

Bay Creek Park Master Plan

May 2001
Gwinnett County Department
of Community Services -
Parks and Recreation Division



Prepared by

Lose & Associates, Inc.
Landscape Architecture • Architecture • Engineering



Bay Creek Park

Master Plan

May 2001

**Gwinnett County Department of Community Services -
Parks and Recreation Division**

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Table of Contents

Executive Summary	1
1. Introduction	2
2. Site Analysis	3
Climate	3
Topography	3
Vegetation	4
Soils and Subsurface Conditions	7
Hydrology	8
Site Constraints	9
Floodplain	
Georgia Power easements	
Ozora Road	
Vicinity of neighboring residences	
Availability of Sanitary Sewer	
Site Opportunities	10
Single Access	
Topography	
Pond	
Natural Resources	
Potential Expansion	
3. Public Input	12
Program Development	12
4. Alternative Conceptual Master Plans	14
Concept One	14
Access and Circulation	
Ball Fields	
Football Complex	
Teen Complex	
Community Center and Family Aquatics Center	
Picnic and Natural Areas	
Multi-purpose Trail System	
Concept Two	16
Access and Circulation	
Ball Fields	
Teen Complex	
Picnic and Natural Areas	
Multi-purpose Trail System	
Concept Three	17
Access and Circulation	
Ball Fields	
Teen Complex	
Picnic and Natural Areas	
Multi-purpose Trail System	
Program Refinement	19



5. Preliminary Master Plan and Opinion of Probable Cost21
Access and Circulation	
Ball Fields	
Teen Complex	
Picnic and Natural Areas	
Multi-purpose Trail System	
Final Program Refinement25
Preliminary Opinion of Probable Cost26
6. Final Master Plan and Opinion of Probable Cost27
Access and Circulation	
Ball Fields	
Picnic and Natural Areas	
Multi-purpose Trail System	
Prioritization29
Final Opinion of Probable Cost30
Sources Consulted31

Appendix A

Final Master Plan Opinion of Probable Construction Cost

Appendix B

Steering Committee Members

Appendix C

Community Interest Survey

Appendix D

Flood Study Report

Appendix E

Meeting Minutes

Appendix F

Geotechnical Report

Executive Summary

Bay Creek Park is a 154-acre recreational facility planned in southwest Gwinnett County. The park intends to support a variety of recreation opportunities ranging from active team sports to passive leisure-type recreation. Team sport facilities will include: baseball/softball with fields of varying sizes, football, volleyball, basketball, and rollerblade hockey. Also included in this master plan are opportunities for freestyle skating, tennis, walking/running, picnicking, swimming, and various other activities. Lose & Associates, Inc., Land Planners and Landscape Architects, prepared the Bay Creek Master Plan drawings and the accompanying plan report.

The Bay Creek Park property is located in a portion of Gwinnett County that, to-date, has not been allotted a park that caters to team sport recreation. Near to the Bay Creek Park site, Tribble Mill Park serves the purpose of a large passive recreation park; offering hiking, walking, group picnicking, camping, fishing, and other passive recreation opportunities. Bay Creek Park will introduce active and team recreation elements into this portion of the west district.

The master plan for this park not only calls for baseball fields, football fields, and other outdoor activities, but also calls for a community center - with a gymnasium, classrooms, community rooms, and staff offices. Adjacent to the community center is an outdoor family aquatics center featuring: interactive water features, pool deck space, showers, locker rooms, and a small lap swim area. These two elements will provide a level of parks service that also was previously unavailable in this portion of the county.

Section 1: Introduction



Introduction

Gwinnett County, Georgia is one of the fastest growing counties in the United States. The County's estimated population in 1995 was 437,000 and the projected population for 2010 is 711,000—an increase of over sixty percent in fifteen years. This anticipated growth is expected to make Gwinnett County the region's second most populous county. It is important to note that much of the County's population growth is expected to occur in the district in which Bay Creek Park is proposed. This projected population increase will result in a significant strain upon existing park facilities in Park District I (Southern District). Bay Creek Park will provide the community park facility that this district will require in the very near future.

A Countywide Comprehensive Recreation Master Plan study was completed in 1986 by EDAW and again in 1996 by Lose & Associates, Inc. According to the 1996 Master Plan, the Citizen's Steering Committee identified the acquisition and development of new community parks as the second highest priority for future improvements. Additionally, extensive public input identified a desire for expansion of cultural arts programs and facilities, nature trails, and ball fields. The plan further recommended that community parks be strategically located to relieve under-served areas of the county and to react to projected growth patterns. Therefore, the purchase of the Bay Creek Park site and construction of a community recreational park, responds directly to both the 1996 Recreation Master Plan and the community's expressed recreational needs and desires. Currently, the south district is lacking in active recreational opportunities. Although nearby Tribble Mill Park provides over 646 acres of park land, none of this land is dedicated to active recreation and team sport activities. Bay Creek Park will help to fill this void. The land for Bay Creek park was acquired using proceeds from the Gwinnett County 1997 Special Purpose Local Option Sales Tax (SPLOST) program. The first phase of Bay Creek Park's construction will be funded using proceeds from the 2001 SPLOST program.

Section 2: Site Analysis



Site Analysis

The Bay Creek Park site is located on approximately 154 acres in south Gwinnett County near Grayson and Loganville (see Figure 1). The site consists of undeveloped pasture and woodland areas. A dirt road traverses the northwest portion of the site.



Figure 1

A low-lying, poorly drained area with a small stream and pond lies in the northwest portion of the site, extending to the east central portion. This low-lying, wet area drains into Bay Creek, which runs from southwest to southeast. Bay Creek has moderately steep side slopes and a relatively flat bottom. Refer to Figure 2 for the site analysis graphic.

Structures on the site include one abandoned house, located approximately 150 feet due west of the pond, and a few locations where there is evidence of foundations remains.

The southern boundary of the park is adjacent to Bay Creek. Residential

lots on Camp Mitchell and Berry Road lie to the east, and property on the west is undeveloped. The site also features a 1.5-acre dammed pond near the center of the property (see Figure 2).



Climate

Gwinnett County has a humid, subtropical climate characterized by long, hot summers (average summer temperature 77^o) and influenced by the moist tropical air from the Gulf of Mexico that typically covers the area. Winters are cool and moderate (average temperature 44^o) and significant cold spells generally last for only one or two days. Precipitation is heavy throughout the year and results mainly from afternoon thunderstorms. Total annual precipitation is slightly more than 50 inches (51.3 inches in 2000).

Topography

In general terms, the site has fairly shallow slopes, all draining to the two creeks on the property. The accompanying analysis (see Figure 3) illustrates areas of slope grouped into four categories:

- 0-2 percent (yellow)
36.77 acres or 16.6% of the developable site
- 2-5 percent (green)
92.40 acres or 41.8% of the developable site
- 5-10 percent (orange)
72.24 acres or 32.7% of the developable site
- over 10 percent (red)
19.62 acres or 8.9% of the developable site

The highest elevation on the site is 1048' on the ridge near the Camp Mitchell Road/Berry Road intersection; the lowest point is approximately 960' in the area of the creek convergence at the southeast corner of the property. The steepest slopes are found east of the unnamed creek and range from 15 to 20 percent.

Vegetation

Until the arrival of European settlers three hundred years ago, the Georgia area was predominantly forested. Agricultural and logging practices have cleared much of the land, although about 60 percent of the state remains under forest cover. The forest in the Piedmont region is mainly associations of oak and pine—the areas of the Bay Creek Park site that have not been farmed are what could be termed an Oak-Hickory forest. Refer to Figure 4 for the vegetation map graphic.

The sequential change in vegetation that has occurred on the Bay Creek Park site was induced by human intervention. The central portion of the property on the west side of the unnamed tributary consists of open fields that have most likely been either farmed or used as pasture for many years. At the time of the design team's visit, the property was being maintained as pasture for cattle. A former property owner is providing upkeep of the pasture until park construction commences. There are several established fencerow plantings surrounding each mowed field, with cedars, sweetgum, oaks, thorny berries, privet and other trees and shrubs planted for windbreaks.

In the areas that were not farmed or used as pasture for livestock, a progression of grasses, followed by herbaceous



plant material and shrubs, and pines dominate the landscape. Shade created by the pines gradually forced out the lower shrubs and grasses and created habitat for more shade-tolerant hardwoods that tend to thrive under the pine canopy. The hardwoods eventually overtopped the pine seedlings, which are not shade-tolerant, and became the dominant species. As a result, the primary plant species on the site are hardwoods typical of Oak/Hickory forests. A listing of plants commonly found within Oak/Hickory associations is included below. Not all of these species were identified on the site when the design team inventoried the site, however most of these are likely to occur. Those specifically identified are marked with an asterisk:

Major Trees

American Basswood
 Ashes—Green and White
 Black Cherry
 Black Locust
 Black Walnut
 Blackgum
 Cucumbertree
 Eastern Red Cedar
 *Hickories—Bitternut, Mockernut, Pignut, and Shagbark
 *Maples—Red and Sugar
 *Oaks—Blackjack, Cherrybark, Chestnut, Chinkapin, Post, Scarlet, Shumard, Red, and White
 *Pines—Loblolly, Shortleaf, and Virginia
 Slippery Elm
 *Sweetgum
 *Yellow-Poplar

Associated Trees, Shrubs, and Vines:

Beaked Hazel
 Blackberry
 *Blueberry
 Deerberry
 Downy Serviceberry
 Eastern Burningbush
 Eastern Hophornbeam
 Eastern Redbud
 *Flowering Dogwood
 Greenbriers
 Mapleleaf Viburnum
 Mountain-Laurel
 *Poison-Ivy
 Possumhaw
 Rhododendron
 *Sassafras
 Sourwood
 Spicebush
 Virginia Creeper
 Wild Grape
 Witch-hazel

Herbaceous Plants:

Asters
 Black Snakeroot
 Bloodroot
 Common Cinquefoil
 Common Lespedeza
 Cut-leaved Toothwort
 Dutchman's-Breeches
 False Solomon's Seal
 Goldenrods
 Indian Cucumber Root
 Jack-in-the-Pulpit
 Mayapple
 Nannyberry
 Panic Grasses
 Partridgeberry
 Pink Lady's Slipper
 Pussytoes
 Round-Lobed Hepatica
 Sedges
 Sessile Bellwort
 Solomon's Seal
 Spotted Wintergreen
 Spring Beauty
 Tick Trefoils
 Tickclover
 Trilliums
 Trout-lily
 Violet Wood-Sorrel
 Wild Ginger
 Wild Sarsaparilla
 Wintergreen (Teaberry)

In addition to the plant material typical of Oak/Hickory forests, a different plant habitat was identified in the lowlands and floodplain areas of the site these lowland areas are located in the floodplain of Bay Creek on the southern portion of the property, and near a small drainage creek on the western edge of the pastureland. In these locations the woods are open, with many large sweet-bay magnolias, oaks, poplars, and the occasional pine stand. The ground plain is covered with small ferns in some areas, and



with some privet, bamboo, and other invasive plants in others. The overall atmosphere in these zones is very tranquil, open, and shaded.

The flood zone for the unnamed tributary is a different type of lowland, with a taller canopy and an even thicker understory. This zone consists of thick understory with privet, thorny thicket, honeysuckle, and others. The zone is barely passable on foot, but has a few deer trails and man-made trails that lead to and cross the creek.



The East side of the unnamed tributary lowland zone has been forested within the last 10-20 years, and a large stand of pines occurs just east of Camp Mitchell Road. These trees are planted on a relatively steep hillside, and area fairly young. The trees open to a cleared swath of land for the Georgia Power easement, then resume briefly before opening to a mowed lot at the intersection of Camp Mitchell Road and Berry Road.

Soils and Subsurface Conditions

In February of 1999, a preliminary geotechnical report was prepared and submitted to the County by Professional Service Industries (PSI). According to PSI's report, twenty soil test borings (see Figure 5) were drilled at the site. All borings were drilled to 20 feet below the existing surface. (see Appendix F for geotechnical report)

Cultivated or otherwise disturbed soils were encountered at the ground surface in fifteen of the soil test borings, ranging from 3 to 6 feet in thickness. In addition, soils judged to consist of alluvial materials were encountered to a depth of three feet in two boring locations adjacent to the pond. These upper soils are classified generally as sandy clay, silty sand, and clayey sand, and contain trace roots and rock fragments.

