

# WILLS PARK MASTER PLAN

Alpharetta's Central Park



JANUARY 2019

## ACKNOWLEDGEMENTS

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Many thanks to the City of Alpharetta residents and stakeholders who participated in this planning process.



**JACOBS**

**POPULOUS**

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# INTRODUCTION

1

Alpharetta is undergoing a renaissance—across the city, new developments are booming and bringing great energy to the area. With this new development comes the need to provide additional parks and recreation services. As Alpharetta’s “Central Park,” Wills Park is at the forefront of the city’s green spaces.

Wills, a former mayor of Alpharetta, sold the land to Fulton County to develop it into a park. At the time, Alpharetta was a smaller, suburban/rural community. Wills Park was built to reflect the needs of the population, with an emphasis on active recreation like ball fields and the construction of the Equestrian Center.



## Introduction to Wills Park

At about 116 acres, Wills Park is a sizable community park located in close proximity to Downtown Alpharetta. The land was initially owned by the Wills family, a family with deep ties to the city. Quilliam “Quilly”

Over time, more facilities have been added to the site to meet the growing demands of the community. When the City of Alpharetta purchased the park from Fulton County, it inherited a park packed to the brim with facilities—but one that lacked an overall vision for its look, feel, and flow.



Wills Park Circa 1993

The 2019 Wills Park and Equestrian Center Master Plan is an effort to bring all of the park elements together--making it a more cohesive place that feels special and unique. The initial goals of the planning process were to:

- Unite the various facilities
- Identify key facility improvements
- Strengthen connections to Downtown Alpharetta and surrounding neighborhoods
- Define Alpharetta's Central Park

## PLANNING PROCESS

The Wills Park and Equestrian Center Master Plan began in May 2018. At this time, the planning and design team kicked off the project with a day-long site visit to the park. Following the kick-off, a number of engagement activities took place:

- **An online survey:** asking general questions about what stakeholders wanted to see in the park
- **"On-the-spot" engagement:** intercepting people while using the park's facilities to learn their opinions
- **Charrette:** a week-long design workshop that included stakeholder interviews, a public workshop, open "drop-in hours," and a concluding presentation

The charrette resulted in three preliminary design concepts which were posted online for additional input. Although these concepts were rooted in feedback gathered to-date, many residents and stakeholders felt the designs advocated for too much change in the park. With this input in mind, the planning and design team revisited the concepts to respond to the community's concerns. Through a series of additional public meetings, a new plan for Wills Park was developed and vetted with the public during the fall of 2018. Ultimately, this plan became the "final" concept for Wills Park and the Equestrian Center.

As with most park master planning processes, the goal of this plan is not to design every single detail of the park. Instead, the aim is to provide a high-level vision for the park's development over the next 20 to 30 years, showing how all the facilities will work together to create a great place. ***It should be noted that none of the facilities or projects shown in this master plan are set in stone; as implementation moves forward, each project will have its own planning process and opportunities for input.***

# ANALYSIS & INPUT

## 2



Context



Existing Plans



Site Analysis



Preliminary Engagement

## CONTEXT

In 2017, Alpharetta was the fastest growing city in Georgia according to the US Census Bureau. This can be seen across town: the construction of Alpharetta City Center, the expansion of Avalon, and the countless new homes and businesses taking root in the community. In the technology sector alone, there are now over 900 businesses that call Alpharetta home.

The City is working hard to keep pace with the new growth, particularly in ensuring that quality of life remains high. A good example of this is the Alpha Loop, a system

of two loop trails—an outer loop of 5 miles, and an inner loop of 3 miles—that connect Downtown Alpharetta, Avalon, and the Northwinds area.

Similarly, the City has also been actively planning for the expansion and improvement of its parks system. In 2018, the City completed a *Recreation and Parks Master Plan* that identified key parks projects for the next ten years. A major focus of these recommendations was upgrading Wills Park, the “crown jewel” of the system.



FIGURE 1. PARK CONTEXT



Wills Park is in the heart of the action—  
it's Alpharetta's beloved central park!

## WILLS PARK TODAY

At 116 acres, Wills Park is the largest park in the City's system (excluding the Big Creek Greenway), and the most central of its major parks. Prized by the community, it is a park with something for everyone: ball fields, a newly renovated swimming pool, playgrounds, a community center, a recreation center, walking trails, a dog park, tennis, basketball, pavilions, and a community garden. One of its most unique features is the Equestrian Center, which has been in place since the 1960s and continues to successfully host hundreds of events per year.

### Location and Context

The park is bounded by Wills Road to the west and Old Milton Parkway to the north. To the south is Main Street, but there is no park frontage on this roadway. A very small portion of the park touches Roswell Street to the east.

Surrounding land uses are varied. To the west and north are mostly neighborhoods of single-family homes. To the south and southeast, most of the surrounding area is commercial or light industrial. Downtown Alpharetta is located just a few blocks northeast of Wills Park, but feels much farther and cannot be seen from the park. There are challenges to walking between the two areas, including heavily trafficked roads and a lack of signage.

### Facilities

In general, Wills Park is heavy on active recreation facilities such as baseball and softball fields, the swimming pool, tennis courts, the Community Center, and the Recreation Center. Although most of these facilities are in good condition--particularly the baseball fields--there is very little that unites all of them into feeling like they are part of the same park. This is particularly the case with the Equestrian Center in the southern half of the park which is commonly perceived to be a separate facility.



FIGURE 2. WILLS PARK TODAY



- Park Access
- Wills Park Building
- Index Contours
- Intermediate Contours

- High Vegetation
- Fields and Courts
- Playground
- Aquatic Facilities
- Equestrian Arena

- Disc Golf Fairway
- Disc Golf Holes
- Recreation Paths
- Parcels

- Alpha Loop
- Paved Surface
- Stream Centerline
- Existing Floodplain

- Surrounding Land Uses**
- Commercial
  - Industrial
  - Mixed Use
  - Park/Recreation/Conservation

- Parks/Recreation/Open Space
- Public/Institutional
- Residential
- Vacant/Undeveloped



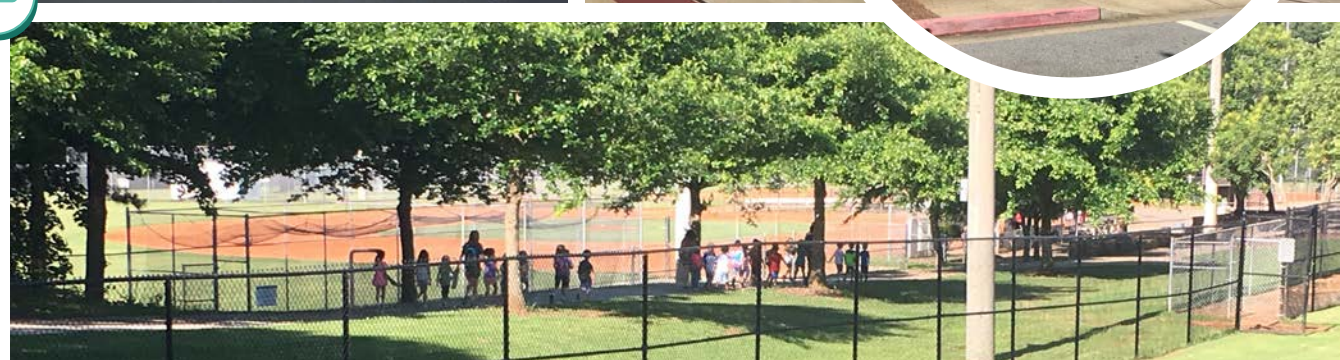
# WINS AND LOSSES

The 2018 Recreation and Parks Master Plan identified the following pluses and minuses at Wills Park:

Large diversity of activities and facilities  
Beautifully maintained areas  
Central location  
Unique equestrian facility  
Most facilities are actively used



Lacks sense of entry  
Park does not feel like one cohesive place  
Bathrooms are too small for demand  
Lack of signs and wayfinding  
The location of the maintenance facility for the park is not central to all facilities  
Recreation Center and Community Center both lack space to meet programming demands (and having two centers in the same park is confusing!)










## EXISTING PLANS

The importance of Wills Park is reflected in many of the City and region's planning documents. Items marked with a  have been completed.

### CITY OF ALPHARETTA COMPREHENSIVE PLAN 2035

The Comprehensive Plan is a long-term, big-picture look at how Alpharetta will develop. Although multiple plan policies and goals touch on the importance of parks and green space, Community Services and Facilities Policy 3 says it best: "Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents."

Within the plan's Community Work Plan—essentially a to-do list of projects for the City—a handful of projects were listed that relate to Wills Park:

- Construct a greenway trail to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park and Downtown Alpharetta (this is the Alpha Loop, which is underway! Check out the planned route in Figure 3 on page 13)



Pool renovations



Install synthetic turf

A more general goal was to better connect Wills Park to surrounding areas, particularly to the "South Main" and "Downtown Activity Center" character areas.

## NORTH FULTON COUNTY COMPREHENSIVE TRANSPORTATION PLAN

A joint planning effort with fellow North Fulton County cities, the Comprehensive Transportation Plan identified eight projects with potential impacts for Wills Park. These projects were also assigned levels of priority, with Priority 1 being the most important:



Rucker Road Operational Improvements (Priority 1)

- Wills Road Operational Improvements (Priority 2)
- New Connection from Marietta Street to Milton Ave (Priority 2)
- Alpha Loop (Priority 2)
- Cumming Street Operational Improvements (Priority 2)
- PATH 400 from Webb Bridge to City Limits (Priority 2)
- Haynes Bridge Road Complete Streets (Priority 3)
- Mid Broadwell Road Operational Improvements (Priority 3)

## DOWNTOWN DEVELOPMENT PLAN

Downtown Alpharetta is the social, cultural, economic, and emotional "heart of the city." This plan is a focused look at how it should develop, what it should look like, and how connections can be strengthened. In terms of parks, the Downtown Development Plan proposed a series of linked smaller green spaces and plazas connected by the a network of sidewalks and bicycle paths. Although not assigned to specific parcels, these are generally located a block or so east of Wills Park.

### ALPHA LOOP PLAN

Sometimes referred to as Alpharetta's "Beltline," the Alpha Loop is a trail project that will connect people, places, activities, and jobs in the core of the city. Actually two loops—a 3-mile inner loop and a 5-mile outer loop—the majority of the trail is being built through private development. The most current plans to connect to Wills Park call for a spur trail off the outer loop. This would run roughly parallel to Devore Road, which has a proposed extension between South Main and Roswell Street.

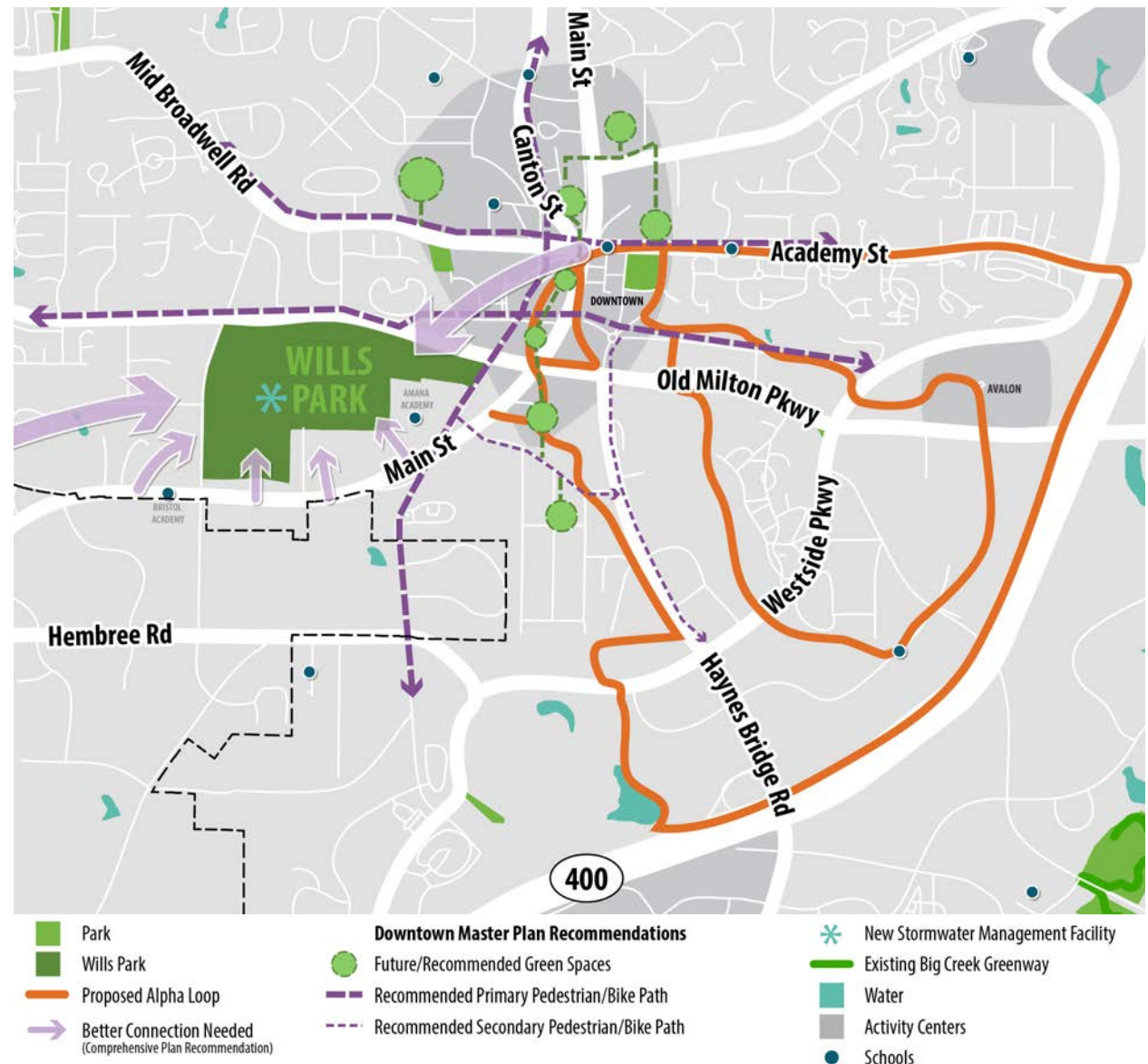
## CITY OF ALPHARETTA RECREATION AND PARKS MASTER PLAN

In early 2018, the City completed its Recreation and Parks Master Plan. The plan focused on improvements to parks, the Equestrian Center, programs, trails, and arts and culture. A master plan for Wills Park was recommended, specifically to consider the following:

- Relocation of the main maintenance shed from the Equestrian Center to a more centralized location
- A sub-plan for the Equestrian Center that includes improvements at existing facilities, new facilities, and upgraded footing
- Location of a direct trail connection to the Alpha Loop
- Improved circulation
- Solutions to streambank erosion and water quality issues
- A system of signs for wayfinding
- A perimeter/loop trail around the park
- Expansion (and potential relocation) of the community garden

This current effort to plan for Wills Park is a direct result of the Recreation and Parks Master Plan's recommendations.

FIGURE 3. RECOMMENDED LINKS/PROJECTS



## STORMWATER PROJECT PLANS

One of the major challenges facing Wills Park is addressing erosion found along the park's tributaries to Foe Killer Creek. The City's Department of Public Works has identified multiple locations within the park where these problems are most prevalent and developed preliminary project designs to help address the issues. Figure 4 illustrates the locations of each of the following projects:

**A:** Currently this area receives runoff from the parking lot and part of Ballfield 8. The large amount and speed of the runoff have carved a large gully through the woods, causing mature trees to fall. This project will involve the construction of a stormwater vault; the gully below the vault will be re-shaped into step-pool structures with stabilized banks and stone weirs to cascade water gently into the stream.

**B:** Currently two baseball fields drain to inlets piped directly to the stream, which has caused erosion in the stream channel. This project will provide underground storage in the outfield areas of Ballfield 8 to detain and slowly release water during storm events.

**C:** This project will modify the stormwater pipes and outfall by Ballfield 8, and will redistribute the flow through new manholes and pipe.

**D:** Currently this stream receives runoff directly from the parking lot. As a result, the left stream bank is not stable and the stream channel is highly eroded. This project calls for the construction of a stormwater detention pond to capture and slowly release water.

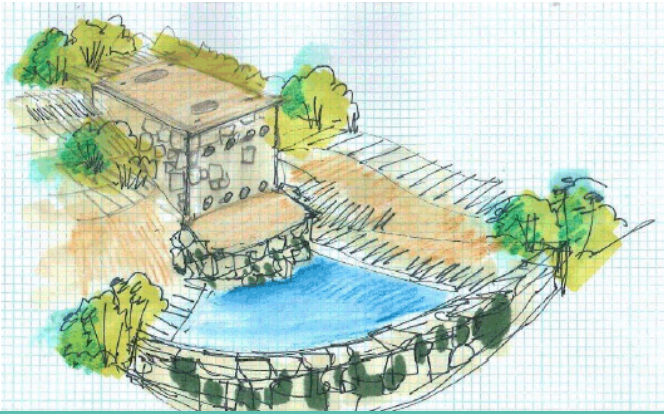
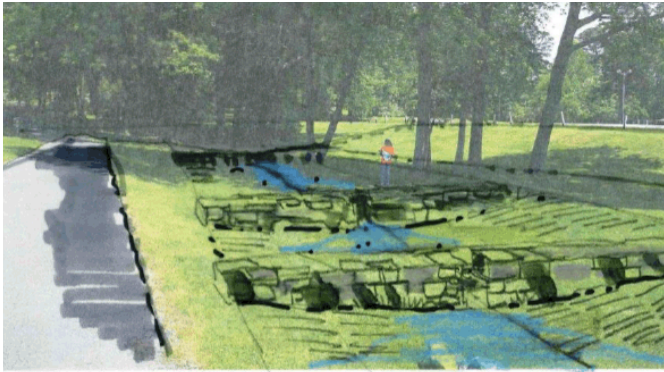
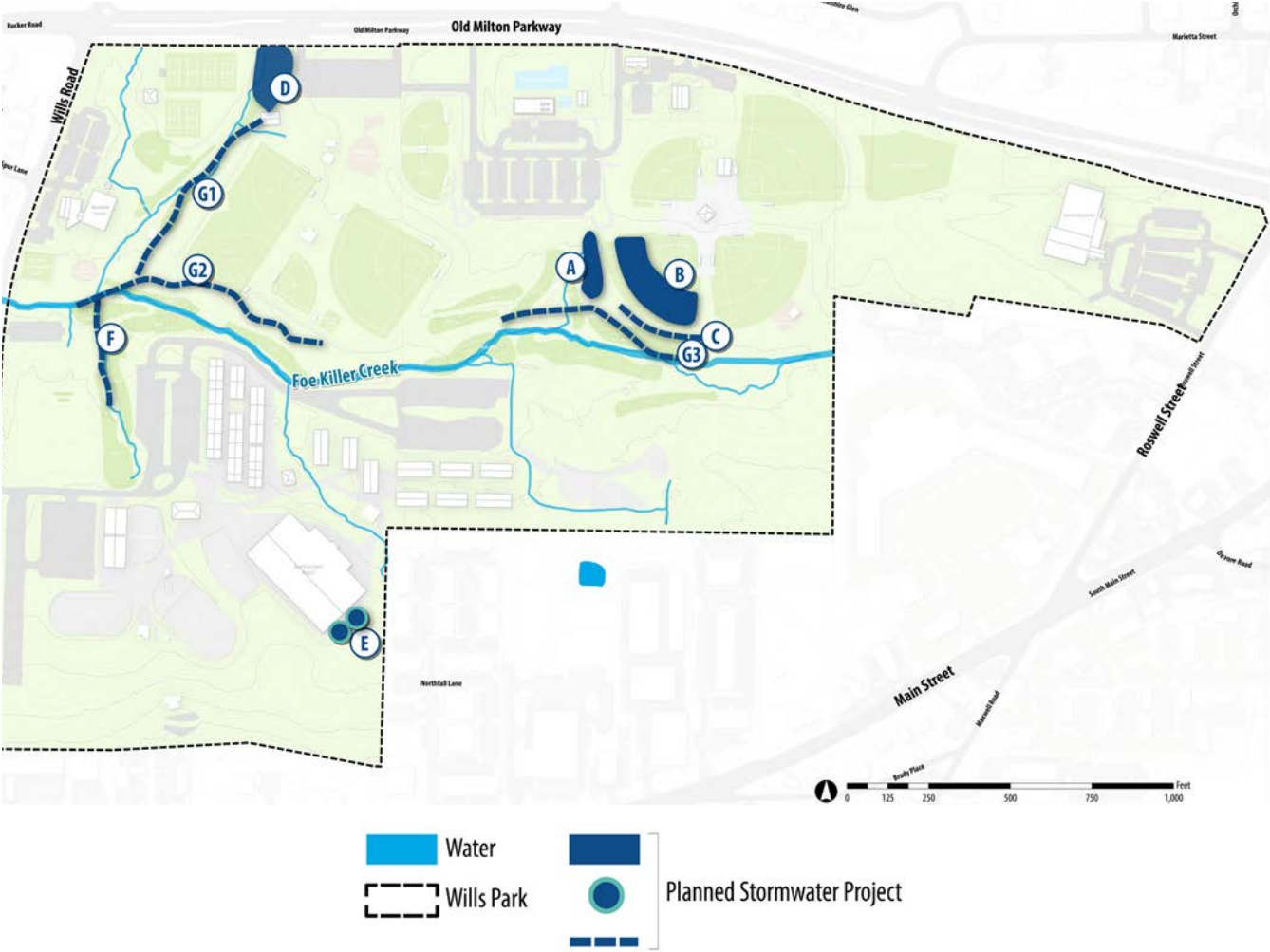
**E:** This project involves constructing two 15,000-gallon above-ground cisterns (water storage tanks) to collect and reuse runoff from the roof of the covered arena at the Equestrian Center. A pumping system will allow a water truck to be filled from the cisterns for irrigation and dust control at the facility.

