park Site Master Plan to the Recreation Authority on a date to be determined. Steering Committee Members are invited to attend.

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

Alexander Park Site – Recreation Authority Meeting

Minutes from: 09.14.06 Recreation Authority Meeting

Attendees: Gwinnett County Recreation Authority
(jB+a) –Steve Provost

Location: Gwinnett County Justice and Administration Center

Time: 3:30 PM

The Steering Committee Final Master Plan recommendations were presented to the Gwinnett County Recreation Authority by Steve Provost of jB+a, inc.. Several members of the Recreation Commission were in attendance, including:

George Kaffezakis
Wojtek Wysocki
Ed Nichols
Bill McEwen
Shirley Behnke
Don Dietz
Donna Tallent
Lindsay Hyman
Lois Allen
Randy Travis

The Recreation Authority voted unanimously to recommend the plan endorsed by the Steering Committee to the Board of Commissioners, (August 8, 2006).

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.

Alexander Park Site – Board of Commissioners Presentation Meeting

Minutes from: 11.21.06 Board of Commissioners Presentation Meeting

Attendees: Gwinnett County Recreation Authority
(jB+a) –Raigan Carr

Location: Gwinnett County Justice and Administration Center

Time: 3:30 PM

The Steering Committee Final Master Plan recommendations were presented to the Gwinnett County Board of Commissioners by Raigan Carr of jB+a, inc.. Several members of the Steering Committee were in attendance, including:

Wojtek Wysocki
Ed Nichols
Bill McEwen
Shirley Behnke
Lois Allen

The Board of Commissioners unanimously voiced no objection to the Master Plan becoming the guiding document for the development of the Alexander Park Site.

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 H: Historical / Archaeological Report
Refer to the attached report by TRC.

**HISTORICAL RESEARCH FOR THE ALEXANDER PARK PROJECT,
GWINNETT COUNTY, GEORGIA**

Submitted to:

Gwinnett County Department of Community Services
75 Langley Drive
Lawrenceville, Georgia 30045

Submitted by:

TRC
3772 Pleasantdale Road, Suite 200
Atlanta, Georgia 30340

TRC Project #51171

James J. D'Angelo, Principal Investigator and Author

February 2006

ABSTRACT

TRC carried out historical research related to the Alexander Park project in Gwinnett County, Georgia. The purpose of the study was to determine the history of ownership and land use within the 90.4-acre parcel (insofar as existing records permit).

Deed and other archival research shows that the proposed park lays within lands principally owned by the Wade, Ambrose, Craig, and Alexander families. Land use during the entire period from Wade's ownership until the present has been agricultural. The Craig family grew cotton on the land, and the Alexander family grew vegetables and raised chickens. In addition to farming, Asa Wade operated a mill just to the east of the project area on Pugh Creek. Asa Wade was also a commissioner responsible for the construction in the 1820s of what is today known as the Old Snellville Highway and Grayson Highway, which border the project area on the west and to the north.

Several structures removed after the county took possession of the land included a concrete block house, constructed by J.T. Alexander in 1960s to replace an older frame house. The other structures were wood frame outbuildings.

ACKNOWLEDGEMENTS

TRC would like to thank Mr. Rex Schuder, Principal Community Planner with the Gwinnett County Department of Community Services for providing valuable information about the tract, and for supplying the author with some of the graphics used in this report. The author would like to thank Mrs. Jane Alexander and Mr. R.H. Thomas, a descendant of the Wade family, as well as members of the Gwinnett Historical Society at the society's library and archives for their assistance in carrying out the research portion of this project.

James D'Angelo served as Principal Investigator, carrying out the historical research and limited field investigations. Vince Macek prepared report graphics. Larissa Thomas was responsible for the technical review, editing, and production of the report.

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TABLES

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TRC carried out historical research to determine the history of ownership (insofar as existing records permit) and land use within a parcel acquired by Gwinnett County for development as Alexander Park (Figure 1). In addition to investigating the history of ownership and land use, TRC sought to learn about structures that once stood within the tract along Old Snellville Highway. The 90.4-acre tract is bounded on the west by Old Snellville Highway, on the south by Pugh Creek, on the east by Highway 124 (Scenic Highway), and on the north by Sunrise Church and other properties that face on Sugarloaf Highway (formerly Johnson Road). This work was sponsored by Gwinnett County Department of Community Services in advance of development of a park that will include both passive-use and active use amenities. TRC's research was carried out on January 25 and 26, 2006.

RESULTS OF HISTORICAL RESEARCH

Historical research focused primarily on deeds beginning in the mid-nineteenth century and showing a continuous succession of title ownership to the present. Due to destruction by fire in 1870, only deeds after 1871 are typically available. However, some deeds were not filed until after 1870, as was the case with a deed written in 1850 for the subject property and recorded in 1878. Census records cited in J.C. Flanigan (1995[1943]) and Marvin Nash Worthy (1994) as well as views of the original documents available on the web site, Ancestry.com were also used. In addition, Tax Digests and Inferior Court Minutes and other documents available at the Gwinnett Historical Society located in the old Gwinnett Court House were consulted. The Gwinnett County Tax Assessor's Office retains only recent tax records. After 1872, counties were required to submit Tax Digests to the Georgia Department of Revenue. The Gwinnett County Tax Digests for the years 1860 to 1970 are among the holdings of the State Archives. However, given time constraints, no attempt was made to access records at the State Archives, including the agricultural/industrial census records for Gwinnett County for the years 1840, 1860, 1870, and 1880. Instead, the Tax Digest for 1890, which has been published by the Gwinnett Historical Society, was examined, as were deeds, maps, county histories, and census records, all available locally in Gwinnett County.

Gwinnett County was established in 1818. J.T. Cunningham surveyed the county in 1819 when the newly acquired Cherokee lands were laid out for distribution to Georgians through the land lottery system. The Cherokee inhabited the northern part of Gwinnett County. The Cherokee village at Suwanee Old Town was located at the confluence of the Chattahoochee River and Suwanee Creek. Marvin Worthy writes that the U.S. Army built a road along Peachtree Ridge following an Indian trail that separated the Cherokee and Creeks at the time (Worthy 1994). The county was divided into four Districts (4, 5, 6, and 7), nine miles square, and into lots of 250 acres.¹ The project area occupies portions of Land Lots (LL) 85, 86, 107, and 108 of District 5 and is within the Lawrenceville Militia District, 407.

¹ Only a small portion of District 4 lies within what is currently Gwinnett County, the majority of it being in Walton County. Along the western boundary of Gwinnett County, the lots were fractional lots of less than 250 acres because the western side of each lot followed the Hightower Trail. In some Georgia counties, 202.5 acres was the standard Land Lot size.

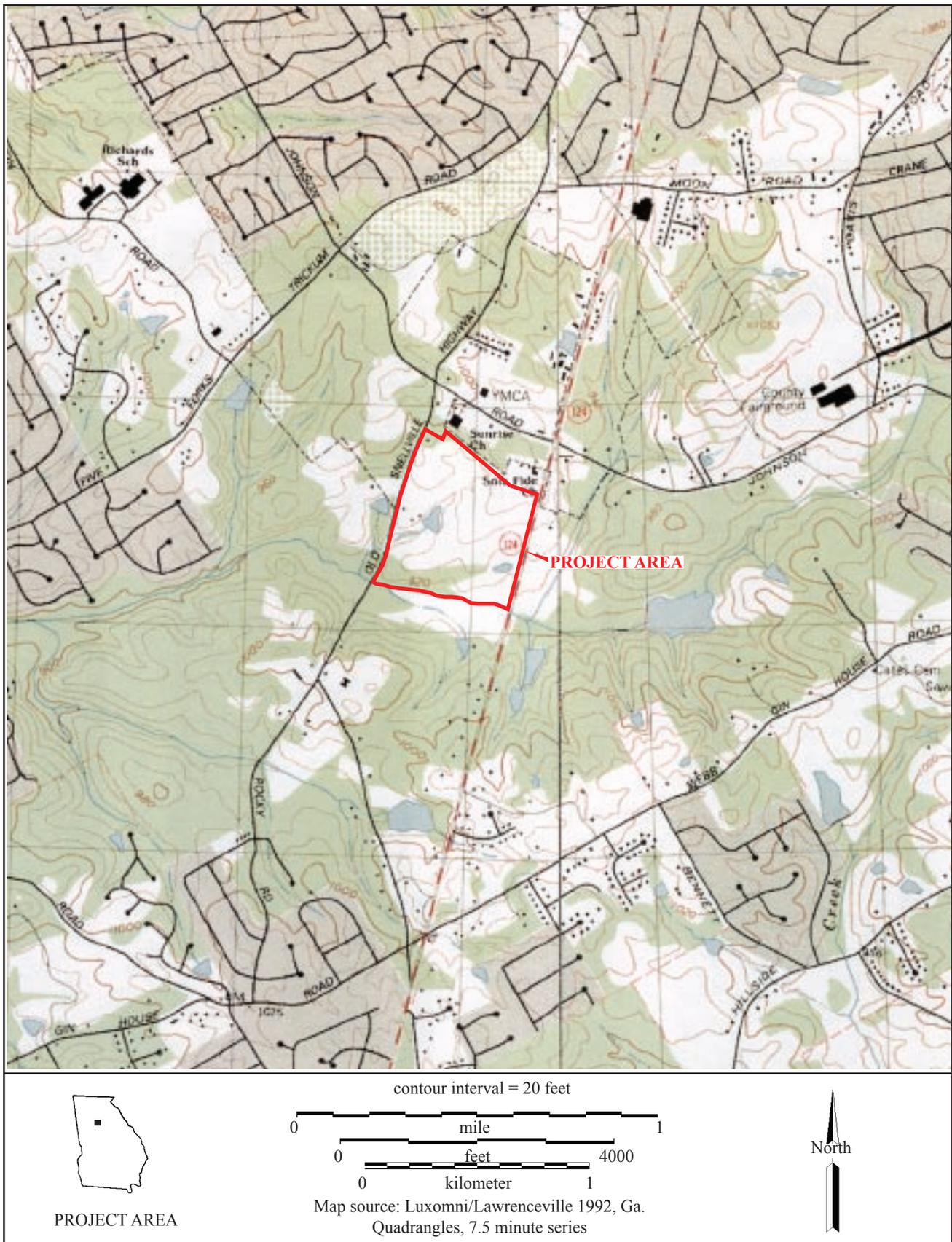


Figure 1. Location of project area.

Shortly after Cunningham completed his survey of the county, distribution of lands by means of lottery commenced on September 1, 1820. Meredith Walker of Twiggs County drew Land Lot 85, John A Rhodes of Richmond County drew Land Lot 86, Noah Griffin of Montgomery County drew LL 107, and George W. Bailey of Pitman (?) drew LL 108 (Flanigan 1995[1943] Vol. I:48). No further records were found for Walker or Griffin, but according to the records of Gwinnett marriages, John Rhodes was born in 1797 and married Cynthia Brown in 1848, so he must have remained in the area for a period of time, even though no census information concerning him or his wife was found. The same is the case for George Bailey who may be the father of L.C. Bailey, resident of Militia District 408 according to the 1860 census, and the grandfather of George Bailey, born around 1841, who married Emma Atkinson in 1880. The grandson is probably the same George Bailey of Gwinnett County who served in the Civil War. However, there is no extant documentation linking the Bailey name to the project area after the initial drawing of LL 108. After the drawing, deeds were issued, but any records of transfer of title by deed that may have been recorded with the county were lost in the fire of 1870. The earliest deed found pertaining to these lands dates from December 31, 1850, although it was not recorded until 1878.

Deed research demonstrated that the proposed park lies within lands principally owned by the Wade, Ambrose, Craig, and Alexander families (see Table 1 below). Asa Wade's name first appears in the 1820 U.S. Census for Gwinnett County, where he is listed as head of household with 3 slaves, although it is not clear where he was living at the time. He is also listed in the 1830, 1840 and 1850 censuses (Flanigan 1995[1943] Vol. I:128, 178; Worthy 1994:111, 128; Ancestry.com). Presumably he was living close to the project area, because court records for 1821 and 1823 show that he served as a road commissioner for the construction of roads from Lawrenceville to Grayson and from Lawrenceville to Rockbridge, and both of these roads pass by or near the project area (Gwinnett Co., GA: Inferior Court Minutes for Ordinary Purposes 1818–1861). The first of these is now known as, Grayson Highway, and it parallels the east side of LL 107. The second is now known as, Old Snellville Highway, and it bounds the west side of the project area. Typically, road commissioners were chosen from among those who owned lands traversed by proposed roads. As we will see, the Asa Wade "homeplace" and a mill was located in LL 107, so it is likely that this lot, at least, was conveyed to him by Noah Griffin.

According to the deed evidence, Wade's holdings eventually did include the entire Alexander Park tract, which lies in portions of LLs 85, 86, 107, and 108, and the deeds indicate that he operated a mill on "Pew" Creek, prior to his death sometime before 1850. The mill was located just to the east of the project area. Besides participating in the Seventh or Gold Land Lottery of 1832 (Flanigan 1995[1943] Vol. I:159; Worthy 1994:81, 85), Wade served as a private in The Gwinnett Group, organized in 1836 in response to the Creek War, which was "raging in the vicinity of Columbus" (Flanigan 1995[1943] Vol. I:116). Wade married Lucy Laurence (Lawrence) daughter of John Laurence, who had settled on Pugh's creek around 1820 or 1821 at the same time as Asa (Flanigan 1995[1943] Vol. I: 404). He had at least one son, also named Asa.

Table 1. Transfer of Title History.

Date	Book:Page	Grantor	Grantee	Price	Description	Acres
1850.12.31	0:508 Rec. 1878	Wm Wade (asinee H.L. Hutchins)	Asa & Harris Wade (sons)	1	LL 106 & 107 except four acres of it being the lands bid off by said Wades at the sale of the property of Asa Wade dec.	
1875.5.8	R:473 Rec. 1883	Craig Bros. executors of Robert Craig estate	Robert Craig (Jr.)	2500	all LL 108...lying east of Rockbridge Rd. Also all tract 'known as the <u>place where Asa Wade Sr. resided at the time of this death</u> ' "being all of said lot lying north of Pugh's creek, <u>except what Wade conveyed at the Mill shoal</u> " also parts of LL 85 and 86 on the north side of Pugh's creek... Commencing at Pugh's creek on the north side and running along the Rockbridge Road to the north line of lot 108 then east to corner of 108, then south to Pugh's creek, <u>on the part conveyed at Mill shoals</u> , thence down Pugh's creek to Rockbridge road.	200 125 70
1879.4.23	P:145	Asa Wade (Jr)	Henry Strickland Jr.	100	Known as ' <u>the old Wade Mill place containing four acres...being on Pew's Creek on which there is a house & crib & other out houses: it containing the falls where the old mill formerly stood</u> ' this is for supplies given to Wade in 1879 and will be null and void if Wade pays off bill.	
1884.1.1	S:217	Asa Wade (Jr)	Robert Craig Jr.	200	All...known as part of lot 107 'being the place whereon the said Asa Wade lately resided. Also four acres known as the Mill seat, it being part of said lot and known as the Asa Wade Mill seat on Pugh's Creek.'	125
1887.2.21	P:524	Harris Wade	Asa Wade (bro.)	250	LL 107 "with the exception of four acres <u>including the mill and (?) mill which was ?</u> off by Asa Wade Sr. Said lot...adjoining the Jesse Rambo and others. Containing (246a) acres...and part of (LL 106) containing (150a)	246 150

Table 1. Transfer of Title History, continued.