Beneath the upper disturbed soils described above, and from the existing surface in the remaining borings, undisturbed soils typical of the Piedmont Geologic Region were encountered. The residual soils were classified as stiff to very stiff sandy silt, sandy clay, silty clay, loose to medium dense silty sand and clayey sand containing varying amounts of small mica flakes and rock fragments. Partially weathered rock was not encountered in any of the borings at this site.

The following soils were delineated from the U.S. Department of Agriculture Soil Conservation Service maps of Gwinnett County, Georgia dated 1966, and from the Update for the Soil Survey of Gwinnett County, Georgia, reprinted in 1990

- AmB2 – Appling sandy loam, 2-6% slopes
- AmC2 – Appling sandy loam, 6-10% slopes

- Cfs – Chewocia soils, frequently flooded
- DiB – Durham sandy loam, 2-6% slopes
- LnC – Louisburg loamy sand, 2-10% slopes
- MhC2 – Madison gravelly sandy loam, 6-10% slopes, eroded
- PfB2 – Pacolet sandy loam, 2-6% slopes
- PfC2 – Pacolet sandy loam, 6-10% slopes
- PgC2 – Pacolet sandy clay loam, 6-10% slopes
- PgE2 - Pacolet sandy clay loam, 15-25% slopes
- Wed – Wehadkee soils, frequently flooded
- WkB – Worsham sandy loam, 2-6% slopes

Hydrology

The 154-acre Bay Creek Park site features two creeks, with one flowing north to south and one flowing west to east. Bay Creek flows through the southern most border of the property. The remaining, unnamed creek is in the western portion of the site and in the southeast corner;

shallow, flat beds and moderate to steep side slopes characterize the creeks.

The analysis of soil borings taken by PSI indicated the presence of groundwater at several boring locations, most of which occur adjacent to the creek beds or the pond area. In these areas, high groundwater may be present.

These lowland areas should be expected to receive soil stabilization and special attention to earthwork to ensure proper support of paved surfaces. Earthwork in the lowland areas must be designed to allow construction above ground-water levels to avoid overstressing of weak alluvial soils.



While on site, PSI also investigated the pond, performing hand probe measurements of both water and “soft bottom” materials depth. The maximum depth of the pond was six feet, with six to twelve inches of soft silty sediments at the bottom of the pond. PSI noted that a former property owner said that the water level at the time of PSI’s visit was lower than normal.

Opportunities and Constraints

Both the natural and man-made physical attributes of the site will influence the eventual park design. Therefore, it is considered critical to identify site opportunities and constraints prior to beginning the development of conceptual designs. By doing so, natural opportunities can be maximized and constraints can be minimized, or mitigated, as design alternatives are explored.

Site Constraints

Potential Access

There are two likely points of access to Bay Creek Park. The most obvious of these is from Ozora Road. The second access can be achieved from Camp Mitchell Road or Berry Road. Each potential access point has its share of problems. Ozora Road is a road heavily traveled by large gravel trucks, as well as traffic from residential developments along Ozora Road and to the east. Neighbors of the Bay Creek Park property have noted that this could pose an unsafe situation if activities were designed along the Ozora Road frontage. This is, however, the point of access requested by the Citizen’s Steering Committee. The Committee requests that the frontage along Camp Mitchell and Berry Road not have vehicular access to the park so that the park does not increase traffic along these roads.

The main park access point will align with a planned new subdivision to be located directly across from the Bay Creek Park-Ozora Road frontage. This property is tentatively called “Rosebrooke,” and is being developed by Vintage Communities of Snellville, Georgia. This aligned entry situation holds the possibility for a controlled intersection – through a 4-way stop or a signal light – if the Gwinnett County Traffic and Engineering Department chooses to install such measures at this location.

Sanitary Sewer Utility

Although water and electrical utilities are readily available for this site, sewer is not. The nearest location of a sanitary sewer connection is at the intersection of Highway 20 and Ozora Road, approximately 4700 feet from the site frontage on Ozora Road. Considering the number of buildings, and the fact that a large community center and outdoor aquatics facility are in the program, the cost to allow for sewer on this property will be formidable. A lift station must be constructed at a low point on the property

and all buildings will need to have gravity lines run to this station. The pump station will then feed the sewage into a force main line which will pump from the low point to the nearest tie-in. The total length of force main sewer line could reach almost a mile. This assumes that the force main will be able to be routed in the right-of-way of Ozora Road, and that no additional property will need to be acquired in order to route the force main to the nearest tie-in location.

Floodplain and Creek

A large portion of the site is covered by floodplain, as described in survey documents produced by Hayes, James, and Associates. The floodplain covers approximately 44.47 acres, or 28.5% of the entire site. This greatly reduces the overall developable zone for the site, thus reducing the carrying capacity of the land. The size of the developable land area will determine the number and size of the activity zones and recreational features for the park.

Site Opportunities

Single Access

Although the limitation of access to a single point on Ozora Road was previously described as a site constraint, it also offers an opportunity. By restricting ingress and egress to one area, security and control factors can be greatly enhanced. The single access also has the ability to simplify vehicular circulation throughout the park, since extraneous spurs will not be required to reach secondary entrance or exit points.

Pond

The Bay Creek Park site has one 1.5-acre pond in the northwest central portion of the site. If it is determined that the pond has excess capacity or that its capacity can be increased, consideration can be given to raising the constant level of the pond to a depth sufficient to provide suitable habitat for fish, creating additional recreation opportunities. The fact that there is an existing pond on the property offers a location for a potential storm water detention pond.

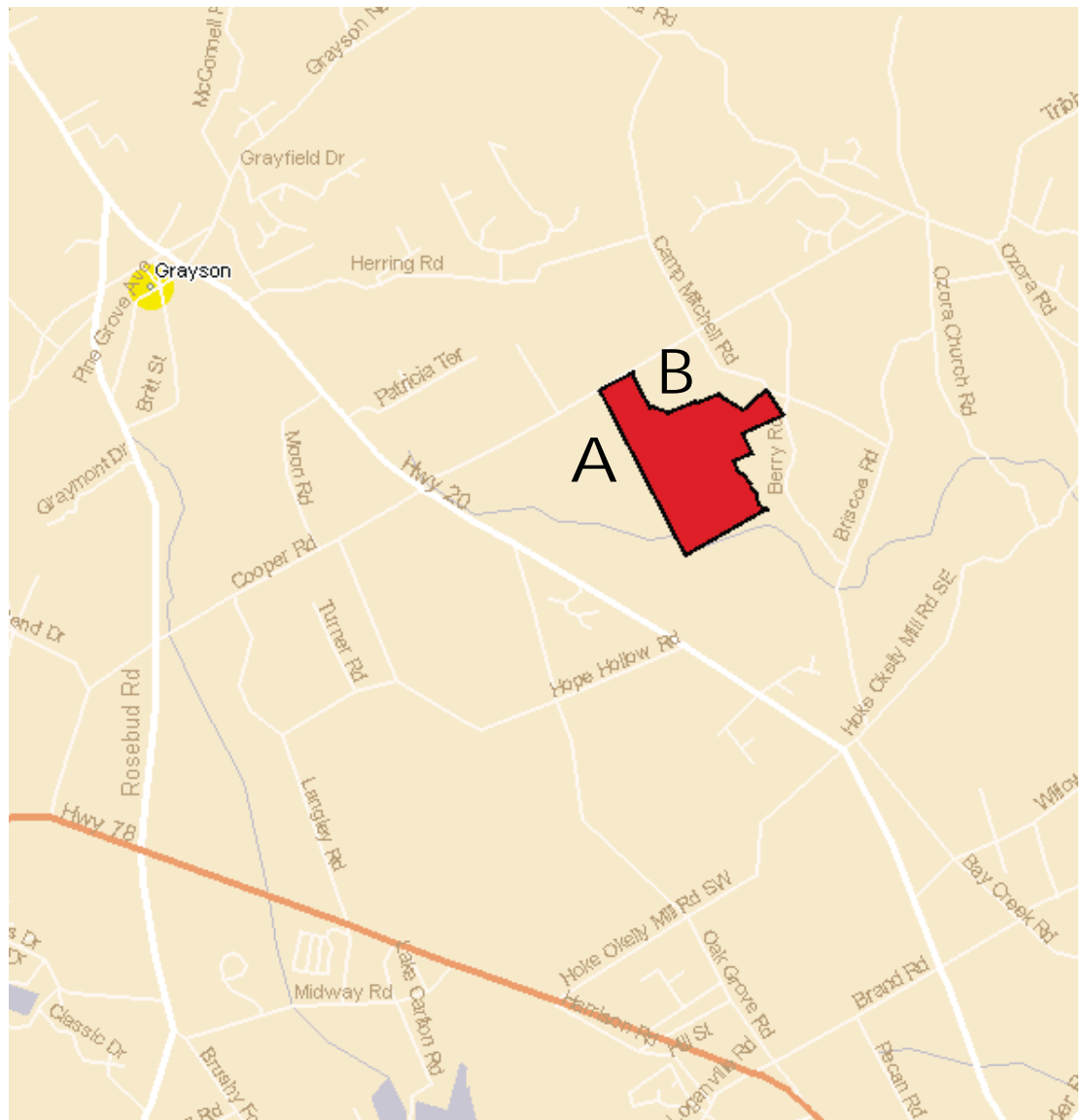
Natural Resources

Although large portions of the site will be disturbed by the proposed development, natural areas will be preserved as much as possible. In particular, the floodplains associated with Bay Creek and the unnamed tributary will be largely untouched and will offer opportunities for walking trails through stands of native vegetation. A variety of passive recreational activities, including nature study, bird watching and photography, can occur in these shaded floodplain zones of the site. Native plants, particularly ferns, Sweetbay Magnolia and various wildflowers, can be retained throughout the site in lowlands or in thickly vegetated areas on the perimeter of the western portion of the site.

Potential Expansion

A large tract of land (see "A" below) may be available for future purchase west of Bay Creek Park's western boundary. The property is largely undeveloped and could, at a minimum, support additional recreational facilities including a soccer complex and other facilities identified in the community interest survey form (Appendix C) that could not fit on the Bay Creek Park property described in this report. A smaller tract of land (see "B" below) with additional Ozora Road frontage also exists to the east of the site. This site would also be an ideal location for additional recreation opportunities to incorporate into Bay Creek Park.

Regardless of intended use, consideration should be given to purchasing property in order to avoid the occurrence of undesirable development adjacent to the park.



BAY CREEK PARK SITE INVENTORY

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION

LOCATION OF MAPPED WETLANDS. A SITE-BASED WETLAND SURVEY WILL NEED TO BE PERFORMED TO DETERMINE AREAS THAT ARE AVAILABLE FOR DEVELOPMENT IN THIS AREA.

OZORA ROAD - CARRIES A HIGHER TRAFFIC VOLUME, WITH MANY VEHICLES TRAVELING AT HIGH VELOCITIES

POND'S DAM IS PLANTED WITH PINE TREES, CREATING THE POSSIBILITY OF FUTURE FAILURE. THIS FEATURE WILL NEED TO BE RECONSTRUCTED

CAMP MITCHELL ROAD / BERRY ROAD - THESE ROADS CARRY A LOWER TRAFFIC VOLUME AND SHOULD BE AVOIDED IN DEVELOPING A MAJOR PARK ENTRY AT THIS PORTION OF THE SITE.