**F:** Runoff from the southwest corner of the Equestrian Center drains into this area, including carrying large amounts of gravel from the unpaved parking lot. A series of rock filter dams would be constructed to slow the flow and provide some detention behind the dams after heavy rain. The dams are envisioned to be attractive structures that can also serve as seat walls.

**G1-G3:** There are three reaches of stream in Wills Park that would benefit from stream restoration and/or buffer enhancement; reaches 1, 2, and 3. Reach 1 should be restored using natural channel design to include a stable channel form, habitat features, and native vegetation. Reach 2 has an acceptable channel form and is well-connected to the floodplain, but is currently mowed to the edge and experiencing some bank erosion. This reach is highly visible should be planted with a landscaped stream buffer. Reach 3 is highly incised due to storm runoff. Its channel should be widened to accommodate greater flows and stabilized with stone armoring where necessary. A wetland fringe can be incorporated into the banks to preserve wildlife habitat.



FIGURE 4. PLANNED STORMWATER PROJECTS



## DESIGNING FOR STORMWATER

There are several stormwater projects already planned to better manage flooding while serving double duty as attractive water features. The sketches above are concepts for a series of stone dams and small pools near the Equestrian Center practice fields (top image, shown as Project F in Figure 4) and a storm vault and spreader box discharging into a cascade of step-pools with stone weirs, just west of the central ball fields (bottom image, shown as Project A in Figure 4).

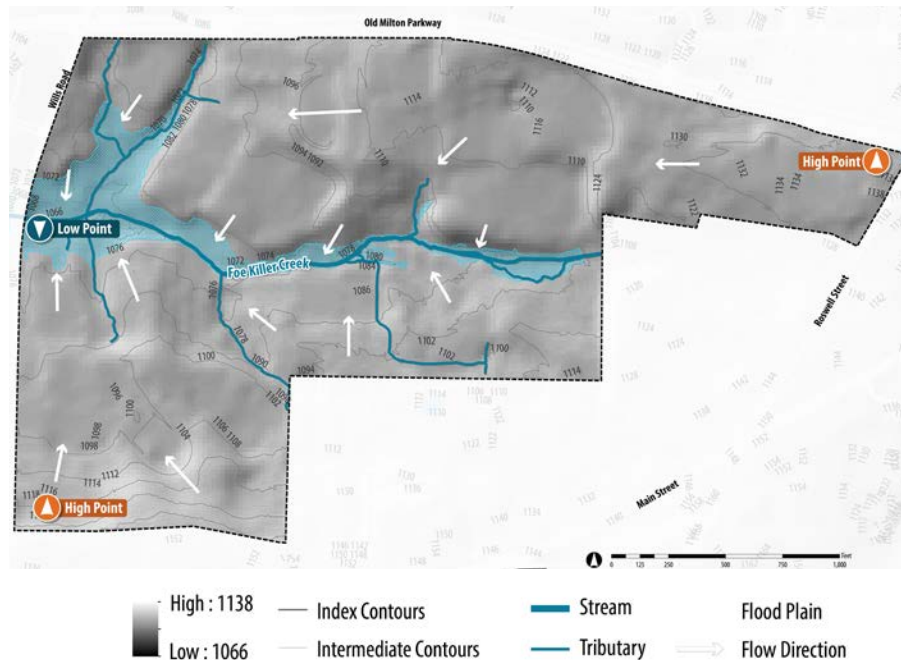
## SITE ANALYSIS

Before diving into design ideas, it is important to understand the existing conditions at Wills Park in terms of elevation and hydrology, slopes, soils, circulation, and “anchors and opportunities.”

### ELEVATION AND HYDROLOGY

Wills Park has varying elevations, with high points at the far southwest corner near the Equestrian Center (1,142 ft) and the northeast corner near the Community Center (1,138 ft). The lowest point (1,066 feet) is to the west just north of the community garden. In general, surface water flows toward the middle of the park, where there is a tributary to Foe Killer Creek. This tributary has a floodplain of about 9.7 acres and should remain free of paved surfaces.

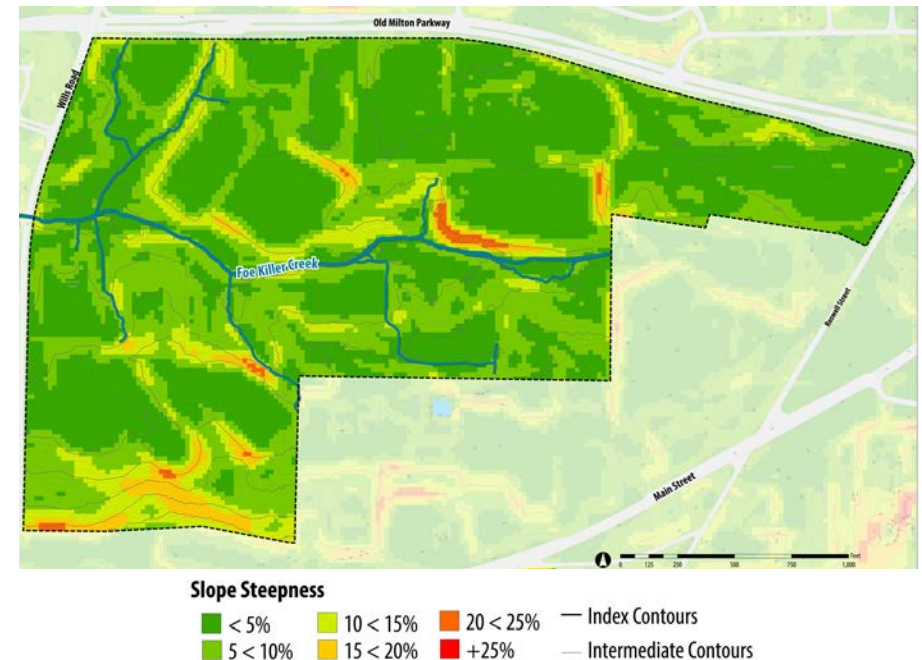
FIGURE 5. ELEVATION AND HYDROLOGY



### SLOPES

In general, Wills Park is fairly flat, with the majority of the park having a slope of less than 10 percent. Typically, building on slopes of 15 percent or higher is discouraged—it can be done, but it is very expensive and can have negative environmental impacts. Steep slopes (15 to 25 percent) are concentrated primarily in three areas: at the north and south ends of the Equestrian Center, around Ballfield 4, and around Ballfields 7 and 8. Although steep slopes can be a challenge to design facilities around, they are also opportunities to enhance the park visually.

FIGURE 6. SLOPE

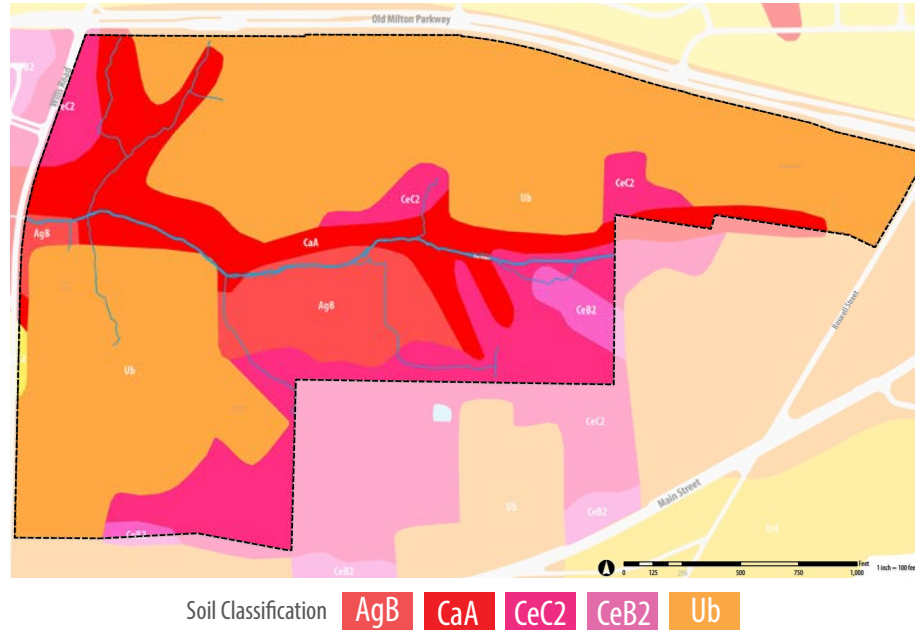




## SOILS

There are five main soil types at Wills Park: AgB, CaA, CeC2, CeB2, and Ub. Ub soils are those that are “urbanized,” or disturbed so much that they no longer have their original structure. Soils that start with the letter “C” are more sensitive to stormwater runoff, and should be protected from intense facility development.

FIGURE 7. SOIL CLASSIFICATIONS



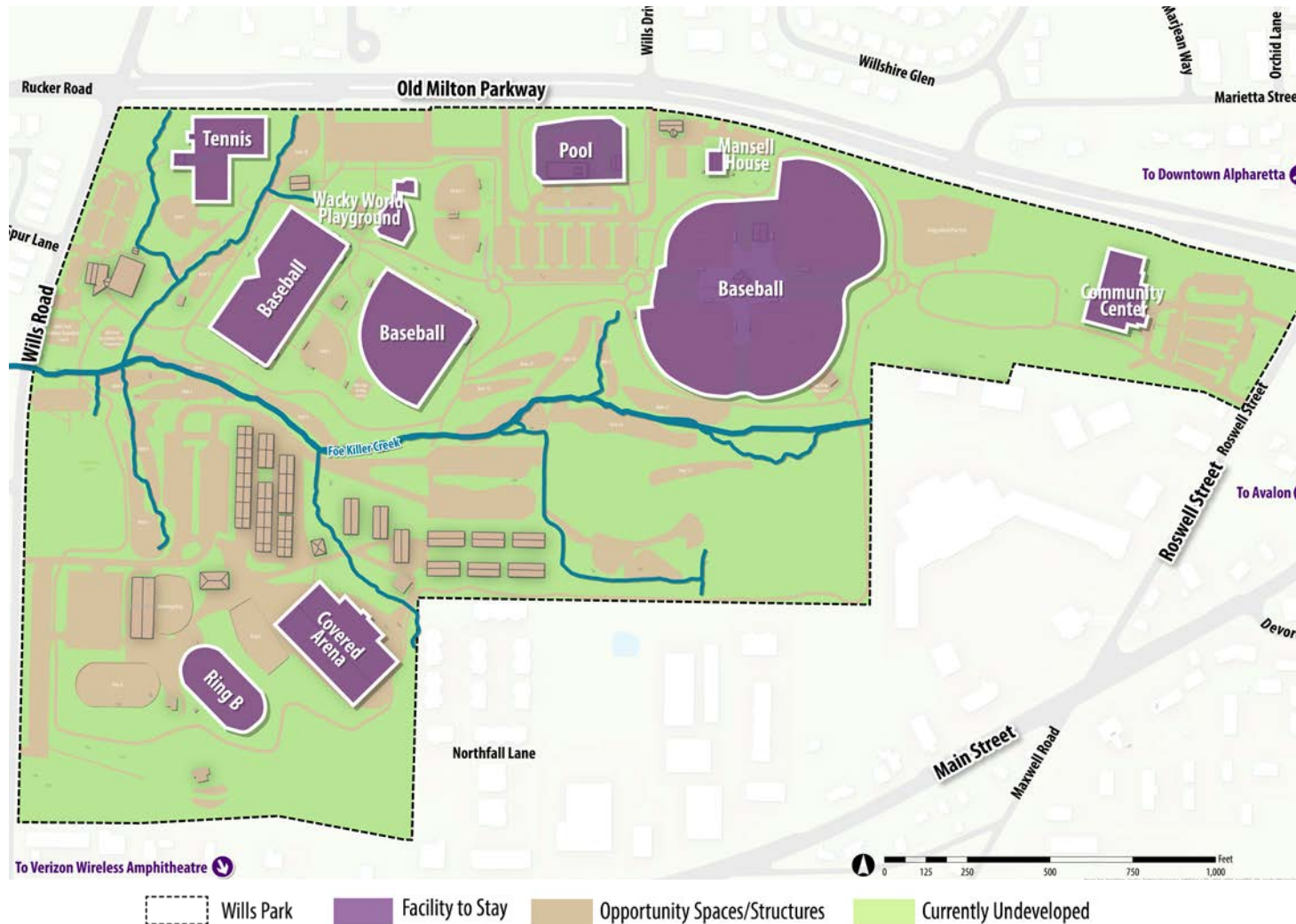
## CIRCULATION

Getting around Wills Park is not always easy. Although there are a number of paths and walking trails, there is no clear hierarchy or signage to guide the way. Unusually for a park of this size, there is also no internal vehicular circulation—people who drive to the park must choose one of the parking lots, then walk from there.

FIGURE 8. EXISTING CIRCULATION



FIGURE 9. ANCHORS AND OPPORTUNITIES



## ANCHORS AND OPPORTUNITIES

City staff and leadership provided preliminary input on which facilities they believed should remain in the park in their current locations. These facilities are considered “anchors” and form the bones of the new design concepts. However, just because a facility was not initially shown as an anchor did not mean that it was going away—just that it could be considered for relocation or change.

## COMPOSITE CONSTRAINTS

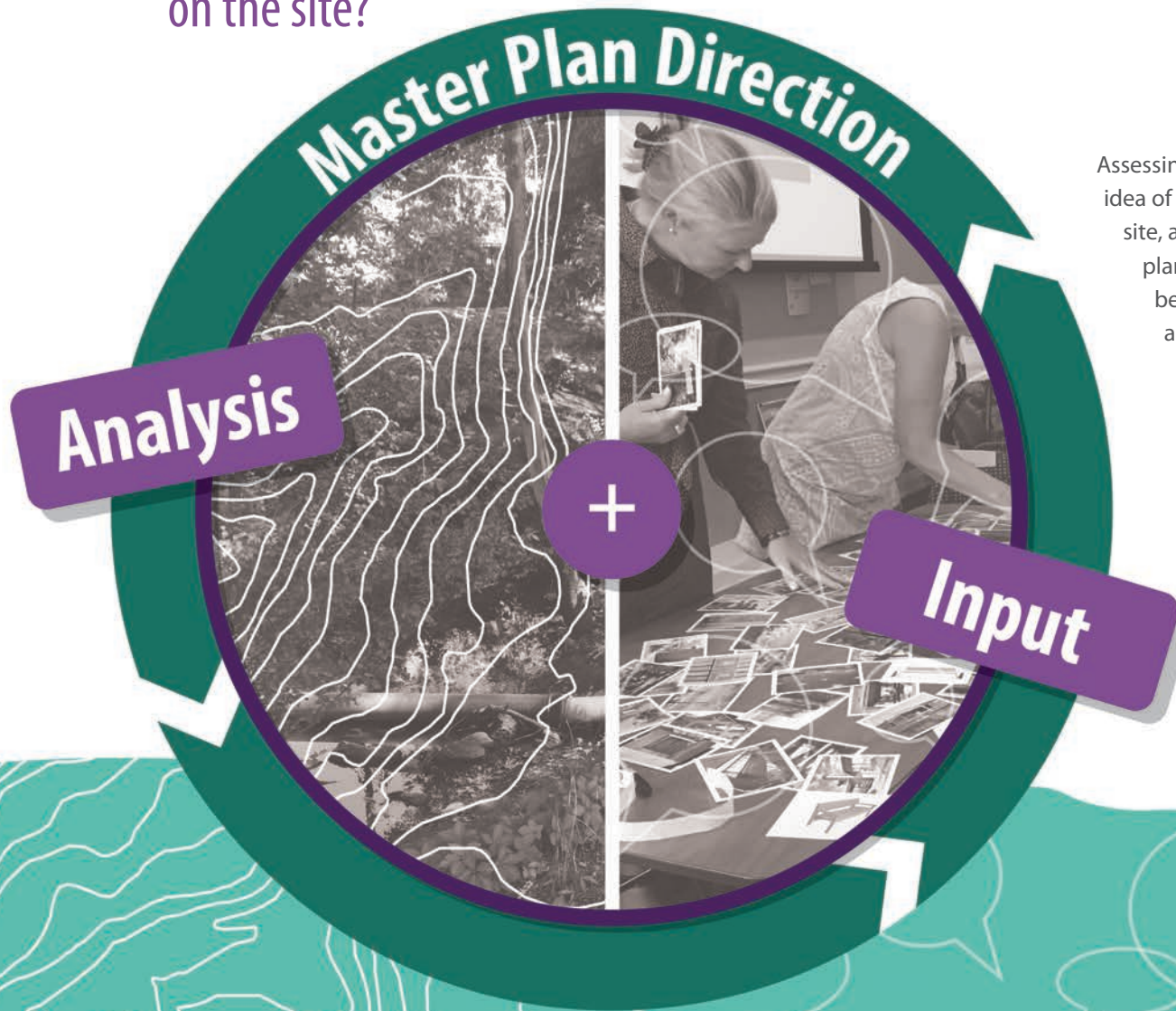
When slopes, hydrology, soils, and facility anchors are combined together, a fairly clear picture emerges of where the most opportunities for change and improvement are at Wills Park. Primarily these are the “in-between” spaces, suggesting that the master plan should focus on tweaks of smaller areas rather than major wholesale changes.

**FIGURE 10. COMPOSITE CONSTRAINTS**





What is **possible**  
on the site?



Assessing existing plans and site conditions gives us a clear idea of what is feasible and responsible to build on the site, and how we can best connect it to the surrounding plans. But to be a truly great park, Wills Park needs to be more than feasible—**it has to be fun!** The technical analysis was combined with input from current and would-be park users to determine the right direction. Community members shared their dreams for the park, beginning with a series of preliminary engagement activities.

What is **our dream**  
for the park?

## PRELIMINARY ENGAGEMENT

What kind of place should Wills Park be? Hundreds of community members weighed in throughout the process, starting with an online survey and some on-the-spot engagement.

**FIGURE 11. ENGAGEMENT ACTIVITIES**



## PARK-WIDE SURVEY #1

More than 390 people responded to an online survey in June 2018, asking the community about the existing facilities at Wills Park and their preferences for the park moving forward. Some of the questions allowed respondents to choose multiple answers, so the percentages below will not always add up to 100 percent.

### The park facilities we use most frequently are:

- Walking trails (77%)
- Dog park (35%)
- Wacky World Playground (33%)
- Swimming pool (33%)
- Equestrian Center (20%)

### The facilities most in need of improvement are:

- More bathrooms (28%)
- Creek and wetland restoration (27%)
- More attention to beauty and design (25%)
- More access to nature (23%)
- Wayfinding signs and maps (22%)

### Our favorite things about Wills Park are:

- Convenient location (63%)
- Experiencing nature (53%)
- A place to exercise (44%)
- Variety of things to do (42%)
- Beauty/attractiveness (32%)

### In the future, we'd like to see more:

- Walking trails (40%)
- Bicycle paths (28%)
- Special community events (28%)
- Natural areas (18%)
- Bathrooms (17%)

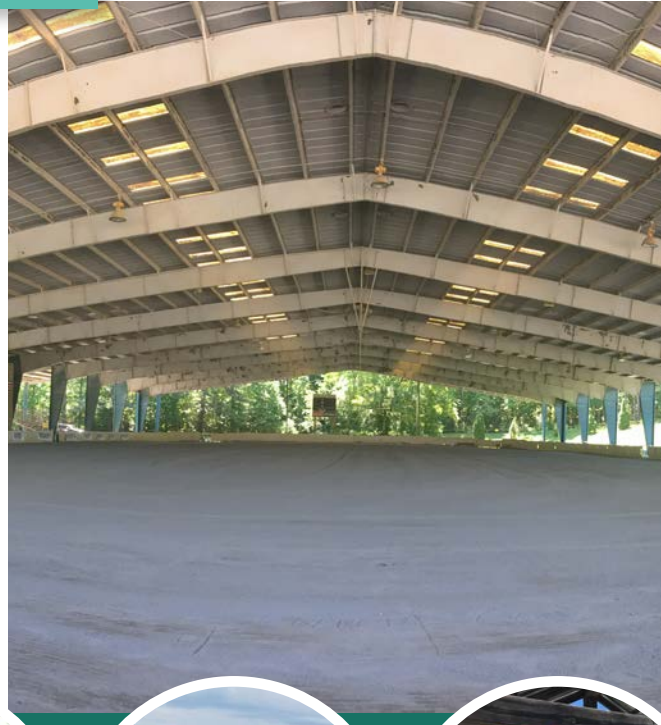
### And we don't think we need any (more):

- Baseball/softball/T-ball fields (26%)
- Skate park (24%)
- Cricket pitches (20%)
- Nothing... what we have already is great! (20%)
- Soccer/football/lacrosse fields (19%)

Check out the Appendix for the full survey results.