Date	Book:Page	Grantor	Grantee	Price	Description	Acres
1894.5.16	5:209	Robert Craig	Martha A. Brand	5000	2 lots, 129 a. off LL 107 “the Wade Mill shoals on Pugh Creek... it be being all of the said lot lying <i>west</i> (?) of Pugh’s Creek,” and parts of LL 85, 86 on north side of creek – 70a, also 51a cut off the Rambo place... <i>[not legible]</i>	129 70 50
1901.9.6	12:15	Martha Brand	T.L. Ambrose	1500	LL 107, 129a., north of Pue’s Creek,” <u>including Wail Mills shoals on said creek</u> ”. Also part of LL 85,86 north of creek, 70a., also 51a off the Rambo place”	129 70 50
1917.12.27	32:248 Plat A:135	T.L. Ambrose	George P. Craig	3187	LL 107 & 108. Beg. Pt. 8.40 chains south of the junction L-vill-Stone Mt. & Grayson rds running S53.75 E 23.20 chains, thence 73.5E 25.5 chains, thence S17W 10.72 chains thence N69.25W 48.61 chains to beg.	511.5
1918.1.1	34:245	T.L. Ambrose	G.P Craig		Same as tract#1, 91.185, Melton & Craig to Alexander	90
1949.2.19	91:185	Maude Craig Melton & Esse Craig	J.T. Alexander Jr.	10	Parts of LL 85, 86, 107, 108 “subdivision of tract #1 of T.L. Ambrose lands (90a). Also #2 of T.L. Ambrose lands (51.5a) (less 15 acres)	126.5
1972 to 1977	587:293 598:58,69 600:179,182 1114:13 1116:290 1213:165 Plat Y:61	J.T. Alexander	Bryron D Morgan <i>et al</i> Alexander		Alexander sells to Joint Venture Group including Morgan, Hathcock, Wilson. Includes Tract 1: all parcel in LL 85, 86, 107 & 108 Lands returned to Alexander family in 1977	93.56
1993.6.4	8864:83,87	J.T. Alexander estate	Jane & Shirley Alexander		Executor Deed	90.5
2002.1.2	Plat 92:82 and deed 26076:228	Jane & Shirley Alexander	County	10	Tract 1 LL 85, 86, 107, 108	90.5

Records show that Asa Jr.² served as a juror in 1845 (Flanigan 1995[1943] Vol. II:49). There may be two other brothers, Harris and William, who are mentioned in some deeds, but these may refer to uncles or cousins as four Wades are shown for the 1820 census for Gwinnett County, and

² Jr. and Sr. are seldom seen in the documents, but are used herein to help avoid confusion.

12 Wades are shown in Gwinnett for the 1850 census, including William Harris Wade, age 10. By 1850 there are over 600 Wades listed for Georgia.

The names of William, Harris, and Asa appear on an 1850 deed wherein N. (Nathan) L. Hutchins signs as the Grantor on behalf of William Wade. Asa and Harris Wade are the Grantees. The amount of the purchase is \$1, and the deed is for LLs 106 and 107, “except four acres off it being the land bid off by said Wades at the sale of the property of Asa Wade dec. (see Table 1, O:508). This transaction suggests that Asa Wade Sr. died in 1850 or shortly before and that his son, Asa sold four acres from either LL 106 or 107 and is now, with Harris, taking title to the remaining 496 acres. Because William Wade, the Grantor, is being represented by Nathan Hutchins, a resident of Lawrenceville at the time, William may live at a distance. Indeed, there are several William Wades living throughout Georgia at the time, but none living in Gwinnett County. There is a William Harris Wade who is a contemporary of Asa Jr. living in Gwinnett County, and may be W. Harris Wade, although the initial “W” is not used in the deed. William Harris Wade enlisted as a Private on September 23, 1861 in the 35th Infantry Regiment, Company F, and was killed on April 27, 1862 in Ashland, Virginia. Unfortunately, Harris Wade is party to an 1887 deed pertaining to LL 107, so these individuals cannot be distinguished based on known documents.

No record was found for the conveyance of the four acres “bid off” by Asa Jr. in 1850. Either he got it back or was actually himself the high bidder because, in 1879, Asa Jr. conveys a lot to Henry Strickland Jr. known as “the old Wade Mill place containing four acres...being on Pew’s Creek on which there is a house & crib & other houses: it containing the falls where the old mill formerly stood” (see Table 1, P:145). This places the “four acres” in LL 107. The transaction, valued at \$100, was for supplies given to Wade by Strickland, a merchant, that same year and would become null and void if Wade paid the bill. Apparently he did, because Wade sells the parcel to Robert Craig Jr. in 1884 for \$200 (see Table 1, S:217). The title is for part of LL 107, “being the place whereon the said Asa Wade lately resided..., also four acres known as the Mill seat, it being part of said lot and known as the Asa Wade Mill seat on Pugh’s Creek.”

Although no deed was found for the transaction, Robert Craig Sr. gained title to Asa Wade Sr.’s lands in Lots 107 and 108 prior to Craig’s death in 1875, and after Asa Sr.’s death around 1850. In the 1830 census, Robert Craig appears as head of a household in Militia District 408, which is west of Militia District 407, where the project area lies. He is shown to own 65 slaves in the 1850 census, indicating that he was an important land owner in Gwinnett County. A quotation from, *The Life and Times of Rev. J.D. Anthony*, published by Anthony in 1896, and cited by J.C. Flanigan, may shed some light on this, as well as the historic setting of the project area. Anthony is reminiscing about the year 1856 or so:

The soil of this county forty or fifty years ago was productive in the highest degree, especially the red lands of the Appalachee, the Yellow River and Pugh’s Creek. Since then the gray lands are considered as valuable or more so especially for cotton. Corn and wheat grew to great perfection; and after a seasonable year, wheat went begging at forty cents per bushel and corn as twenty. There was nothing but a home market and everyone made his own supplies. I remember a man who came from the north and who was a mechanic. He planted four acres to corn on Pugh’s Creek on a hill side, the land owned by Robert Craig. He plowed it with an old pony, fed only on thistles during the plow season, and made on that four acres 250 bushels of corn [Flanigan 1995[1943] Vol. II: 38].

It might be that these lands were also “bid off” by William, Harris, or Asa and the deed never recorded, just as it took 18 years for the 1850 deed to be recorded and this one, some 8 years to be recorded. Here, the sons of Robert Craig Sr., executors of Robert Sr.’s will, convey to their brother, Robert Craig Jr., for \$2,500, all of LL 108 lying east of Rockbridge Road and all that tract of land “known as the place where Asa Wade (Sr.) resided at the time of this death...being all of said lot (107) lying north of Pugh’s Creek, except what Wade conveyed at the Mill shoal...,”³ and also parts of LL 85 and 86 on the north side of Pugh’s Creek commencing at Pugh’s creek on the north side and running along the Rockbridge road to the north line of lot 108, then east to corner of 108, then south to Pugh’s creek, on the part conveyed at mill shoals, thence down Pugh’s creek to Rockbridge Road (see Table 1, R:373). This transaction encompasses all of the current project area and tells us where the “mill shoals” was. The Mill could not have been too far from this point.

Craig lands that include the project area were transferred to Martha A. Brand in 1894, who, in 1901, conveyed them to T.L. Ambrose. Ambrose was married to Sallie Craig, a granddaughter of Robert Craig Sr. and, in 1917 and 1918, Ambrose conveyed almost 600 acres of his holdings, including the project area, to Sallie’s brother, George P. Craig (see Table 1, 32:248, Plat A:135, 34:245). Plat map A:135 can be seen in Figure 2. Figure 3 shows where the Mill shoals would be by overlaying this plat map on a contemporary aerial view of the project area. The daughters of George, Maud Craig Melton and Essie, conveyed 126.5 acres, including the project area to J.T. Alexander in 1949. In 1972, Alexander sold this same 126.5 acres, including the 93.5 in LLs 85, 86, 107 and 108, which constitute the project tract, to Byron D. Morgan (see Table 1, 598:58). The sale excluded about 6.6 acres where the Alexanders resided. Figure 4 shows these lands as surveyed in 1972. Morgan, along with Earl Hathcock and W. L. Wilson, was part of a Joint Venture group known as “CRC,” and there are deeds, grouped together in Table 1, which reflect their part ownership. After Hathcock died in 1974, and Morgan was killed in an accident, the group could no longer maintain their holdings, and the land was conveyed back to the Alexander family in 1977 (Alexander 2006, Table 1, 1213:165).

The project area today is partly wooded and partly in pasture. According to Mrs. Jane Alexander, the Craigs grew cotton on these lands, but when the Alexanders purchased them in 1949, they were severely gullied. The Alexanders rehabilitated the land, growing vegetables and raising chickens. At one time they had tenants.

The 1917 plat map in Figure 2 shows four structures within the project tract. Three of these have been accounted for and none are presently standing. In the 1960s, J. T. Alexander replaced an old wood frame dwelling with a concrete block house, which was rented out (Alexander 2006). This structure and associated outbuildings are seen in Figure 5. These were removed when the county took possession of the tract. The location of these structures coincides with the structures seen on the 1972 plat map in Figure 4, and the pair of structures seen on the 1917 plat. The structure seen near the northwest corner of parcel on this same plat was a wood frame dwelling that the Alexanders rented out, and it was removed when a tower was built there. This site is not part of the proposed park tract. Another structure is located at the southwest corner of the parcel on the

³ This probably refers to the 1850 deed, O:508.



Figure 3. Plat map A:135 superimposed on contemporary aerial view of project area.



Figure 5. Aerial view of concrete block dwelling and outbuildings facing on Old Snellville Road in the year 2000.

1917 plat, just north of the creek. This building no longer exists and has not been further identified.

SUMMARY

Deed and other archival research shows that the proposed park lays within lands principally owned by the Wade, Ambrose, Craig, and Alexander families. Land use during the entire period from Wade's ownership until the present has been agricultural. The Craig family grew cotton on the land in the early twentieth century, and the Alexander family grew vegetables and raised chickens in the middle twentieth century. In addition to farming, Asa Wade operated a mill just to the east of the project area on "Pew" Creek beginning in the early nineteenth century. Asa Wade was also a commissioner responsible for the construction in the 1820s of what is today known as the Old Snellville Highway and Grayson Highway, which border the project area on the west and to the north.

Several structures removed after the county took possession of the land included a concrete block house, constructed by J.T. Alexander in 1960s to replace an older frame house. The other structures were wood frame outbuildings. No significant archaeological remains are likely to be present on the project tract.

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APPENDICES

Appendix I: Geotechnical Report

Refer to the Digital Copy of report by Matrix Engineering Group Inc.

ALEXANDER PARK - PHASE II MASTER PLAN UPDATE



**GWINNETT COUNTY DEPARTMENT
OF COMMUNITY SERVICES,
PARKS & RECREATION PROJECT ADMINISTRATION
DECEMBER 2014**

Alexander Park Phase II Master Plan Update Gwinnett County, Georgia

Prepared For:
Gwinnett County Department of Community Services
Parks & Recreation Project Administration
75 Langley Drive
Lawrenceville, Georgia 30245-6900

Prepared By:
jB+a Park Design Studio
jB+a, inc.
2625 Cumberland Parkway
Suite 150,
Atlanta, Georgia 30339

in association with:
Wolverton & Associates, Inc.
6745 Sugarloaf Pkwy
Suite 100
Duluth, GA 30097

December, 2014

Alexander Park Phase II Master Plan Update

The Alexander Park - Phase II Master Plan Update was developed with participation and guidance from Gwinnett County Department Staff and the Original 2006 Alexander Park Master Plan Steering Committee Members. Prior to the commencement of the Master Plan Update the Steering Committee members were notified and asked to participate; they responded enthusiastically. We appreciate their time and all their efforts:

Gwinnett County Recreation Authority

Lois Allen - District 4

Institutions

Ed Nicols - Sunrise Baptist Church

Kimberly Nelson - YMCA

Neighbors

Rhonda Balfe

Shirley Behnke

Anna Coppedge

Pam Dietz

Kim Force

Sheila Kitchens

Rob Merritt

Chad Smith

Rick Sullivan

Randy Travis

Denise Widzowski

Wojtek Wysocki

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

Chairman Appt:

Charlie Underwood

District 1:

Brad Alexander,

Steve Edwards

District 2:

Jack Bolton,

Mark Ogden

District 3:

Dr. Steven Flyntt,

Mike Korom

District 4:

Myron Bullock, Jr.,

Allen Harkness

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SECTION PROJECT BACKGROUND

1.0

In 2006 a master plan for the 91 acre Alexander Park site was developed. The park was to be considered a Community Park that would include a balance of active and passive uses for team and individual recreation. The master plan that was developed provided two functional zones; a passive zone and an active zone. The Passive zone, which included: a playground pavilion complex, open lawn area for unstructured play, an outdoor classroom, lake overlook, an 18 hole disc golf course and multiuse trail system, was constructed during the first phase of development. In 2006 there were no soccer fields within 3 miles of downtown Lawrenceville, so the Alexander Park Master Plan included two soccer fields within the active zone of the park, but they were not constructed during the first phase.

After the first phase of development was completed at Alexander Park, the level of usage rose to an unanticipated extent. This caused the County to construct an emergency overflow parking lot and to consider including a second phase of development, to accommodate existing demand, in a future capital program. Since the time that the 2006 Alexander Park was master planned, the County acquired additional property at Rhodes Jordan Park in Lawrenceville (2008) upon which a three field soccer complex was constructed. Additionally, the County had just commenced the construction document development for the fully funded Phase II development of Rock Springs Park northwest of Lawrenceville that would have as its focus a three field soccer complex. These changes in the availability of soccer fields in the Lawrenceville area encouraged the County to re-think the intention to construct additional soccer fields at Alexander Park. In October of 2013 the Parks and Recreation Capital Improvement Plan Update recognized that the soccer fields surrounding the Lawrenceville area met the sector's service demands and therefore did not recommend additional soccer fields in the project description for Alexander Park's next phase of development. These anticipated changes would then also change the park's category from Community Park to Passive Community Park.

The primary purpose of the Master Plan update was to develop a revised plan for Alexander that omitted the two soccer fields and their concession/restroom building. The space previously intended for the soccer fields and concession/restroom building was then available for a repositioning of the recreation elements proposed for the northeast sector of the park, including the potential extension of the multi-purpose trail by means of a subsidiary loop. Though the soccer fields have been removed from the Master Plan, the number of parking spaces provided for the soccer in the original master plan has been retained to provide for the higher than anticipated passive recreation use of the park.

The proposed plan for Phase II eliminates the soccer, shifts the parking lot north, includes storm water quality / detention ponds within the parking lot, and sites the pavilion- playground zone, dog park and teen zone so that the area of passive lawn space is maximized. This retains the scenic vista over the field and forest to the south.

SECTION PROJECT APPROACH

2.0 Using a modified standard Master Planning project approach toward the Alexander Park Phase II Master Plan, 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.