BUFFER NEEDED TO DEFINE PARK SPACE, SCREEN FUTURE PARK ACTIVITIES FROM NEIGHBORING HOUSES

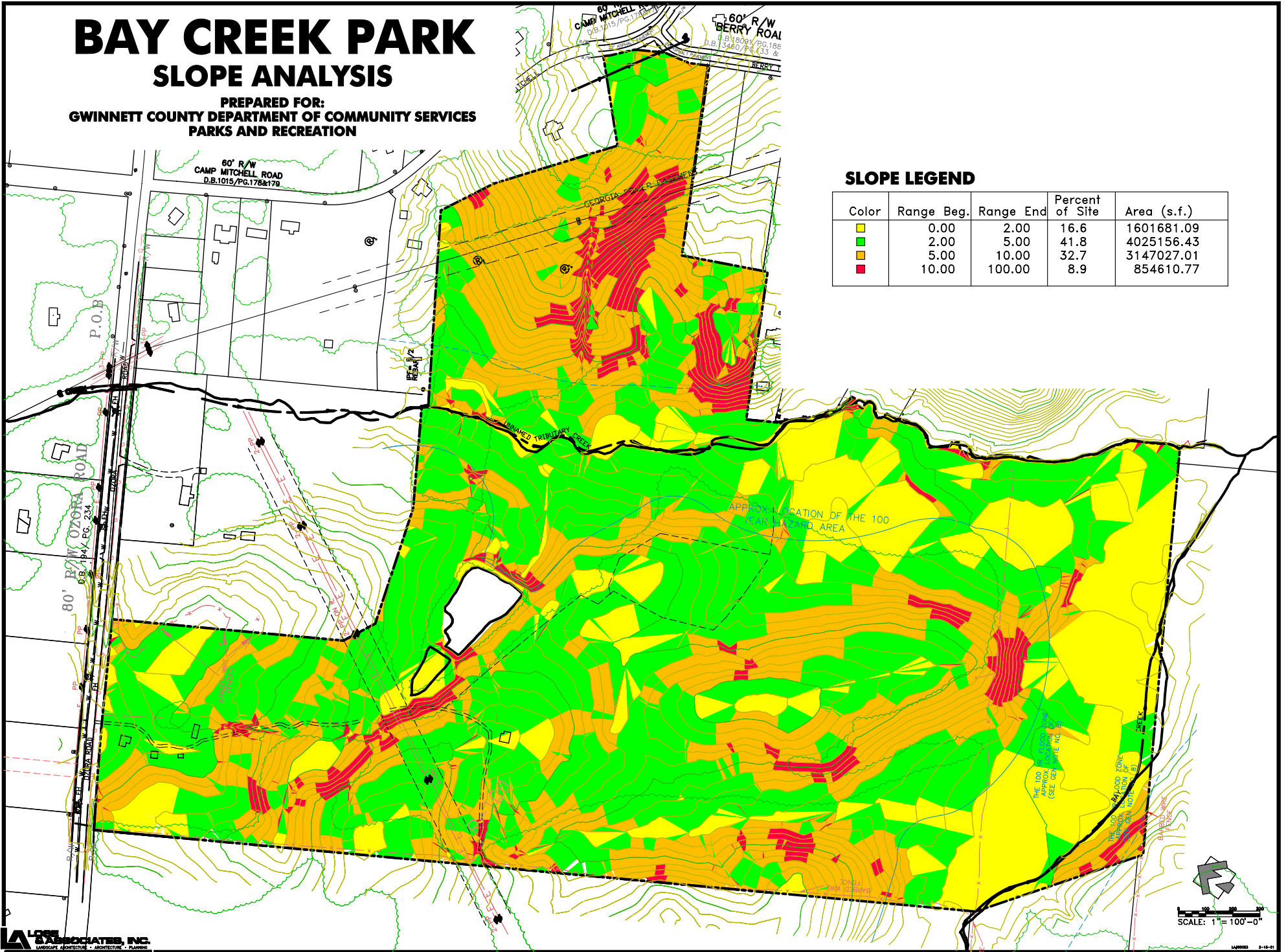
ELECTRICAL EASEMENT LIMITS DEVELOPMENT OF STRUCTURES, BUT TYPICALLY ALLOWS FOR DEVELOPMENT OF PARKING AND ROADS WITHIN EASEMENT.

STATE, FEDERAL, LOCAL REGULATIONS LIMIT DEVELOPMENT WITHIN THE FLOOD ZONE.



BAY CREEK PARK SLOPE ANALYSIS

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION

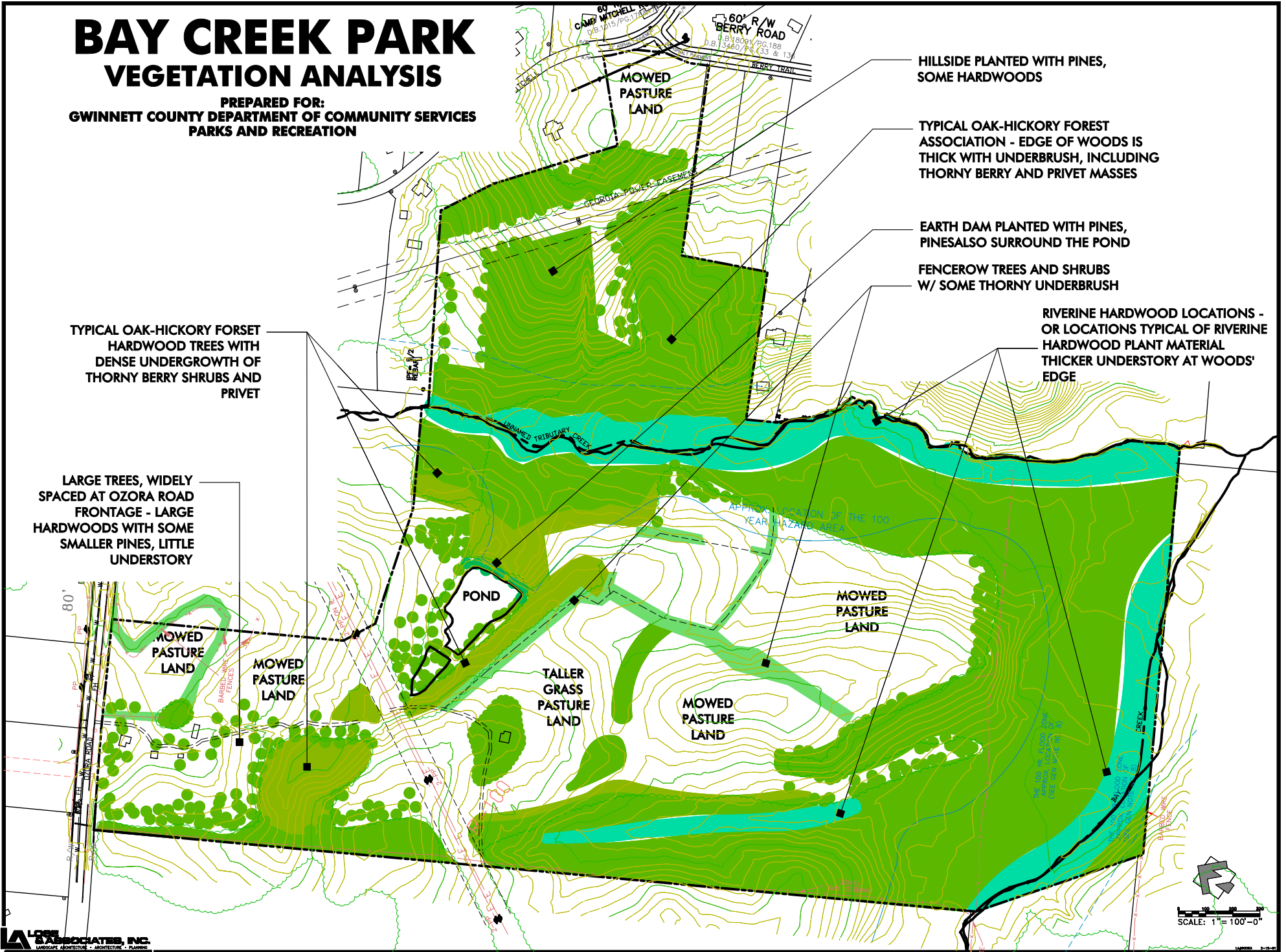


SLOPE LEGEND

Color	Range Beg.	Range End	Percent of Site	Area (s.f.)
Green	0.00	2.00	16.6	1601681.09
Yellow	2.00	5.00	41.8	4025156.43
Orange	5.00	10.00	32.7	3147027.01
Red	10.00	100.00	8.9	854610.77

BAY CREEK PARK VEGETATION ANALYSIS

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION



HILLSIDE PLANTED WITH PINES,
SOME HARDWOODS

TYPICAL OAK-HICKORY FOREST
ASSOCIATION - EDGE OF WOODS IS
THICK WITH UNDERBRUSH, INCLUDING
THORNY BERRY AND PRIVET MASSES

EARTH DAM PLANTED WITH PINES,
PINES ALSO SURROUND THE POND

FENCEROW TREES AND SHRUBS
W/ SOME THORNY UNDERBRUSH

RIVERINE HARDWOOD LOCATIONS -
OR LOCATIONS TYPICAL OF RIVERINE
HARDWOOD PLANT MATERIAL
THICKER UNDERSTORY AT WOODS'
EDGE

TYPICAL OAK-HICKORY FORSET
HARDWOOD TREES WITH
DENSE UNDERGROWTH OF
THORNY BERRY SHRUBS AND
PRIVET

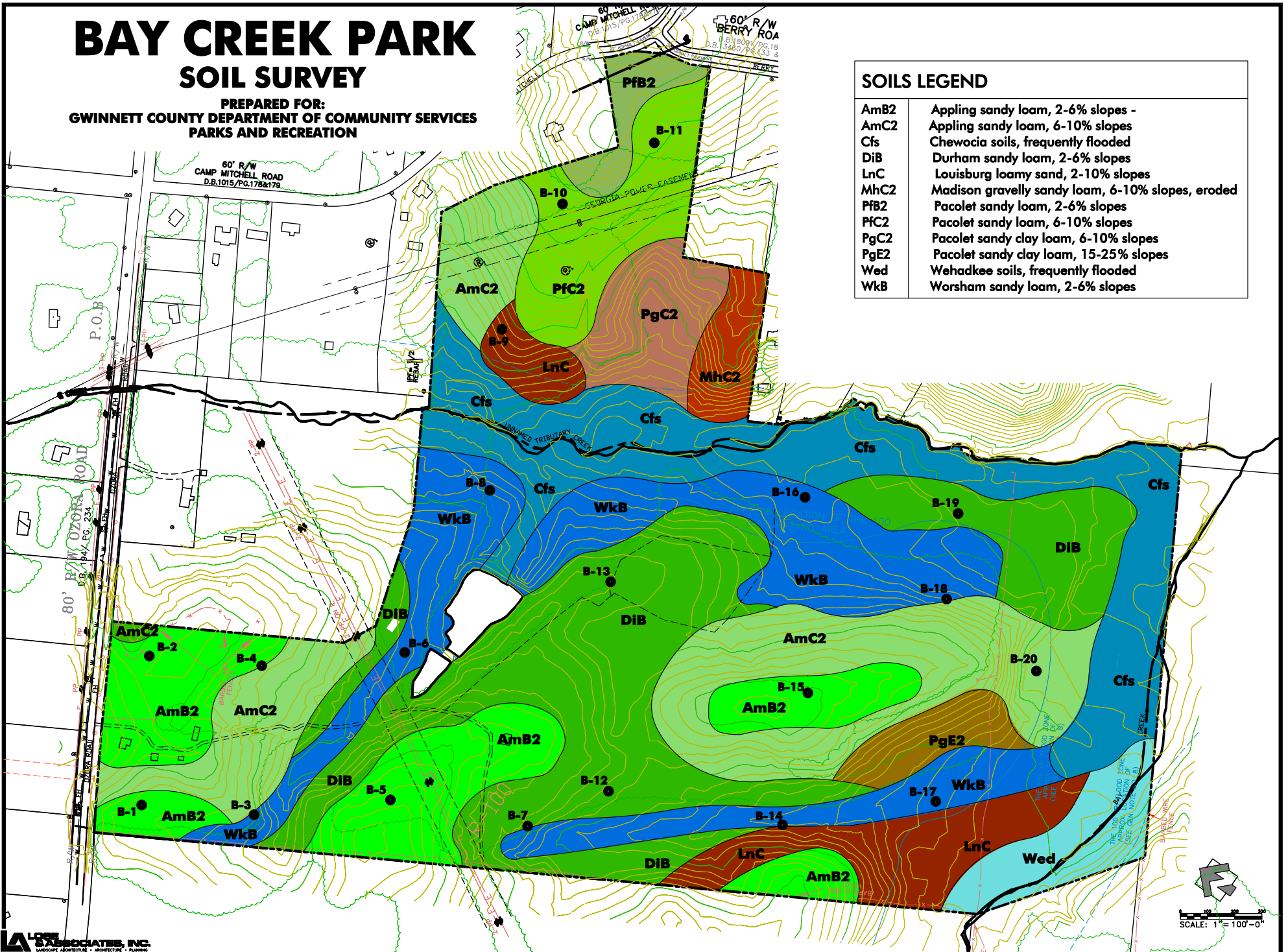
LARGE TREES, WIDELY
SPACED AT OZORA ROAD
FRONTAGE - LARGE
HARDWOODS WITH SOME
SMALLER PINES, LITTLE
UNDERSTORY