## EXISTING FACILITIES

Getting quality footing in all show rings is a priority for users and a safety concern for horses. Drainage issues will need to be addressed to maximize quality.



Users love the shed row barns' wooded setting, but the buildings are in poor condition.



Shaded seating is a must in the Georgia heat!



## EQUESTRIAN CENTER ONLINE SURVEY #1

A second online survey was focused on the Equestrian Center, a unique feature of the park with specialized user needs. There were 395 respondents, most of whom were exhibitors (63%) who live within 25 miles of the park (67%) and visit at least once a month (62%).

### Their favorite things about the Equestrian Center are:

- Its in-town location (45%)
- Number of events and programs (16%)
- Its home-like feeling (10%)

### But they don't love:

- Quality of the facilities (44%)
- Quantity of facilities (8%)
- Poor barn conditions\*
- Lack of schooling and lunging rings\*
- Uneven arena footing\*

\*Popular open-ended response



### They think the Equestrian Center could be more user friendly with:

- More shade (21%)
- Better spectator areas (18%)
- More options for food and concessions (13%)
- Facility improvements\*

### Users enjoy visiting and exhibiting at competing equestrian centers like:

- Tryon International Equestrian Center – Mill Spring, NC\*
- Georgia International Horse Park – Conyers, GA\*
- Chattahoochee Hills Eventing – Fairburn, GA\*
- HITS – Ocala, FL\*
- Poplar Place Farm – Hamilton, GA\*
- Brownland Farms – Franklin, TN\*
- Chicopee Woods – Gainesville, GA\*

### Organizers of Equestrian Center events consider these elements to be extremely important to attracting people to the venue:

- Footing (59%)
- Stabling facilities for horses (54%)
- Covered show arena (48%)
- Outdoor practice ring (47%)
- Outdoor show ring (45%)
- An additional show ring (40%)

### Other respondent comments included:

- Celebrate this unique facility and Alpharetta's equestrian heritage\*
- Modernize facilities to meet industry standards\*
- Improve drainage\*
- Improve the event reservation process\*
- Allow credit and debit card payments for concessions\*
- Bring in food trucks for fresh food options\*
- Continue to host dog agility events\*
- Find opportunities for the broader public to use this space\*
- Use the covered arena for concerts and community events\*
- Partner with the local equestrian community to raise funds\*



### EQUESTRIAN INSPIRATION

Equestrian circuit regulars love some of the facilities at competing locations and hope to see Wills Park adopt their modern industry standards.

\*Popular open-ended response



Pool visitors talk about the kinds of facilities they would like at Wills Park in the future



Concert attendees at Brooke Street Park share ideas for improvements to Wills Park

## ON-THE-SPOT ENGAGEMENT

The project team spent a day interviewing people splashing around at the Wills Park Pool, attending a horse show at the Equestrian Center, and enjoying a concert at nearby Brooke Street Park. We asked about how they would like to improve the existing facilities and what they would like to see added in the future:

### We think the park could use improvement in a few areas...:

- More lighting
- Easier park access from Downtown
- Fewer sports fields
- Better signage

**...but many think the park is great as it is!**

### We are most interested in adding:

- Adventure course
- Special community events
- Soccer/football/lacrosse field
- Better bathrooms
- Bike path
- Playgrounds
- Skate park

The insight from this preliminary engagement grounded initial discussions about the park's future and was built on through the charrette process.



# VISION & CONCEPTS

## 3

- ✓ Charrette Overview
- ✓ Concept Development
- ✓ Program Opportunities
- ✓ Initial Concepts
- ✓ Goals, Objectives, & Vision

### CHARRETTE OVERVIEW

To clarify the vision for Wills Park and develop alternative concepts for the park in collaboration with the community, the City hosted an intensive, week-long charrette in July 2018. The charrette integrated a mix of

input from community members and work periods for project staff, all taking place in the Community Room at City Hall. Activities included a kick-off workshop, staff workshop, stakeholder interviews, “drop-in” hours, and a closing presentation.





## KICK-OFF WORKSHOP

The Kick-off Workshop launched the week's activities, giving community members an opportunity to learn about the project and initial site analysis, and to share their opinions on what they want for the Wills Park of the future. Participants rotated through small group discussions about three key topics for Wills Park, as well as a discussion on the Equestrian Center. They discussed what people want to do at the park; how the Equestrian Center should evolve; what people want the park to look like; and ideas for gateway designs.

### WHAT DO WE WANT TO DO AT WILLS PARK?

The mix of park activities was the heart of the first small group discussion. Participants generally like the activities in the park today. Their priority activities for the future park included more walking trails, bike paths, a dog park, the Equestrian Center, natural areas, and event space, as well as amenities like more restrooms and Wi-Fi.

### HOW SHOULD THE EQUESTRIAN CENTER EVOLVE?

All workshop participants were invited to consider the future of the Equestrian Center, and regular users of the center provided deep insight about its functionality. The Equestrian Center is beloved, but aging facilities and deferred maintenance have lessened its desirability for regional events. While the Wills Park Equestrian Center is older and smaller than some of its competitors, its neighborhood setting and shedrow barns tucked into the trees give it an edge with a homey, boutique feeling and an in-town location that cannot be beat. With some facility improvements, they believe it could become an even more sought-after equestrian destination. Priority improvements include leveling rings and improving their drainage; new footing; an additional outdoor show ring; additional schooling areas at the end of show rings; new, safe barns; improved manure management; separate circulation for pedestrians, horses, and cars; and maximizing the continuity of operations during construction.

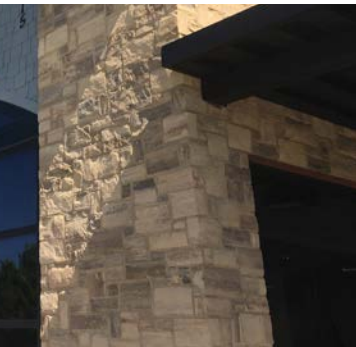




## WHAT DO WE WANT WILLS PARK TO LOOK LIKE?

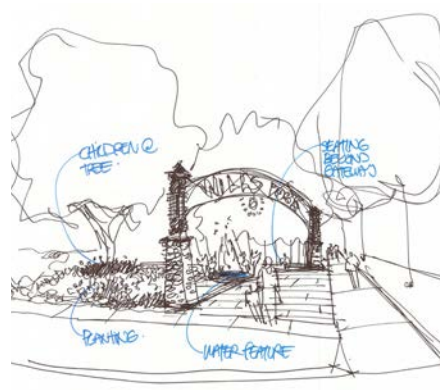
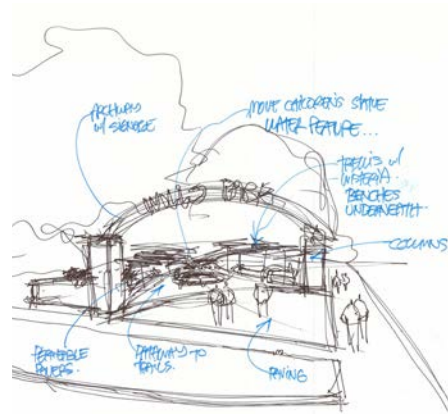
Participants discussed their preferred aesthetics as they worked together to build their own “park palette,” a collection of imagery representing the look and feel they want to see at Wills Park. Most participants agreed they want to maintain and enhance the feel of Wills Park today, building on the traditional “Alpharetta look” with a base of neutral tones, natural materials, and quality, durable finishes like stone, metal, and wood. The style of the recent renovations to the Wills Park Pool fits the bill and should be reinforced consistently throughout the park. A more playful look may find its way into select facilities, like playgrounds.

What should Wills Park look like? Most participants chose natural, traditional designs with subtle equestrian touches. Check out the final palette in Chapter 5!

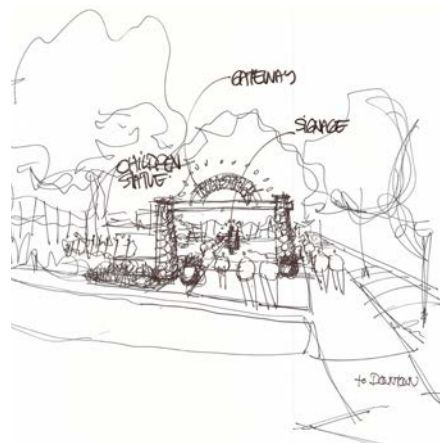
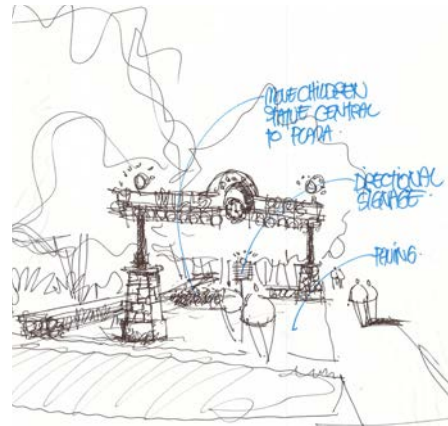




## OLD MILTON PARKWAY AND ROSWELL STREET ENTRANCE (NORTHEAST CORNER)



Preferred Design Reference



Collaborative sketches from each discussion group, illustrating consistent themes

## HOW DO WE CONNECT?

Participants found plenty of room to improve connections from Wills Park to the surrounding neighborhoods, including better access for the Amana School, a new access point for the proposed Village Magnolia development to the south, and additional pedestrian access points along the perimeter. Better directional signs are needed to help people understand where to park.

Enhanced gateways at the northeast (Old Milton Parkway and Roswell Street) and northwest (Old Milton Parkway and Wills Road) corners of the park were a focus of the discussion. People gravitated toward images of traditional gateway arches, and think clear directional signs at entry points are a must. The groups developed collaborative sketches of the northeast corner near Downtown, and consistent themes emerged (see their sketches to the left!) Participants felt a new gateway should incorporate the existing "Circle of Friends" sculpture and have a small, shaded plaza serving as a gathering place and trailhead to the rest of the park. The northwest corner should have a more wooded, natural quality with a gateway arch leading onto a boardwalk.

## STAFF WORKSHOP

The project team held a work session with the Recreation and Parks Department staff to review findings and get their expertise on observed opportunities and challenges at the park.

## STAKEHOLDER INTERVIEWS

The project team interviewed organized user groups, City staff, and local representatives:

- Alpharetta Historical Society
- Arts Alpharetta
- Atlanta Saddlery
- City Council members
- Community Garden and Arboretum
- City of Alpharetta Public Works Department
- Disc golf community
- Equine Advisory Committee
- Gymnastics staff
- Recreation Commission members
- Swim team members
- Tennis community
- Wills Park staff

Interview highlights are showcased on the next page.

## “DROP-IN” HOURS

Open hours were held on Wednesday afternoon and Thursday morning to enable community members to stop in and share their thoughts, sketch with the project team, and review feedback received.

## CLOSING PRESENTATION

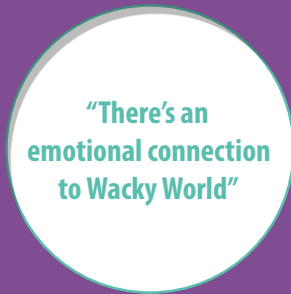
At the final presentation, input, concepts, and sketches developed throughout the week were on display and open to feedback from the community. Three preliminary alternative concepts were presented, showing alternative approaches to address community desires expressed through the process to date. Participants provided feedback on comment cards and discussed the alternatives with project staff in small groups following the presentation. Their ideas were incorporated into the preferred concept on page 4042.



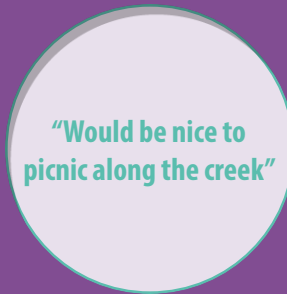




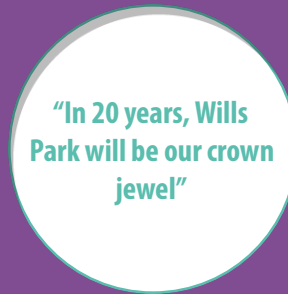
"Parents need better seating at playgrounds"



"There's an emotional connection to Wacky World"



"Would be nice to picnic along the creek"



"In 20 years, Wills Park will be our crown jewel"



"Need recycling bins, not just trash"



"Build in educational signage"



"People are concerned about safety, visibility, undergrowth, and lighting"



"We need green space like Central Park"



"More places for food stands, carts, or trucks"



"Connect to the new senior housing on Wills Road"



"Keep the wooded area a little wild, not too manicured"



"The public-private partnership we're using for baseball is a model for the rest of the park"



"Need more prominent entrances"



"The look should connect to the new development Downtown"



"The bathrooms need an upgrade"



"The park is broken into five separate areas-- we need to unite it"



"There are flooding issues... pretty much everywhere"



"We need a conservancy to get things done"



"Would love to consolidate recreation staff location"



"We're out of indoor program space and have to turn people away"



"We're seeing a lot of older, downsizer couples moving in nearby"



"The dog park is great, but it's not very visible"



"More benches, please!"



"A successful plan will be reasonable and broken into manageable phases"

## LISTENING IN ON STAKEHOLDER INTERVIEWS

The project team conducted more than 15 group and individual interviews and integrated their comments, like the ones above, into the draft concepts.



## CONCEPT DEVELOPMENT

The charrette process was designed to foster collaboration and work through alternative approaches quickly and efficiently. After an initial period of analysis and input, three draft concepts were developed to illustrate different approaches to address the community's desires. They were meant to be distinct enough from each other to clarify tradeoffs and solicit responses to alternative design moves, generating thoughtful discussion about the best way forward.

The draft concepts that follow were based on input received prior to and during the charrette and were presented at the charrette's closing presentation. Members of the community were given an opportunity to respond in person and online. Their feedback was used to draft a new, preferred concept for the master plan (see page 3942.)

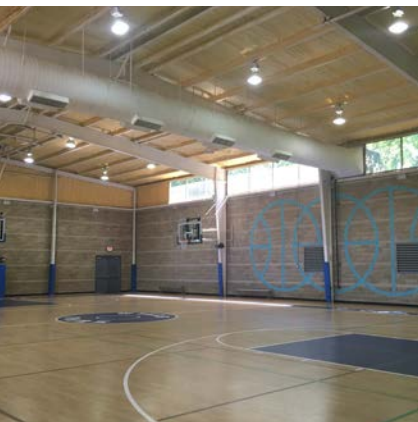
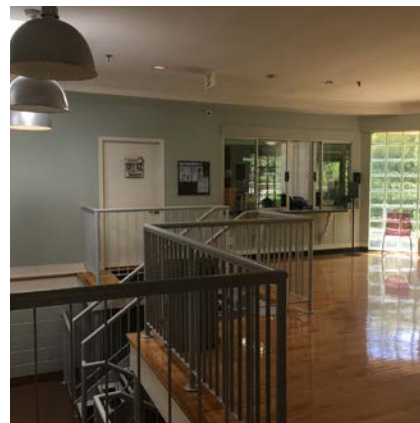
## PROGRAM OPPORTUNITIES

A set of potential program opportunities was developed to identify the needed and desired activities Wills Park should house. Table 1 reflects the site analysis and feedback received at the time the three draft concepts were developed, including comments from Online Survey #1, on-the-spot engagement events, stakeholder interviews, the kick-off workshop, and "drop-in" hours. These program opportunities were used to develop the three draft concepts and were later updated based on feedback from the draft concepts.

Keeping in mind the established design principle that Wills Park will have "something for everyone" and the realities of space limitations, three alternative park concepts were then developed to illustrate different potential combinations of requested program items.

**TABLE 1. EXISTING FACILITIES**

Type	Quant.	Direction as of Mid-Charrette Week
Aquatic Center	1	Recently renovated, leave as is
Baseball Fields	8	Leave as is
Basketball Courts (outdoor)	2	Can be replaced/relocated within the park
Batting Pavilion	1	Leave as is
Community Center	1	At capacity and in need of expansion; could be co-located with Recreation Center
Community Garden	1	Prefer to stay in current location; no volunteer capacity to support expansion
Disc Golf Holes	18	Users prefer to retain existing course; proximity to Foe Killer Creek tributaries creates environmental conflicts
Equestrian Center	1	To be addressed by a concurrent planning process; not included in draft concepts
Mansell House and Gardens	1	Would prefer to stay in current location, but current adjacencies are not ideal for events
Parking Spaces	680	Parking is insufficient during tournaments and major events, and current layout does not maximize capacity. Need better direction and potentially additional spaces
Large Pavilions	3	Enhance and add
Playgrounds		
Kings Ridge Playground	1	Can be replaced/relocated within the park
Rec. Center Playground	1	Can be replaced/relocated within the park
Wacky World Playground	1	Maintain as is with some enhancement
Recreation Center	1	Must provide a location for programs, but could be relocated in new Community Center annex
T-Ball	2	Can be replaced/relocated within the park
Tennis Courts	6	Open to change, could be potentially replaced elsewhere in the park system
Waggy World Dog Park	1	Needs improvement; can be replaced/relocated within the park
Walking Trails	-	Maintain and enhance; add mile markers
Woods	-	Maintain and enhance



**TABLE 2. POTENTIAL NEW FACILITIES**

Type	Direction as of Mid-Charrette Week
Adventure course	Desired by some residents, no consensus
Amphitheater	Want a small amphitheater for community events
Bike path	Opportunity to connect to the new Alpha Loop and Rucker Road bike lanes; low speed cyclists only in certain locations
Event lawn	Need space with sufficient capacity and layout for community and private events
Multi-purpose fields	Want flat, large, flexible open space to use for multiple sports, casual play, or events
Seating areas	Should be integrated throughout
Skate park	Desired by some residents, no consensus
Stormwater management	Must increase capacity for stormwater management and prevent streambank erosion to address flooding and water quality issues, ideally using best practices in green infrastructure

The draft concepts offered alternative approaches to enhancing existing facilities and combining them with potential program opportunities.



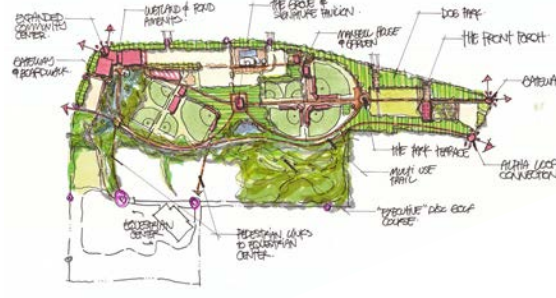
## DRAFT CONCEPTS OVERVIEW

Three draft concepts were developed during the charrette to illustrate design alternatives and clarify tradeoffs. These schemes focus on the park's overall organization and program. They do not feature the important, but smaller scale moves like restrooms, lighting, or wayfinding, which were incorporated into the preferred concept (see page 42).



**DRAFT CONCEPT A** This concept focuses on incremental improvements to the park, with many facilities remaining in their current locations (see page 34). Key changes include:

- Strong east-west pedestrian walkway
- Expanded Community Center
- New central Event Lawn
- Mansell House and Gardens relocated next to Event Lawn
- Dog park relocated to west side
- Tennis courts relocated outside of Wills Park



**DRAFT CONCEPT B** Draft Concept B connects many existing facilities and some new elements focused on green infrastructure and flexible, quieter spaces (see page 35.) Key changes include:

- Figure-8 pedestrian circulation
- Robust green infrastructure
- New "Front Porch" with seating, flexible open space
- Disc golf becomes a 9-hole course
- Larger Community Center at northwest corner
- Tennis courts relocated outside of Wills Park



**DRAFT CONCEPT C** The final concept retains core elements while adding a focus on flexible spaces, community events, and environmental protection (see page 36.) Key changes include:

- Strong east-west pedestrian walkway
- Robust green infrastructure and natural areas
- New Outdoor Living Room with large lawn and seating area
- Mansell House and Gardens relocated
- Disc golf relocated out of Wills Park
- Larger Community Center at northwest corner
- Tennis courts relocated outside of Wills Park

Community members shared their opinions on these concepts at the charrette's closing presentation, and 1,040 people submitted feedback through an online survey. The explanations that follow focus on the public response to each concept and the key takeaways from that feedback that helped inform the preferred approach.