- Contact / coordination with the original 2006 Alexander Park Steering Committee
- Presentation of Concepts to Gwinnett County Parks Staff
- Presentation of Concept Drawings to Steering Committee
- Presentaion of Preliminary Master Plan and Cost Estimate to Steering Committee
- Presentaiton of Final Master Plan w/ phasing prioritization
- Presentation to Gwinnett County Recreation Authority

The following provides a brief description and timeline of sequence of Meetings. Refer to Appendix C - Meeting Minutes Page 47 for subsequent meetings.

Preparation of Base Information

jB+a, inc. prepared AutoCAD base information utilizing GIS files, Phase I As-built survey and aerial photography obtained from Gwinnett County.

Contact / coordination with the original 2006 Alexander Park Steering Committee

Having developed the 2006 Alexander Park Master Plan, the original steering committee was contacted by the County and asked to reconvene for the update to the Alexander Park Master Plan. The vast majority of the original Steering Committee enthusiastically agreed.

Presenation of Concept Drawings to County Staff

jB+a presented two (2) Concept Plans to County Staff for comment. Each concept was depicted in a monochromatic form, utilizing bubble diagrams and followed the same program requirements; differing only through spatial relationships and layout locations.

The comments made by County Staff were then incorporated into revised Concepts that would then be presented to the Steering Committee.

Presentation of Concept Drawings

jB+a presented the Revised Concept Plans to the Steering Committee. The main focus of the discussion was the spatial relationships between the various park elements.

Hybrid Concept Mailing

Based on comments made by the Steering Committee it was determined that a Hybrid Concept which included requested revisions would be necessary. The graphic was mailed out to Steering Committee Members for comment and upon receipt of no additional feedback, the Hybrid Concept was further developed into the Preliminary Master Plan.

Preliminary Master Plan

A Presentation of the Preliminary Master Plan graphic and cost estimate was given to the Steering Committee on October 14th, 2014, by the Consultant. The Preliminary Master Plan was derived from a Hybrid Concept requested by the Steering Committee.

Master Plan Presentation

On October 28th, 2014, jB+a presented the Master Plan graphic and cost estimate to the Steering Committee. By unanimous acclamation the Steering Committee accepted the Master Plan as shown in the graphic presented (RE: Graphic E - Page 29).

The focus of the meeting was on the prioritization of the park elements due to the limited budget of Phase II. The Committee voted to accept the prioritized park elements by means of majority rules. 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 and prioritized recommendations were presented by the Consultant to the Gwinnett County Recreation Authority on December 10, 2014. The Recreation Authority unanimously voted to accept the Master Plan as the guiding document for the Alexander Park Phase II Development.

Design Development Master Plan Refinements (Alexander Phase II Construction)

As the Wolverton, jB+a team moved forward with the Construction Documents for Phase II of Alexander Park further refinements to the Master Plan became necessary to realize the intended function of the park.

SECTION PROGRAM OPTIONS

- 3.0 The program options for Phase II of Alexander Park include all elements that were originally included in the 2006 Master Plan for Alexander Park that were not constructed during Phase I. The exceptions include the two soccer fields, as per the changes in the availability of soccer fields in the Lawrenceville area, and the inclusion of the Signature Architectural Element, Contemplation Area and boardwalk due to a strained economic environment.

The space previously intended for the soccer fields and concession / restroom building is available for a repositioning of the recreation elements proposed for the northeast sector of the park, including the potential extension of a the multi-purpose trail by means of a subsidiary loop.

SECTION PROGRAM DEVELOPMENT

4.0 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.

4.1 Concept Development

Presentation to County Staff

On September 2, 2014, two (2) concepts for Phase II of Alexander Park were presented to Gwinnett County Parks Staff for comment. Based on Staff comments the concepts were then revised, prior to presentation to steering committee, to reflect comments made by staff during this meeting.

Staff Comments are as follows:

- Increase the amount of parking for Phase II to at least 350 parking spaces
- Locate sand volleyball court away from basketball courts, etc. to keep sand from blowing onto them.
- Replace the half-court basketball with (2) full sized basketball courts
- Add (2) sand volleyball courts
- Separate 60' pavilion playground area from teen area
- Include concession restroom building similar to the one at Duncan Creek

After further discussion with staff revised original comments related to the following:

- Provide (2) half-court basketball courts and 1 full sized basketball court
- Provide 1 sand volleyball court
- Eliminate concession restroom building but provide concrete access pad for food truck.

Presentation to Steering Committee

On September 10, 2014 the Concept Meeting for Phase II of Alexander Park was held. The Steering Committee was given a packet of materials explaining the justification for removing the soccer fields from the original master plan for Alexander Park; essentially, opportunities for soccer field placement opened at other nearby parks before Phase II of Alexander Park could be constructed, so the need for soccer in this location has been negated. The Steering Committee was asked to vote to approve the exclusion of the soccer fields in a revised master plan. The vote passed unanimously. A statement by the committee was made; "The passive nature of the park needs to thrive".

The Concepts for Phase II of Alexander Park were then presented. These concepts incorporated the comments made by County Staff.

Concept 1 (RE: Graphic A - Page 21)

- Layout mostly resembles what was planned in the original master plan, except that the teen recreation area has been moved to the north to fill the space where the soccer fields were.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Parking provided includes 26 additional parking spaces within the developed area of the park and 357 parking spaces within the new section. Wide medians have been provided for water quality and detention. Additional detention ponds have been located on site.
- Teen Recreation Area located at northern side of parking area to allow separation between family area and teen area. Located for passive policing from parking area.
- Teen area includes sand volleyball court, (2) half-court basketball courts and 1 full sized court, a 13,000sf skate park, restroom building and small gathering lawn.
- Since the Teen Area is separated from the rest of the park a strong pedestrian connection is necessary. The Concept shows raised crosswalks in two locations which tie the uses together.
- 60' Pavilion, plaza area, 5000sf playground with tricycle path, .75 acre lawn area and restroom building are located to the south of the parking area.
- A .25 mile "Mothers Loop" surrounds the family area
- A 2 acre dog park is situated south of the Pavilion Playground area. With access to the multiuse trail.

Concept 2 (RE: Graphic B - Page 23)

- Layout pushed the parking to the perimeter of the park and allows for a separation of vehicular and pedestrian uses. Multi use trail never crosses a vehicular road.
- Parking provided includes 26 additional parking spaces within the developed area of the park and 392 parking spaces within the new section. Wide medians have been provided for water quality and detention. Additional detention ponds have been located on site.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Pavilion / playground area and Dog Park are contained within a .25 mile loop and provides a substantial horizontal and vertical separation between these uses and the Teen Recreation Area.
- 60' Pavilion, plaza area, 5000sf playground with tricycle path, and .6 acre lawn area are located to be seen from the terminus of the main drive before turning into the new parking area.
- A 1.935 acre dog park is situated south of the Pavilion Playground area with the intent of carrying the "kept" lawn appearance. Provides additional separation between the Pavilion Plaza area and the Teen Recreation area.

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- A standard restroom building is located between the two uses.
- Teen Recreation Area is located near the second entrance off SR 124 on a lower plateau to allow separation between family area and teen area. Located for passive policing from SR 124, the Multi-use trail and the parking area.
- Teen area includes a sand volleyball court, 2 ½ court basketball courts and 1 full sized court, a 13,000sf skate park, and restroom building.

Hybrid Concept (RE: Graphic C - Page 25)

Based on comments made by the Steering Committee during the Concept meeting it was determined that Concept 2 was favored. The Committee requested modifications to the plan to create a Hybrid Concept Plan for approval by Gwinnett County Staff and the Committee prior to moving on to the Preliminary Master plan. A vote was taken; it passed unanimously. These modifications included the following:

1. Teen area will be relocated to the North east corner of the park above the parking area. Basketball must only be half-court, and the skate park size must be reduced from 13,000 sq. ft. to 8,500 sq. ft.
2. Parking will be shifted to accommodate a loop of the multiuse trail to pass by the teen area for passive policing and tie back into the existing trail near the maintenance building.
3. The alignment of the entrance road will be adjusted to that traffic flows to the north near the teen area; again to aid in passive policing.
4. Medians will be made even wider to accommodate as much storm water as possible to try to eliminate open detention on site.
5. The playground size will be increased to 11,000 sq. ft.
6. Sand Volleyball can be placed at both the Pavilion and Teen zones.

The graphic plan of the Hybrid Concept was sent out to all committee members for comment and upon receiving no additional feedback, the Hybrid Concept was developed in to the Preliminary Master Plan.

4.2 Preliminary Master Plan (RE: Graphic D - Page 27)

The Preliminary Master Plan was presented and a preliminary cost estimate was distributed to the Steering Committee on October 14, 2014.

- Layout keeps the parking at the perimeter of the park and provides extremely wide medians for water quality and detention.
- Parking provides spaces for a total of 350 cars; 25 spaces are located in the Phase I portion of the park to help alleviate parking problems.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Entrance drive off SR 124 has been rerouted so that the main drive passes by the

teen recreation area, which has been relocated to the NE corner of the park, for passive policing.

- Seven (7) raised pedestrian crosswalks are provided across the parking areas, linking the various uses of the park. Two of the crosswalks are aligned across the wide median.
- Dog Park and Playground Complex have been shifted as in the Hybrid Plan to allow for the planting of trees on terraced slopes and provide shade for the Dog Park. (The trees needed for shade will not obscure the open view across the disc golf course from the park drive in this location)
- 60' Pavilion, plaza area, 11,000sf playground, two (2) sand volleyball courts and 1.5 acre lawn area are located so that the open view from the park drive towards the south / southwest can be maintained
- A standard restroom building is located between the Dog Park and the Pavilion / Playground for shared use.
- Teen Recreation Area has been relocated to the northeast corner of the park site as requested. The Teen area includes a sand volleyball court, 2 half-court basketball courts, a reduced size skate park (8,500SF), and restroom building

Due to the volume of discussion pertaining to lighting, a vote was taken to determine how many Steering Committee members were interested in requesting that Operations consider lighting a portion of the multiuse trail. Five out of six passed this request. (5-1)

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 (October 28, 2014). The comments relating to the progression of the Preliminary Master Plan toward the Master Plan are as follows:

1. Remove the sand volleyball courts at the Pavilion / Playground Area
2. Add a spur trail from the MU trail to the SE corner of the site frontage.

A vote was taken to advance the preliminary master plan with the revisions to final master plan level. It was approved unanimously.

4.3 Master Plan, October 28, 2014 (RE: Graphic E - Page 29)

The Final Master Plan graphic with the requested refinements was presented to the Steering Committee. A vote was taken to accept the Alexander Park Phase II graphic as the guiding document for the development of Phase II; it passed unanimously.

Given the limited budget of Phase II, the majority of this meeting focused on the prioritization

Alexander Park Phase II Master Plan Update

of the park elements to be constructed during this phase. jB+a broke out costs of each park element (including contingency percentages), separated the multiuse trail into three sections; upper (above parking areas), middle (travels along the southern part of the parking, and lower (section of trail below the dog park and pavilion / playground area), separated costs of the infrastructure and included figures that provided costs for paving the entire parking area, only the upper lot or only the lower lot, to allow for more options.

The Steering Committee members were then given a revised cost estimate and a cost comparison document which outlined costs for the 23 different potential park element scenarios to help during the prioritization process. Discussion is as follows:

Prioritization discussion

1. At the Preliminary Master Plan meeting it was discussed that we might want to focus on what the park does not have.
 - a. The park doesn't have a dog park. I think we need to include it as a top priority so that we can provide an activity that we don't already have.
 - b. The restroom building would then be included with the dog park; they would come as a package deal.

2. Which of the recreation elements does the committee deem as priority?
 - a. The existing Multiuse trail is heavily used, so I think the extension of the trail should be a priority.
 - b. Maybe we don't have to do the entire trail.
 - c. I think the playground should be a top priority. There are kids at the existing playground all the time; it is used by a lot of neighbors.
 - d. If we have the playground, do we have to have the pavilion or could we just include a shelter? The pavilion does not have to be constructed with the playground and depending on budget; one or both shelters could be constructed in its place.
 - e. If the pavilion isn't there would it provide space for a pickup soccer game to be played in that area? Not necessarily. The site could be graded so that it is not conducive to that kind of play.
 - f. If we do the playground and dog park area, then I think the middle trail loop needs to go in.
 - g. Could we scale down the size of the playground and use the extra money for more trails? The future installation of the pavilion warrants a larger playground at this location. The existing playground is a smaller one and is limited on the experiences it can provide because of its size. A larger playground will be able to provide a larger variety of play experiences.

Prioritization is as follows:

1. Lower Parking Area (Includes second entry drive and associated parking)
2. Dog Park with Restroom building
3. Middle Trail (Trail section along the lower parking area)
4. Playground / Lawn with one shelter

Alternates:

5. Lower trail section (Trail section below dog park and playground area)
6. Upper trail section (Trail section above the parking areas)

7. Teen complex
8. Upper Parking area
9. Pavilion

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.

Additional Discussion

At the preliminary master plan meeting conversation pertaining to potentially requesting that the park be put under Conservation Easement was discussed. Further research indicated that a park must have no more than 15% of its surface area in impervious surface to qualify for Gwinnett County Conservation Easement status. Quick calculations indicated that for Alexander Park the 15% impervious surface would cover approximately 13.65 acres. Including existing and proposed park elements, Alexander Park is estimated to have roughly 10.75 acres in impervious surface; indicating that it could potentially qualify for Conservation Easement Status. Additional discussion commenced regarding what could not be placed in a park under conservation easement (aquatics center, sports fields, community center, etc.) The steering committee then took a vote which requested that the Recreation Authority and Board of Commissioners consider putting Alexander Park under Conservation Easement. The vote passed unanimously.

The Steering Committee also requested more information regarding the Ezzard Tract, located south of the park site. There are actually 2 tracts of land associated with the Ezzard land. One tract that is developable the other consists of approximately 14- 15 acres of flood plain land. After some discussion the steering committee determined that the addition of the Ezzard land within the flood plain would be a great asset to the expansion of Alexander Park and would like to request that Management consider acquiring the 14- 15 acre Ezzard floodplain tract. A vote

was taken supporting the acquisition of the Ezzard Floodplain tract; it passed unanimously.

The Steering Committee also requested that a traffic study be done at State Route 124 and Sugarloaf Parkway to determine if a “No U-turn” sign could be placed at the intersection.

In addition, the Steering Committee requested that a permanent chain link fence be placed at the drip line of the large oak tree at SR 124 to protect the tree during construction and to have an arborist involved to make additional recommendations and strategies for protecting the tree.

The Steering Committee Final Master Plan recommendations and prioritizations were presented to the Gwinnett County Recreation Authority on December 11, 2014. The Recreation Authority voted unanimously to accept the master plan for presentation to the Board of Commissioners.

4.4 Design Development Master Plan Refinements (Alexander Phase II Construction) (RE: Graphic F - Page 31)

As Design Development for Phase II of Alexander Park commenced minor adjustments were made to the siting of the dog park and pavilion playground complex. The dog park was slightly rotated to take better advantage of the sun angles so that a maximum amount of shade could be cast on the dog park surface area from the reforested terraces between dog play areas.

Since funding did not allow for the large rental pavilion to be built during Phase II, the playground area was pulled away from the pavilion area to accommodate its future development. The playground area was also rotated so that a fenced landscape / reforested area and seating wall could be constructed along the southern edge of the play area to provide much needed shade in a harsh environment. In addition a smaller shelter was provided between the dog park and playground area as a rental opportunity. These refinements are illustrated in a revised graphic.