BAY CREEK PARK SOIL SURVEY

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION

SOILS LEGEND

AmB2	Appling sandy loam, 2-6% slopes -
AmC2	Appling sandy loam, 6-10% slopes
Cfs	Chewocia soils, frequently flooded
DiB	Durham sandy loam, 2-6% slopes
LnC	Louisburg loamy sand, 2-10% slopes
MhC2	Madison gravelly sandy loam, 6-10% slopes, eroded
PfB2	Pacolet sandy loam, 2-6% slopes
PfC2	Pacolet sandy loam, 6-10% slopes
PgC2	Pacolet sandy clay loam, 6-10% slopes
PgE2	Pacolet sandy clay loam, 15-25% slopes
Wed	Wehadkee soils, frequently flooded
WkB	Worsham sandy loam, 2-6% slopes



Section 3:
Public Input



Public Input

Specific program elements to be incorporated at Bay Creek Park were arrived at via a large citizens' input meeting. At this meeting, Gwinnett County officials displayed the park property, gave a brief overview of the potential carrying capacity of the site and asked attendees for input. A survey form was distributed and Lose & Associates tabulated the completed forms. The results of this survey appear in Appendix C. In order of importance, the citizens designated the items shown below as their top 15 choices:

1. Baseball/Softball Complex
2. Trail Systems
3. Playground/Picnic Spaces
4. Aquatic Center
5. Football and Cheerleading
6. Activity Building/ Community Center
7. Gymnasium
8. Tennis Courts
9. Soccer Fields
10. Outdoor Basketball
11. Open Space
12. Skating Facilities
13. Racquetball Courts
14. Disc Golf
15. Outdoor Theater

Program Development

Also at this public meeting, citizens were asked to volunteer for a Steering Committee to help guide Lose & Associates and Gwinnett County officials in the decision-making process involved in the design and choice of features for Bay Creek Park. The Citizens' Steering Committee, as selected from these volunteer applications, was later involved in the initial programming session. (See Appendix B)

About a month after these discussions, the Lose & Associates' Project Manager and Gwinnett's Senior Planner of the Gwinnett County Parks and Recreation Department conducted an all-day tour of relevant facilities including: the "Field of Dreams" at Conyers, Georgia, Collins Hill Park, Bogan Park, Dacula Park and the Pinckneyville Park Expansion construction site. Both the design consultant and members of the Citizens' Steering Committee attended the tour. The purpose of the site visits was to identify current Gwinnett County park uses and design standards, and to share ideas related to the eventual program for Bay Creek Park. Additionally, the tour provided an opportunity for the future users of the park to explore options and convey to the designers the elements that they felt were most desirable and appropriate for their needs.

After reviewing the community interest survey results, and receiving input from staff plus the newly formed Grayson Athletic Association, the steering committee developed the following park program goals:

Desired Ball Field Sizes for baseball/softball fields:

- (1) 225'
- (3) 200'
- (2) 150'
- (1) 115'—special needs field similar to “Field of Dreams” at Conyers, GA
- (1) 300'

Football field with open spaces for cheerleaders

Community Center/Gym

Outdoor Family Aquatics Center

Group Picnic Area w/playground and open space

Teen area to include:

- Roller hockey rink - lighted
- Freestyle skating arena – 20,000 S.F. minimum, lighted
- Sand Volleyball
- Outdoor Basketball
- Concessions/Restroom Building

Additional Citizens' Steering Committee input:

- ADA accessibility issues
- All common spaces in the baseball/softball complex must be accessible by wheelchair, without obstacles.
- Pond should have the potential for future fishing use

Section 4:
Alternative
Conceptual
Master
Plans



Alternative Conceptual Master Plans

Following the meetings and site visits; the consultants presented three conceptual master plan drawings to the Citizens' Steering Committee. Comments and suggestions generated by meeting attendees are listed below.

Final Program

Based on all meeting discussion and input, the following program list was developed to be incorporated in each of three alternate conceptual designs for the site:

- Eight field ball complex—(1) 300', (1) 225', (3) 200', (2) 150', and (1) 115' special needs field
- Football field with large open spaces for cheerleading and perimeter walking trail
- Community Center/Gym - use Rhodes Jordan model
- Outdoor Family Aquatics Center – use Rhodes Jordan model
- Parking lots sized to meet County minimum standards per activity
- Roller hockey facility
- Freestyle skate plaza – approximately 20,000 S.F.
- 90' pavilion w/ playground, volleyball, and graded open space
- 12' multipurpose trail system w/ ¼ mile increment loops
- Playground
- Sand Volleyball
- Natural area – retain floodplain and creek beds
- Restructure the pond's dam, and make larger to accommodate fishing
- Vehicular access from Ozora Road – to be aligned with future development entry

Conceptual Development One

Access and Circulation

The first concept (see Figure 6) features an entry road aligned directly to the proposed development entry on the north side of Ozora Road. The entry drive winds around a space designated for use as a future police or fire department, and directly past the community center/gym and outdoor family aquatics center. The main park drive then travels to the north side of the pond and leads to the teen area and the group picnic space. A spur off the main park drive leads to a combined complex encompassing the baseball/softball fields and the football field.

Community Center/Gym and Family Aquatics Center

The Community Center/Gym and Family Aquatics Center are both placed close to the

entry of the site, providing easy access to these popular park facilities and allowing each to serve as prominent “showpiece” features of Bay Creek Park. Parking is split between each facility, totaling 300 spaces.

Youth Baseball Complex

Eight baseball/softball fields are incorporated in a single complex placed in the only area of this site that can contain such a large feature. Due to these site constraints, the location of the baseball/softball complex stays the same in all three concepts.

The fields surround a central concession building and plaza area with two playground zones. This playground configuration provides separation between age groups.

The fields are arranged in an array that provides optimum separation between the fields, while orienting the outfields to the exterior of the array. The 300' field is oriented north-northeast, while all other fields are oriented in various locations with outfields facing away from the center.

Parking for these eight fields is designed for 480 vehicles. The parking configuration wraps around the west and south sides of the complex, providing easy access to six of the fields, and a short walk to the remaining two.

Youth Football Area

The football field is modeled similar to the field that is planned for Shorty Howell Park. Large, grassed open spaces surround the football field and can be used for cheerleading. The field is lighted and features bleacher seating, as well as a concessions/restroom building. A 12' wide by 1800' walking track surrounds the perimeter. This track will serve as a level surface for those interested in a short, flat walking loop, as opposed to the longer loops of the multi-purpose trail that are not lighted and feature changes in grade. Designated parking for the football field is located off of the main park drive and will support 100 vehicles. Parking may be shared with the baseball/softball complex when schedules do not overlap.

Multi-Purpose Trails

An overall system of trails provides pedestrian connections between primary program elements with measured loop sections for walkers, joggers, bikers, or rollerbladers. A single, large loop surrounds the baseball/softball and football complexes, while a spur leads to an access point at Berry Road.

Teen Area

The roller hockey facility and freestyle skating arena are located on the east side of the unnamed creek, situated just west of the Georgia Power easement. The teen complex includes an outdoor roller hockey rink, a large freestyle skating arena, a

concession/restroom building, outdoor basketball courts and sand volleyball. Placing the teen area in this location provides for separation from the team sport activities that dominate the west side of the unnamed tributary.

Picnic and Natural Areas

The picnic/playground area features a 60' octagon style open-air pavilion with a large playground zone. There is a space, almost ½ acre in size, for open play opportunities to the east of the playground and pond. Parking at these facilities will accommodate up to 50 cars. The location of this activity puts a neighborly “face” on the park in an appropriate place.

Conceptual Development Two

Access and Circulation

Access in the second concept (see Figure 7) also features an entry road aligned directly with the proposed development on the north side of Ozora Road. The entry drive winds around a space designated for use as a future police or fire department, and directly past the community center/gym and outdoor family aquatics center. The main park drive then travels to the north side of the pond and leads to the group picnic space and the teen area. A spur off the main park drive leads to a combined complex encompassing the baseball/softball fields and the football field.

Community Center/Gym and Family Aquatics Center

The Community Center/Gym and Family Aquatics Center are both placed close to the entry of the site, providing easy access to these popular park facilities and allowing each to serve as prominent “showpiece” features of Bay Creek Park. Parking is split between each facility, totaling 300 spaces.

Youth Baseball Complex

Eight baseball/softball fields are incorporated in a split complex placed in the only area of this site that can contain such a large feature. The location of the baseball/softball complex remains the same throughout all three concepts.

Six of the fields surround a central concession building and plaza area with a playground zone. The remaining two fields, the largest at 300' and 225', are situated separate from the six-field complex, with it's own playground. This configuration provides for separation between the younger and older of the youth baseball/softball users, while still remaining in reasonable walking distance between the two areas. Parking for this complex is centrally located, providing access to the fields via walkways. The fields are arranged in an array that provides optimum separation between the fields, while orienting the outfields to the exterior of the array. Parking for these eight fields

is designed for 480 vehicles and may be shared with the football complex when schedules do not overlap.

Youth Football Area

The football field is modeled similar to the field that is planned for Shorty Howell Park. Large, grassed open spaces surround the football field and can be used for cheerleading. The field is lighted and features bleacher seating, as well as a concessions/restroom building. A 12' wide by 1800' walking track surrounds the perimeter. This track will serve as a level surface for those interested in a short, flat walking loop, as opposed to the longer loops of the multi-purpose trail that are not lighted and feature changes in grade. Designated parking for the football field is located off of the main park drive and will support 100 vehicles. Parking may be shared with the baseball/softball complex when schedules do not overlap.

Multi-Purpose Trails

An overall system of trails provides pedestrian connections between primary program elements with measured loop sections for walkers, joggers, bikers, or rollerbladers. A single, large loop surrounds the baseball/softball and football complexes, while a spur leads to an access point at Berry Road.

Group Picnic Area

The picnic/playground area features a 60' octagon style open-air pavilion with a large playground zone. There is a space, almost ½ acre in size, for open play opportunities to the east of the playground and pond. Parking at these facilities will accommodate up to 50 cars. The location of this activity places the picnic zone in an area of the site that provides the most seclusion – with a tree canopy and commanding view.

Teen Area

The roller hockey facility and freestyle skating arena are located on the east side of the unnamed creek, situated just west of the Georgia Power easement. The teen complex includes an outdoor roller hockey rink, a large freestyle skating arena, a concession/restroom building, outdoor basketball courts and sand volleyball. Placing the teen area in this location allows for high visibility from Berry Road and Camp Mitchell Road. This situation allows the neighbors and passers-by to keep a watchful eye on this area. The main park drive terminates in the 60-space parking lot.

Conceptual Development Three

Access and Circulation

Access in the third concept (see Figure 8) also features an entry road aligned directly with the proposed development on the north side of Ozora Road. The entry drive winds around a space designated for use as a future police or fire department, and

directly past the proposed teen area. The main park drive then travels to the west and south side of the pond and leads to the remaining park features.

Teen Area

The teen complex includes an outdoor roller hockey rink, a large freestyle skating arena, a concession/restroom building, outdoor basketball courts and sand volleyball. Placing the teen area at the entry to the site provides for separation from the team sport activities that dominate the west side of the unnamed tributary; allowing for the natural "policing" of this teen zone by neighbors, vehicular passers-by and, potentially, through the proposed police facility.

Youth Baseball Complex

Eight baseball/softball fields are incorporated in a single complex placed in the only area of this site that can contain such a large feature. The location of the baseball/softball complex remains the same throughout all three concepts.

The fields surround a central concession building and plaza area with two playground zones. This playground configuration provides separation between age groups. The fields are arranged in an array that provides optimum separation between the fields, while orienting the outfields to the exterior of the array. The 300' field is oriented north-northeast, while all other fields are oriented in an array with outfields facing away from the center.

Parking for these eight fields is designed for 480 vehicles. The parking lots are grouped so that a majority of the parking is in a large lot, situated north of the baseball/softball complex and the football field. A smaller, satellite lot is situated to the northwest of the baseball/softball complex to provide easier access to the special needs field and the 150' fields. Parking may be shared with the football complex when schedules do not overlap.