# A

## DRAFT CONCEPT A FEEDBACK

Draft Concept A is the closest to what most respondents had in mind. It retains core

park features and has many of the elements they desire, but a few aspects needed to be adjusted:

### ✓ Yes Please!

- Retains major existing elements of the park
- Consolidation of Community Center and Recreation Center
- More usable, flexible green space
- Enhanced entries
- Modest investment

### ✗ No Thanks

- Mansell House and Gardens should remain in current location
- Dog park should stay where it is, ideally with more space and shade
- Tennis courts should remain
- Need a bike connection to Alpha Loop and Rucker Road bike lanes

### ? Maybe, Maybe Not

- Some people would prefer to build a new Community Center at the corner of Old Milton Parkway and Wills Road, as shown in other concepts

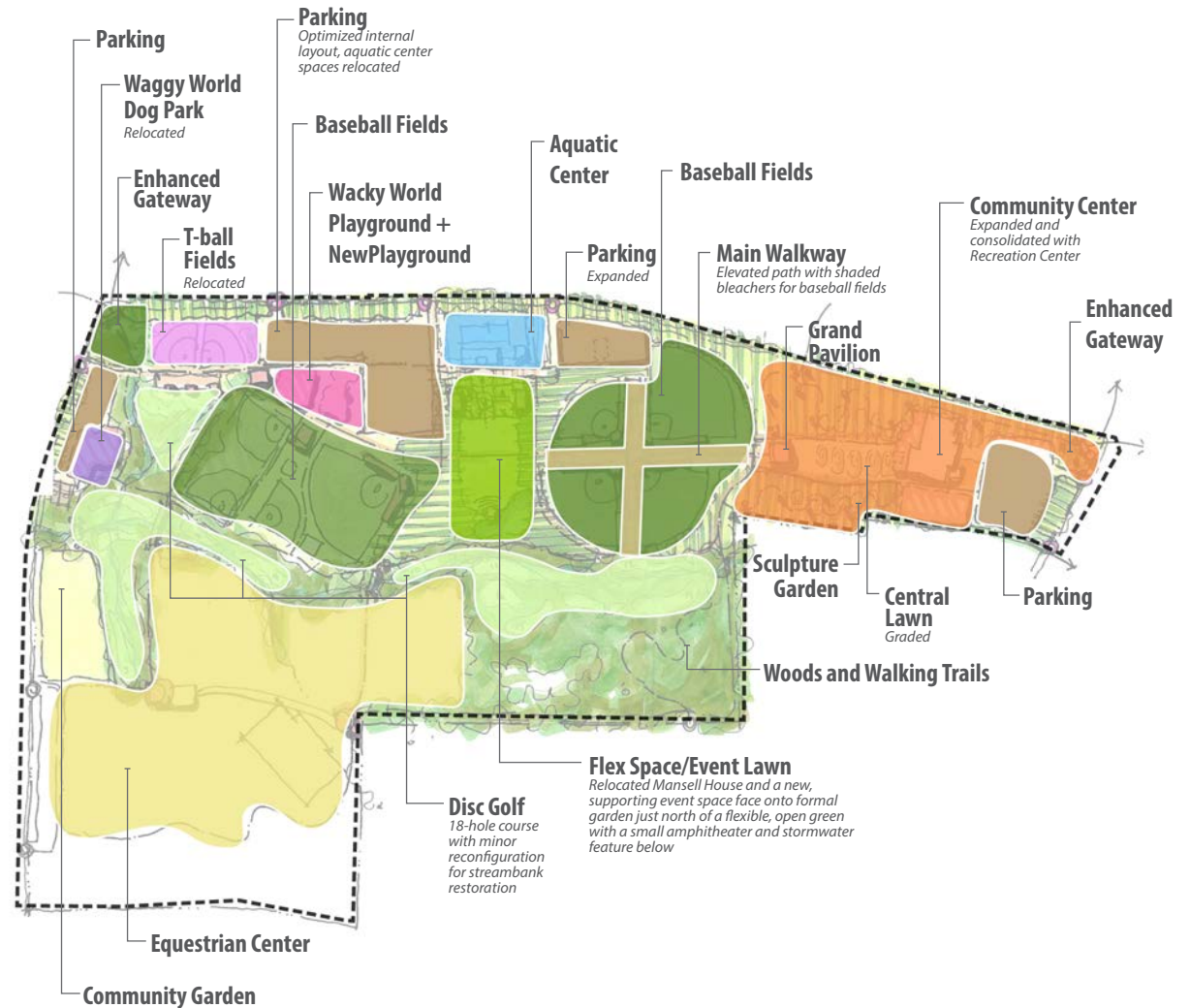


FIGURE 12. DRAFT CONCEPT A FUNCTIONAL ZONE DIAGRAM



# B

## DRAFT CONCEPT B FEEDBACK

Although respondents liked aspects of this concept such

as the Figure-8 organization and addition of flexible spaces, they were concerned about the potential alteration or relocation of some existing facilities. They said:

### ✓ Yes Please!

- Mansell House and Gardens remain as they are
- Waggy World Dog Park remains as is
- Enhanced entries
- More usable, flexible green space
- Areas for relaxation

### ✗ No Thanks

- Want a full, 18-hole disc golf course, not the 9-hole course shown here
- Tennis courts should remain

### ? Maybe, Maybe Not

- Bike path through the park is loved by some, concerning to others
- Like consolidating the Community Center and Recreation Center, but not sure about relocating



FIGURE 13. DRAFT CONCEPT B FUNCTIONAL ZONE DIAGRAM



## DRAFT CONCEPT C FEEDBACK

This concept showed the most dramatic change to the park's organization, increasing the focus on flexible spaces, community events, and green infrastructure. Respondents were concerned about changes to the existing program, saying:

### ✓ Yes Please!

- Additional parking spaces
- Enhanced entries
- More usable, flexible green space

### ✗ No Thanks

- Want a full, 18-hole disc golf course within Wills Park, not elsewhere in Alpharetta
- Wacky World Playground should be retained
- Waggy World Dog Park should be retained and expanded, with even more shade and seating
- Mansell House and Gardens should remain in current location
- Tennis courts should remain
- Prefer permanent T-ball fields to temporarily striping the event lawn

### ? Maybe, Maybe Not

- Bike path through the park is loved by some, concerning to others
- Like consolidating the Community Center and Recreation Center, but not sure about relocating

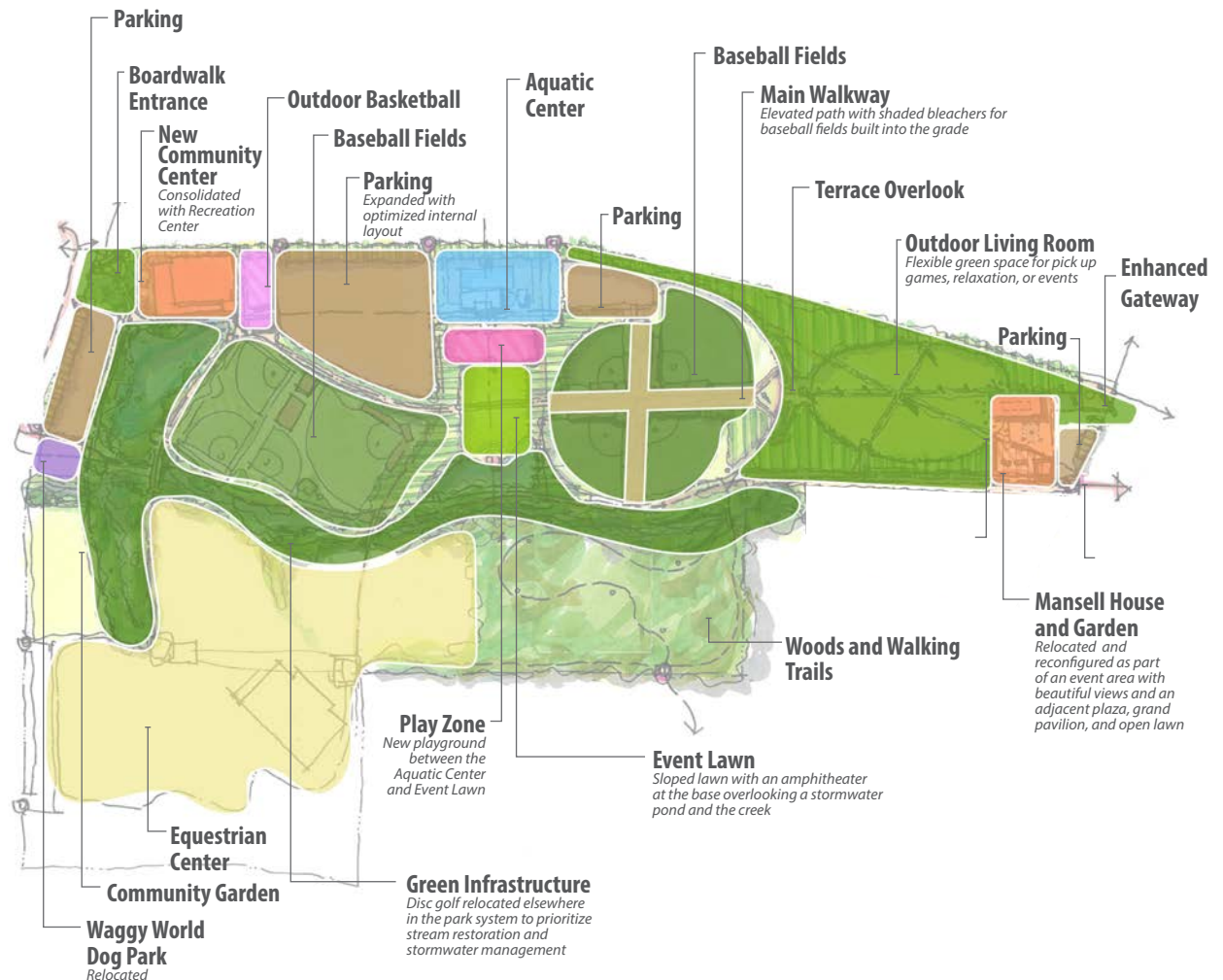
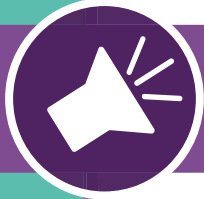


FIGURE 14. DRAFT CONCEPT C FUNCTIONAL ZONE DIAGRAM





## WHAT WE HEARD: FINAL DIRECTION

The direction for the preferred concept changed throughout the process as new voices were continually invited into the conversation. After receiving feedback on the three draft concepts in September 2018, the final direction from the community was to **focus on upgrading and enhancing**.

### Embrace what's there

Keep most of the existing facilities in place and focus on making what we have even better. We want to keep Wacky World Playground, Waggy World Dog Park, Mansell House and Gardens, disc golf, baseball fields, tennis courts, the pool, and the community garden as they are, with only minor alterations as needed.

### Build in flexible spaces

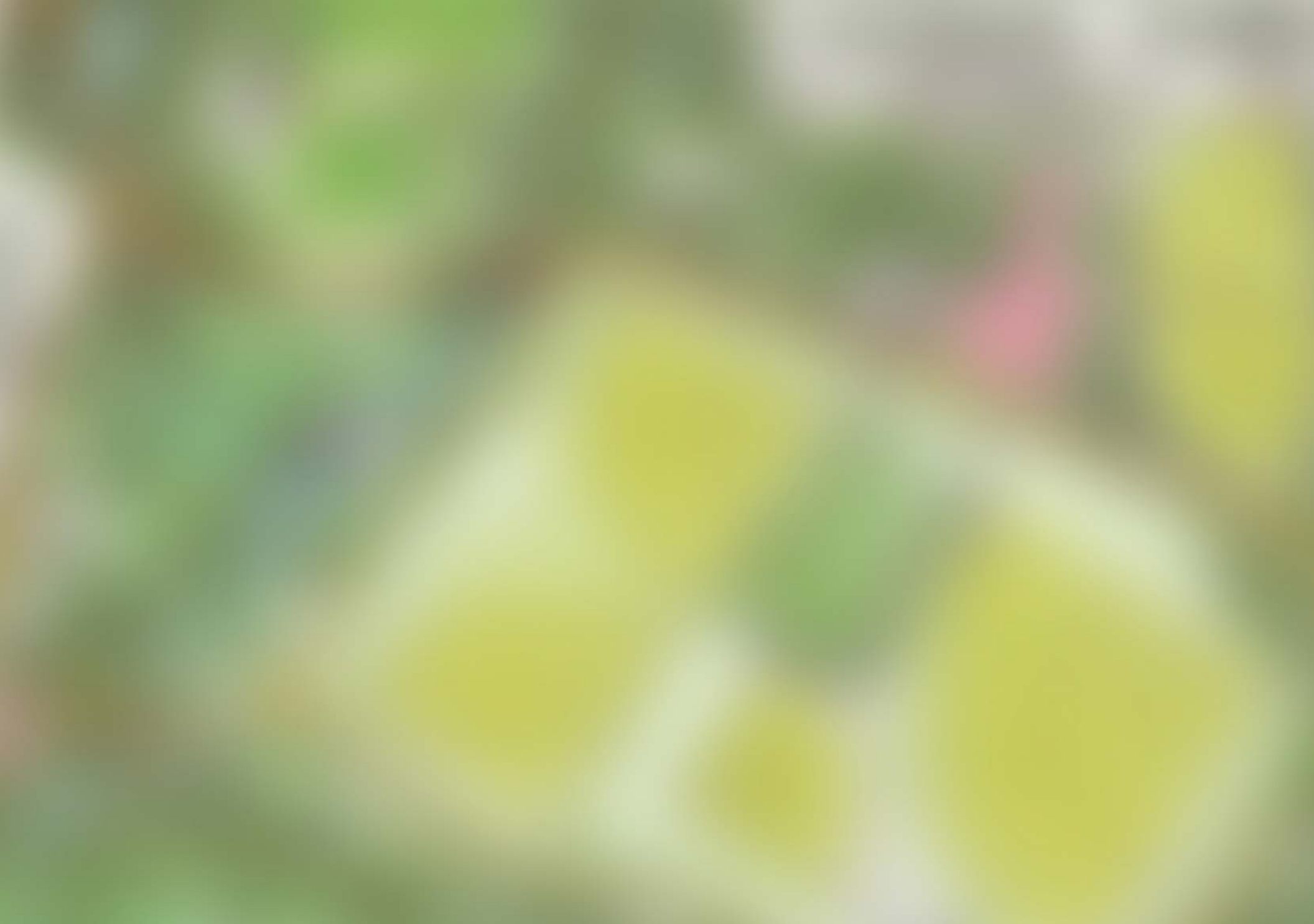
A few underutilized portions of the park can be reworked to better serve our desire for more flexible, unprogrammed spaces. Multi-purpose green spaces, shaded seating areas, and places for community events are all desired.

### Improve connections and accessibility

Improvements to circulation, signage, and visibility will help the park function better. The northeast and northwest corners will have signature pedestrian entrances, a limited bicycle connection should be made, walkways should be enhanced, and perimeter improvements should be made to make Wills Park easier to see and access.

### Address ecological issues

The restoration of the Foe Killer Creek tributaries is needed to improve stormwater management and address flooding issues throughout the park. This need should be balanced with the community's desire to continue recreational uses along the creek.





# MASTER PLAN

## 4



Illustrative Master Plan



Subarea Details



Connections

One of the most significant outcomes of the planning process was the outpouring of support for Wills Park from Alpharetta residents and park users. Overwhelmingly, there was a strong sentiment that most people like Wills Park the way it is now, but would like to see modest upgrades to its facilities.

With this in mind, the final illustrative master plan shows a vision for Wills Park that builds on the park's strengths and most beloved facilities. This plan, proposed to evolve over the next 20 to 30 years, is an incremental blueprint for accomplishing the following:

**Enhancing what is already at the park**

**Building in more flexible open spaces**

**Improving connections within the park and to adjacent areas**

**Addressing ecological issues**



40 WILLS PARK MASTER PLAN



Figure 15 is a generalized illustration of how different parts of the park are proposed to be used. In general, almost all of Wills Park's existing major components are recommended to remain in place but with improvements. A small number of facilities are proposed for removal and/or relocation, and a series of more flexible, passive spaces are recommended. Across the park, all facilities are proposed to be upgraded and better connected.

### **Facilities to remain in place:**

- Equestrian Center (with expanded/new facilities)
- Walking trail (expanded, with a new primary "spine" path)
- Baseball fields
- Community Center (expanded)
- Pool
- Waggy World Dog Park (expanded)
- Mansell House and Gardens
- Wacky World playground
- Tennis courts
- Community garden
- Disc golf (modified layout, but same general location)

### **A handful of facilities are proposed for removal and/or relocation:**

- Recreation Center: demolish and replace with addition to Community Center
- Outdoor basketball courts: removed and relocated adjacent to Community Center

### **Proposed new facilities and spaces:**

- New park gateways
- A Central Lawn with stormwater feature
- The Grove and the Play Lawn
- Grand Pavilion/overlook
- Stream restoration
- Nature Zone

### **All areas of the park are slated for improvement and upgrades, particularly in regard to:**

- Signs, gateways, and wayfinding
- Elevated design elements such as attractive pavilion architecture and enhanced bridges/walkways
- Safety and lighting

The following pages will take you on a tour of the proposed park plan, area by area. Where appropriate, images of similar facilities in other parks have been included to provide an idea of how facilities and spaces may look in the future.





FIGURE 16. ILLUSTRATIVE MASTER PLAN



0 125 250 500 750 1,000 Feet

January 2019

THE CITY OF  
ALPHARETTA

JACOBS

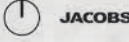
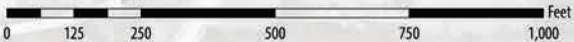
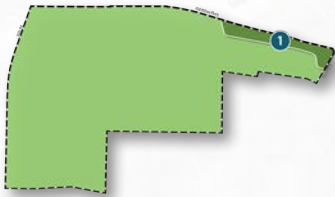


FIGURE 17. SUBAREA KEY MAP



**What's happening in each subarea?**

For each of the subarea descriptions that follow, a small reference map is provided to show you where the action is taking place. Here's an example...



## AREA 1: FRONT PORCH

The front porch of Wills Park is the park's frontage along Old Milton Parkway. This is a key place, because it is where many people are first introduced to the park and what it contains. Currently, most of this corridor is well maintained with a standard sidewalk, and some small glimpses into the park. This master plan proposes the following:

- From sidewalk to trail: widening the sidewalk to 12 feet and upgrading it to more of a **trail** experience with enhanced landscaping and furniture such as benches
- Placemaking/branding: installation of small columns or other **markers** regularly along the trail and clear, attractive **signage** at entrances
- Eyes into the park: clearing and pruning vegetation so that people can see the park from the trail and roadway

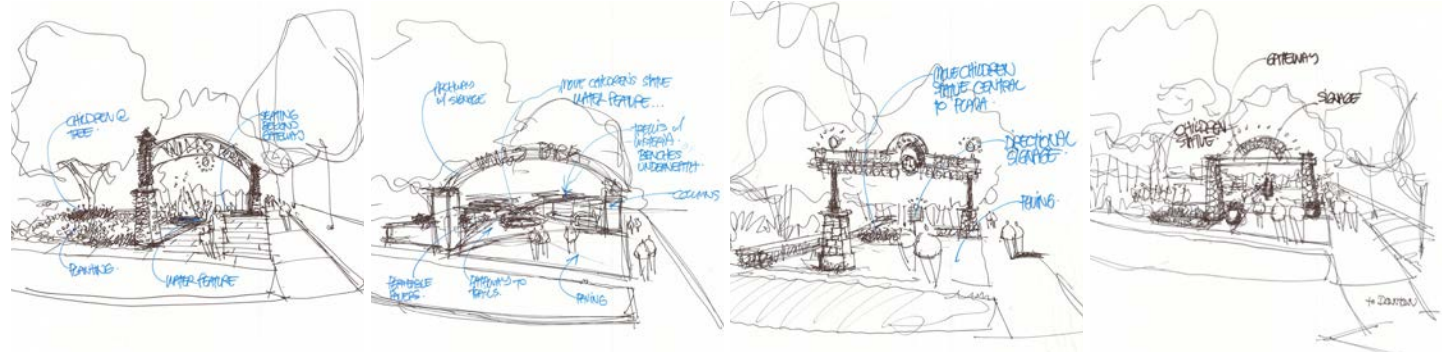
The front porch also contains two main “gateway” **corners**: on Roswell Street in the east, and Wills Road in the west.