4.5 PROGRAM ELEMENTS

This section defines those park program elements that relate to the Phase II master plan update; specifically those program elements that were affected by the removal of the soccer fields; parking and park access, multi-use trail system, dog park, teen area, rental pavilion / playground area and park access.

Elements such as the boardwalk, signature architectural element, and contemplation area that were not constructed during Phase I and not impacted by the Phase II update are defined in the original Alexander Park Document (2006).

Vehicular Circulation and Parking

Access to the eastern side of Alexander Park will be from Scenic Highway 124. The entrance is to align perpendicular to Scenic Highway 124 per GDOT requirements. Ingress / egress will

Alexander Park Phase II Master Plan Update

be right in-right out only due to the existing median on Hwy. 124 and the restrictions governing median cuts. The deceleration lane will meet all GDOT requirements and will be sited to take into consideration sight distances. A small median separating ingress and egress and striped pedestrian crosswalks at the entrance will be provided.

This access road will tie directly into the existing driveway which provides access for the western portion of the park site from Old Snellville highway. From Hwy. 124, the main entrance drive will curve to the northwest to skirt the teen area for passive policing; it will then tie into the existing drive near the maintenance building. A secondary drive is located to just to the south for service to the dog park and playground areas. The entrance drives are separated by a wide median to be utilized as a bio-detention / water quality basin. Each of the driveways are flanked with double loaded parking bays totaling 325 spaces. An additional 25 parking spaces are provided within the phase II development on just west of the Maintenance building to help alleviate parking demands within the western sector of the park.

The surface profile of the entrance drive and parking areas will be vehicular grade asphalt that will allow the parking area to sheet drain toward the median. Wheel stops will be provided for vehicular control.

Bio-Detention

The bio-detention area is intended to help slow the rate of runoff from the site and improve the storm water quality prior to it leaving the detention area. The 100' wide median located within the parking area is to be developed as bio-detention basins. Water is to sheet flow from the parking areas into this vegetated area. A 10' wide shoulder is to be placed at the top of the base on both sides of the median to provide an area for trees to be planted to shade the parking areas. Slopes into the base 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. Basin bottom should be 10' wide with rock bottom (consisting of 2-3" small river rock in flat swale bottom interspersed with larger flagstone or 4"-8" river flats, embed 4"-10" weathered field stone along sides of bottom channel to prevent scouring). Detention area is to be planted with native water tolerant trees, shrubs, sedges, grasses, and forbs to help filter and take up water.

Pedestrian control fencing is to be placed along the edges of the detention area to help control pedestrian traffic. In addition, granite rubble veneer weir walls will separate each detention area and provide a "dam" type structure to allow pedestrian traffic to travel across the median; connecting one parking area to the other and to the other park elements.

Dog Park

The terraced 2.0 acre dog park is located south of the parking area. The dog park is fenced without the restriction of leashes. This area also allows dogs to socialize with other dogs and owners with fellow owners. The park is divided into two (2) zones; a large dog section and

Alexander Park Phase II Master Plan Update

a small dog section. The sections are separated via a 6' high black vinyl fence with double gates to allow for maintenance vehicle access. Users enter the dog park through separate entrances accessed from the multi-use trail at the northern edge of the dog park. The entrances include a concrete pad to minimize compaction and mud. An informal kiosk displaying dog park rules is located at the entrance. Two 20x20 shelters are located within the park; 1 per zone. In addition, a small concrete plaza area is provided with benches. Trash receptacles, agility course equipment and water fountains, for both owners and dogs, are to be located.

The open grassy areas of the dog park will be graded out at a maximum 2.5% slope. Slopes between the terraces are to be reforested as indicated in this report and fenced to allow for trees to reach their growth potential. The dog park is to be irrigated, grassed and maintained by the County.

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. The footprint for the building will be the standard community park, large rental pavilion. A concrete gathering plaza is associated with the pavilion and will provide an expansion area for larger gatherings. The pavilion will contain picnic tables, outdoor grills and security lighting. The pavilion will have direct access to the large open lawn, 11,000sf playground, and multi-use trail.

Playground

Centrally located within the open lawn area is an 11,000sf playground. The space is configured to accommodate children of varying ages and abilities. Shade sails or 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 fabricated 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, slide and any other concentrated wear zone.

The play area is banked on the southern edge by a granite faced seating wall and fenced planting area. The planting area is to be planted with a mixture of native trees and is intended to provide a shaded zone for seating. A 4' high black vinyl fence surrounds the planting area in an effort to allow trees to reach their growth potential. Fencing is also located between the playground and the parking area at the southern edge of the northern planting area; providing a safely barrier between the playground and parking. The playground surface is engineered wood chip mulch with sub-drainage per departmental standards. Concrete stairs lead from the playground area to the open lawn. A 30' pavilion is located adjacent to the playground as per the master plan and provides picnic tables and a grilling area. A freeze resistant drinking fountain is to be sited on a concrete pad near the playground.

Open Lawn Area

A 1.5 acre lawn area is to be centrally located; encompassing the pavilion / playground complex. This space is intended to be used for unstructured play. The lawn will follow a structural soils profile, including; 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.

Teen Area

The teen area is located in the northeast corner of the park off Scenic Highway 124 in an effort to keep a more vibrant activity in the noisier area of the park site. The Teen area consists of an 8500sf free skate area, two (2) half court basketball courts, one sand volleyball court, a restroom building, and social plaza area. The siting of the teen area is also intended to aid in passive patrolling of the area with its location being along the main entry drive and its proximity to the highly used multi-use trail and Highway 124.

The design of the 8500sf free skate area will consist of a series of bowl shapes and should include a variety of concrete and metal fabrications suitable for skateboards and in-line skates. It is recommended that a contractor qualified in developing skate parks be consulted for design and development of the park. A socializing plaza area and shaded seating area is provided. The County will develop posted rules for the skate area usage, set fines for infractions and will determine the extent of supervision and rule enforcement. The venue will be fenced for pedestrian and user safety at the County's discretion.

Basketball Courts

Two (2) half-court basketball courts will be provided as per the master plan graphic. Court dimensions, fencing, color and equipment will be regulation and County Standard. The location of the courts was selected to allow for passive policing of the facility to minimize unfavorable activities.

Sand Volleyball

One (1) sand volleyball court is to be located in proximity to the picnic pavilion as per the master plan. Playing surface is to be a deep sand base contained by a timber edge. Subsurface drainage will be provided to remove excess water and grades surrounding the volleyball court should drain away from the court itself. Net and dimensions will be per County Standards. Equipment will be regulation and County Standard.

Restroom Buildings

Two (2) medium Gwinnett County restroom buildings will be provided within Phase II of Alexander Park. One restroom building will be located in the northeastern sector of the park near the teen zone. The second restroom building will be located between the dog park and the pavilion playground complex. Each of these restrooms will be 580 sf (approximate) and will provide three commodes / urinals per sex, sink and diaper changing station. The footprint

Alexander Park Phase II Master Plan Update

includes a small supply closet incorporated into the footprint with an access door between the men's and women's restrooms. Facilities are to be sited so that doors face the most active areas of the park for safety.

Pedestrian Access to Park

Pedestrian access is to be provided along Highway 124 in the form of a 6' wide concrete sidewalk. GDOT standard painted crosswalks, ADA ramps and a 'safe haven' median at the park ingress and egress will allow for safer pedestrian crossing at the entrance of the park. The 6' wide concrete sidewalk should provide a connection from both the northeastern corner and the southeastern corner of the park site to the multi-use trail.

Directional Kiosks

Two (2) information kiosks are located within the park; one in each sector. The kiosk in the western (Phase I area) sector is to be located in the vicinity of the multi-use trail and lawn court area near the entry drive as shown on the master plan graphic. The kiosk for the eastern sector is to be located off the parking area between the restroom building and 60' pavilion; as indicated on the master plan graphic. Each kiosk should include park information and provide a site map indicating "You are here" graphics for user orientation. Kiosks should be roofed structures to provide additional shelter during inclement weather. Park maps should be UV protected.

Multi-use Trail System

The Master Plan call for a 12' wide paved asphalt trail that connects the elements of the park. The Phase II trail network ties into the trails system that was developed during Phase I expanding the trail system and providing additional loop options. Spur trails connect the loops to the individual activity areas and to surrounding properties. 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 to minimize grading and optimize scenic quality.

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, open space areas, dog park and common areas are to be irrigated. Use

Alexander Park Phase II Master Plan Update

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 open turf areas. 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 and acclimate faster than non native speies.

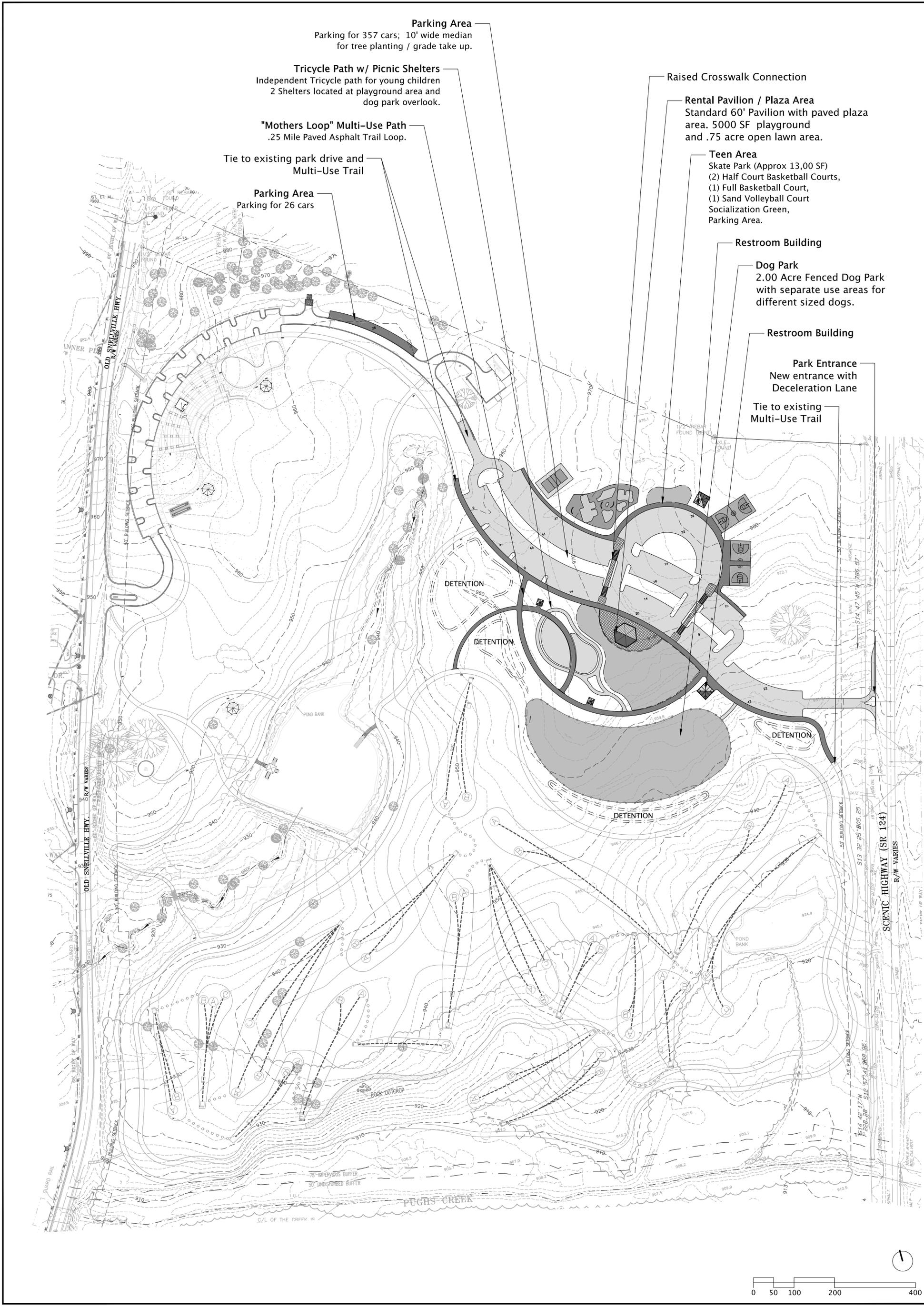
Reforestation

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

5.0

Graphic A: Concept 1	page	21
Graphic B: Concept 2	page	23
Graphic C: Hybrid Concept	page	25
Graphic D: Preliminary Master Plan	page	27
Graphic E: Final Master Plan (October 28, 2014)	page	29
Graphic F: Master Plan Revision	page	31



Parking Area
 Parking for 357 cars; 10' wide median for tree planting / grade take up.

Tricycle Path w/ Picnic Shelters
 Independent Tricycle path for young children
 2 Shelters located at playground area and dog park overlook.

"Mothers Loop" Multi-Use Path
 .25 Mile Paved Asphalt Trail Loop.

Tie to existing park drive and Multi-Use Trail

Parking Area
 Parking for 26 cars

Raised Crosswalk Connection

Rental Pavilion / Plaza Area
 Standard 60' Pavilion with paved plaza area. 5000 SF playground and .75 acre open lawn area.

Teen Area
 Skate Park (Approx 13,00 SF)
 (2) Half Court Basketball Courts,
 (1) Full Basketball Court,
 (1) Sand Volleyball Court
 Socialization Green,
 Parking Area.

Restroom Building

Dog Park
 2.00 Acre Fenced Dog Park with separate use areas for different sized dogs.

Restroom Building

Park Entrance
 New entrance with Deceleration Lane

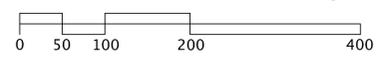
Tie to existing Multi-Use Trail

DETENTION

DETENTION

DETENTION

DETENTION



Rental Pavilion / Plaza Area
Standard 60' Pavilion with paved plaza area. 5000 SF playground, tricycle path and .6 acre open lawn area.

(4) Picnic Shelters (Typ.)
Located at lawn area to be available on first come first served basis.