Youth Football Area

The football field is modeled similar to the field that is planned for Shorty Howell Park. Large, grassed open spaces surround the football field and can be used for cheerleading. The field is lighted and features bleacher seating, as well as a concessions/restroom building. A 12' wide by 1800' walking track surrounds the perimeter. This track will serve as a level surface for those interested in a short, flat walking loop, as opposed to the longer loops of the multi-purpose trail that are not lighted and feature changes in grade. Designated parking for the football field is located off of the main park drive and will support 100 vehicles. Parking may be shared with the baseball/softball complex when schedules do not overlap.

Multi-Purpose Trails

An overall system of trails provides pedestrian connections between primary program elements with measured loop sections for walkers, joggers, bikers, or rollerbladers. A

single, large loop surrounds the baseball/softball and football complexes, while a spur leads to an access point at Berry Road.

Community Center/Gym and Family Aquatics Center

The Community Center/Gym and Family Aquatics Center are both placed on the east side of the unnamed creek, situated just west of the Georgia Power easement. This location offers the best solution for future expansion – the park may be phased in the future to develop the west side of the unnamed creek in earlier phases and the east side in later phases. Parking for these features is combined, totaling 300 spaces.

Group Picnic Area

The picnic/playground area features a 60' octagon style open-air pavilion with a large playground zone. There is a space, almost ½ acre in size, for open play opportunities to the east of the playground and pond. Parking at these facilities will accommodate up to 50 cars. The location of this activity puts a neighborly “face” on the park in an appropriate place.

Program Refinement

Following development of the alternate concepts, the consultants presented the plans to the Citizens' Steering Committee and to the Gwinnett County Parks and Recreation staff. Representatives of each offered the following comments to be incorporated into the Preliminary Master Plan graphic presentation:

- Baseball/Softball complex and football field area will remain in the location as shown on all three concepts, but refine the parking configuration so that there is continuous, uninterrupted pedestrian flow between the two major activity zones. Parking should also minimize walking distance to activities as much as possible.
- Parking needs to be located as close as possible to the special needs field.
- Provide distance and/or physical separation between the outfield of the 300' field and the parking lot situated in its outfield.
- Separate main park drive from parking lot bays in all situations.
- Expand the special needs field from 115' to 125'.
- Grade one of the 200' fields to 225' for future expansion.
- Expand the 300' field to 330'.
- Seven of the standard baseball/softball fields will be served by 60 parking spaces, while the special needs field will require 100 spaces. This totals 520 total spaces for the baseball/softball complex.
- Add parking spaces to the football complex. A minimum of 140 spaces should be included.
- The Community Center/Gym and Family Aquatics Center will be placed on the east side of the unnamed creek as in Concept Number Three.
- The group picnic area will be placed at the piece of the property that fronts Camp Mitchell Road and Berry Road.

- The teen area will be placed at the entry zone, nearest to Ozora Road, and opposite the future police facility.

Additional elements to be incorporated into the Preliminary Master Plan

- Comprehensive multi-purpose trail system – designed to connect all activity zones to the main loop trail. The loop trail should be designed in .25-mile increments.
- Include an additional group picnic area with pavilion, playground, restroom building and parking. This second group picnic area is to be associated in the area of the pond and should include a small open play space.
- Add a maintenance compound similar in size and scope to a facility designed for Bethesda Park. Connect this facility with the main park drive and the trail system.
- Add a sanitary sewer lift station, and study preliminary sanitary sewer designs.
- Cost estimates for the ballfields and football fields should include budget for low cut-off lights to reduce glare on adjacent properties.

BAY CREEK PARK CONCEPT ONE

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION

TEEN AREA

- * ROLLER HOCKEY
- * FREESTYLE SKATING
- * BASKETBALL
- * VOLLEYBALL
- * CONCESSION/RESTROOMS
- * PARKING - 80 SPACES

YOUTH FOOTBALL AREA

- * FOOTBALL FIELD
- * CHEERLEADING ZONES
- * CONCESSION/RESTROOMS/PRESSBOX
- * PARKING - 100 SPACES

ENLARGED POND

- * APPROX 2.6 AC TOTAL

COMMUNITY CENTER / GYM / OUTDOOR FAMILY AQUATICS

- * PARKING - 300 SPACES

FUTURE POLICE FACILITY

(Approx 5 AC)

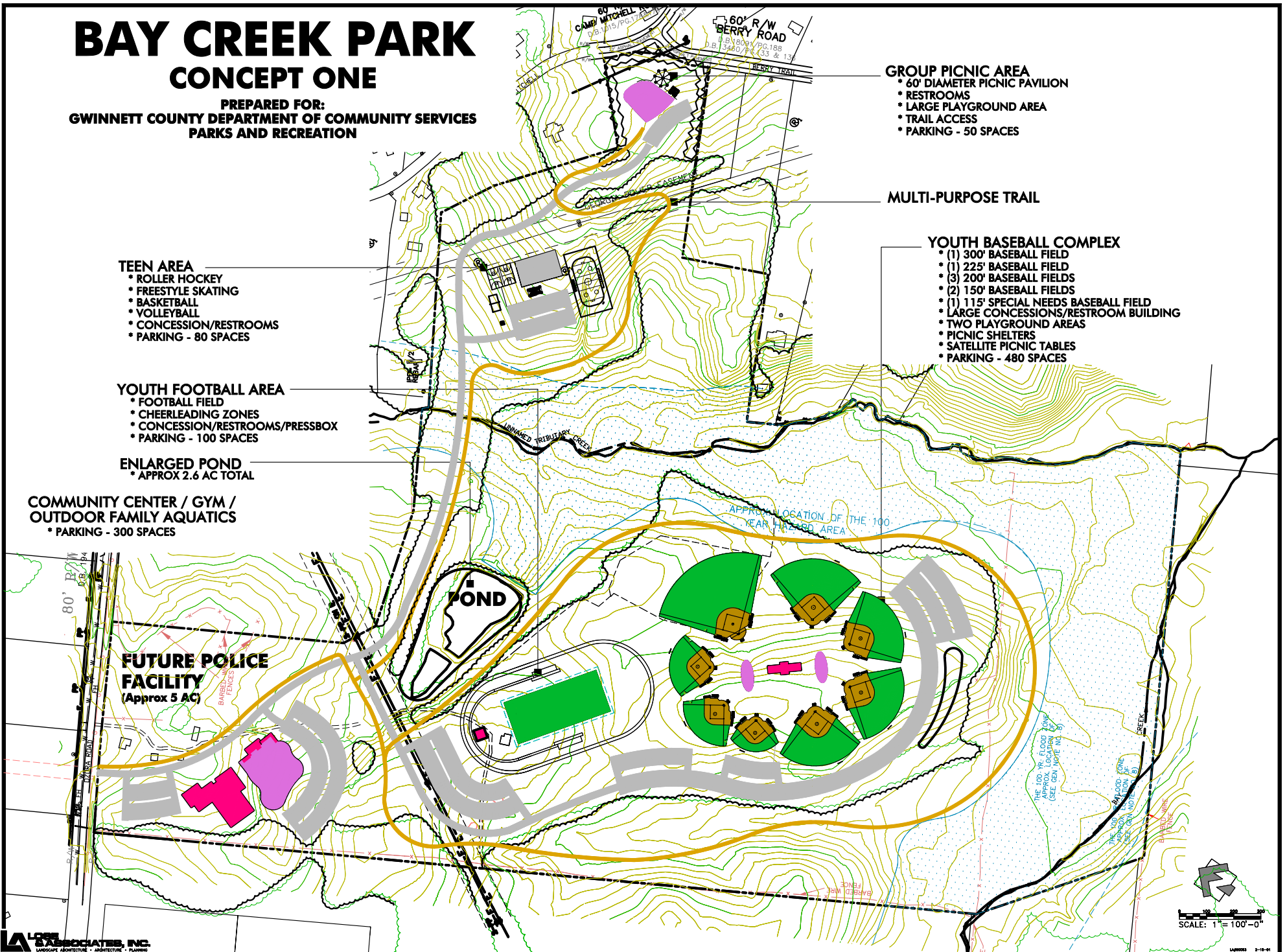
GROUP PICNIC AREA

- * 60' DIAMETER PICNIC PAVILION
- * RESTROOMS
- * LARGE PLAYGROUND AREA
- * TRAIL ACCESS
- * PARKING - 50 SPACES

MULTI-PURPOSE TRAIL

YOUTH BASEBALL COMPLEX

- * (1) 300' BASEBALL FIELD
- * (1) 225' BASEBALL FIELD
- * (3) 200' BASEBALL FIELDS
- * (2) 150' BASEBALL FIELDS
- * (1) 115' SPECIAL NEEDS BASEBALL FIELD
- * LARGE CONCESSIONS/RESTROOM BUILDING
- * TWO PLAYGROUND AREAS
- * PICNIC SHELTERS
- * SATELLITE PICNIC TABLES
- * PARKING - 480 SPACES



BAY CREEK PARK

CONCEPT TWO

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION

- GROUP PICNIC AREA**
- * 60' DIAMETER PICNIC PAVILION
 - * RESTROOMS
 - * LARGE PLAYGROUND AREA
 - * TRAIL ACCESS
 - * PARKING - 50 SPACES

- YOUTH FOOTBALL AREA**
- * FOOTBALL FIELD
 - * CHEERLEADING ZONES
 - * CONCESSION/RESTROOMS/PRESSBOX
 - * PARKING - 100 SPACES

- ENLARGED POND**
- * APPROX 2.6 AC TOTAL

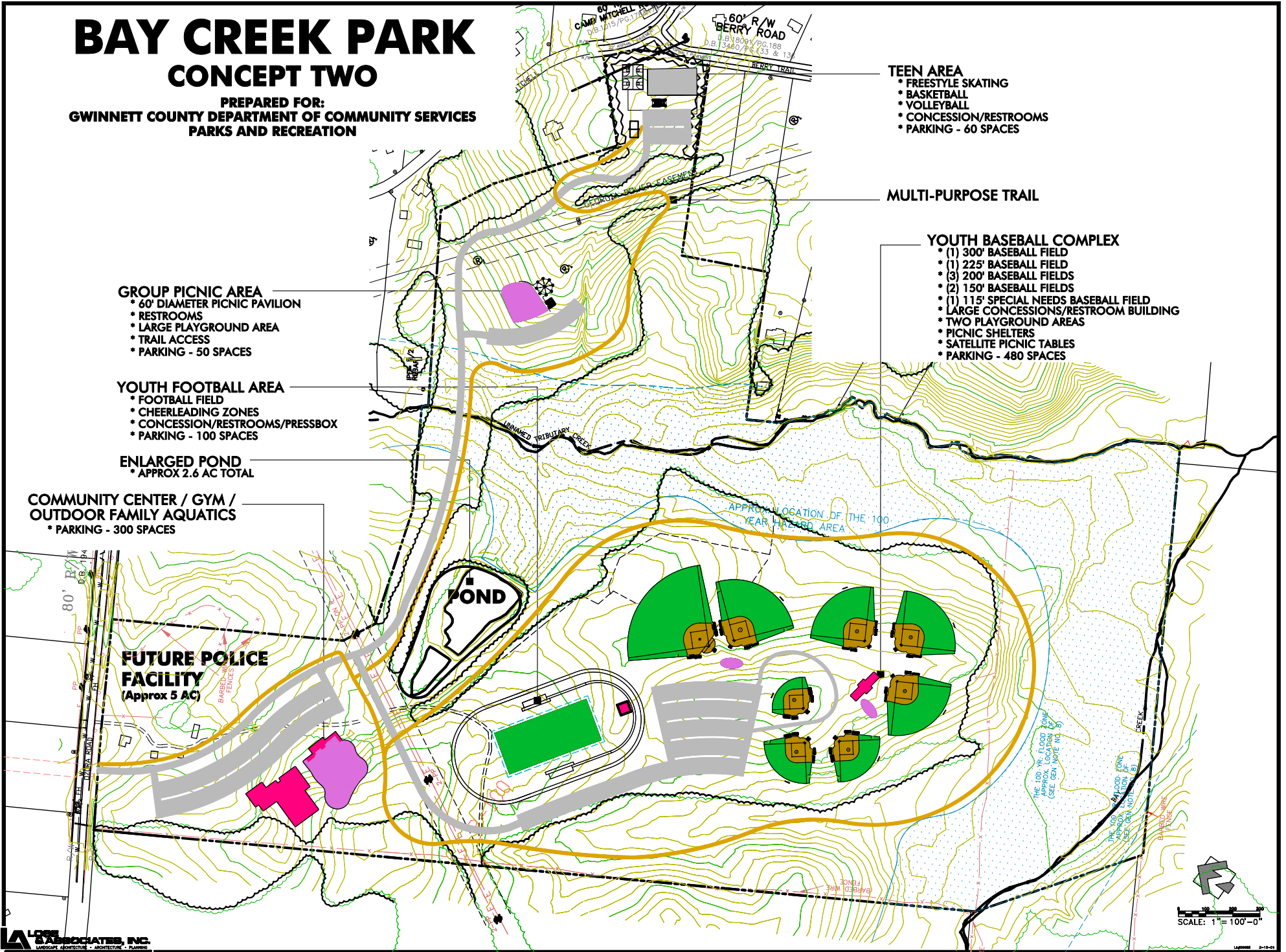
- COMMUNITY CENTER / GYM /
 OUTDOOR FAMILY AQUATICS**
- * PARKING - 300 SPACES

- FUTURE POLICE
 FACILITY**
 (Approx 5 AC)