The corner on Roswell Street is proposed to be upgraded to signal the main entrance to Wills Park, creating an enticing space that draws people from Downtown Alpharetta into the park. The gateway could include a number of design elements such as an archway, fountain, and/or lush landscaping. Whatever form this gateway takes however, the existing oak tree and “Circle of Friends” sculpture should be integrated into the design.

The gateway at Wills Road and Old Milton Parkway is proposed to be more of a secondary entrance, but still signal to passers-by that they are entering a special place. This gateway should have more of natural, ecological focus to be integrated with the stormwater restoration project adjacent to it but still be in the same “family” of Wills Park design and materials.



Collaborative sketches from each discussion group, illustrating a consistent desire for a distinct archway, welcoming plaza, and lush trees

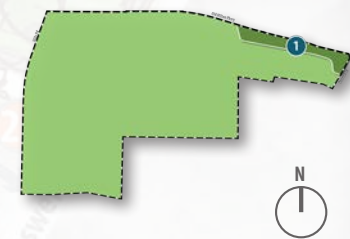






**AREA 1: FRONT PORCH**

- 1** GATEWAY
- 29** TRAIL



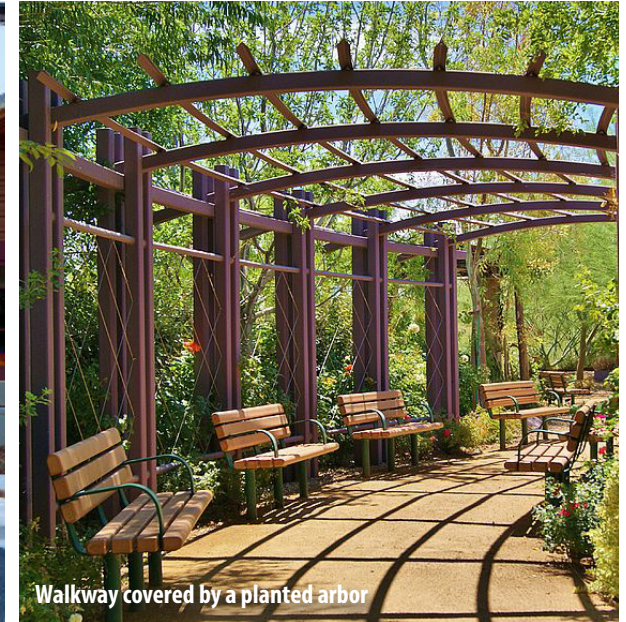


## AREA 2: COMMUNITY CENTER

As the first area of the park that visitors arrive in from downtown, the **Community Center** sets the tone. Although the existing building dates back to the 1990s, it is substantial in size and still functional. The major recommendations for the Community Center are to carry out the proposed renovations (primarily interior), and to build an addition. This addition would be to replace the space “lost” by removing the Recreation Center across the park near Wills Road.

The addition is also an opportunity to give the building a facelift—make it more inviting from the parking lot and upgrading its general look and feel. This also goes for the back side of the building that faces the lawn—this façade could also be improved to be more welcoming and inviting. Part of this renovation and addition could include constructing a welcoming **plaza** space out front, and a walkway along the south side of the building that is covered by a planted arbor.

To the south of the building, five **outdoor basketball courts** are proposed. These would replace the two that are proposed for demolition on the other side of the park, and aid in the concentration of more active recreation in the eastern part of the park.







#### AREA 2: COMMUNITY CENTER

- 3 PARKING
- 4 COMMUNITY CENTER EXPANSION
- 5 PLAZA
- 6 BASKETBALL COURTS



## AREA 3: WAGGY WORLD DOG PARK, PLAY LAWN, AND THE GROVE

The area between the Community Center and the ballfields is envisioned to be a space focused on flexible fun. Additionally, the “family leg” of the **Alpha Loop trail** is proposed to travel through this part of the park, connecting the proposed Alpha Loop trail to the east with the “Front Porch” trail along Old Milton Parkway. This leg of the Alpha Loop is envisioned to be friendly to a range of people on bicycles, including children; the more advanced cyclists will be encouraged to use proposed on-road bike lanes instead.

**Waggy World Dog Park** is proposed to remain in its same location, but be expanded and improved. Upgrades would include multiple fenced areas intended to separate different sizes of dogs, and amenities such as benches, dog water stations, waste disposal areas; and new fencing. Additionally, improvements would be made to the land itself so that the area drains better after rain. With all of these upgrades, the priority will be to maintain the dog park’s well-loved shady trees and current atmosphere.

Behind the Community Center is an improved **Play Lawn**—a fun, flexible space designed with kids play in mind. The biggest improvement here will mostly be unseen: fixing drainage issues and leveling the green space to be flat. In connection to the Community Center, the space can be programmed with classes, small concerts, and activated with simple equipment like large bouncy balls.

South of the Play Lawn is a wooded area that is currently underused. The Wills Park Master Plan recommends thinning out the vegetation in this area to create a shady place called **The Grove**—a forested, passive space with hammocks, places to relax, and informal picnic spots.

This whole area behind the Community Center will be anchored by a new, **grand pavilion** that overlooks the rest of the park. It will create a visual focal point for this area, and also better connect Waggy World, the Play Lawn, and The Grove to the rest of the parkand.



Expanded dog park with shade, seating, and good drainage



Play Lawn



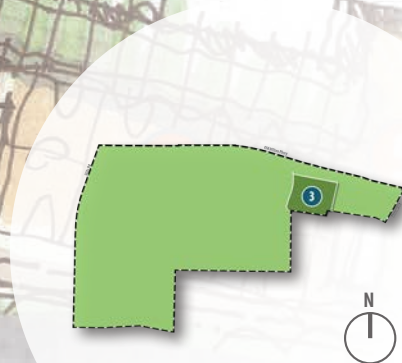
The Grove, a passive, shady area to lounge and hammock





**AREA 3: WAGGY WORLD, PLAY LAWN, AND THE GROVE**

- 7** PLAY LAWN
- 8** THE GROVE
- 9** WAGGY WORLD DOG PARK
- 10** PAVILION
- 29** TRAIL
- 30** OVERLOOK TERRACE WITH BATHROOM BENEATH





## AREA 4: BALL FIELDS 5-8

Baseball is a core activity at Wills Park. Although the master plan does not propose additional fields, some upgrades are recommended. There are two significant changes proposed in this area: new tiered seating, and a well-defined central pathway between the fields leading to other points in the park.

There is an opportunity to take advantage of the hillsides on the east side of the ball fields, and construct **tiered seating** with shade structures. The change in elevation is also an opportunity to tuck a bathroom facility under the grand pavilion, largely hidden from view but easy to access from the fields.

Also connected to the grand pavilion is the idea of a **central walkway** through the center of the park that helps unite all of Wills Park's major facilities. This walkway would be routed between the existing fields, and is envisioned to have attractive landscaping, shade, and other amenities. Ultimately, it will be the "spine" of the park's walking trail system.

At the southeastern edge of Field 7, a new **playground** is proposed to replace the existing one (commonly referred to as the Kings Ridge Playground).

It should also be noted that there are multiple stormwater management improvements proposed for this area that will help the fields drain more efficiently after rain.



Wide pedestrian walkway connecting ball fields



Grand pavilion overlooking the central ball fields



Tiered, shaded seating built into the hillside





#### AREA 4: BALL FIELDS 5-8

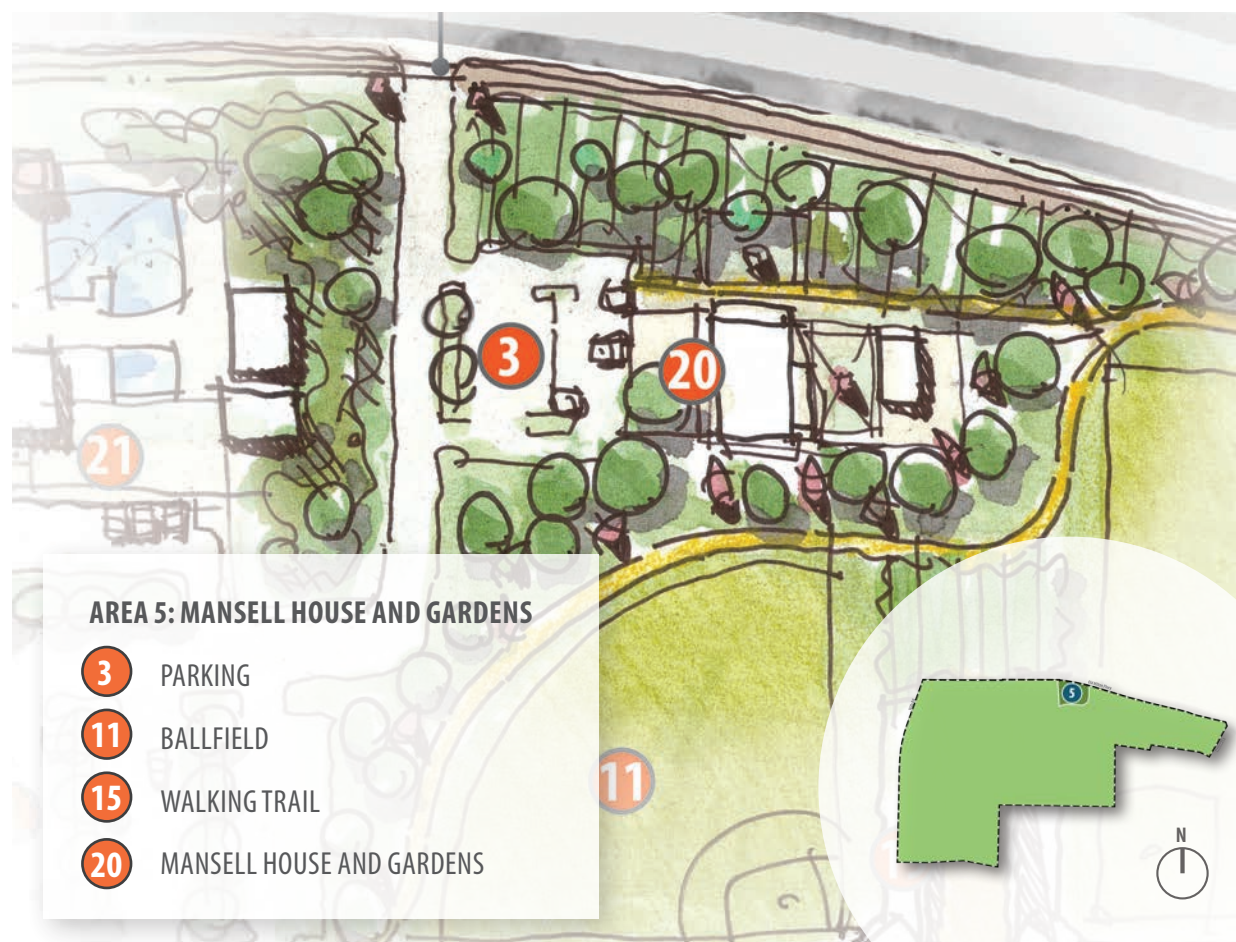
- 2 PEDESTRIAN SPINE
- 11 BALLFIELD
- 12 PLAYGROUND
- 15 WALKING TRAIL
- 19 TIERED SEATING
- 20 MANSSELL HOUSE AND GARDENS



## AREA 5: MANSELL HOUSE AND GARDENS

The area around the Mansell House and Gardens will remain mostly the same. The only significant change in this area is the proposed **demolition of the former Recreation and Parks offices**. By removing this small building, both the setting and parking lot for the Mansell House and Gardens can be enhanced, with better visibility from Old Milton Parkway and clear signage.

In the long term, funding should be allocated for **maintenance of both the house and the gardens**.

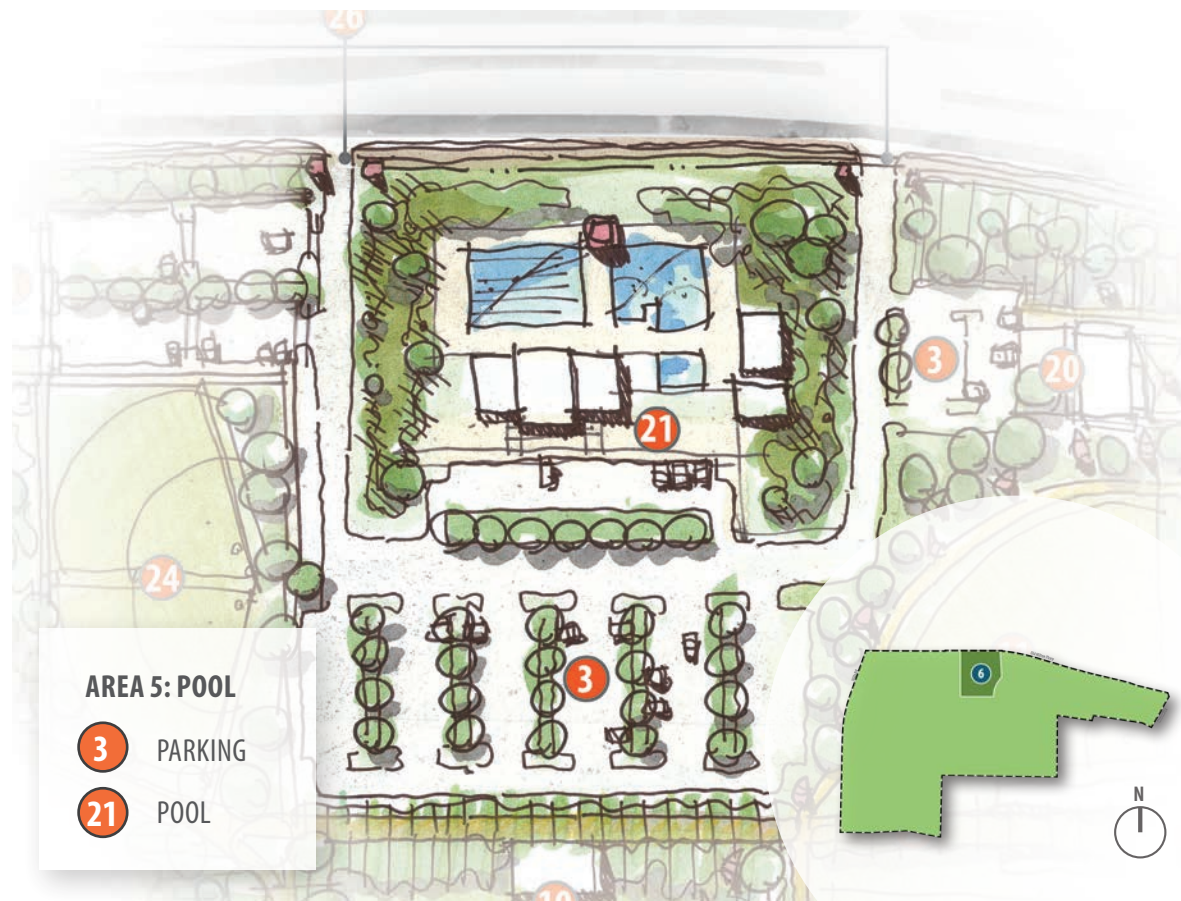




## AREA 6: POOL

The pool recently underwent an extensive renovation into a more flexible, family friendly pool. In its first season, this transformation proved to be a great success! As such, very few changes are recommended for this area of the park. The exception is to replace the old **concession stand** with a new structure more in keeping with the quality of the upgraded facility.

Although no major renovations are recommended at this point, pools are costly facilities in terms of maintenance. Adequate funding must be in place to address **routine replacement and upgrades** over the coming years.



## AREA 7: CENTRAL LAWN

One of the key components of great park spaces is a clear, central core or area where people can come together. The Wills Park Master Plan proposes a **Central Lawn** just south of the pool parking lot. This multi-purpose green space would be a key organizing element of the park and primarily used for passive recreation. A **pavilion**—that could double as a stage—is recommended at the top of the space, adjacent to the central walkway. On the other side of the Central Lawn would be a stormwater management project that integrates **stormwater** into a unique design element, and co-exists with the disc golf course.



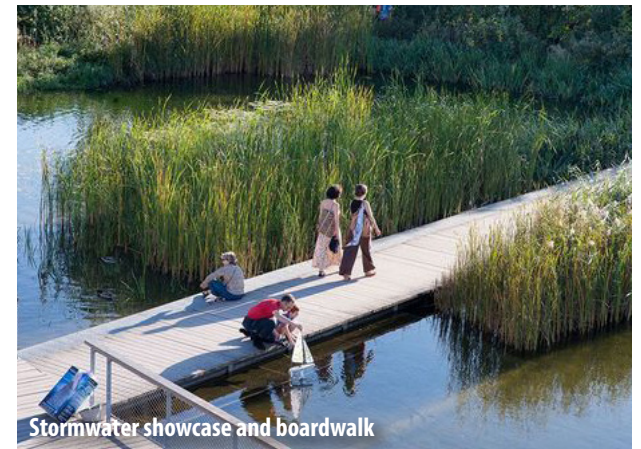
Unprogrammed green space



Community events on the lawn



Flexible performance space



Stormwater showcase and boardwalk



11

3

2

10

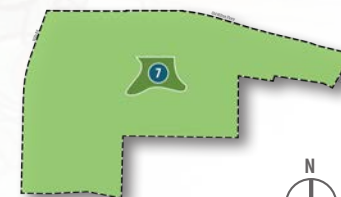
18

15

17

**AREA 7: CENTRAL LAWN**

- 2** PEDESTRIAN SPINE
- 10** PAVILION
- 15** WALKING TRAIL
- 17** STORMWATER  
SHOWCASE
- 18** CENTRAL LAWN





## AREA 8: WOODS AND DISC GOLF COURSE

A consistent piece of feedback from park users is that trees and access to nature are important park elements. The area that is currently heavily wooded is recommended to remain a **natural area** with unpaved trails, and the paved trail will remain at its perimeter.

**Disc golf** will also remain in the wooded area and along the stream bank. Although there is concern

about impacts to the stream bank from disc golf foot traffic, the City wishes to find a way for both to exist side-by-side harmoniously. The Department of Public Works has identified several areas for stream restoration; some disc golf holes will need to be re-designed to accommodate these changes, but the City is committed to the long tradition of disc golf in Wills Park.



Paved trail with mile markers and signs



Disc golf course along unpaved trail

### AREA 8: WOODS AND DISC GOLF COURSE

- 13 UNPAVED TRAIL
- 14 STREAM RESTORATION
- 15 TRAIL
- 16 DISC GOLF
- 22 BRIDGE TO EQUESTRIAN CENTER





#### AREA 8: WOODS AND DISC GOLF COURSE

- 13 UNPAVED TRAIL
- 14 STREAM RESTORATION
- 16 DISC GOLF
- 23 EXISTING FOREST
- 37 NATURAL WALKING TRAILS
- 41 NEW MAINTENANCE SHED



## AREA 9: BALL FIELDS 1-4

The smaller complex of ball fields in the west half of the park will also remain in place. Like the larger complex, the master plan recommends **amenity upgrades** for this area such as a new restroom/concession building, site furnishings, signage, and a gateway feature for the fields. Topography near these fields is also conducive to **terraced seating**.

A new, **art-inspired bridge** is proposed to connect this part of Wills Park to the Equestrian Center.



New concessions building with shaded seating area



Existing ball fields



Bridge to the Equestrian Center



Signature scoreboards



New restroom





**AREA 9: BALL FIELDS 1-4**

- 11** BALLFIELD
- 15** WALKING TRAIL
- 22** BRIDGE TO EQUESTRIAN CENTER



## AREA 10: WACKY WORLD ZONE

Wacky World Playground is one of the most beloved parts of Wills Park. The master plan recommends keeping it in the same location but expanding its **accessibility** so that all children can enjoy the playground. The new restroom/concession building proposed for the western ball fields would also serve this area.

North of the playground, the existing **parking** lot would be expanded to include additional paved spaces in the grassy area currently used for overflow. Pervious paving materials are recommended however to aid in stormwater management.

As one of the most highly rented facilities in the park, the existing **Lion's Club pavilion** is also recommended for an upgrade.

There are no proposed changes to Fields T-1 and T-2.



Wacky World Playground with accessibility improvements



Upgraded picnic pavilion



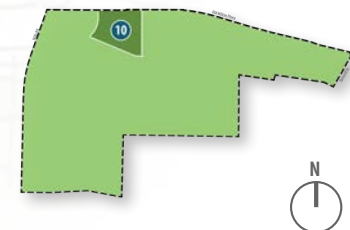
Shaded walkways and seating for parents



## Old Milton Parkway

**AREA 10: WACKY WORLD ZONE**

- 3** PARKING
- 24** T-BALL FIELDS
- 25** WACKY WORLD PLAYGROUND
- 27** UPGRADED PAVILION & BATHROOM
- 28** UPDATED LION'S CLUB PAVILION





## AREA 11: NORTHWEST CORNER

The two major components for the northwest corner are the tennis complex and a series of stormwater and stream restoration projects.