Tie to existing park drive and Multi-Use Trail

Parking Area
Parking for 26 Cars

Parking Area
Parking for 392 cars; Set into hillside to minimize view of vehicles. 30' wide median for tree planting / bioretention

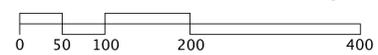
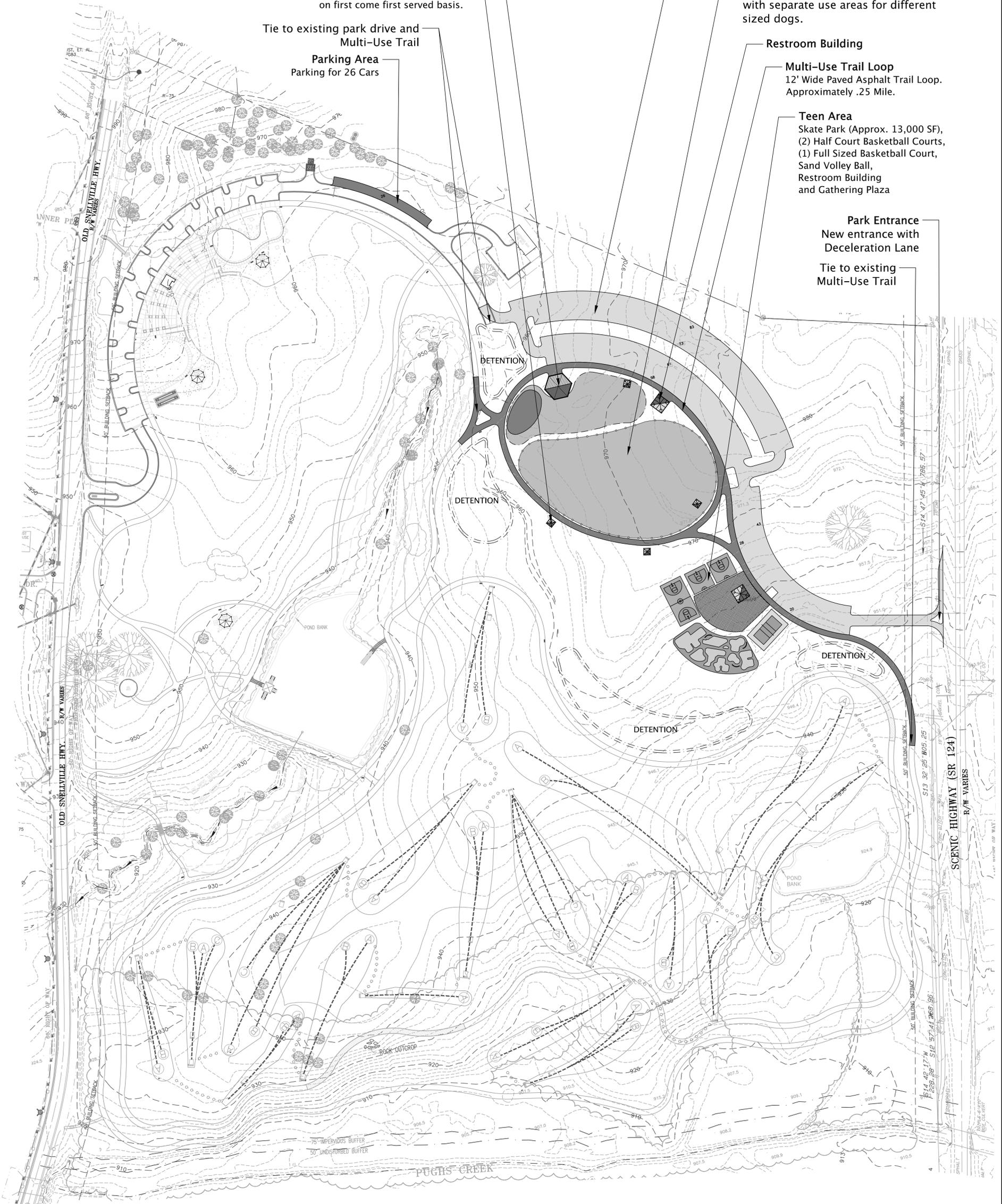
Dog Park
1.935 Acre Fenced Dog Park with separate use areas for different sized dogs.

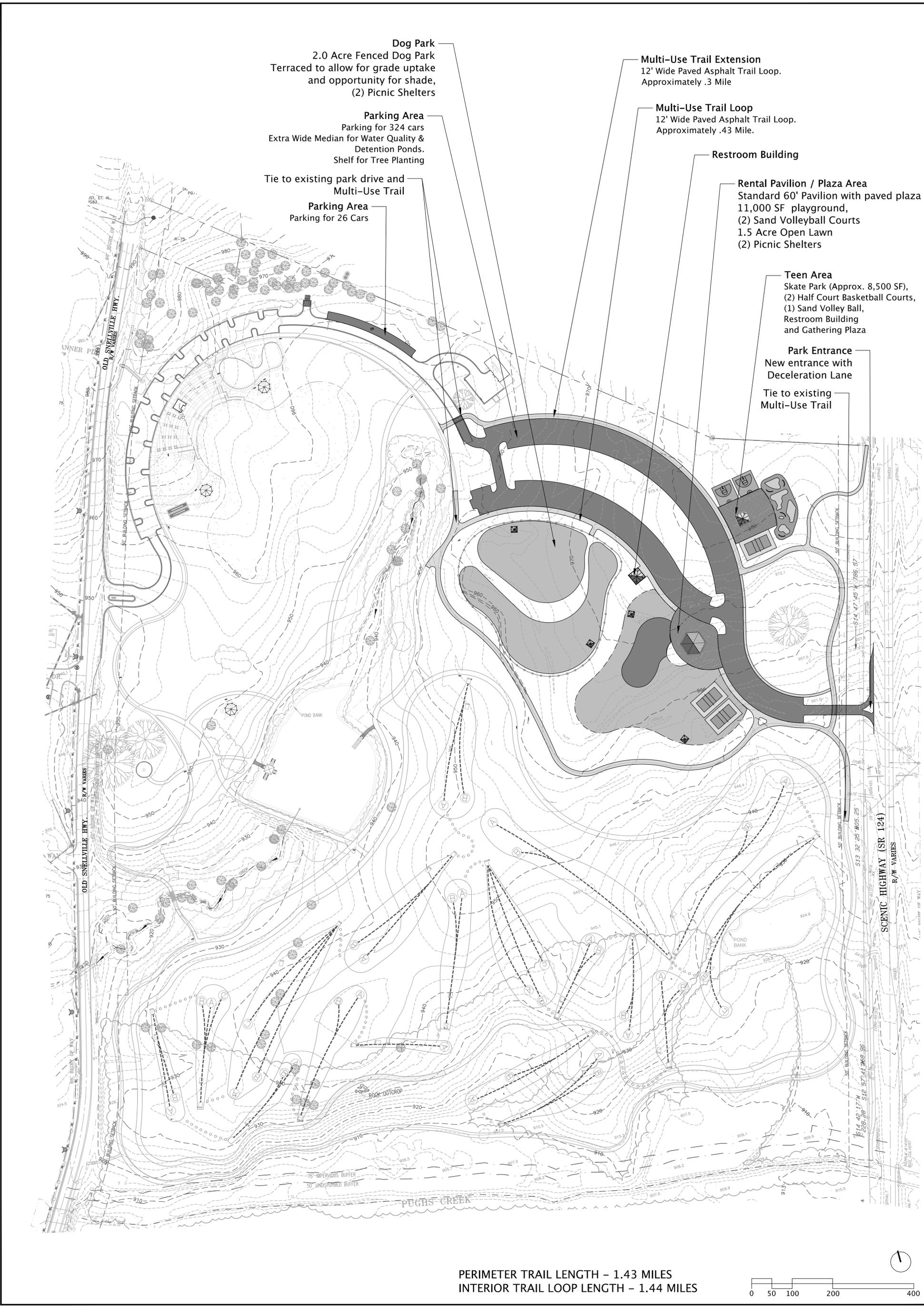
Restroom Building

Multi-Use Trail Loop
12' Wide Paved Asphalt Trail Loop. Approximately .25 Mile.

Teen Area
Skate Park (Approx. 13,000 SF), (2) Half Court Basketball Courts, (1) Full Sized Basketball Court, Sand Volley Ball, Restroom Building and Gathering Plaza

Park Entrance
New entrance with Deceleration Lane
Tie to existing Multi-Use Trail





Dog Park
 2.0 Acre Fenced Dog Park
 Terraced to allow for grade uptake
 and opportunity for shade,
 (2) Picnic Shelters

Parking Area
 Parking for 324 cars
 Extra Wide Median for Water Quality &
 Detention Ponds.
 Shelf for Tree Planting

Tie to existing park drive and
 Multi-Use Trail

Parking Area
 Parking for 26 Cars

Multi-Use Trail Extension
 12' Wide Paved Asphalt Trail Loop.
 Approximately .3 Mile

Multi-Use Trail Loop
 12' Wide Paved Asphalt Trail Loop.
 Approximately .43 Mile.

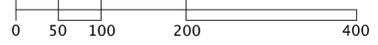
Restroom Building

Rental Pavilion / Plaza Area
 Standard 60' Pavilion with paved plaza
 11,000 SF playground,
 (2) Sand Volleyball Courts
 1.5 Acre Open Lawn
 (2) Picnic Shelters

Teen Area
 Skate Park (Approx. 8,500 SF),
 (2) Half Court Basketball Courts,
 (1) Sand Volley Ball,
 Restroom Building
 and Gathering Plaza

Park Entrance
 New entrance with
 Deceleration Lane
 Tie to existing
 Multi-Use Trail

PERIMETER TRAIL LENGTH - 1.43 MILES
 INTERIOR TRAIL LOOP LENGTH - 1.44 MILES



Dog Park – 2.1 Acres
Terraced to allow for grade uptake and opportunity for shade. Fenced to provide play area for different sized dogs. Two (2) shelters are provided.

Parking Area – 325 Spaces
Extra wide median to accommodate water quality needs and detention

Parking Area – 25 Spaces
Additional parking bay to be constructed within Phase 1 limits to help alleviate parking demands.

Multi-Use Trail Extension
12' wide paved asphalt trail to provide additional trail length and passive policing of teen area. Approximate trail addition .3 mile.

Multi-Use Trail Loop
12' wide paved asphalt trail provides connection to Phase II amenities and provides and additional trail loop to Multi-Use trail circuit. Approximate trail addition .43 mile.

Restroom Building

Rental Pavilion / Playground Area
Standard 60' rental pavilion with paved plaza
11,000 SF playground,
(2) Sand volleyball courts
1.5 Acre open lawn
(2) Picnic Shelters

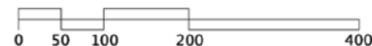
Teen Area

Self flushing skate park (Approx. 8,500 SF)
(2) Half court basketball courts,
(1) Sand volley ball court
Restroom building &
Socialization plaza.

Park Entrance
New park entrance with deceleration lane. Right in, right out only.



PERIMETER TRAIL LENGTH – 1.43 MILES
INTERIOR TRAIL LOOP LENGTH – 1.44 MILES



Dog Park - 2.1 Acres
Terraced to allow for grade uptake and opportunity for shade. Fenced to provide play area for different sized dogs. Two (2) shelters are provided.

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12' wide paved asphalt trail provides connection to Phase II amenities and provides additional trail loop to Multi-Use trail circuit. Approximate trail addition .43 mile.

Restroom Building

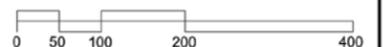
Rental Pavilion / Playground Area
Standard 60' rental pavilion with paved plaza
11,000 SF playground,
1.5 Acre open lawn
(2) Picnic Shelters

Teen Area
Self draining skate park (Approx. 8,500 SF)
(2) Half court basketball courts,
(1) Sand volley ball court
Restroom building & Socialization plaza.

Park Entrance
New park entrance with deceleration lane. Right in, right out only.



PERIMETER TRAIL LENGTH - 1.43 MILES
INTERIOR TRAIL LOOP LENGTH - 1.44 MILES



Prepared for:
Gwinnett County Department of Community Services

Prepared by:



FINAL MASTER PLAN

ALEXANDER PARK - PHASE II

October 28, 2014

TOTAL SITE - 91.1 Acres

PARKING SUMMARY

WEST SIDE
 80 Cars - Plaza / Playground / Meadow / Lawn Courts
 75 Cars - Trail

EAST SIDE
 100 Cars - Plaza / Playground / Open Lawn Area
 50 Cars - Teen Area
 50 Cars - Disc Golf Area
 50 Cars - Dog Park
 75 Cars - Trail

480 Cars - Total Parking Count

Pavilion / Playground Area
 30' pavilion with picnic tables and grills. 5000sf playground with play structures for a variety of age groups and abilities. Access to lawn area and proximate to parking area.

Open Lawn Area
 3-acre irrigated lawn area for unstructured play; kite flying, blanket picnics, views to pond, etc.

Plaza Area
 Paved plaza area with engineered soils to support trees within the paved area. Trellis structure provides shade. Terraced seating area for performances with stair / ramp access to 3 acre irrigated lawn.

Restroom Building

Lawn Courts Area
 30' Pavilion with picnic tables and grills and two regulation sized horseshoe pits

Information / Directional Kiosk

Park Entrance
 Northbound deceleration lane, Southbound left turn lane with 3-way stop off Old Snellville Highway.
 Park Entry has landscaped median divider with park signage. Left and right turn lanes.

Picnic Area
 30' pavilion with picnic tables and grills.

Outdoor Classroom
 Camp fire circle style. Sand set paved area with seating walls

Alexander Lake
 Covered overlook with benches and fishing pier.

Signature Architectural Element
 Farm vernacular with open structure configuration, utilizing natural materials and effective dramatic lighting. Intended to borrow from the former cattle barns that used to be sited on the Alexander Farm.

26 Acre Disc Golf Course
 18 hole disc golf course with tees and baskets laid out to minimize trail user / disc golf user conflicts. Course is laid out with both open and wooded challenges.

Maintenance Building / Yard

Contemplation Area
 Small shelter at Spring Head. Small patio area with trellis, stream bank improvements

Dumpster / Dumpster Pad

Multi-Use Trail System
 12' wide paved asphalt trail connecting all elements of Alexander Park through a series of trail loop options.

Perimeter Trail Loop - 1.43 Miles
 Interior Trail Loop - 1.37 Miles
 Disc Golf Trail Loop - 1.11 Miles
 Dog Park / Playground Trail Loop - .43 Miles
 Lake / Stream Trail Loop - .52 Miles
 West Side Open Lawn Trail Loop - .56 Miles

Bioretention Medians
 Extra wide median islands to accommodate water quality needs. Planted with native shrub and tree species.

Dog Park Area
 2.0 acre fenced dog park with separate gated entrances to different user areas. Water, dog wash, benches, agility equipment, 2 (20x20) shelters with picnic tables provided.

Restroom Building

Information / Directional Kiosk

Teen Area
 Self draining skate park (Approx. 8,500 SF)
 (2) Half court basketball courts,
 (1) Sand volley ball court
 Restroom building & Socialization plaza.

Spur Trail Connection
 8' wide spur trail connection to adjacent property.

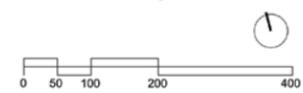
Park Entrance
 New park entrance with deceleration lane. Right in, right out only.

Spur Trail Connection
 8' wide spur trail connection to adjacent property.

Boardwalk
 .3 mile stream side boardwalk with connection to paved multi-use trail.

Soft Surface Trail Loop
 1.02 mile soft surface trail loop. Graded to maintain "natural" terrain and slopes for a variety of workout options.

Rental Pavilion / Playground Area
 60' rental pavilion with paved plaza, picnic tables and grills, 11,000 SF playground with shade sails and shaded seating area, 1.5 Acre open lawn for unstructured play, 30' pavilion with picnic tables & grill.