- TEEN AREA**
- * FREESTYLE SKATING
 - * BASKETBALL
 - * VOLLEYBALL
 - * CONCESSION/RESTROOMS
 - * PARKING - 60 SPACES

MULTI-PURPOSE TRAIL

- YOUTH BASEBALL COMPLEX**
- * (1) 300' BASEBALL FIELD
 - * (1) 225' BASEBALL FIELD
 - * (3) 200' BASEBALL FIELDS
 - * (2) 150' BASEBALL FIELDS
 - * (1) 115' SPECIAL NEEDS BASEBALL FIELD
 - * LARGE CONCESSIONS/RESTROOM BUILDING
 - * TWO PLAYGROUND AREAS
 - * PICNIC SHELTERS
 - * SATELLITE PICNIC TABLES
 - * PARKING - 480 SPACES



BAY CREEK PARK

CONCEPT THREE

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION

- GROUP PICNIC AREA**
- 60' DIAMETER PICNIC PAVILION
 - RESTROOMS
 - LARGE PLAYGROUND AREA
 - TRAIL ACCESS
 - PARKING - 50 SPACES

MULTI-PURPOSE TRAIL

YOUTH BASEBALL COMPLEX

- (1) 300' BASEBALL FIELD
- (1) 225' BASEBALL FIELD
- (3) 200' BASEBALL FIELDS
- (2) 150' BASEBALL FIELDS
- (1) 115' SPECIAL NEEDS BASEBALL FIELD
- LARGE CONCESSIONS/RESTROOM BUILDING
- TWO PLAYGROUND AREAS
- PICNIC SHELTERS
- SATELLITE PICNIC TABLES
- PARKING - 480 SPACES

**COMMUNITY CENTER / GYM /
 OUTDOOR FAMILY AQUATICS**

- PARKING - 300 SPACES

YOUTH FOOTBALL AREA

- FOOTBALL FIELD
- CHEERLEADING ZONES
- CONCESSION/RESTROOMS/PRESSBOX
- PARKING - 100 SPACES

ENLARGED POND

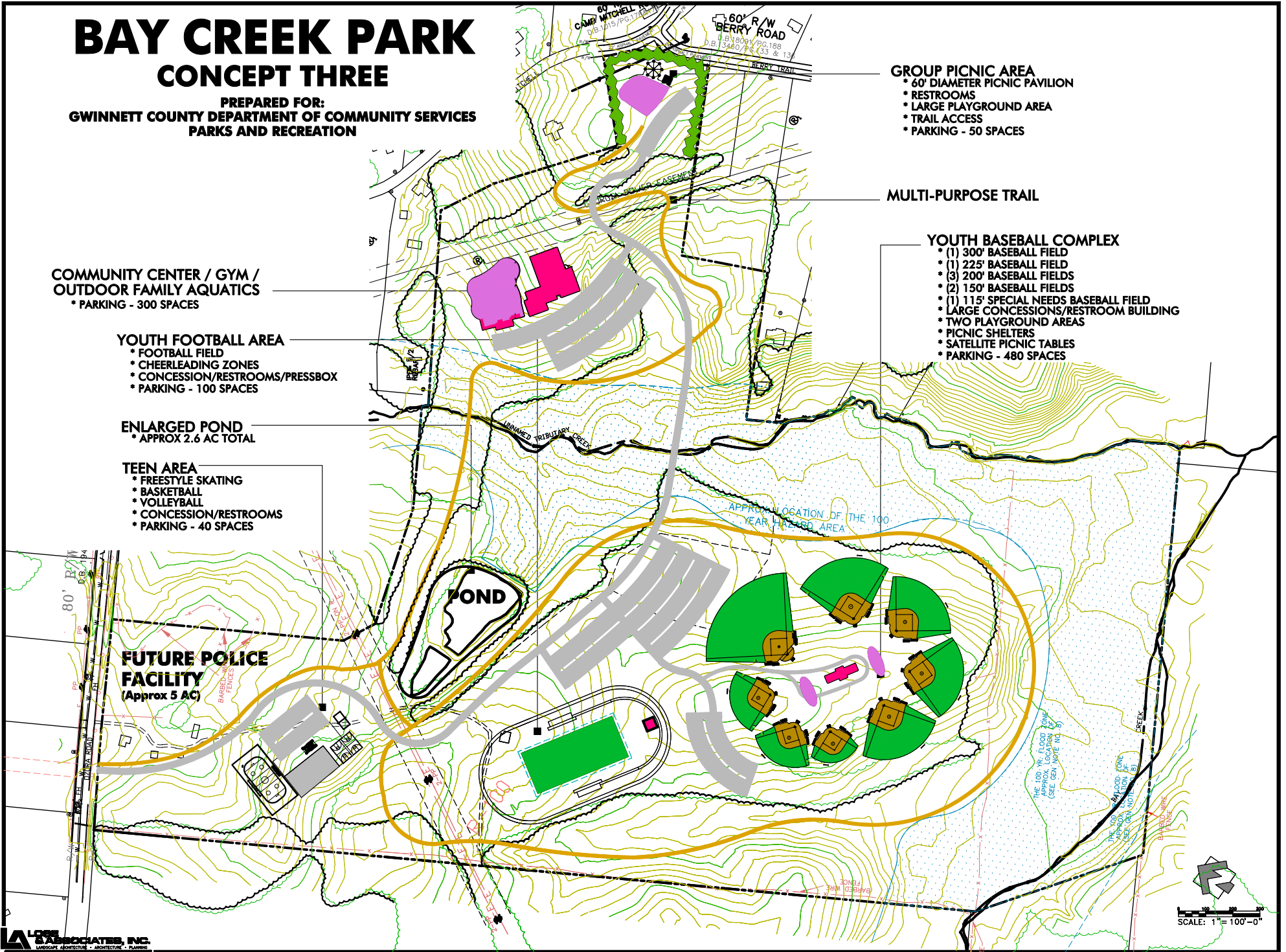
- APPROX 2.6 AC TOTAL

TEEN AREA

- FREESTYLE SKATING
- BASKETBALL
- VOLLEYBALL
- CONCESSION/RESTROOMS
- PARKING - 40 SPACES

**FUTURE POLICE
 FACILITY**

(Approx 5 AC)



Section 5:
Preliminary
Master Plan



Preliminary Master Plan

Based on the review and discussion of the conceptual plans and specific features of each, it was decided that the Preliminary Master Plan should be based primarily on Concepts One and Three and should include the following program elements:

- Entry (Ozora Road)
- 12' loop perimeter paved multi-purpose field

Eight-field baseball/softball complex

- (1) 330' field
- (1) 225' ball field
- (3) 200' ball fields
- (2) 150' ball fields
- (1) 125' special needs field
- Batting cages (7 stalls)
- Concession/restroom facility
- Central plaza
- Playground for young children
- Picnic tables/shelter
- 520 parking spaces minimum
- Perimeter trail connection(s)
- Maintenance/service building

Football/Cheerleading Area

- (1) Football field w/ large open space for cheerleading
- Perimeter walking trail
- Concessions/restroom building
- Press Box
- Perimeter trail connection(s)
- 200 parking spaces minimum

Pond/Picnic Area – West of Creek

- 60' diameter octagon picnic pavilion with restrooms
- Playground
- Perimeter trail connection(s)
- Open play space
- 50 parking spaces minimum
- Sand volleyball court

Teen Area

- 120 parking spaces minimum
- Roller hockey rink with bleachers
- Freestyle skating plaza – 20,000 S.F. minimum
- Sand volleyball
- Basketball – 2 courts

- Tennis – 4 courts
- Perimeter trail connection(s)

Community Center/Gym and Outdoor Aquatics Facility

- 300 parking spaces minimum
- Community Center/Gym (similar to Rhodes Jordan Park model)
- Outdoor Family Aquatics (similar to Rhodes Jordan Park model)
- Perimeter trail connection(s)

Picnic / Playground Area – East of Creek

- 60' diameter octagon picnic pavilion with restrooms
- Playground
- Perimeter trail connection(s)
- Open play space
- 50 parking spaces minimum
- Sand volleyball court

Preliminary Master Plan

All comments from the conceptual drawings were then combined and a preliminary master plan was developed. (See Figure 9)

Access and Circulation

The main park drive enters from Ozora Road and is aligned with the future residential subdivision entry on the opposite side of the road. The road passes the teen area and then crosses the Georgia Power easement to provide access to the baseball/softball and football complex fields. After crossing the Georgia Power easement, a left turn through a “T” intersection brings park users to additional baseball/softball and football parking lots. Passing these parking lots, the road crosses over the unnamed creek over an earthen causeway. The road terminates at the picnic/playground area with a drive loop.

Teen Area

The teen area program for the preliminary master plan includes four fenced and lighted tennis courts, two fenced and lighted outdoor basketball courts, a lighted roller hockey rink with concrete surface, a concessions/restroom building with picnic zones and bike racks, a lighted 20,000 square foot freestyle skating venue and a sand volleyball court. A parking lot with 160 spaces is designed for this recreation area of the site.

Football Area

The football field is modeled similar to the field that is planned for Shorty Howell Park. Large, grassed open spaces that can be used for cheerleading surround the field. The football field is irrigated, lighted and features bleacher seating as well as a concessions/restroom building. The field is surrounded by a 12' wide, 1800' perimeter walking track paved with gravel cinders. This lighted track will serve as a short, flat walking surface—as opposed to the longer, unlighted loops of the multi-purpose trail that feature changes in grade. The football area parking lot has 250 spaces. A maintenance compound, located northwest of the football field, features a fenced, paved maintenance yard with paved access to the main park drive and a roofed maintenance structure.

Baseball/Softball Complex

The baseball/softball field complex has two 150' fields, three 200' fields, one 225' field, and one 330' field, as well as a 125' special needs field. All of the fields are lighted and irrigated. Each field features bleacher seating, a scorer's stand, roofed dugouts, dome-style backstops, electric scoreboards and trash receptacles. All fields will be laser-graded turf with skinned infields, with the exception of the special needs field which will feature a rubberized surfacing laid on an asphalt base. This surface allows children with disabilities to traverse the field without even the slightest of obstructions. This field will also have enlarged dugouts to accommodate a significant increase in participants and helpers for the games to be played on this field.

A centrally located restroom/concessions/storage building is enlarged spatially from the County standard to accommodate additional wheelchair access in all public spaces. This will include a larger concessions area, an enlarged breezeway and additional wheelchair access stalls in the restrooms.

Two playground areas, planned for the common space in the center of the baseball/softball array, will feature ADA-compliant play equipment and surfacing. The play structures will be geared toward the younger age groups, and will be separated between the complex. A rubberized surfacing is preferred for these playgrounds.

The complex also includes two water fountains and picnic areas, as well as parking for approximately 506 vehicles.

Pond and Picnic/Playground Area – West Side

In order to utilize the pond for stormwater detention and as a site feature, the overgrown earthen dam must be re-constructed. At this time, the pond will be enlarged and the slopes leading to the water's edge smoothed to allow for shoreline fishing. The outlet and inlet structures will be designed to blend as much as possible with the surrounding environment, and will allow for the support of wildlife within the banks of

the pond. The Citizens' Steering Committee recommends that the pond be stocked for sport fishing.