The **tennis courts** are proposed to remain as is, with design upgrades to the plaza, landscape irrigation, and new site amenities such as bleachers, signage, and improved lighting.

City of Alpharetta Public Works has multiple **stormwater projects** identified for this area. Although this will impact some of the current facilities like disc golf, these projects are also opportunities to add unique landscape elements to the park. Examples include a **boardwalk** that connects the proposed gateway at the corner of Old Milton Parkway and Wills Road into the park, drawing visitors immediately into a natural experience. The boardwalk would also be a sort of finale segment of the central walkway through Wills Park, with an **improved walking connection** between this corner of the park, the Lion's Club pavilion, and points further east in the park.



Boardwalk entrance inviting visitors into the park



Gateway feature



Tennis courts



Rucker Road

← TO RUCKER ROAD BIKE LANE

**AREA 11: NORTHWEST CORNER**

- 2** PEDESTRIAN SPINE
- 17** STORMWATER SHOWCASE
- 31** TENNIS COURT
- 32** BATHROOM





## AREA 12: NATURE ZONE

Of all the areas in Wills Park, the Wills Road area has the most change proposed. Because of its small size and poor configuration, the Recreation Center is recommended for **demolition**. To make up for the lost space, an addition is proposed at the Community Center. This will consolidate programming in a single place, and create an opportunity to use this part of the park in a new way. The removal and relocation of the basketball courts also frees up space here.

The vision for this part of the park is a more passive, nature-based experience. A series of small **picnic pavilions**, a new **bathroom building**, and a **nature-based playground** are recommended.

To the south, the **community garden** will remain as is with modest improvements over time as needed.



Signature picnic shelter and restrooms



Nature-based playground



Series of small picnic pavilions

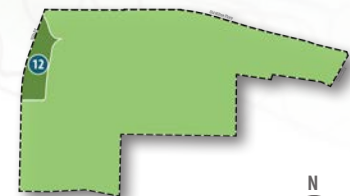


Community garden



### AREA 12: NATURE ZONE

- 3 PARKING
- 32 RESTROOM
- 33 NATURE ZONE
- 34 PLAYGROUND
- 35 COMMUNITY CENTER







Covered seating at the grandstand

## AREA 13: EQUESTRIAN CENTER

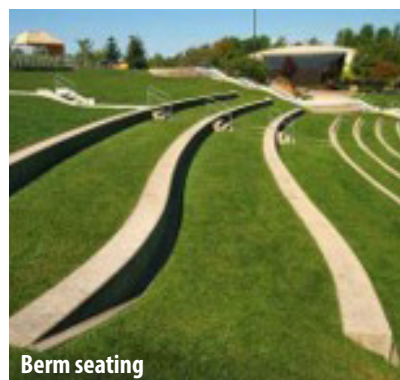
The Equestrian Center has long been a centerpiece of Alpharetta. However, it hasn't always figured prominently as part of Wills Park—many people perceive them to actually be separate places.

This master plan, by looking at both Wills Park “proper” and the Equestrian Center concurrently, is striving to remedy the situation.

Ultimately, two concepts for the Equestrian Center were developed. They are not radically different from one another, but represent two possible paths for development. At this point, the City wishes to not make a decision on exactly how the Equestrian Center will develop, but make choices as the pertinent times arrive.



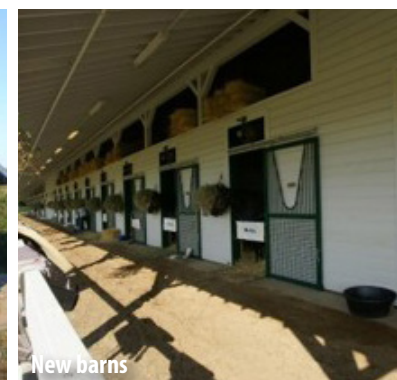
Enhanced entrance



Berm seating



Shaded picnic pavilions



New barns



New maintenance facility



## EQUESTRIAN CENTER CONCEPT A

Concept A has more of a focus on the competition element of the Equestrian Center, and invests in the expansion of the horse stalls, and a concentration of the show rings close to the middle of the center.

In Concept A, the **entry road** is widened to ease the entrance and exit of trailers. The **multi-purpose green space** immediately to the north would remain as is, including the **practice ring**. Public Works has a proposed **stormwater management project** to the east, and the existing trail would stay.

To the south of the entry road is where things start to change. The **maintenance barn** would be relocated to the back of the Equestrian Center. In its place would be a **new show ring**. Between the new ring and **Ring A**—which is proposed for replacement and expansion—is a new covered grandstand to improve the spectator experience. New **parking** is available on the hillside near the south boundary of the park, just beyond the existing walking trail.

Ring B would remain, but will be improved with **terraced seating** that takes advantage of its location tucked into the hillside and shaded pavilions. The **covered arena** will be renovated, with a possibility of extending the roof out front.

All of the **barns** will be replaced with new facilities. Currently, the Equestrian Center has 298 stalls; in Concept A, this will grow to 386 stalls distributed in the same areas the barns are in now. The increase in number comes from reconfiguring the stalls more efficiently, but also removing parking near existing Barns A-C. Parking in the back, however, will be expanded at the maintenance barn will largely be out of site, set back in the wooded area.

FIGURE 18. EQUESTRIAN CENTER - CONCEPT A



## EQUESTRIAN CENTER CONCEPT B

Concept B leans more toward a community centered approach, with the intent of drawing the general (non-equestrian) community into the Equestrian Center more regularly.

Much like in Concept A, the **entry road** is widened to ease the entrance and exit of trailers. The **multi-purpose green space** immediately to the north will also remain as is, including the practice ring. Public Works has a proposed **stormwater management project** to the east, and the existing trail would stay. The one major difference in this area between the two concepts is that in Concept B, there is a designated, **passive community space** northwest of the existing parking lot.

One of the most significant differences between the two concepts is the location of the proposed new ring. In Concept B, the **new ring** would be built south of **Ring A** (which is also proposed for replacement and expansion). In place of the **maintenance shed**, there would be parking and a **multi-purpose green space** that is the front lawn of the show office and renovated restrooms. This concept also shows a grandstand between the two arenas. The **walking trail** would be realigned along the farthest side of the new arena.

Similar to Concept A, **Ring B** will remain but have added **terraced seating** and **shaded pavilions**. The covered arena will be renovated, again with the possibility of extending the roof out front.

All of the **barns** would be replaced with new facilities and reconfigured. In Concept B, the total number would be 350 stalls—a lower number than Concept A primarily because the existing parking near the existing Barns A-C will remain as is.

FIGURE 19. EQUESTRIAN CENTER - CONCEPT B





## SIDE-BY-SIDE COMPARISON

Table 3 details the subtle differences between the two concepts.

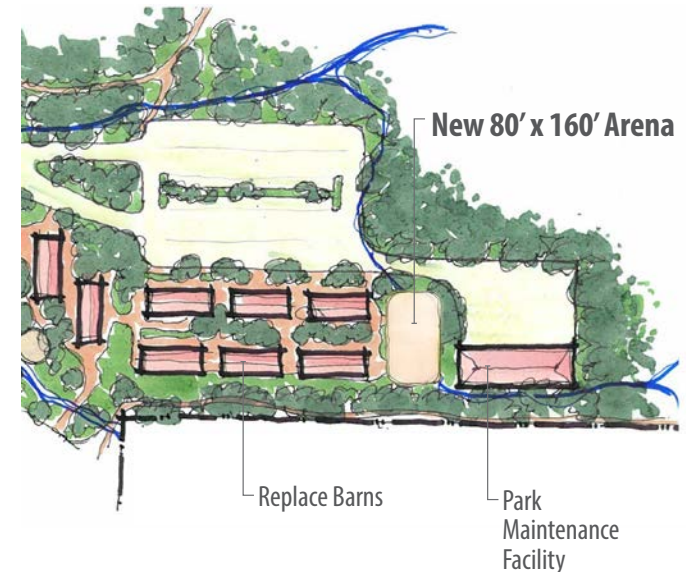
**TABLE 3. EQUESTRIAN CENTER CONCEPT COMPARISON**

	CONCEPT <b>A</b>	CONCEPT <b>B</b>
<b>Stalls</b>	386 new stalls; existing stalls demolished	350 new stalls; existing stalls demolished
<b>Parking</b>	Parking removed from barn area, relocated to south of new arena; back parking lot expanded	Parking in centralized area near arenas; back parking lot extended
<b>New Arenas</b>	New arena proposed where maintenance shed is currently located	New arena proposed to the south of Ring A
<b>Existing Arenas</b>	Ring A replaced and expanded; spectator amenities added	Ring A replaced and expanded; spectator amenities added
<b>Community Spaces</b>	No new designated community space	Two new designated community spaces: one near the Community Garden near the parking lot, and the new multi-purpose lawn proposed at the show office/renovated restrooms
<b>Walking Trail</b>	Remains as is	Lengthened to accommodate expansions of arenas to the south
<b>Community Garden</b>	Remains as is	Remains as is

In the coming years as the Equestrian Center expands, the City will make decisions on specific facilities as needed. However, the intent of both of the concepts is the same: improve the quality of facilities and amenities at the Equestrian Center befitting of a “boutique” equestrian center.

## BACK BARN ALTERNATIVE

Both Concept A and Concept B could accommodate an alternative design for the back of the Equestrian Center. Instead of the last row barns, one alternative is for the construction of a new 80-foot by 160-foot arena. This option could be selected if Equestrian Center stakeholders feel in the future that the need is greater for ring space over additional barns.



## CONNECTIONS

One of the original goals of the Wills Park and Equestrian Center Master Plan was to better connect the park with Downtown Alpharetta and other adjacent neighborhoods.

Figure 20 is a diagram of recommended connections from the park. It shows the latest configuration of the Alpha Loop, which is currently planned to connect to Wills Park via a new spur off of Devore Road, that would then connect to the park across Roswell Street. From here, users of the trail would have two options: to use an on-road bike path on Roswell Street (for more serious cyclists), or use the “family trail” through Wills Park, that would then connect to the proposed “Front Porch” trail along Old Milton Parkway.

With a new park gateway at Roswell Street and Old Milton Parkway, combined with the proposed routing of the Alpha Loop, Wills Park is poised to become better connected to Downtown Alpharetta both physically and visually. The diagram also shows a simplified plan for trails from the Downtown Plan; some of the paths identified in that plan are redundant with the Alpha Loop, and have been removed for clarity. Trails that augment the Alpha Loop would be along Roswell Street/Maxwell Road, Mid Broadwell Road/Academy Street, and Canton Street. The Complete Street project along Rucker Road is now complete, and shown as existing.

To strengthen connectivity with surrounding neighborhoods, the Wills Park and Equestrian Center Master Plan recommends consideration of the following:

- **Two mid-block crossings on Wills Road:** one to provide a pedestrian connection to the homes at the Enclave at Wills Park, and one to provide a pedestrian connection for the proposed Village Park at Wills, a senior living facility that would be built across from the Equestrian Center
- **Foe Killer Creek:** consider the possibility of a future unpaved trail along Foe Killer Creek that would provide a safer, better connection to Wills Park from neighborhoods to the west. A trail network in this potential greenway would also provide pedestrian connections between these neighborhoods, and would greatly expanding opportunities for walking and recreation in this area.
- **Connection to North Fulton STEM High School:** as the area around Wills Park continues to redevelop, work with the Community Development Department to identify opportunities to construct a direct pedestrian connection between Wills Park and the future North Fulton STEM High School.
- **Expansion:** consider expanding Wills Park to include a frontage on Main Street; this will help with the park’s visibility, strengthen connections to the south, and also provide additional park land to be developed for new facilities. To maximize connectivity and visibility to Downtown, the City should also consider expanding the park east to South Main Street.



FIGURE 20. PROPOSED CONNECTIONS



- |  |   |   |
|--|---|---|
|  Park                       |  Proposed Alpha Loop                                   |  New Crosswalk to consider |
|  Wills Park                 |  Existing Complete Street project                      |  Connection to consider    |
|  Expansion Opportunity Area |  Recommended Pedestrian/Bike Path from Downtown Plan   |  Schools                   |
|  Downtown Alpharetta        |  Recommended Pedestrian/Bike Path from Wills Park Plan |   |





# 5

# IMPLEMENTATION

## GENERAL RECOMMENDATIONS

### COORDINATION

The size, central location, and importance of Wills Park means that the multiple City departments and organizations have a hand in its future. It is critical that the Recreation, Parks & Culture Department work closely with the Public Works, Public Safety, and Community Development in particular.

One of the most immediate tasks is to coordinate the implementation of **Public Works'** planned stormwater

management and stream restoration projects in the park. Preliminary plans have already been complete; however, before they are built there is an opportunity to ensure that these projects' layouts, materials, and ultimately their aesthetics are aligned with this master plan. These projects also are important factors in the re-design of the disc golf course; ideally, the future layout of all 18 holes should be generally determined prior to the construction of the stream restoration projects. There may be design opportunities now that meet the needs of both the stormwater/stream restoration projects and the disc golf community.



Recommendations



Funding



Phasing



## ALPHARETTA'S WILD SIDE

Begun by the City's Natural Resources Commission, Alpharetta's Wild Side is a program that supports the preservation of wildlife and green space in the community. One of its goals is to obtain certification by the National Wildlife Federation as a Community Wildlife Habitat. Wills Park, in particular the wooded area, proposed nature zone, and through a palette of native plants, can play a role in making in this goal a reality.

The Department of Public Works is also a critical partner in implementing projects along the edges of Wills Park in the public right-of-way (ROW). Close coordination with them will be needed for projects involving the "Front Porch" along Old Milton Parkway, and developing connections to the Alpha Loop.

The Department of **Public Safety** is an essential partner in each proposed phase of implementing the Wills Park Master Plan. In particular, this department should be engaged in decisions about park lighting, improving circulation (both within and beyond the park), and ensuring that personnel have adequate access to facilities.

With the fast pace of development in Alpharetta, it will be important to work with **Community Development** to look for opportunities in nearby projects to provide safe, attractive access to the park.

Beyond the direct coordination needed with other departments, there are benefits to building relationships with other entities that have a less direct relationship with Wills Park. For example, the Recreation, Parks and Culture Department could work with Alpharetta's **Economic Development** team and the Tech Alpharetta Innovation Center to identify potential partners for projects.

## WILLS PARK ADVISORY COMMITTEE

One of the most powerful outcomes of this planning process was the outpouring of love and interest in the future of Wills Park. It is clear that Alpharetta residents care deeply for the park and how it develops.

As the master plan is implemented, it will be important to keep residents and stakeholders engaged throughout the process and demonstrate the City's commitment to public input. To do this, a formalized Wills Park Advisory Committee is recommended. This committee should include frequent users of Wills Park, neighbors, and representatives from the park's major user groups. In addition to a range of people who use the park—such as those who frequently use Wacky World or the walking trails—the following groups specifically should be represented:

- Equestrian Center users
- Dog park users
- Baseball leagues
- Tennis
- Community Center users
- Disc golf users
- Mansell House and Gardens
- Pool users



The role of this committee would be to:

- Ensure that implementation of the master plan is occurring
- Provide input on individual projects
- Report back to their “constituents,” acting as the conduit between the City and the community for their respective groups

A secondary goal of having a committee is to begin to bring Wills Park users together. Historically, users have tended to stick to their specific facilities: baseball players use the ball fields, equestrians use the Equestrian Center, and families with young kids use Wacky World. The Wills Park Advisory Committee could also serve as a forum for these different groups to come together and begin building community capacity.

Ultimately the goal would be that the committee would evolve into a broader organization such as a “Friends of Wills Park” group or conservancy that can help recruit sponsors, fundraise, and help the City prepare grant applications. The incorporation of this group as a 501(c)3 organization would expand eligibility for funding from grants as well.

Because of the specialized nature of the facility, the Equestrian Center users may wish to maintain its own “Friends of” group that is allied with the overall Wills Park Advisory Committee. If this is the case, there should be representation of the equestrians in

the “Friends of Wills Park” group, and the main park group should have a representative that works with the equestrians.

## ESTABLISH THE WILLS PARK STANDARD

As the centerpiece of Alpharetta’s park system, Wills Park should set the “new standard” of aesthetics for green space and recreation in the city.

This aesthetic must be consistently applied throughout project implementation, regardless of the type of facility and the primary agency leading the project. For example, while the Recreation, Parks and Culture Department would oversee the renovation of the tennis center, Public Works would lead stormwater management and Alpha Loop projects. Additionally, smaller projects that special interest groups may want to pursue, such as the Community Garden upgrading its fencing, should also be held to the same standard so that the park has a consistent look and feel.

The palette on the following pages is a suggested starting point for the City to refine as desired. These materials are recommended based on public input during the charrette, as well as existing materials found in the park’s highest quality facilities such as the new pool. In general, the aesthetic that most Wills Park users and stakeholders favor is a traditional palette of warm, neutral tones and classic architectural style.

## ENHANCE THE ONLINE PRESENCE

For new visitors, the first steps into the Wills Park may be through its website. This is especially true for Equestrian Center users, who plan their trips in advance based on its calendar of events. The park’s existing website, [www.willspark.com](http://www.willspark.com), already provides information about the park and a registration system to reserve park facilities. A few tweaks to the site can boost its utility and enhance Wills Park’s online presence.

### GENERAL

The Wills Park website is in good shape and only needs a content and design refresh. The site aesthetic should be updated to coordinate with new signs and graphics in the park. The activities and facilities pages could be reorganized and consolidated to make information clearer to users. Additional site content could include:

- Park map
- Embedded calendar of Wills Park activities, like the Recreation and Parks Department page
- Volunteer sign-up portal
- Information about sponsorship opportunities
- Photo gallery
- Upcoming projects
- Featured social media posts

# WILLS PARK PALETTE

## COLORS

PANTONE P 13-16 C

P 170-16 C

P 159-8 C

P 13-4 C

P 16-8 C

P 26-10 C

P 175-15 C

P 172-3 C

P 159-8 C

P 160-15 C

P 13-1 C

P 169-1 C

## DESIGN

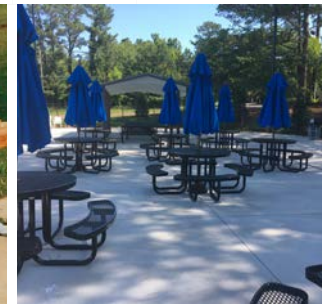
### STRUCTURES

Wood and stone, with neutral colored steel supports; traditional style with modest embellishment



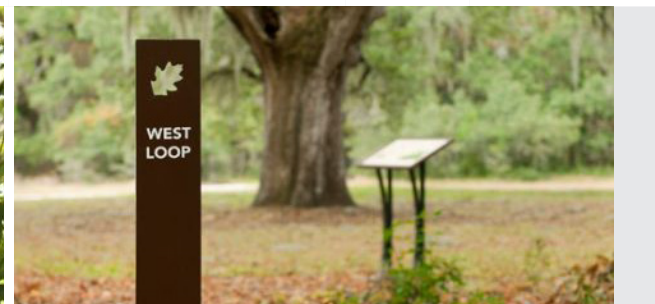
### FURNITURE

An inviting mix of fixed and movable pieces; primarily neutral with pops of deeper colors