Prepared for:
 Gwinnett County Department of Community Services



MASTER PLAN
ALEXANDER PARK
 October 28, 2014

SECTION APPENDICES

6.0

Appendix A: Cost Estimate	page 35
Appendix B: Cost Comparisons for Prioritization Discussion	page 41
Appendix C: Meeting Minutes	page 47

APPENDICES

Appendix A: Cost Estimate

Refer to the attached itemized Master Plan level Spreadsheet



**FINAL COST ESTIMATE FOR
ALEXANDER PARK PHASE II
GWINNETT COUNTY DEPARTMENT OF
COMMUNITY SERVICES**

October 28, 2014

INFRASTRUCTURE				
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
<i>SITE PREPARATION</i>				
TREE PROTECTION	800	LF	\$4.00	\$3,200.00
VEGETATIVE CLEAR & GRUB	15	AC	\$700.00	\$10,500.00
TOPSOIL REMOVAL, STOCKPILE, ROLL	1	LS	\$40,000.00	\$40,000.00
MASS GRADING (Phase II Site Area)	46,000	CY	\$3.00	\$138,000.00
STAKING	10	AC	\$2,000.00	\$20,000.00
<i>ROADWAY / PARKING</i>				
DECELERATION LANE	1	LS	\$25,000.00	\$25,000.00
ROADWAY / PARKING ASPHALT-STANDARD (Includes base)	13,700	SY	\$28.00	\$383,600.00
ROADWAY / PARKING STRIPING	1	LS	\$5,000.00	\$5,000.00
ROADWAY/ PARKING LIGHTING	35	EA	\$9,000.00	\$315,000.00
RAISED CROSSWALK (STANDARD)	7	EA	\$2,000.00	\$14,000.00
LANDSCAPE (Parking areas)	1	LS	\$25,000.00	\$25,000.00
<i>WATER MANAGEMENT</i>				
FINE GRADING	1	LS	\$10,000.00	\$10,000.00
STORM DRAINAGE				
PIPE - 24" DIAM	1280	LF	\$40.00	\$51,200.00
PIPE - 24"-48" FLARED SECTIONS	2	EA	\$1,800.00	\$3,600.00
DRAINAGE STRUCTURES(Includes excavation, backfill, & compaction)	1	LS	\$2,650.00	\$2,650.00
CIP STRUCTUES (Includes excavation, backfill & compaction)	1	LS	\$60,000.00	\$60,000.00
PERMANENT GRASSING	1	LS	\$12,000.00	\$12,000.00
LANDSCAPE (Bioretention POND Plantings)	1	LS	\$50,000.00	\$50,000.00
4' BLACK VINYL PEDESTRIAN FENCING	580	LF	\$25.00	\$14,500.00
<i>UTILITIES</i>				
SANITARY SEWER	1	LS	\$38,000.00	\$38,000.00
WATER SERVICE	1	LS	\$74,000.00	\$74,000.00
ELECTRICAL SERVICE	1	LS	\$15,000.00	\$15,000.00
FIRE HYDRANT (Includes hydrant, fittings, valve box, mainline tee)	3	EA	\$3,250.00	\$9,750.00
			INFRASTRUCTURE SUBTOTAL	\$1,320,000.00
PAVILION / PLAYGROUND / PICNIC AREA / GREAT LAWN				
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
EROSION CONTROL FENCING	937	LF	\$3.50	\$3,279.50
FINE GRADING	2,500	CY	\$3.00	\$7,500.00
STAKING	2.3	AC	\$2,000.00	\$4,600.00
RESTROOM BUILDING (Includes Slab)	1	LS	\$130,000.00	\$130,000.00
COVERED SHELTER - 20' (Includes slab)	2	LS	\$25,000.00	\$50,000.00
60' PICNIC PAVILION (Includes Slab)	1	LS	\$75,000.00	\$75,000.00
PLAZA AREA - CONCRETE SURROUND	4,850	SF	\$4.50	\$21,825.00

PLAZA AREA - PERMEABLE PAVERS	2,500	SF	\$6.00	\$15,000.00
STRUCTURAL SOILS	50	CY	\$25.00	\$1,250.00
TREE GRATES	8	EA	\$500.00	\$4,000.00
PLAY STRUCTURES	1	LS	\$250,000.00	\$250,000.00
ENGINEERED WOOD CHIP MULCH -12" DEPTH	11,000	CF	\$7.50	\$82,500.00
SUNSHADES	1	LS	\$40,000.00	\$40,000.00
<i>AMENITIES</i>				
TRASH RECEPTACLES	4	EA	\$450.00	\$1,800.00
PICNIC TABLES @ PAVILION	8	EA	\$1,500.00	\$12,000.00
PICNIC TABLES @ SHELTERS	2	EA	\$1,500.00	\$3,000.00
BENCH SWINGS	3	EA	\$1,800.00	\$5,400.00
CONCRETE PAD FOR BENCH SWINGS (5' x 14')	70	SF	\$4.50	\$315.00
BIKE RACKS	1	EA	\$600.00	\$600.00
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)	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	1	LS	\$20,000.00	\$20,000.00
SOD (LAWN AREA)	65,350	SF	\$0.45	\$29,407.50
IRRIGATION	1	EA	\$40,000.00	\$40,000.00
PAVILION / PLAYGROUND / PICNIC AREA SUBTOTAL				\$808,902.00
TEEN RECREATION AREA				
	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
EROSION CONTROL FENCING	600	LF	\$3.50	\$2,100.00
FINE GRADING	1,900	CY	\$3.00	\$5,700.00
STAKING	1.18	AC	\$2,000.00	\$2,360.00
RESTROOM BUILDING (Includes Slab)	1	LS	\$130,000.00	\$130,000.00
CONCRETE PLAZA AREA	11,000	SF	\$4.50	\$49,500.00
PLAZA AREA - PERMEABLE PAVERS	5,000	SF	\$6.00	\$30,000.00
STRUCTURAL SOILS	95	CY	\$25.00	\$2,375.00
TREE GRATES	10	EA	\$500.00	\$5,000.00
HALF COURT BASKETBALL COURT	2	EA	\$60,000.00	\$120,000.00
GRANITE FACED SEATING WALL	30	LF	\$60.00	\$1,800.00
SELF FLUSHING SKATE PARK (8,500 SF)	1	LS	\$300,000.00	\$300,000.00
SAND VOLLEYBALL COURT	1	LS	\$25,000.00	\$25,000.00
<i>AMENITIES</i>				
BIKE RACKS	1	EA	\$600.00	\$600.00
CONCRETE PAD FOR BIKE RACK	50	SF	\$4.50	\$225.00
WATER FOUNTAIN (FREEZE RESISTANT)	1	EA	\$3,000.00	\$3,000.00
CONCRETE PAD FOR WATER FOUNTAIN (10x10)	100	SF	\$4.50	\$450.00
TRASH RECEPTACLES	5	EA	\$450.00	\$2,250.00
BENCHES	4	EA	\$1,000.00	\$4,000.00
LANDSCAPE (Reforest Slopes)	1	EA	\$30,000.00	\$30,000.00
TEEN RECREATION AREA SUBTOTAL				\$714,360.00

<i>OFF-LEASH DOG PARK</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
EROSION CONTROL FENCING	1,300	LF	\$3.50	\$4,550.00
FINE GRADING	3,200	CY	\$3.00	\$9,600.00
STAKING	2.1	AC	\$2,000.00	\$4,200.00
SUBSURFACE DRAINAGE - SAND	1	LS	\$15,000.00	\$15,000.00
STRUCTURAL SOILS-	1,740	CY	\$25.00	\$43,500.00
SOD FOR TURF GRASS	93,681	SF	\$0.45	\$42,156.45
COVERED SHELTER - 20'	2	LS	\$25,000.00	\$50,000.00
<i>AMENITIES</i>				
6' BLACK VINYL PERIMTER FENCIENG (INCLUDES SERVICE GATE)	2,000	LF	\$25.00	\$50,000.00
DOUBLE GATE ENTRANCE (INCLUDES CONCRETE ENTRY)	1	EA	\$2,000.00	\$2,000.00
TRASH RECEPTACLES	3	EA	\$450.00	\$1,350.00
CONCRETE PAD FOR TRASH RECEPTACLES (5'X5')	75	SF	\$4.50	\$337.50
BENCHES	6	EA	\$1,000.00	\$6,000.00
CONCRETE PAD FOR BENCHES (5' x 10')	300	SF	\$4.50	\$1,350.00
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 DISHFILLER (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	\$40,000.00	\$40,000.00
IRRIGATION	1	LS	\$15,000.00	\$15,000.00
OFF-LEASH DOG PARK SUBTOTAL				\$343,506.45
<i>TRAIL SYSTEM</i>	<i># OF UNITS</i>	<i>UNITS</i>	<i>COST/UNIT</i>	<i>ITEM TOTAL</i>
EROSION CONTROL FENCING	2,300	LF	\$3.50	\$8,050.00
FINE GRADING	2,500	CY	\$3.00	\$7,500.00
STAKING	1.5	AC	\$2,000.00	\$3,000.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -2" ASPHALT	56,400	SF	\$3.00	\$169,200.00
12' WIDE - ASPHALT MULTI USE TRAIL SECTION -4" GAB	700	CY	\$15.00	\$10,500.00
8' WIDE - MU CONNECTOR TRAIL -2" ASPHALT	5,075	SF	\$3.00	\$15,225.00
8' WIDE - ASPHALT MULTI USE TRAIL SECTION -4" GAB	65	CY	\$15.00	\$975.00
6' WIDE CONCRETE SIDEWALK	3,000	SF	\$4.50	\$13,500.00
<i>AMENITIES</i>				
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	3	EA	\$450.00	\$1,350.00
CONCRETE PAD FOR TRASH RECEPTACLES (5'X5')	75	SF	\$4.50	\$337.50
SIGNAGE	1	LS	\$10,000.00	\$10,000.00
REMOVABLE BOLLARDS	8	EA	\$1,500.00	\$12,000.00
TRAIL SYSTEM SUBTOTAL				\$261,437.50

<i>MISCELLANEOUS</i>	# OF UNITS	UNITS	COST/UNIT	ITEM TOTAL
CONSTRUCTION SIGN	1	LS	\$400.00	\$400.00
NEW PARK ENTRANCE SIGN	1	LS	\$10,000.00	\$10,000.00
SIGNAGE (PARK RULES, TRAFFIC-PARKING)	1	LS	\$25,000.00	\$25,000.00
NPDES	1	LS	\$5,000.00	\$5,000.00
MISCELLANEOUS SUBTOTAL				\$40,400.00
TOTAL PHASE II MASTER PLAN -- GRAND SUBTOTAL				\$3,488,605.95
MOBILIZATION, FEES, BONDS, ETC. (10% TOTAL)				\$348,860.60
SUBTOTAL				\$3,837,466.55
12% CONTINGENCY FOR MASTER PLAN LEVEL COST ESTIMATE				\$460,495.99
SUBTOTAL				\$4,297,962.53
10% DESIGN, ENGINEERING AND PROGRAM MANAGEMENT FEES				\$429,796.25
PROJECT TOTAL				\$4,727,758.78

<p>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.</p>	
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APPENDICES

Appendix B: Cost Comparisons for Prioritization Discussion
Refer to the attached itemized Master Plan level Spreadsheet

**ALEXANDER PARK - PHASE II
COST COMPARISON SCENARIOS**

October 28, 2014

	AT OR BELOW BUDGET
	SLIGHTLY ABOVE BUDGET
	OVER BUDGET

1	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
		\$	2,753,554.92

2	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park (No Shelters)	\$	397,759.60
	Restroom + Utilites	\$	262,231.20
		\$	2,685,794.58

3	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + PLAYGROUND, PAVILION, LAWN + RESTROOM		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Playground Pavilion Lawn	\$	909,206.39
	Restroom + Utilites	\$	262,231.20
		\$	3,197,241.37

4	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + PLAYGROUND, PAVILION, LAWN + RESTROOM		
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$	1,250,927.73
	MU Trail (Eliminate Upper Loop)	\$	242,027.20
	Frontage 6' Connector Trail	\$	24,478.98
	Miscellaneous	\$	54,750.08
	Playground Pavilion Lawn	\$	909,206.39
	Restroom + Utilites	\$	262,231.20
		\$	2,743,621.58

5	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + PAVILION, LAWN + RESTROOM + (2) VOLLEYBALL		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Pavilion Lawn	\$	411,102.63
	Restroom + Utilites	\$	262,231.20
	Teen Area - 2 Sand Volleyball	\$	74,536.00
		\$	2,773,673.61

6	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + PAVILION, LAWN + RESTROOM + (2) VOLLEYBALL		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Pavilion Lawn (No Shelters)	\$	354,300.10
	Restroom + Utilites	\$	262,231.20
	Teen Area - 2 Sand Volleyball	\$	74,536.00
		\$	2,716,871.08

7	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + SKATE PARK		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Skate Park	\$	474,320.00
		\$	3,227,874.92

8	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + SKATE PARK		
	Infrastructure (Paved upper lot - grassed lower)	\$	1,298,956.49
	MU Trail (Eliminate Trail Section below Dog Park)	\$	288,843.94
	Miscellaneous	\$	54,750.08
	Dog Park (No Shelters)	\$	397,759.60
	Restroom + Utilites	\$	262,231.20
	Skate Park	\$	474,320.00
		\$	2,776,861.31

**ALEXANDER PARK - PHASE II
COST COMPARISON SCENARIOS**

October 28, 2014

	AT OR BELOW BUDGET
	SLIGHTLY ABOVE BUDGET
	OVER BUDGET

9	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + BASKETBALL		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Teen Area (2) 1/2 Ct. Basketball	\$	189,728.00
		\$	2,943,282.92

10	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + BASKETBALL		
	Infrastructure (Paved upper lot - grassed lower)	\$	1,298,956.49
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Teen Area (2) 1/2 Ct. Basketball	\$	189,728.00
		\$	2,625,485.81

11	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + VOLLEYBALL		
	Infrastructure (Completely Paved)	\$	1,616,753.60
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park (No Shelters)	\$	397,759.60
	Restroom + Utilites	\$	262,231.20
	Teen Area - 2 Sand Volleyball	\$	74,536.00
		\$	2,760,330.58

12	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + RESTROOM + DOG PARK + BASKETBALL		
	Infrastructure (Paved upper lot - grassed lower)	\$	1,298,956.49
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Teen Area - 2 Sand Volleyball	\$	74,536.00
	Teen Area (2) 1/2 Ct. Basketball	\$	189,728.00
		\$	2,700,021.81

13	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM + BBALL + VBALL		
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$	1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Teen Area - 2 Sand Volleyball	\$	74,536.00
	Teen Area (2) 1/2 Ct. Basketball	\$	189,728.00
		\$	2,651,993.05

14	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM + SKATE PARK		
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$	1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park (No Shelters)	\$	397,759.60
	Restroom + Utilites	\$	262,231.20
	Skate Park	\$	474,320.00
		\$	2,794,288.71

15	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM + SM. SKATE + VBALL		
	Infrastructure (Lower Lot Paved - upper lot grassed)	\$	1,250,927.73
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Skate Park (4K-5K SF w/ plaza area)	\$	237,160.00
	Teen Area - 2 Sand Volleyball	\$	74,536.00
		\$	2,699,425.05

16	INFRASTRUCTRE / MU TRAIL / MISCELLANEOUS + DOG PARK + RESTROOM + SM. SKATE + VBALL		
	Infrastructure (Paved upper lot - grassed lower)	\$	1,298,956.49
	MU Trail (Entire Phase II Trail System)	\$	354,300.10
	Miscellaneous	\$	54,750.08
	Dog Park	\$	465,519.94
	Restroom + Utilites	\$	262,231.20
	Skate Park (4K-5K SF w/ plaza area)	\$	237,160.00
	Teen Area - 2 Sand Volleyball	\$	74,537.00
		\$	2,747,454.81