The picnic/playground area features a 60' octagon style open-air pavilion with bench picnic tables, a small restroom structure, a playground zone, a water fountain and trash receptacles. There is a space, almost ½ acre in size, for open play opportunities to the east of the playground and pond. Parking at this facility will accommodate up to 50 vehicles.

Multi-Purpose Trail System—West Side

The plan calls for a 12-foot wide paved pathway that connects all park components. A 12' wide trail, one mile in length, loops the football and baseball/softball complex. Spur trails connect this loop to each activity area on the west side of the unnamed creek. A spur trail also leads to Ozora Road, so that surrounding neighborhoods may have safe pedestrian access to the park. The trail system also includes mulched nature trails that wind into the floodplain area, offering a more intimate contact with nature.

Community Center/Gym and Family Aquatics Center

The community center/gym and outdoor family aquatics facilities are modeled after the facilities currently under construction at Rhodes Jordan Park. The program, budget and spaces planned for these facilities will be similar, but the overall design of the facilities will differ from those designed at Rhodes Jordan Park. The community center/gym will have a large community room, several classrooms, offices, a game room, storage spaces and a basketball gymnasium with bleacher seating.

The outdoor family aquatics center has a building that houses locker rooms with showers and restrooms, mechanical rooms, offices, storage spaces and covered canopy spaces. The actual "pool" portion of the facility features a zero-elevation pool edge, water slides, a small lap swim area, a large interactive play structure and a flowing float river – all of which are contained within a single water-filled pool.

Picnic/Playground Area – East Side

The picnic/playground area features a 60' octagon-style open-air pavilion with bench picnic tables, a small restroom structure, a playground zone, a water fountain and trash receptacles. There is a space, almost ¾ acre in size, for open play opportunities to the east of the playground and pond. Parking at these facilities will accommodate up to 50 cars.

Multi-Purpose Trail System – East Side

The plan calls for a 12' wide paved pathway that connects all park components. A 12' wide trail, 1/2 mile in length, loops the community center/gym and the outdoor family aquatics center. Spur trails connect this loop to each activity area on the east side of the unnamed creek. A spur trail also leads to Berry Road, so that surrounding neighborhoods may have safe pedestrian access to the park. The trail system also includes

mulched nature trails that wind into the floodplain area, offering a more intimate contact with nature.

Final Program Refinement

The Citizens' Steering Committee met with County staff and the consultants on March 14, 2001 to review the preliminary Master Plan. Discussion comments and suggestions included the following:

- Separate the tennis courts from the teen area – provide walkway to restroom facilities and designate its own parking lot.
- Add batting cage area – space for 7 stalls.
- Include pitch-out areas adjacent to fields where room allows.
- Re-align roadway to route traffic to baseball/softball complex. A “T” intersection with stop sign will be installed from the road leading to the east facilities.
- Include designated trail parking spaces totaling a minimum of 40.
- Incorporate basketball parking lot with teen area parking lot.
- Add picnic zone at the teen area.
- Light the football field walking track.
- Add bike racks to all activity zones.
- Include in budget money to stock the pond with fish.
- Budget picnic tables for all picnic pavilions.
- Include non-motorized trail access point from Berry Road.
- Review lift station location to take full advantage of site topography.
- Add program management and A&E cost figures to the final cost estimate.

Gwinnett County Parks and Recreation staff members met on March 14, 2001 to discuss the preliminary Master Plan:

Discussion Issues:

- Separate the tennis courts from the teen area – provide walkway to restroom facilities and designate its own parking lot.
- Call for large screen trees to be installed at the outfield fence line of all west-oriented baseball/softball fields.
- Add batting cage area – space for 7 stalls.
- Include pitch-out areas adjacent to fields where room allows.
- Re-align 200' fields so that they are adjacent to each other.
- Add a press box to the football field.
- Finalize all trail system connections – to all amenities and include loops.
- Install a single playground in the center of the baseball/softball complex – to include ADA approved equipment and surfaces.
- Add sand volleyball at the east side picnic area.
- Verify cost of Community Center and Aquatics facilities.

BAY CREEK PARK PRELIMINARY MASTER PLAN

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION

- GROUP PICNIC AREA**
- 60' DIAMETER PICNIC PAVILION
 - RESTROOMS
 - LARGE PLAYGROUND AREA
 - TRAIL ACCESS
 - PARKING - 50 SPACES

MULTI-PURPOSE TRAIL SYSTEM

YOUTH BASEBALL COMPLEX

- (1) 300' BASEBALL FIELD
- (1) 225' BASEBALL FIELD
- (3) 200' BASEBALL FIELDS
- (2) 150' BASEBALL FIELDS
- (1) 115' SPECIAL NEEDS BASEBALL FIELD
- LARGE CONCESSIONS/RESTROOM BUILDING
- TWO PLAYGROUND AREAS
- PICNIC SHELTERS
- SATELLITE PICNIC TABLES
- PARKING - 506 SPACES

**COMMUNITY CENTER / GYM /
OUTDOOR FAMILY AQUATICS**

- PARKING - 300 SPACES

YOUTH FOOTBALL AREA

- FOOTBALL FIELD
- CHEERLEADING ZONES
- CONCESSION/RESTROOMS/PRESSBOX
- PARKING - 250 SPACES

ENLARGED POND

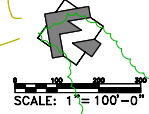
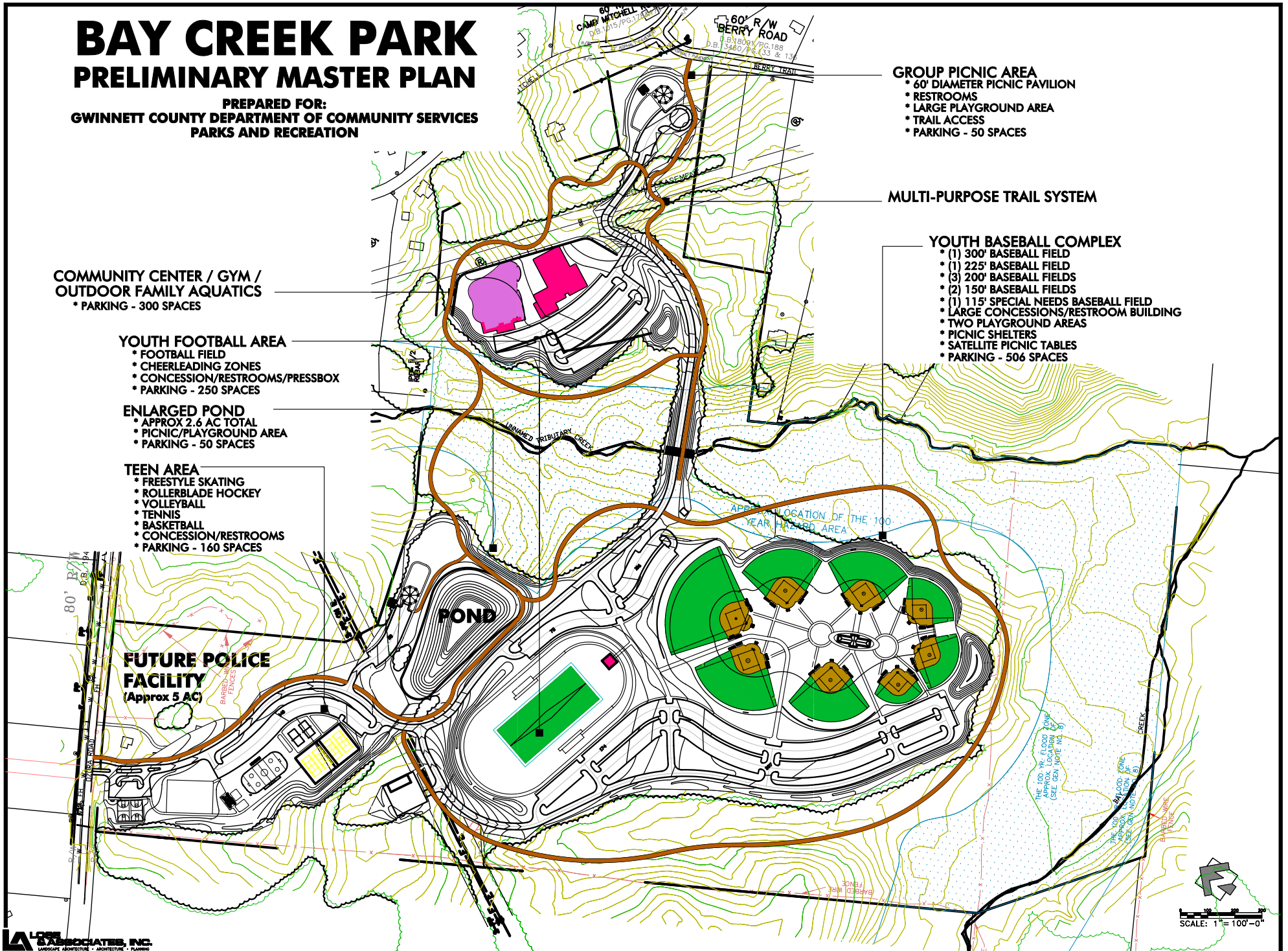
- APPROX 2.6 AC TOTAL
- PICNIC/PLAYGROUND AREA
- PARKING - 50 SPACES

TEEN AREA

- FREESTYLE SKATING
- ROLLERBLADE HOCKEY
- VOLLEYBALL
- TENNIS
- BASKETBALL
- CONCESSION/RESTROOMS
- PARKING - 160 SPACES

**FUTURE POLICE
FACILITY**

(Approx 5 AC)



Section 6:
Final Master
Plan and
Opinion of
Probable
Cost



- Add concrete storage bins to the maintenance yard for infield mixes, etc.

Final Master Plan and Opinion of Probable Cost

In general terms the final Master Plan (see Figure 10) is a refinement of the elements and layout incorporated in the preliminary Master Plan.

Access and Circulation

The main park drive enters from Ozora Road and is aligned with the future residential subdivision entry on the opposite side of the road. The road crosses the Georgia Power easement to provide access to the baseball/softball and football complex fields. After crossing the Georgia Power easement, a left turn through a "T" intersection would bring park users to additional baseball/softball and football parking lots. Passing these parking lots, the road crosses over the unnamed creek over a earth causeway. The road terminates at the picnic/playground area with a drive loop.

Teen Area

The teen area program remains virtually unchanged from the preliminary master plan; although the tennis courts have been removed from this zone to provide separation between the differing user groups and to provide a more focused teen area complex. The teen area now consists of two fenced and lighted outdoor basketball courts, a concrete-surfaced, lighted roller hockey rink, a concessions/restroom building with picnic zones and bike racks, a lighted 20,000 square foot freestyle skating venue and a sand volleyball court. A parking lot with 140 spaces is designed for this recreation area of the site.

Tennis Area

The tennis courts have been designated as an individual activity area in the Final Master Plan. This area consists of two groups of two lighted and fenced tennis courts that share a common paved area with two picnic tables, a bike rack and a small seat-wall/planter area to allow for a tree planting, thereby providing shade for those resting or waiting for a court. The tennis area will share restroom facilities with the West Pond/Picnic zone.

Football Area

The football area remains virtually unchanged from the preliminary master plan. The football field is modeled similar to the field that is planned for Shorty Howell Park. Large, grassed open spaces, that can be used for cheerleading, surround the field. The field is lighted, irrigated and has an elevated press box, bleacher seating and a concessions/restroom building. The field is surrounded by a 12' wide, 1800' perimeter walking track paved with gravel cinders. This lighted track will serve as a short, flat walk-

ing surface—as opposed to the longer, unlighted loops of the multi-purpose trail that feature changes in grade. The football area parking lot has 232 spaces.



Baseball/Softball Complex

The baseball/softball field complex features two 150' fields, three 200' fields, one 225' field and one 330' field, as well as a 125' special needs field. All of the fields are lighted and irrigated. Each field features bleacher seating, a scorer's stand, roofed dugouts, dome-style backstops, electric scoreboards and trash receptacles. All fields will be laser-graded turf with skinned infields, with the exception of the special needs field which will feature a rubberized surfacing laid on an asphalt base. This surface allows children with disabilities to traverse the field without even the slightest obstruction. This facility will also have enlarged dugouts, to accommodate an increase in the number of participants and helpers needed for the games to be played on this field.