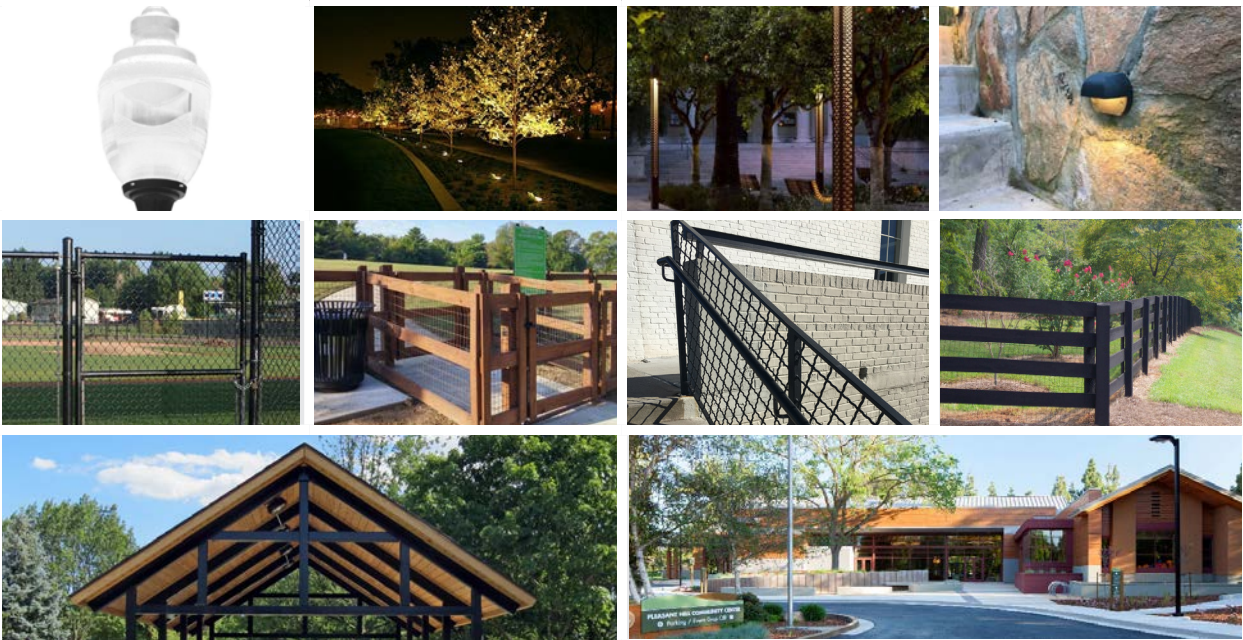
### SIGNS

Understated, neutral colors with classic patterns





DESIGN



Traditional fixture styles

LIGHTING

Wood and dark metal

FENCING

Pitched roofs

ARCHITECTURAL  
ELEMENTS

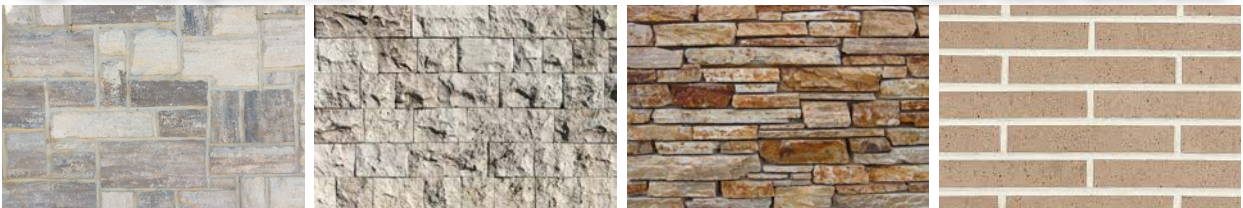
MATERIALS



High visibility, signature areas → Lower traffic, natural zones

Neutral stone, concrete, and gravel

PAVING



Stone in warm colors classic patterns

SIDING



## PLANTING STYLE

### TYPES OF PLANTS

Native  
Georgia  
plants

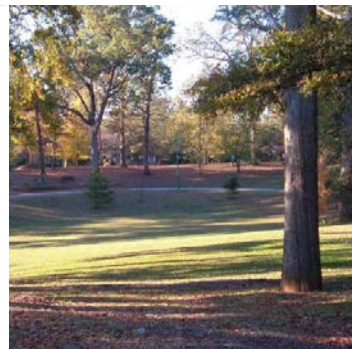


### STYLES

Active play  
lawns



Meadows/  
natural  
areas in “in-  
between”  
spaces





## EQUESTRIAN CENTER WEB PAGE

Many competing equestrian facilities have their own dedicated websites that make it easy for organizers and exhibitors to plan their trips. On the current website, information about the Equestrian Center is disbursed across multiple pages: activities, facilities, and a calendar. By creating a dedicated Equestrian Center tab on the Wills Park website, the park can provide a simple, coherent interface for this focused group of potential users, like what they experience with competing venues. The page may include:

- Calendar of upcoming events
- Reservation links
- Photo gallery
- Site map
- Links to nearby accommodations
- Local activity guide
- Frequently Asked Questions
- Sponsor recognition
- Information about sponsorship opportunities
- Featured social media posts
- Contact information

## EXPANSION OPPORTUNITIES

As Alpharetta's population continues to grow and development becomes denser near the city core, there will be additional pressure on Wills Park to meet the recreation needs of a diverse group of residents and special interest organizations.

To accommodate increased use of Wills Park without compromising its natural and passive play areas, the City should consider expansion of the park. This is particularly important in terms of not only creating additional space for facilities, but also developing a more visible frontage on South Main Street and Roswell Street. As the central park for the city, the investment—while significant—will be worthwhile in terms of the quality of life benefits.

## GETTING IT DONE: FUNDING

All the design and planning in the world amounts to little without funding to make it happen. Funding capital improvements in parks, and supporting increases in maintenance costs, is a challenge when tax dollars must be spread across multiple departments and projects—all of which play an important role in the community.

The proposed improvements to Wills Park are estimated to cost approximately \$57 million. This estimate is based on actual costs of similar

projects and includes a 40 percent contingency to cover design costs, unforeseen circumstances, and miscellaneous costs. This is a large investment by the community; as such, it is envisioned to occur incrementally over several years.

Below is an overview of general funding mechanisms for parks projects; specific funding recommendations for different facilities and projects are included in the phasing strategy (starting on page 82).

## FUNDING MECHANISMS

### GENERAL FUND

Alpharetta's main source of funding is its General Fund, which contains revenues from property taxes, local options sales tax, franchise fees, licenses and permits, and other funding sources. The General Fund is what supports all City Department operations, including Recreation and Parks, Public Works, and Community Development. Personnel services, maintenance, and operations consume the majority of the General Fund, leaving little leftover to apply to capital projects—particularly when split among the different departments. As such, the General Fund is typically not a great funding source for major capital projects; more typically, money from the General Fund may fund small projects, or initial aspects of projects such as scoping, planning, and design studies.

## BONDS

Bonds are a tool that municipalities use to raise funds typically for large, expensive projects that could not be funded otherwise. They are typically voted on during bond referendums, in which voters in a particular jurisdiction can approve the sale of bonds. Usually these are general obligation (G.O.) bonds, which are long-term borrowing opportunities in which a municipality is responsible to repay the debt over a specific term.

City of Alpharetta residents in the past have demonstrated support for funding parks projects through bonds. In 2016, a bond referendum to fund green space projects passed with approximately 80 percent support. These funds have been used to renovate the pool at Wills Park and develop the new Alpharetta Arts Center. Once the projects from the 2016 bond referendum have been completed, the City may wish to propose a second referendum to help fund large-scaled improvements at Wills Park and other City facilities.

## SPLOST

Another common funding mechanism for large projects in Georgia is the Special Purpose Local Option Sales Tax (SPLOST), in which voters can approve a modest increase in taxes in order to fund particular projects.

The most recent SPLOST in Fulton County was in 2016, and funds transportation projects. Each city

in Fulton County is responsible for managing and implementing their project lists as approved by voters. Examples of SPLOST projects in Alpharetta include the Bethany Road-Mid Broad Road Intersection Improvements and Windward Parkway/ Union Hill Road capacity improvements.

Although the current SPLOST is dedicated to transportation projects, future SPLOST programs could include parks and recreation projects as well.

## IMPACT FEES

Impact fees are fees paid by developers to cover their proportionate share of costs associated with expanding infrastructure and services to accommodate their new development. They help to ensure that city infrastructure can keep pace with growth. The City already has impact fees for parks and recreation in place; in fiscal year (FY) 2018, the Amended Budget had \$550,000 of impact fees for recreation and parks.

In general, funds from impact fees can only be used to offset costs that can be attributed to that specific development, and cannot be used to address current deficiencies in existing infrastructure. However, with the increasing density occurring in central Alpharetta and the diminishing opportunities for adding parks to the City's system, it could be possible to apply impact fees to the improvement of Wills Park. This would only be a possibility for residential projects located in close

proximity to the park, such as within 0.5 miles and in which a clear relationship can be drawn between the new development and its need for recreation facilities.

## HOTEL/MOTEL TAXES

The FY2019 Budget for the City's Hotel/Motel Fund is \$7.65 million. This fund is created from occupancy taxes collected from area hotels and motels, and can be spent on tourism-related items such as promoting conventions and facilitating economic vitality downtown. The City of Alpharetta receives 37.5 percent of the revenues from the tax, but can also tap into additional funds for "Tourism Product Development." Some Wills Park improvements, particularly those related to the Equestrian Center or baseball tournaments, can potentially benefit from these funds.

## USER FEES

The implementation of user fees—basically, nominal charges to use a facility—is hotly debated. On the pro side, user fees can help some specialized facilities (like swimming pools) support operations and maintenance. Some also argue that user fees are equitable, in that those who are using the facilities are paying for them as opposed to general taxpayers. On the con side, user fees can limit access to groups who are less able to pay. There is also generally little tolerance for fees high enough that could truly sustain a facility in the long-term without additional subsidy from the local government.



At best, user fees can be used to offset some maintenance and operations costs, but are generally not robust enough to contribute to capital improvement projects. In the context of Wills Park, user fees are appropriate for visiting the swimming pool; attending programs at the Community Center; and visiting the Mansell House and Gardens. Rental fees for facilities, such as for reserving pavilions, are also appropriate.

## GRANTS

Grants are funds from external sources. They can range from hundreds of thousands of dollars (rare) to smaller sums of money, typically in the thousands of dollars. Grants can come from non-profit organizations, foundations, or agencies at the local, state and federal levels. Oftentimes, there is a local “match,” in which the City would provide a portion of the project cost to augment the funding from the grant. Sometimes the match must be cash, but others accept in-kind contributions such as materials or labor.

Applying for grants can be time consuming and complicated; therefore, it is essential that the potential gain is worth the effort required to be competitive for the funding. General questions to ask when considering pursuing a grant include:

- Is the dollar amount significant enough to warrant the time and energy spent applying?
- What is the match? Is a cash match required, or are in-kind contributions accepted?
- Assuming our project meets basic eligibility requirements, how competitive is our particular project for this grant?
- Are there any requirements associated with the grant that do not align with our project as currently envisioned?

## SPONSORSHIPS

Typically negotiated with private companies, organizations, or foundations, sponsorships can be another way to boost the budget for improvements. Usually sponsorships are sizable enough to cover part of the costs of major projects, and come with a quid pro quo of naming facilities after the benefactor. The prospect of naming rights can sometimes provide pause to cities who are concerned about parks becoming overly commercial.

## THE GEORGIA OUTDOOR STEWARDSHIP AMENDMENT = PASSED!

On November 6, 2018, Georgians overwhelmingly voted in support of the Georgia Outdoor Stewardship Amendment. This will create a dedicated funding source for conservation

and parks by promising up to 80 percent of the sales tax collected by sporting goods stores. It should be noted that this is not a tax increase, but a reallocation of tax proceeds towards parks and open space. Funds for conservation and parks will be dedicated on July 1, 2019; over the next 10 years, the fund is expected to generate about \$20 million annually. The City of Alpharetta should closely follow the implementation of the fund and be watchful for opportunities to gain funding for Wills Park projects such as its trails and the Nature Zone.



## GETTING IT DONE: PHASING

The proposed improvements at Wills Park are envisioned to occur incrementally over time. As just one facility in the City's portfolio of assets, it is important to recognize that the speed of implementation will be dependent on the availability of funds and community priorities.

The phasing plan presented below acknowledges this incremental approach, and intentionally does not assign specific years. Instead, projects are grouped into sequenced phases based on:

- Priority/need for facility replacement
- Level of community impact
- Efficiency of construction
- Role in project sequence (for example, demolition of a facility only after its replacement is complete)
- Cost
- Efficiency of integration with the rest of the park

## PHASING OVERVIEW

In general, the recommended phasing for Wills Park improvements gradually addresses upgrades from east to west. Since much of the new development and density in Alpharetta is occurring toward the east side of the park, upgrading these areas—both because of their proximity and potential to meet broad recreation needs—is prioritized.

Because of the specialized function of the Equestrian Center, these costs are separated from the rest of the park, but are still “bundled” for efficiency and balance with other phased improvements park-wide. For example, the first priority project at the Equestrian Center is to relocate the maintenance barn farther back into the wooded area. For efficiency, this is proposed to occur at the same time as other improvements to the wooded area, such as the re-design of the disc golf course.

The seven phases in Table 4 are the recommended project “bundles;” details for each phase are included in the remainder of this chapter. Phases are intended to span multiple years, but are generally assumed to be in 2-5 year increments depending on funding availability and staff capacity.



TABLE 4. PHASING OVERVIEW

# PHASING

Phase	Major Park Projects	Major Equestrian Center Projects	Estimated Cost
<b>1 Spaces for Play</b>	Gateways, Dog Park, Play Lawn, The Grove	Maintenance barn relocation	\$5,675,129
<b>2 Welcome to Wills</b>	Front Porch	Replacement of Barns A-C	\$9,174,816
<b>3 Building Community</b>	Community Center renovations/expansion	New arenas	\$11,398,870
<b>4 Play Ball</b>	Ball field improvements	Grandstand	\$9,318,400
<b>5 Core Work</b>	Central Lawn, pool upgrades	Covered arena renovation	\$8,519,712
<b>6 Special Projects</b>	Wacky World, Mansell House and Gardens improvements	Replacement of Barns D-H; Trailer/RV Parking Lot	\$7,799,666
<b>7 Grand Slam</b>	Tennis Center renovations, Nature Zone	None	\$5,503,867

In each phase, upgrades to park signage, aesthetics, and circulation will be incorporated into the projects. For example, although there is no “walking path” project called out in these phases, the walking paths at Wills Park will be upgraded and improved in step with the adjacent facilities.

# 1

## PHASE 1: SPACES FOR PLAY

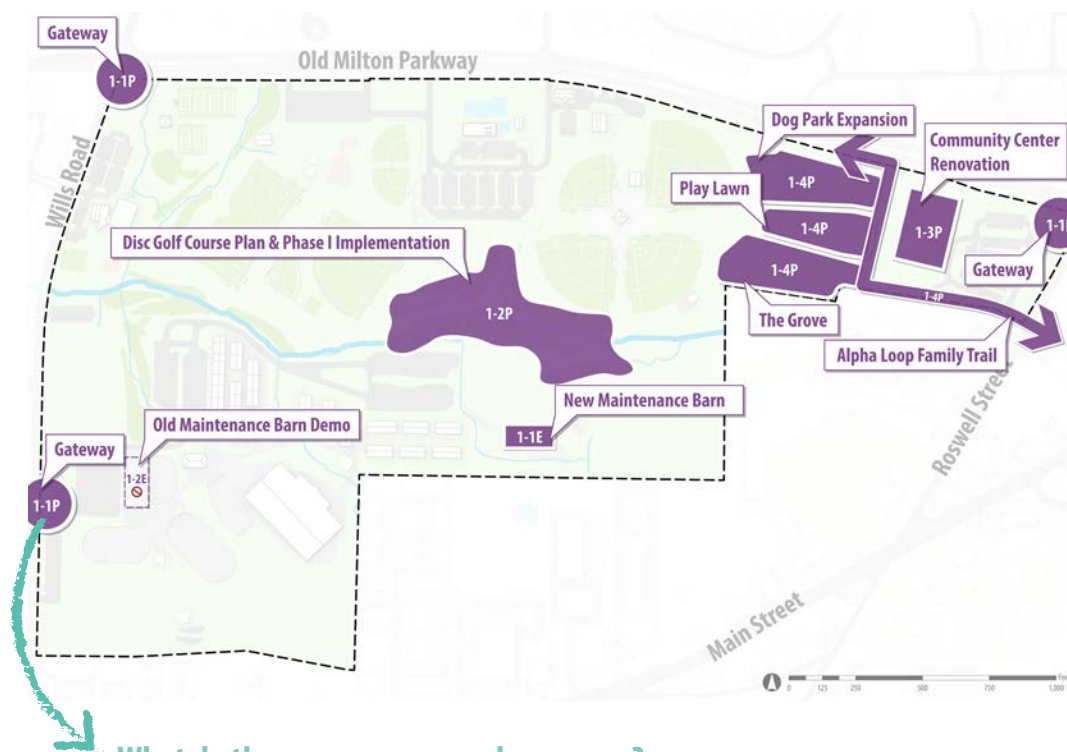
### WILLS PARK

Sequence	Project	Estimated Cost
1-1P	Gateway Design and Implementation (including Equestrian Center)	\$735,000
1-2 P	Disc Golf Course Plan and Phase I implementation	\$431,667
1-3 P	Community Center renovation/ addition design documents	\$1,068,550
1-4 P	Waggy World dog park, Play Lawn, The Grove, Alpha Loop family trail	\$1,933,400
<b>Total</b>		<b>\$4,168,617</b>

### EQUESTRIAN CENTER

Sequence	Project	Estimated Cost
1-1E	New Maintenance Yard and Barn	\$1,468,320
1-2E	Demolish Existing Maintenance Barn	\$38,192
<b>Total</b>		<b>\$1,506,512</b>

FIGURE 21. PHASE 1 PROJECTS



### What do these sequence numbers mean?

They are the general order in which projects are recommended.

The first number is the phase; the second number is the recommended order in that phase; and the letter notes if it is a park project (P) or an Equestrian Center project (E).



## Recommendations/Considerations

### **1-1P: Gateway Design and Implementation:**

- Include Arts Alpharetta in the gateway design project; consider making the project part of a design competition/call for artists.
- The gateways should signal to passersby that they are at Alpharetta's central park, but be members of the same signage "family" that will be present in the rest of Wills Park and the City's other green spaces.
- Consider folding this project into the Parks System Wayfinding project that is part of the approved 2019 City Budget.

### **1-2P: Disc Golf Course Plan and Phase I Implementation**

- The impending stormwater management and stream restoration projects will directly impact the disc golf course, as will the relocation of the maintenance barn deeper into the wooded area. During this first phase, it is important to work with Public Works and the disc golf community to create a plan for how 18 holes can be accommodated at Wills Park. As the stormwater projects and the maintenance barn and yard are implemented, the impacted holes should be reconfigured concurrently.

### **1-3P: Community Center Renovation/Expansion Design Documents**

- In order to design and implement The Grove, the Play Lawn, and upgrades to Waggy World Dog Park, it is important to have the plans for the Community Center in place so that the spaces integrate well with the renovations and addition. Completing the design in this phase will also help the City to determine the potential amount of bond money that would be needed for its construction in Phase 3.

### **1-4P: Waggy World Dog Park, Play Lawn, The Grove, Alpha Loop Family Trail Design and Implementation**

- Passive, flexible green spaces are one of the community's greatest desires for Wills Park. The importance of these spaces, paired with the opportunity to acquire the trademark pavilion in the next year, is why these projects are part of Phase 1.
- Work with Community Development to determine if impact fees from nearby residential developments could be used toward design and implementation of the Play Lawn and The Grove.
- Meet with Waggy World advocates to discuss fundraising opportunities and potential grant money (such as the PetSafe "Bark for Your Park" grant) to fund improvements.
- Explore opportunities with major children's healthcare providers in the Alpharetta area for potential sponsorship of the Play Lawn.

### **1-1E: New Maintenance Yard and Barn**

- Prioritizing the development of a new maintenance area at the Equestrian Center is important not only because it will immediately improve the aesthetics and flow at the facility, but also clears the way for future improvements.
- The planning for the new maintenance yard and barn will need to integrate changes to the disc golf course.

### **1-2E: Demolish Existing Maintenance Barn**

- The maintenance barn will need to remain in place until the new barn and yard is complete.
- Once the existing maintenance barn is demolished, there are multiple options for temporary use of this space:
  - **Option 1:** a passive green space can be installed; this could be a way to test the idea of a community green space at the Equestrian Center (as shown in Equestrian Center Concept B).
  - **Option 2:** Alternatively, it could remain paved and be tried as a food truck area.
  - **Option 3:** The space can be converted to parking to accommodate some of the spaces that will be lost in the Phase 2 construction of the new hillside barns; although it would not be a one-to-one replacement of parking spots, it could be enough to delay construction of the new hillside lot until Phase 3.