**ALEXANDER PARK - PHASE II
COST COMPARISON SCENARIOS**

October 28, 2014

	AT OR BELOW BUDGET
	SLIGHTLY ABOVE BUDGET
	OVER BUDGET

17	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + PAVILION, LAWN + RESTROOM + BBALL + SM. SKATE
	Infrastructure (Lower Lot Paved - upper lot grassed) \$ 1,250,927.73
	MU Trail (Entire Phase II Trail System) \$ 354,300.10
	Miscellaneous \$ 54,750.08
	Pavilion Lawn (No Shelters) \$ 354,300.10
	Restroom + Utilites \$ 262,231.20
	Teen Area (2) 1/2 Ct. Basketball \$ 189,728.00
	Skate Park (4K-5K SF w/ plaza area) \$ 237,160.00
	\$ 2,703,397.21

18	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + PAVILION, LAWN + RESTROOM + BBALL + SM. SKATE
	Infrastructure (Paved upper lot - grassed lower) \$ 1,298,956.49
	MU Trail (Entire Phase II Trail System) \$ 354,300.10
	Miscellaneous \$ 54,750.08
	Pavilion Lawn (No Shelters) \$ 354,300.10
	Restroom + Utilites \$ 262,231.20
	Teen Area (2) 1/2 Ct. Basketball \$ 189,728.00
	Skate Park (4K-5K SF w/ plaza area) \$ 237,160.00
	\$ 2,751,425.97

19	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + LAWN + RESTROOM + DOG PARK + SM. SKATE
	Infrastructure (Lower Lot Paved - upper lot grassed) \$ 1,250,927.73
	MU Trail (Entire Phase II Trail System) \$ 354,300.10
	Miscellaneous \$ 54,750.08
	Restroom + Utilites \$ 262,231.20
	Lawn Area (Irrigated) w/ Shelters \$ 250,712.00
	Dog Park (No Shelters) \$ 397,759.60
	Skate Park (4K-5K SF w/ plaza area) \$ 237,160.00
	\$ 2,807,840.71

20	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + LAWN + RESTROOM + DOG PARK + SM. SKATE
	Infrastructure (Lower Lot Paved - upper lot grassed) \$ 1,250,927.73
	MU Trail (Entire Phase II Trail System) \$ 354,300.10
	Miscellaneous \$ 54,750.08
	Restroom + Utilites \$ 262,231.20
	Lawn Area (Irrigated) No shelters \$ 174,407.46
	Dog Park (No Shelters) \$ 397,759.60
	Skate Park (4K-5K SF w/ plaza area) \$ 237,160.00
	\$ 2,731,536.17

21	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + RESTROOM + PLAYGROUND & LAWN + SM. SKATE
	Infrastructure (Lower Lot Paved - upper lot grassed) \$ 1,250,927.73
	MU Trail (Entire Phase II Trail System) \$ 354,300.10
	Miscellaneous \$ 54,750.08
	Restroom + Utilites \$ 262,231.20
	Playground & Lawn (No shelters) \$ 656,766.00
	Skate Park (4K-5K SF w/ plaza area) \$ 237,160.00
	\$ 2,816,135.11

22	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + LAWN + RESTROOM + DOG PARK + SM. SKATE
	Infrastructure (Paved upper lot - grassed lower) \$ 1,298,956.49
	MU Trail (Entire Phase II Trail System) \$ 354,300.10
	Miscellaneous \$ 54,750.08
	Restroom + Utilites \$ 262,231.20
	Lawn Area (Irrigated) No shelters \$ 174,407.46
	Dog Park (No Shelters) \$ 397,759.60
	Skate Park (4K-5K SF w/ plaza area) \$ 237,160.00
	\$ 2,779,564.93

23	INFRASTRUCTURE / MU TRAIL / MISCELLANEOUS + RESTROOM + PLAYGROUND & LAWN + VBALL
	Infrastructure (Lower Lot Paved - upper lot grassed) \$ 1,250,927.73
	MU Trail (Entire Phase II Trail System) \$ 354,300.10
	Miscellaneous \$ 54,750.08
	Restroom + Utilites \$ 262,231.20
	Playground & Lawn w/ Shelters \$ 733,064.00
	Teen Area - 2 Sand Volleyball \$ 74,536.00
	\$ 2,729,809.11

APPENDICES

Appendix C: Meeting Minutes

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

Alexander Park Phase II – Concept Meeting

Minutes from: 09.10.2014 Concept Meeting

Attendees: Gwinnett County Department of Community Services –Grant Guess, Rex Schuder,

jB+a - Raigan Carr

Steering Committee participants: Chad Smith, Robert Merritt, Denise Widzgowski, Ed Nicols, Kim Nelson, Anna Coppedge, Kimberly Force, Randy Travis, Rick Sullivan, Pam Dietz, Jamie Kasman, Lois Allen

Location: Gwinnett County Justice and Administration Building (Conf. A)

Time: 6:30pm

On September 2, 2014 the Concepts for Phase II of Alexander Park were presented to Gwinnett County Parks Staff. Concepts were revised prior to presentation to steering committee to reflect comments made by staff during this meeting. Staff Comments are as follows:

- Increase the amount of parking for Phase II to at least 350 parking spaces
- Locate sand volleyball court away from basketball courts, etc. to keep sand from blowing onto them.
- Replace ½ court basketball with (2) full sized basketball courts
- Add (2) sand volleyball courts
- Separate 60' pavilion playground area from teen area
- Include concession restroom building similar to the one at Duncan Creek

After further discussion with staff revised original comments related to the following:

- Provide 2 ½ court basketball courts and 1 full sized basketball court
- Provide 1 sand volleyball court
- Eliminate concession restroom building but provide concrete access pad for food truck.

Steering Committee Presentation

Grant Guess opened the meeting and welcomed the Original Steering Committee Members back for Phase II of the Park Master Plan.

Reintroductions then commenced with several of the committee members adding positive comments regarding the park.

“People drive from all over the County to visit Alexander Park.”,

“The Park got people off the street and gave them somewhere to go.”

“Alexander Park is definitely an asset to the neighborhood”

“The development of Alexander Park surpassed all my expectations of what the park would be!”

Rex Schuder then commented on the packet of materials sent out to Steering Committee Members; explaining the justification for removing the soccer fields from the original master plan for Alexander Park. (Essentially, opportunities for soccer field placement opened up at other nearby parks before Phase II of Alexander Park could be constructed so the need for soccer in this location has been negated.

The committee was asked to vote to approve the exclusion of the soccer fields in a revised Master Plan. Committee members had questions prior to the vote:

1. Would a soccer field in the park reduce the wear on the existing lawn area? *People are going to play soccer wherever there is a surface flat enough to kick a ball around. If you include a soccer field in the park, youth soccer will more than likely take it over. There is the potential to modify the existing terrain of the lawn area (mild undulations) so that it becomes an area that is not conducive to soccer play.*
2. If we include another open lawn area, how do we keep people from tearing up the lawn? *Another open lawn area could also take on an amorphic shape which would also discourage soccer play.*
3. How many people are using the park? *A lot! Facilities may know a rough estimate, but we would need to do a study to determine accurate numbers. The popularity of the park has surpassed what we expected.*

A vote to exclude soccer in the revised park Master Plan was taken which passed unanimously. *"The passive nature of the park needs to thrive"*

Raigan Carr then presented the concepts for Phase II of Alexander Park.

Concept 1

- Layout mostly resembles what was planned in the original master plan, except that the teen recreation area has been moved to the north to fill the space where the soccer fields were.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Parking provided includes 26 additional parking spaces within the developed area of the park and 357 parking spaces within the new section. Wide medians have been provided for water quality and detention. Additional detention ponds have been located on site.
- Teen Recreation Area located at northern side of parking area to allow separation between family area and teen area. Located for passive policing from parking area.
- Teen area includes sand volleyball court, 2 ½ court basketball courts and 1 full sized court, a 13,000sf skate park, restroom building and small gathering lawn.
- Since the Teen Area is separated from the rest of the park a strong pedestrian connection is necessary. The Concept shows raised crosswalks in two locations which tie the uses together.
- 60' Pavilion, plaza area, 5000sf playground with tricycle path, .75 acre lawn area and restroom building are located to the south of the parking area.
- A .25 mile "Mothers Loop" surrounds the family area
- A 2 acre dog park is situated south of the Pavilion Playground area. With access to the multiuse trail.

Concept 2

- Layout pushed the parking to the perimeter of the park and allows for a separation of vehicular and pedestrian uses. Multi use trail never crosses a vehicular road.
- Parking provided includes 26 additional parking spaces within the developed area of the park and 392 parking spaces within the new section. Wide medians have been provided for water quality and detention. Additional detention ponds have been located on site.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Pavilion / playground are and Dog Park are contained within a .25 mile loop and provides a substantial horizontal and vertical separation between these uses and the Teen Recreation Area.

- 60' Pavilion, plaza area, 5000sf playground with tricycle path, and .6 acre lawn area are located to be seen from the terminus of the main drive before turning into the new parking area.
- A 1.935 acre dog park is situated south of the Pavilion Playground area with the intent of carrying the "kept" lawn appearance. Provides additional separation between the Pavilion Plaza area and the Teen Recreation area.
- A standard restroom building is located between the two uses.
- Teen Recreation Area is located near the second entrance off SR 124 on a lower plateau to allow separation between family area and teen area. Located for passive policing from SR 124, the Multi-use trail and the parking area.
- Teen area includes a sand volleyball court, 2 ½ court basketball courts and 1 full sized court, a 13,000sf skate park, and restroom building.

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

1. Is there going to be an issue with people U-turning at Sugarloaf Parkway to access the park? *Potentially. There is the possibility of talking to GDOT about getting a "no U-turn" sign placed to discourage it, could also consider additional way-finding signage to encourage people to head toward the park entrance on Old Snellville.*
2. Is there a possibility of getting a median cut and light so that U-turning would be discouraged? *Scenic Highway 124 is a state road, chances of getting a median cut and light are slim.*
3. Do we actually have to have the second entrance? It just seems like the right in right out isn't going to work very well if we can't get a median cut. Is there even room for it? *Couldn't it be further south closer to the light? The location shown in the concepts reflects what was in the original master plan. During that study we looked at length at the best possible location and this was it. With all the additional parking that is being planned for Phase II the second entrance is absolutely necessary.*
4. Do the basketball and skate park have to be in the park; we've been encouraged to take basketball out of our neighborhood because it causes nothing but problems. What is the county finding? Basketball and the skate park were part of the original master plan, we can vote to take it out. The problems that the County has had have been mostly out at Bay Creek however, these problems have lessened. We've also found that with a study done in 1999 that the most popular sport for teen boys ages 13-14 is pick-up basketball across every racial background.
5. I like the idea of giving the teens something to do. If you don't give them something to do they are going to provide themselves with things to do; and some of those things aren't good.
6. I'd like to see the Teen area moved out of the center of the park. If we could move it to the north east section above the parking and provide a loop trail for people to keep an eye on them, I'd like that. We have this beautiful open space; I'd hate for it to get messed up by having the teen area right in the middle of it. The passive nature of the park needs to be the first thing you see at the second entrance.
7. Instead of the full sized basketball court, could we substitute another sand volleyball court?
8. Are skate parks as big a deal as they used to be? *They are and even bigger deal today because everyone skates, it bridges all ethnicities.*

Based on comments made by the steering committee it was determined that Concept 2 was favored. The Committee requested modifications to create a hybrid plan for approval by Gwinnett County Staff and the Committee prior to moving on to the Preliminary Master plan. These modifications included the following:

Concept 2 will be the basis for the Hybrid Concept Plan with some modifications (Votes Unanimous)

Modifications include:

1. Teen area will be relocated to the North east corner of the park above the parking area. Basketball must only be half-court, and the skate park size must be reduced from 13,000 sq. ft. to 8,500 sq. ft.
2. Parking will be shifted to accommodate a loop of the multiuse trail to pass by the teen area for passive policing and tie back into the existing trail near the maintenance building.
3. The alignment of the entrance road will be adjusted to that traffic flows to the north near the teen area; again to aid in passive policing.
4. Medians will be made even wider to accommodate as much storm water as possible to try to eliminate open detention on site.
5. The playground size will be increased to 11,000 to 12,000 sq. ft.
6. Sand Volleyball can be placed at both the Pavilion and Teen zones.

This portion of the meeting was adjourned.

Scheduling of the Preliminary Master Plan Presentation and final Master Plan Presentation then commenced. Presentation dates are as follows:

October 14th, 2014 – Preliminary Master Plan Meeting
(Tuesday 6:30pm, GJAC Conf. A)

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

October 28th, 2014 – Final Master Plan Meeting
(Tuesday 6:30pm GJAC Conf. B)

jB+a will present a graphic of the Final Master Plan of Alexander Park Phase II for review and comment. A Final cost estimate will be distributed to the Steering Committee and phasing options will be discussed.

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

**Alexander Park Phase II –
Preliminary Master Plan Meeting**

Minutes from: 10.14.2014 Preliminary Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Rex Schuder

jB+a - Raigan Carr

Steering Committee participants: Chad Smith, Robert Merritt, Ed Nicols, Anna Coppedge, Pam Dietz, Wojteck Wysocki

Location: Gwinnett County Justice and Administration Building (Conf. B)

Time: 6:30pm

Rex Schuder gave a brief recap of the Concept Meeting held on 09.10.2014 and the results of the meeting which led to the development of a Hybrid Concept Plan which incorporated the following modifications:

1. Teen area will be relocated to the North east corner of the park above the parking area. Basketball must only be half-court, and the skate park size must be reduced from 13,000 sq. ft. to 8,500 sq. ft.
2. Parking will be shifted to accommodate a loop of the multiuse trail to pass by the teen area for passive policing and tie back into the existing trail near the maintenance building.
3. The alignment of the entrance road will be adjusted to that traffic flows to the north near the teen area; again to aid in passive policing.
4. Medians will be made even wider to accommodate as much storm water as possible to try to eliminate open detention on site.
5. The playground size will be increased to 11,000 to 12,000 sq. ft.
6. Provide shade for the Dog Park by flipping the dog park and playground complex and providing terraces that can be replanted with shade trees.

A graphic plan of the Hybrid Concept was sent out to all committee members for comment and upon receiving no additional feedback, the Hybrid Concept was developed in to the Preliminary Master Plan.

The Preliminary Master Plan was then presented by Raigan Carr.

- Layout keeps the parking at the perimeter of the park and provides extremely wide medians for water quality and detention.
- Parking provides spaces for a total of 350 cars; 25 spaces are located in the Phase I portion of the park to help alleviate parking problems.
- Second entrance provided off of Scenic Highway 124 (SR 124). Deceleration lane to be provided per GDOT. Right in right out only.
- Entrance drive off SR 124 has been rerouted so that the main drive passes by the teen recreation area, that has been relocated to the NE corner of the park, for passive policing.
- Seven (7) raised pedestrian crosswalks are provided across the parking areas, linking the various uses of the park. Two of the crosswalks are aligned across the wide median.
- Dog Park and Playground Complex have been shifted as in the Hybrid Plan to allow for the planting of trees on terraced slopes and provide shade for the Dog Park. (The trees needed for shade will not obscure the open view across the disc golf course from the park drive in this location)

- 60' Pavilion, plaza area, 11,000sf playground, two (2) sand volleyball courts and 1.5 acre lawn area are located to be so that the open view from the park drive towards the south / southwest can be maintained
- A standard restroom building is located between the Dog Park and the Pavilion / Playground for shared use.
- Teen Recreation Area has been relocated to the northeast corner of the park site as requested. The Teen area includes a sand volleyball court, 2 ½ court basketball courts, a reduced size skate park (8,500SF), and restroom building.