A centrally located restroom/concessions/storage building is enlarged spatially from the County standard to accommodate additional wheelchair access in all public spaces. This will include a larger concessions area, an enlarged breezeway and additional wheelchair access stalls in the restrooms.

Adjacent to the special needs field lies a large playground area that will have ADA compliant play equipment and surfacing. The play structures will be geared toward the younger age groups. A rubberized surfacing is preferred for this playground.

The complex also includes space for a 7-stall batting cage, bike racks, two water fountains and picnic areas as well as parking for approximately 534 vehicles. A maintenance compound is located south of the ball fields. The maintenance area includes a fenced, paved maintenance yard with concrete storage bins, paved access to the main park drive and a roofed maintenance structure.

Pond and Picnic/Playground Area – West Side

In order to utilize the pond for stormwater detention and as a site feature, the overgrown earthen dam must be re-constructed. At this time, the pond will be enlarged, and the slopes leading to the water's edge smoothed to allow for shoreline fishing. The outlet and inlet structures will be designed to blend as much as possible with the surrounding environment, and will allow for the support of wildlife within the banks of the pond. The Citizens' Steering Committee recommends that the pond be stocked for sport fishing.

The picnic/playground area features a 60' octagon style open-air pavilion with bench picnic tables, a small restroom structure, a playground zone, sand volleyball court, bike racks, a water fountain and trash receptacles. There is a space, almost ½ acre in size, for open play opportunities to the east of the playground and pond. Parking at these facilities will accommodate up to 42 cars.

Multi-Purpose Trail System

The plan calls for a 12' wide paved pathway that connects all park components. A 12' wide trail, one mile in length, loops the football and baseball/softball complex. Spur trails connect this loop to each activity area on the west side of the unnamed creek. A spur trail also leads to Ozora Road, so that surrounding neighborhoods may have safe pedestrian access to the park. The trail system also includes mulched nature trails that wind into the floodplain area, offering a more intimate contact with nature.

Community Center/Gym and Family Aquatics Center

The community center/gym and outdoor family aquatics facilities are modeled after the facilities currently under construction at Rhodes Jordan Park. The program, budget and spaces planned for these facilities will be similar, but the overall design of the facilities will differ from those at Rhodes Jordan Park. The community center/gym will have a large community room, several classrooms, offices, a game room, storage spaces and a basketball gymnasium with bleacher seating.

The outdoor family aquatics center has a building that houses locker rooms with showers and restrooms, mechanical rooms, offices, storage spaces and covered canopy spaces. The actual "pool" portion of the facility features a zero-elevation pool edge, water slides, a small lap swim area, a large interactive play structure and a flowing float river – all of which are contained within a single water-filled pool.

Picnic/Playground Area – East Side

The picnic/playground area features a 60' octagon style open-air pavilion with bench picnic tables, a small restroom structure, a playground zone, sand volleyball court, bike racks, a water fountain, and trash receptacles. There is a space, almost ½ acre in size, for open play opportunities to the east of the playground and pond. Parking at these



facilities will accommodate up to 42 cars.

Prioritization

The Citizens' Steering Committee recommended the Master Plan to the Recreation Authority on April 19, 2001, with the following suggestions for priority development:

1. Develop eight-field baseball/softball complex and maintenance area
2. Football complex
3. Multi-purpose trail system – west side of park
4. Teen facilities
5. Picnic area – west side of creek
6. Tennis court area
7. Community center/gym
8. Outdoor family aquatics center
9. Picnic area – east side of creek
10. Complete trail network on east side of park

Final Opinion of Probable Cost

A detailed opinion of probable cost is included at the end of this section of the Bay Creek Master Plan report. Budgeting costs figures, including a 10% contingency, and phasing break down are as follows:

Total		
Phase A	West Infrastructure	\$2,303,257.00
Phase B	Teen Area	\$1,464,643.00
Phase C	Tennis Area	\$166,236.00
Phase D	West Picnic Pavilion/Playground	\$389,910.00
Phase E	Football Complex	\$958,694.00
Phase F	Baseball/Softball Complex + West Trails	\$3,682,911.00
Phase G	East Infrastructure	\$810,280.00
Phase H	Community Center/Gym & Family Aquatics	\$10,708,198.00
Phase I	East Picnic Pavilion/Playground + East Trails	\$491,123.00
	Architectural and Engineering Cost = 6.5%	\$1,363,391.00
	<u>Program Management = 5.5%</u>	<u>\$1,153,639.00</u>
	TOTAL PARK COST	\$23,492,282.00

(For a complete Opinion of Probable Cost, see Appendix A)

Sources Consulted

Benyus, Janine T. The Field Guide to Wildlife Habitats of the Eastern United States. New York: Fireside Books, 1989.

Niering, William A. and Nancy C. Olmstead. The Audubon Society Field Guide to North American Wildflowers. New York: Alfred A. Knopf, 1999.

Professional Services Industries, Inc. "Geotechnical Engineering Services Report, Proposed Roadway and/or Parking Area – Property Bounded by Ozora and Camp Mitchell Roads, Gwinnett County, Georgia." 1998.

United States Department of Agriculture, Soil Conservation Service. An Update for The Soil Survey of Gwinnett County, Georgia. Athens, Georgia, 1988.

Maps Consulted

Department of the Interior, United States Geological Survey. Lawrenceville, Georgia Quadrangle, 7.5 Minute Series (Topographic)

Hayes, James, and Associates, Composite Plat for Gwinnett County Department of Community Services for Bay Creek Park. August 24, 2000. AutoCADD 14 format digital file.

GIS provided by Gwinnett County, Department of Community Services, Planning Development and Special Operations. (Digital format)

BAY CREEK PARK MASTER PLAN

PREPARED FOR:
GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES
PARKS AND RECREATION

COMMUNITY CENTER / GYM /
OUTDOOR FAMILY AQUATICS
* PARKING - 301 SPACES

YOUTH FOOTBALL AREA
* FOOTBALL FIELD
* CHEERLEADING ZONES
* LIGHTED WALKING TRAIL LOOP
* CONCESSION/RESTROOMS/PRESSBOX
* PARKING - 232 SPACES

GROUP PICNIC/PLAYGROUND
* APPROX 2.6 AC TOTAL
* PICNIC/PLAYGROUND AREA
* PARKING - 42 SPACES

TEEN AREA
* ROLLERBLADE HOCKEY RINK
* FREESTYLE SKATING
* BASKETBALL
* VOLLEYBALL
* CONCESSION/RESTROOMS
* PARKING - 140 SPACES

TENNIS AREA
* (4) TENNIS COURTS
* TRAILHEAD PARKING
* PARKING - 65 SPACES

FUTURE POLICE
FACILITY

GROUP PICNIC AREA
* 60' DIAMETER PICNIC PAVILION
* RESTROOMS
* LARGE PLAYGROUND AREA
* TRAIL ACCESS
* PARKING - 45 SPACES

MULTI-PURPOSE TRAIL SYSTEM

YOUTH BASEBALL COMPLEX
* (1) 330' BASEBALL FIELD
* (1) 225' BASEBALL FIELD
* (3) 200' BASEBALL FIELDS
* (2) 150' BASEBALL FIELDS
* (1) 125' SPECIAL NEEDS BASEBALL FIELD
* LARGE CONCESSIONS/RESTROOM BUILDING
* PLAYGROUND AREA
* PICNIC SHELTERS
* SATELLITE PICNIC TABLES
* PARKING - 534 SPACES

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BAY CREEK PARK MASTER PLAN - INTEREST SURVEY DATA

Program or Facility	Total mentions	First Priority	Second Priority	Third Priority	Fourth Priority	Fifth Priority	Data Code
Adult Facilities / Programs	2			1	1		M
Adult Softball	8	2		2	1	1	M
Activity building for teenagers/aerobic classes	10		1	2	2	1	F
Aquatic Center	3	2	1	1			D
Athletic Association (new)	2	1					T
Baseball Field	61	25	14	6	2	4	A
Basketball Courts/Indoor	14	2	1	1	3		G
Basketball Courts/Outdoor	34	1	3	5	7	1	J
Basketball Clinic	1						G
Batting Cages	7						A
Biking Trails	22	4		4	3	1	B
Camping	1				1		R
Cheerleading Programs & Facilities	6		4				E
Childrens Programs	1			1			F
Concessions Facilities	8					2	A
Community Center	13		1	1	2	1	F
Disc Golf	5		1		1		O
Dance Programs	1						F
Fishing Area /Lake	12		2		2	1	K
Fitness Trail	1					1	B
Football Field	56	14	16	3	2	2	E
Gardens	1						K
Golf Course	2					1	S
Gym	16	4	3	3	4		G
Green Space	8	2	1		1	1	K
Horseback riding	2						Q
Horseback riding trails	2		1				Q
Ice Rink	1						L
Outdoor Fountain	1						K
Outdoor Theatre	5			1	1		P
Parking Area	7					1	A
Pee Wee or T-ball	1						A
Petting Zoo	1		1				K
Playground	52	1	7	10	9	2	C
Press Boxes	1						E
Primitive Camp Area for Scouts, etc.	1						R
Raquetball Courts	5		1				N
Restrooms	11			1		1	A
Restrooms for special needs	6		1	1			A
Picnic Area /Covered pavillion	40	1	5	2	6	5	C
Roller Blade Rink	5	2			1		L
Roller Hockey	12	1		1	2	1	L
Scoreboards	1						A
Skating Area-In line and skate boarders	3	1					L
Senior Citizens Facilities / Programs	4	1			1	1	F
Special Needs Sports Fields	23	19	2			1	A
Special Needs Programming/Activities	7	1		1		1	F
Special Needs Playgrounds	6	1	3		1		C
Special Needs Facilities (other)	15	1	6	3	1	2	
Soccer	42	5	9	2	2	2	I
Softball (no specification re: age)	40	11	3	5	1	1	A
Sport Complex	1						A
Stadium	2	1					E
Swimming pool/outdoor	41	8	8	12	5	6	D
Swimmng pool/indoor	21	3	1		2	1	D

Swimming pool for young children-kiddie pool	1						D
Swim Team	1						D
Teen Center	1						F
Tennis	43	3	4	2	5	3	H
Volleyball Court	15		1			1	G
Youth Sports Activities (misc)	3		1				G
Youth Softball	14	1	1	1			A
Walking/Jogging Track	17	2		7		2	B
Walking/Nature Trails	80	13	9	12	9	4	B
Water Fountains	1						K

*Data Codes refer to the Interest Survey Form Tabulation's combined program/facility categories.

Community Concerns:	
Traffic problems	53
No entrance on Camp Mitchell-blind hill	21
Parking	17
Concern about lights from ballfield	15
Remove as few trees as possible	13
Adequate security	12
Request for a separate athletic assoc.	9
Need for traffic lights	7
Who is responsible for grounds upkeep	7
Provide buffer zones for current residents	7
Only one entrance/exit to park	6
Provide adequate parking	6
Effect on property values	5
How does the county plan to manage?	4
Inclusion of a turning lane	4
Attracting undesirable element to area	3
Will Ozora road be widened?	3
Limit lighting to 10:00 pm	2
Crime/although she mentions police facility on the p	2
Need for multiple bathrooms/concessions stands	2
Need for sidewalks	2
Please leave pond intact-unsilted	2
Hours of operation	2
Rezoning	2
Taxes	2
Adequate facilities for special needs children	2
Need for multiple entrances/exits	2
Noise control	2
Practice fields	1
Impact on quality of life in area	1
How will park be funded?	1
Location of fields as related to sun	1
Placement of concessions area/restrooms	1
Fixed batting cages attached to fields	1
Handicap facilities	1
Construction traffic	1
Will teams from McConnel have access to facilities	1
Landscaping-varied and adequate	1
Requested no outdoor concerts	1
Requested no bike paths-pedestrian only	1
Request not to have baseball/softball fields	1
Vandalism	1
Gates to the entrance that can be locked	1
Planning for growth/additional fields	1
Allow Grayson Athletic to run the park	1
Equal facilities for girls and boys	1
Controlling the water run off into Bay Creek	1

Need for board of directors w/great communication skills and that are approachable