Questions / Comments

1. Will the park be lighted and open at night? *No, Operations prefers a sun up to sun down park.*
2. Could a portion of the trail or trail loop potentially be lighted? *The only areas of the park slated to be lit are the parking lot, the restroom building and the rental pavilion and then only when the pavilion has been reserved for use.*
3. More people would be able to use the park if it were lighted.
4. Can we go to Operations and say that they are cutting park usage by at least 30% during off season? Why can't the winter hours be extended to match summer hours?
5. If Operations are so worried about the cost could they look into forming a partnership with a company or someone that could advertise to help pay for the power?
6. There are more efficient lighting types out there these days, has the County looked into these to save money? *County is currently using the more efficient LED lighting; spending more money upfront to save on the end.*
7. I drive by Bethesda Park after games and those sports fields are lit up like a candle even after everyone goes home, but we can't get a small portion of a trail lit? *It is not the tradition of Gwinnett Parks to light trails in passive parks. We will inform parks management that the committee remains interested in lighting some portion of the trail system for winter evening use.*
8. Would pressure from the State Government help? *No.*

NOTE: Due to the volume of discussion pertaining to lighting, a vote was taken to determine how many Steering Committee members were interested in requesting that Operations consider lighting a portion of the multiuse trail. Five out of six passed this request.

9. What about a sidewalk along SR 124; do we need one? *GDOT requires all new construction to have a sidewalk on the frontage. Our multiuse trails come so close the frontage that we have been allowed to use them as the sidewalk. We will, however, need to extend a spur trail from the Multiuse trail to the southeastern corner.*
10. Do we need to have three (3) sand volley ball courts? Can we eliminate the two that are at the pavilion playground area or move them? I don't want to see sand volleyball as I drive into the park. *We could move them.*
11. I don't like the Pavilion Playground at the entrance; I want to keep it open to the view. *If we move / take out the volleyball, the view will open up. We also want folks in the picnic pavilion to have a clear view across the open space to the south-southwest.*
12. What type of problem will it cause if we remove the sand volleyball at the pavilion; will it open up the space where people could have a pick-up game of soccer and mess up the grass? *If we remove the volleyball we could adjust the grades so that the slope is not conducive for a pick-up game, but is still usable for other activities such as picnicking or children playing.*
13. How do we make sure the park remains as a passive park? *Would need to get the Board of Commissioners to place it under a Conservation Easement.*

14. Would the park ever be able to be changed if it were placed under a Conservation Easement? *The Conservation Easement would ensure that the park never converts to an active recreation park.*
15. I think we need to get the Board of Commissioners to place the park under a Conservation Easement!
16. Has there been any discussion about trying to acquire the 100 acres Ms. Ezzard owns south of the park? It's pretty swampy down by Pugh Creek but that additional acreage could turn the boardwalk we originally proposed into something special. *The County has not approached the Ezzards recently about acquiring the land.*

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

1. Remove the sand volleyball courts at the Pavilion / Playground Area
2. Add a spur trail from the MU trail to the SE corner of the site frontage.

NOTE: A vote was taken to advance the preliminary master plan with revisions to the final master plan level. It was approved unanimously.

The Preliminary Cost Estimate was then passed out. Based on Preliminary Costs and the budget available for Phase II of Alexander Park, it was determined that not all elements of Phase II will be able to be constructed at this time. Prior to the next meeting the Steering Committee was asked to consider elements they would potentially like to see constructed in this next phase and to be prepared to discuss their opinions at the next meeting

Meeting was adjourned

Next Meeting

October 28th, 2014 – Final Master Plan Meeting
(Tuesday 6:30pm GJAC Conf . B)

jB+a will present a graphic of the Final Master Plan of Alexander Park Phase II for review and comment. A Final cost estimate will be distributed to the Steering Committee and phasing options will be discussed.

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

**Alexander Park Phase II –
Final Master Plan Meeting**

Minutes from: 10.28.2014 Final Master Plan Meeting

Attendees: Gwinnett County Department of Community Services –Rex Schuder

jB+a - Raigan Carr

Steering Committee participants: Chad Smith, Robert Merritt, Ed Nicols, Anna Coppedge, Pam Dietz, Wojteck Wysocki, Denise Widzowski, Lois Allen, Randy Travis

Location: Gwinnett County Justice and Administration Building (Conf. B)

Time: 6:30pm

Rex Schuder gave a brief recap of the Preliminary Master Plan Meeting held on 10.14.2014 and the results of the meeting which led to the development of a Final Master Plan which incorporated the following modifications:

1. Remove the sand volleyball courts at the Pavilion / Playground Area
2. Add a spur trail from the MU trail to the SE corner of the site frontage.

Given the limited budget of Phase II, the majority of this meeting focused on the prioritization of the park elements to be constructed during this phase. jB+a broke out costs of each park element (including contingency percentages), separated the multiuse trail into three sections; upper (above parking areas), middle (travels along the southern part of the parking, and lower (section of trail below the dog park and pavilion / playground area), separated costs of the infrastructure and included figures that provided costs for paving the entire parking area, only the upper lot or only the lower lot, to allow for more options.

NOTE: A vote was taken to accept the Alexander Park Phase II graphic as the guiding document for the development of Phase II. (Passed unanimously.)

The Steering Committee members were given a revised cost estimate and a cost comparison document which outlined costs for 23 different potential park element scenarios to help during the prioritization process. Discussion is as follows:

Prioritization discussion

1. At the Preliminary Master Plan meeting it was discussed that we might want to focus on what the park does not have.
 - a. The park doesn't have a dog park. I think we need to include it as a top priority so that we can provide an activity that we don't already have.
 - b. The restroom building would then be included with the dog park; they would come as a package deal.
2. Which of the recreation elements does the committee deem as priority?
 - a. The existing Multiuse trail is heavily used, so I think the extension of the trail should be a priority.
 - b. Maybe we don't have to do the entire trail.
 - c. I think the playground should be a top priority. There are kids at the existing playground all the time; it is used by a lot of neighbors.

- d. If we have the playground, do we have to have the pavilion or could we just include a shelter? *The pavilion does not have to be constructed with the playground and depending on budget; one or both shelters could be constructed in its place.*
- e. If the pavilion isn't there would it provide space for a pickup soccer game to be played in that area? *Not necessarily. The site could be graded so that it is not conducive to that kind of play.*
- f. If we do the playground and dog park area, then I think the middle trail loop needs to go in.
- g. Could we scale down the size of the playground and use the extra money for more trails? *The future installation of the pavilion warrants a larger playground at this location. The existing playground is a smaller one and is limited on the experiences it can provide because of its size. A larger playground will be able to provide a larger variety of play experiences.*

Prioritization is as follows:

- 1. Lower Parking Area (Includes second entry drive and associated parking)
- 2. Dog Park with Restroom building
- 3. Middle Trail (Trail section along the lower parking area)
- 4. Playground / Lawn with one shelter

Alternates:

- 5. Lower trail section (Trail section below dog park and playground area)
- 6. Upper trail section (Trail section above the parking areas)
- 7. Teen complex
- 8. Upper Parking area
- 9. Pavilion

NOTE: *A vote was taken to accept the Committee priority recommendations for Phase II. (Passed unanimously)*

Additional Discussion

- 1. At the preliminary master plan meeting conversation pertaining to potentially requesting that the park be put under conservation easement was discussed. Further research indicated that a park must have no more than 15% of its surface area in impervious surface to qualify for Gwinnett County Conservation Easement status. Quick calculations indicated that for Alexander Park that would be approximately 13.65 acres. Including existing and proposed park elements, Alexander Park appears to have roughly 10.75 acres in impervious surface; indicating that it could potentially qualify for Conservation Easement Status.

Additional discussion commenced regarding what could not be placed in a park under conservation easement (aquatics center, sports fields, community center, etc.)

NOTE: *The steering committee then took a vote which requested that the Recreation Authority and Board of Commissioners consider putting Alexander Park under conservation easement. It passed unanimously.*

- 2. The Steering Committee also requested more information regarding the Ezzard Tract, located south of the park site. There are actually 2 tracts of land associated with the Ezzard land. One tract that is developable the other consists of approximately 14- 15

acres of flood plain land. After some discussion the steering committee determined that the addition of the Ezzard land within the flood plain would be a great asset to the expansion of Alexander Park and would like to request that Management consider acquiring the 14- 15 acre Ezzard floodplain tract.

NOTE: *Vote was taken supporting the acquisition of the Ezzard Floodplain tract. (Passed unanimously)*

3. Steering committee would like to request that a traffic study be done at State Route 124 and Sugarloaf Parkway to determine if a "No U-turn" sign could be placed at the intersection.
4. Steering committee requests that a permanent chain link fence be placed at the drip line of the large oak tree at SR 124 to protect the tree during construction. , In addition, they request to have an arborist involved to make additional recommendations and strategies for protecting the tree.

Meeting was adjourned

Next Meeting

December 11, 2014 – Recreation Authority Presentation

(Wednesday. Location to be determined)

jB+a will present a graphic of the Final Master Plan of Alexander Park Phase II and the Steering Committee's prioritization recommendations to the Recreation Authority for review and comment.

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

Alexander Park Phase II – Recreation Authority Meeting

Minutes from: Recreation Authority Presentation

Attendees: Gwinnett County Recreation Authority

Gwinnett County Department of Community Services –
Grant Guess, Rex Schuder,

jB+a - Raigan Carr

Steering Committee participants: Robert Merritt

Location: Historic Courthouse, Lawrenceville, Georgia

Time: 3:00pm

Grant Guess gave a brief history of Alexander Park.

- In 2006 there were no Soccer fields within 3 miles of Downtown Lawrenceville
- The 2006 Alexander Park Master Plan included two soccer fields but were not constructed in the first phase of development
- In 2008 the Rhodes Jordan Park Master Plan sited three soccer files on newly acquired park expansion land; the fields were built and opened to the public in fall of 2012.
- The 2013 parks and Recreation Capital Improvement Plan Update recognized that the use of Alexander Park as Passive Park greatly exceeded all expectations. Recreational soccer needs are continuing to be met by the nearby YMCA soccer complex and the development of the soccer fields at Rhodes Jordan Park and Rock Springs Park also lessened the need for soccer in the vicinity of Alexander Park.
- The 2013 CIP did not recommend additional soccer fields in the project description for Alexander Park's next phase of development.

Raigan Carr then presented the updated Alexander Park Master Plan initially explaining the differences between the 2006 original master plan and the revised plan.

2006 Original Plan:

- Planned for 2 soccer fields; soccer fields now not necessary as explained in CIP findings.
- Phase I developed all but the NE corner of the park; which included much of the "active" recreation (soccer, teen skate park).
- Important to the Steering committee to keep as much of the park as passive as possible; pushed all the 'non-green' elements (parking, soccer fields) to the perimeter of the park.

2014 Updated Plan

- Passive nature of the park wildly popular; demands an increase in parking capacity. Despite removing the soccer fields from the plan the amount of parking associated with the soccer is retained for the passive park. 325 Parking spaces on the west side.
- Included an additional 25 parking spaces on the eastern "developed" side of the park to help ease parking issues.
- Parking areas pushed outside of the core of the park (taking over area once held by soccer) to maintain the green passive nature of the park.
- Extra wide medians included to accommodate water quality and channel protection with additional storage capacity for storm water if necessary
- Total Parking includes 350 new parking spaces plus 130 existing parking spaces (phase 1) total of 480 parking spaces available within the park.
- Second entrance located on SR 124. Will be a right in / right out entrance.

- Dog Park and Pavilion playground area flipped locations from 2006 plan. Needed to terrace the dog park to be able to include shade. Large trees would block the view into the park in the original dog park location; committee wanted a clear view into / across the park.
- Dog Park is 2.1 acres terraced into 2 separate sections. Common entrance on level plateau.
- Pavilion Playground area includes a large 11,000 SF playground, 60' pavilion with plaza area, 1.5 acre lawn, and 2 shelters.
- Restroom building located between the dog park and the playground / pavilion area; on axis with a second restroom building located across the parking areas in the teen area.
- Teen area includes a smaller 8,500SF skate plaza (not a bowl), 2 half court basketball courts and 1 sand volleyball courts.
- Main access drive reconfigured so that main traffic flow drives by teen area for passive policing.
- 12' wide paved asphalt trails connect all elements of the park and tie back into the existing trails. Include 3 different sections.
 - *Upper trail – passes by the teen area for additional passive policing*
 - *Middle trail – skirts the lower parking lot*
 - *Lower trail – below the dog park.*

Due to the limited budget associated with phase II. The Steering Committee was asked to prioritize the park elements for development.

Prioritization is as follows:

1. Second Entrance and the Lower Parking Area. (includes the 25 spaces in on the eastern side) Total parking would be 202 paved parking spaces. Upper lot would remain gravel or grass at this time and be used as overflow.
2. Dog Park with Restroom building – Steering Committee wanted to include an element that was not already available at Alexander Park
3. Middle Trail (Trail section along the lower parking area); ties into the existing trail and provides access to the Restroom building.
4. Playground / Lawn with one shelter. Steering Committee wanted to maintain an open view across the park, given the budget- they did not want to include the pavilion at this time

Alternates:

5. Lower trail section (Trail section below dog park and playground area)
6. Upper trail section (Trail section above the parking areas)

Steering Committee wanted to increase the Multi-use trail length as much as possible / as soon as possible as this is also a very popular park use element.

7. Teen complex
8. Upper Parking area
9. Pavilion

Recommendation for Conservation Easement Status for Alexander Park

At the preliminary master plan meeting conversation pertaining to potentially requesting that the park be put under conservation easement was discussed. Further research indicated that a park must have no more than 15% of its surface area in impervious surface to qualify for Gwinnett County Conservation Easement status. Quick calculations

indicated that for Alexander Park that would be approximately 13.65 acres. Including existing and proposed park elements, Alexander Park appears to have roughly 10.75 acres in impervious surface; indicating that it could potentially qualify for Conservation Easement Status.

The Steering Committee would like to request that the Recreation Authority and Board of Commissioners consider putting the Alexander Park under conservation easement. There are similar parks roughly the same size as Alexander (Graves Park – 70.16 acres and McDaniel Farm Park – 128.1 Acres) currently under conservation easement. It is extremely important to the steering committee that this park remain passive.

Recommendation for Future Park Expansion.

The Steering Committee also requested more information regarding the Ezzard Tract, located south of the park site. There are actually 2 types of land associated with the Ezzard tract. One zone that is developable a second zone that consists of approximately 14- 15 acres of flood plain land. After some discussion the steering committee determined that the addition of the Ezzard land within the flood plain would be a great asset to the expansion of Alexander Park and would like to request that Management consider acquiring the 14- 15 acre Ezzard floodplain in a future capital program. This additional land could provide space for a significant boardwalk loop (More so than what is shown in the original master plan) loop through the wetlands acreage and could provide additional educational opportunities.

There were no questions from the Recreation Authority.

A vote was taken to accept the updated master plan as the guiding document for Phase II development of Alexander Park – it was accepted and passed unanimously.

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