# 2

## PHASE 2: WELCOME TO WILLS

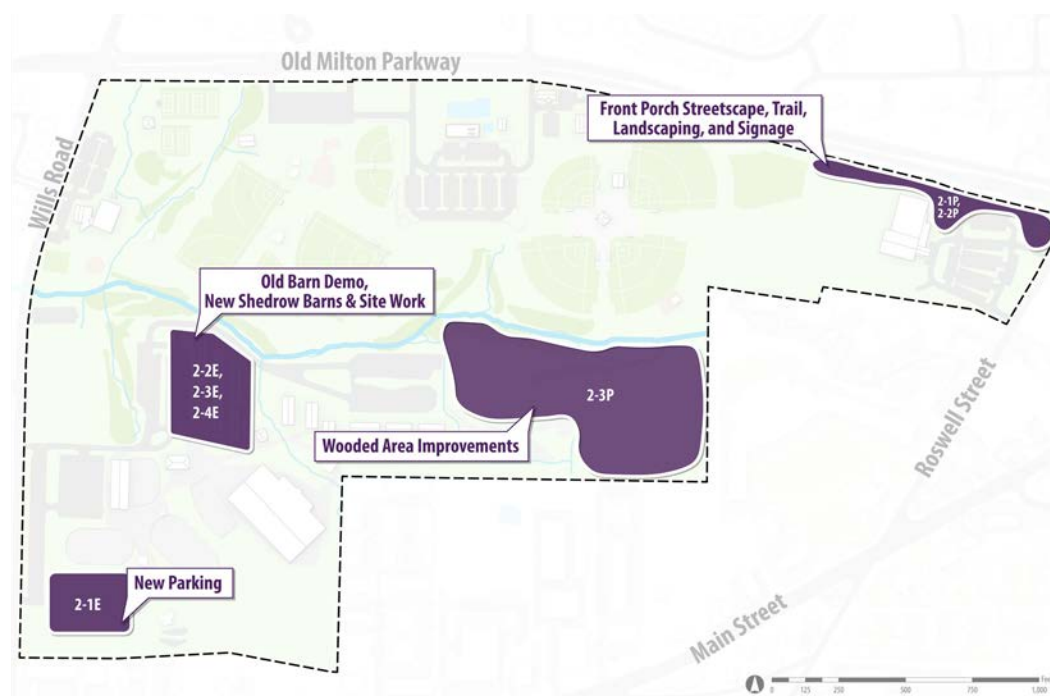
### WILLS PARK

Sequence	Project	Estimated Cost
2-1P	Front Porch streetscape, trail, and landscaping	\$3,499,580
2-2P	Front porch signage	\$210,000
2-3P	Wooded area improvements	\$802,480
<b>Total</b>		<b>\$4,512,060</b>

### EQUESTRIAN CENTER

Sequence	Project	Estimated Cost
2-1E	New parking (hillside)	\$471,240
2-2E	Demolition of Barns A-C	\$111,804
2-3E	Site work and utilities	\$789,600
2-4E	New shedrow barns – Phase I (192 stalls)	\$3,290,100
<b>Total</b>		<b>\$4,662,756</b>

FIGURE 22. PHASE 2 PROJECTS





## Recommendations/Considerations

### ***2-1P: Front Porch Streetscape, Trail, and Landscaping***

- Coordinate with Public Works to identify funding for the trail project.

### ***2-2P: Front Porch Signage***

- The design of the “Front Porch” signage should be part of the implementation of the Parks System Wayfinding initiative, but should also integrate seamlessly with the gateway designs.

### ***2-3P: Wooded Area Improvements***

- Building upon the new maintenance yard and changes to the disc golf course, additional improvements to the wooded area—such as walking trail amenities—should be completed during this second phase.

### ***2-1E: New Parking (Hillside)***

- This parking is meant to replace the parking that will be lost with the construction of the new shedrow barns at existing Barns A–C. To ensure that parking remains available to Equestrian Center users, this lot should be constructed prior to work starting at the barns.

### ***2-2E: Demolition of Barns A–C***

- The barns located on the hillside (Barns A–C) are currently in the poorest condition, and should be prioritized for replacement.
- While these barns are out of commission, Barns D–H can still be used, and temporary stalls can be erected in the multi-purpose green space south of the Community Garden.

### ***2-3E: Site Work and Utilities***

- This project will lay the foundation for the construction of the new barns; ideally, this would coincide with the stormwater management projects proposed in this same area

### ***2-4E: New Shedrow Barns***

- Explore sponsorship opportunities in the construction of the new shedrow barns that will replace Barns A–C.

# 3

## PHASE 3: BUILDING COMMUNITY

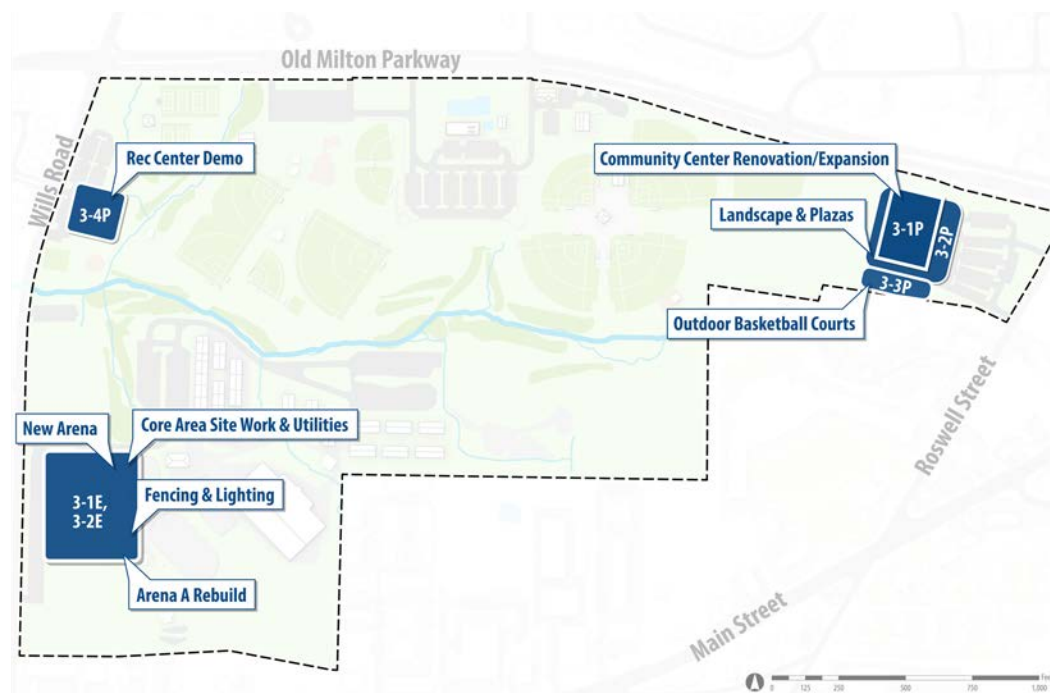
### WILLS PARK

Sequence	Project	Estimated Cost
3-1P	Community Center renovation/expansion	\$8,914,500
3-2P	Community Center landscape/plazas	\$450,450
3-3P	Outdoor basketball courts	\$252,000
3-4P	Recreation Center demolition	\$105,000
<b>Total</b>		<b>\$9,721,950</b>

### EQUESTRIAN CENTER

Sequence	Project	Estimated Cost
3-1E	Core area site work and utilities	\$872,200
3-2E	New arenas, fencing, and lighting	\$804,720
<b>Total</b>		<b>\$1,676,920</b>

FIGURE 23. PHASE 3 PROJECTS





## Recommendations/Considerations

### **3-1P: Community Center Renovation/Expansion**

- Even though upgrades to the Community Center are a high priority need, this major project will likely require a significant funding source such as a bond. As such, this project is in Phase 3 to allow the City more time to complete the park projects associated with its existing bond program before embarking on a new one.
- At a minimum, the Community Center expansion will need to be large enough to replace the program space currently at the Recreation Center. This estimate assumes an expansion of 20,000 square feet (the existing Recreation Center is approximately 15,000 square feet).
- In renovating the Community Center, it will be important to add a second “front door” from the building onto the Play Lawn to better integrate the facilities with one another.
- The Community Center should be programmed to provide connections to the Play Lawn and The Grove, and be more inclusive of broader Wills Park activities.

### **3-2P: Community Center Landscape/Plazas**

- As the Community Center construction nears completion, the landscape and plaza work surrounding the building should begin.
- Consider the creation of outdoor seating with potential vendor spaces.

### **3-3P: Outdoor Basketball Courts**

- Because it was not noted as a high priority, the construction of the basketball courts can wait for a later phase; however, from a construction/efficiency perspective, it makes the most sense to build these along with the rest of the projects adjacent to the Community Center. As long as the surfaces of the existing basketball courts on the west side of the park remain safe to use, there is no need to demolish them immediately.

### **3-4P: Recreation Center Demolition**

- As soon as the Community Center is completely operable and able to support additional programming, the Recreation Center should be demolished. Although there could be some temporary uses for the building, fairly immediate demolition is recommended to avoid incurring unnecessary maintenance and staffing expenses.
- Once the Recreation Center is demolished, this space should be reverted to passive, flexible green space until the development of the Nature Zone in Phase 7.

### **3-1E: Core Area Site Work and Utilities (Equestrian Center)**

- This project will lay the foundations for the new outdoor arenas.

### **3-2E: New Arenas, Fencing, and Lighting**

- Arena A will require a full rebuild to be an identical high-quality signature venue as the new adjacent arena (i.e. new footing, drainage, railing, lighting, etc.).
- Consider selling naming rights for the two new signature outdoor arenas.

# 4

## PHASE 4: PLAY BALL

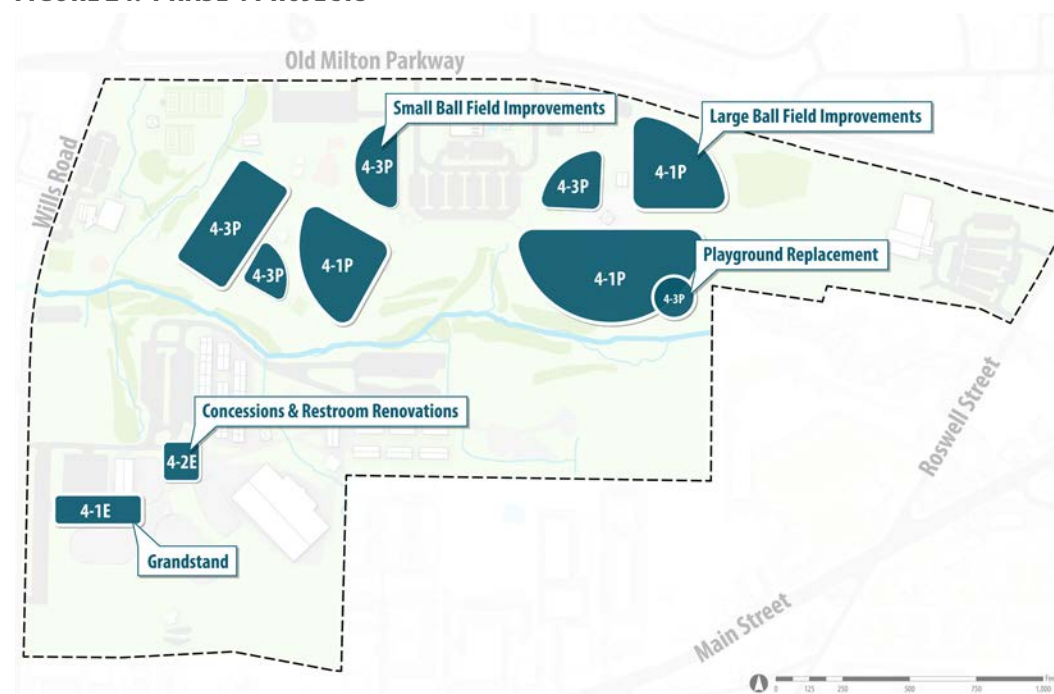
### WILLS PARK

Sequence	Project	Estimated Cost
4-1P	Large ball field improvements	\$4,155,200
4-2P	Playground replacement	\$280,000
4-3P	Small ball field improvements	\$2,849,000
<b>Total</b>		<b>\$7,284,200</b>

### EQUESTRIAN CENTER

Sequence	Project	Estimated Cost
4-1E	Grandstand	\$1,647,800
4-2E	Renovate concessions and toilets	\$386,400
<b>Total</b>		<b>\$2,034,200</b>

FIGURE 24. PHASE 4 PROJECTS





## Recommendations/Considerations

### **4-1P: Ballfields 5-8 Improvements**

- Work with the baseball leagues to apply for grant money from the Baseball Tomorrow Fund or other similar funding sources.
- Consider the use of bond money to upgrade restroom facilities, concessions, and stands.

### **4-2P: Playground Replacement**

- Work with the Amana Academy to pursue playground equipment grants.
- If by this point there is no longer a school in the shopping center, consider relocation of this playground to a more centralized location.

### **4-3P: Ballfields 1-4 improvements**

- Work with the baseball leagues to apply for grant money from the Baseball Tomorrow Fund or other similar funding sources.
- Consider the use of bond money to upgrade restroom facilities, concessions, and stands.

### **4-1E: Grandstand**

- Consider selling naming rights for grandstand.
- As an alternative to renovating the existing concessions and restroom building at the Equestrian Center, consider integrating these facilities into the new grandstand.

### **4-2E: Renovate Concessions and Restrooms**

- As noted above, consider integrating these facilities into the new grandstand.

# 5

## PHASE 5: CORE WORK

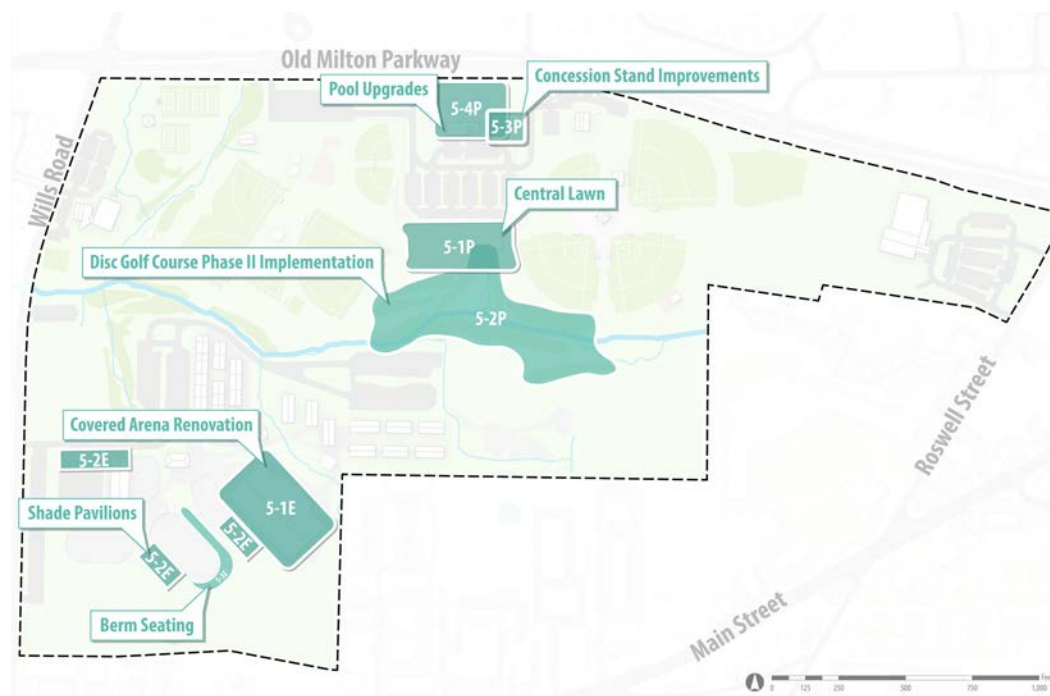
### WILLS PARK

Sequence	Project	Estimated Cost
5-1P	Central Lawn	\$2,911,125
5-2P	Disc Golf Course Phase II improvements	\$431,667
5-3P	Pool concession stand	\$1,050,000
5-4P	Pool improvements/upgrades	\$1,659,000
<b>Total</b>		<b>\$6,051,792</b>

### EQUESTRIAN CENTER

Sequence	Project	Estimated Cost
5-1E	Renovate covered arena (including expansion)	\$2,202,480
5-2E	Shade pavilions	\$181,400
5-3E	Berm seating at Arena B	\$84,000
<b>Total</b>		<b>\$2,467,920</b>

FIGURE 25. PHASE 5 PROJECTS





## Recommendations/Considerations

### ***5-1P: Central Lawn Design and Construction***

- Although the Central Lawn is a critical design component of the Wills Park Master Plan, its implementation is recommended for this later phase for two reasons.
  - First, it will give the City an opportunity to evaluate the success of the Play Lawn and the Grove, and determine additional program types that are needed but not easily accommodated at those facilities.
  - Second, it also provides time for the stormwater management projects to be evaluated and modified as needed, and the Central Lawn can be built around them/integrated.

### ***5-2P: Disc Golf Course Phase II Improvements***

- The construction of the Central Lawn is an opportunity to make adjustments to the Disc Golf Course as needed.

### ***5-3P: Pool Concession Stand Improvements***

- The only part of the pool facility that is expected to need a complete rehaul in the horizon of this project is the concession stand. Construction of a new stand should occur in the off-season of the pool.

### ***5-4P: Pool Improvements/Upgrades***

- Concurrent with the concession stand construction, it is expected by Phase 5 that some significant maintenance projects or upgrades will be needed to keep the facility up-to-date and of high quality.

### ***5-1E: Covered Arena Renovation***

- The extension of the covered arena is not essential; however it will provide desirable shaded staging/make-up space for this venue as well as additional protection from wind-blown rain from the west.
- The renovation of the Covered Arena is asponsorship/naming opportunity.

### ***5-2E: Shade Pavilions***

- These smaller structures are ideal for naming/sponsorship opportunities on a more modest scale.

### ***5-3E: Berm Seating at Arena B***

- No additional considerations.

# 6

## PHASE 6: SPECIAL PROJECTS

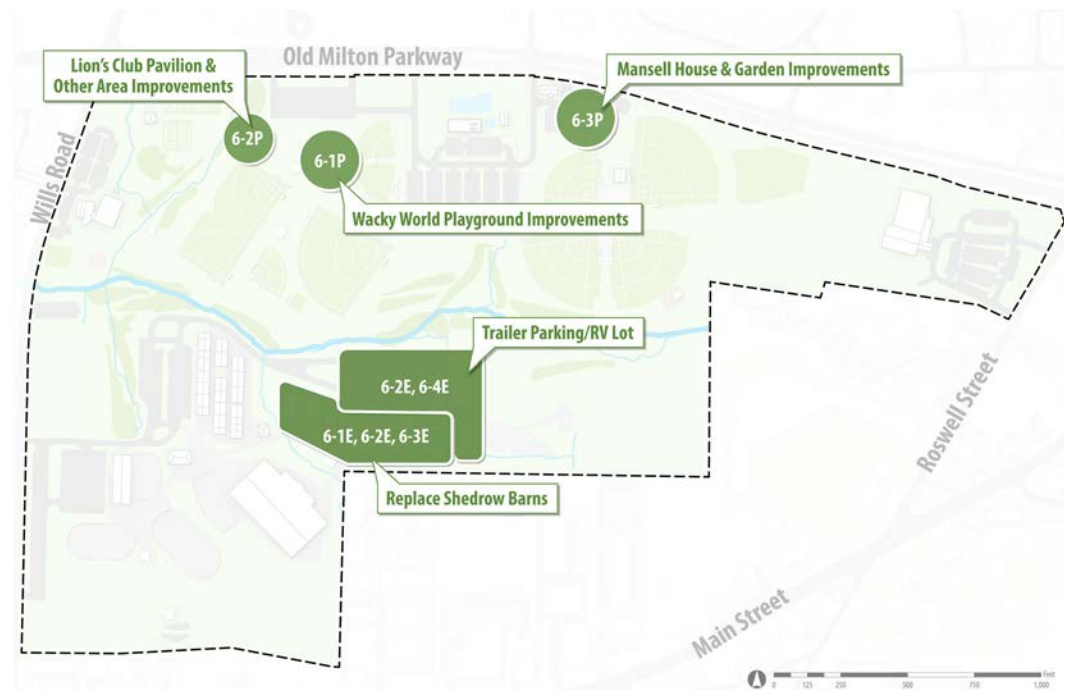
### WILLS PARK

Sequence	Project	Estimated Cost
6-1P	Wacky World playground and area improvements	\$2,206,400
6-2P	Lion's Club Pavilion	\$700,000
6-3P	Mansell House and Garden improvements	\$614,670
<b>Total</b>		<b>\$3,521,070</b>

### EQUESTRIAN CENTER

Sequence	Project	Estimated Cost
6-1E	Barn Demolition: Barns D-H	\$100,408
6-2E	Site work and utilities	\$243,264
6-3E	New Shedrow Barns (194 stalls)	\$3,324,384
6-4E	Trailer Parking/RV lot	\$610,500
<b>Total</b>		<b>\$4,278,596</b>

FIGURE 26. PHASE 6 SPECIAL PROJECTS





## Recommendations/Considerations

### ***6-1P: Wacky World Playground Improvements***

- Upgrades to Wacky World are intended to reduce long-term maintenance costs of the facility, as well as upgrade its amenities and accessibility to children of all ability levels.
- Improvements to Wacky World are ripe for grant opportunities and “in-kind” donations of volunteer hours; grants may be especially applicable for improving accessibility, such as the Quality of Life Grants program offered by the Christopher & Dana Reeve Foundation.

### ***6-2P: Lion’s Club Pavilion and other Area Improvements***

- Meet with the Lion’s Club early in this phase to determine the look and feel of the pavilion, and coordinate fundraising.

### ***6-3P: Mansell House and Gardens Improvements***

- Seek grants to help fund improvements; potential funding sources include Tourism Product Development grants from the Georgia Department of Economic Development/ Georgia Council for the Arts; Georgia Heritage Grants; and the Garden Club of Georgia’s Historic Landscape and Garden Grant program.

### ***6-1E: Barn Demolition: Barns D-H***

- While these barns are out of commission, the new barns on the hillside will be operational, and temporary stalls can be erected in the multi-purpose green space south of the Community Garden.

### ***6-2E: Site Work and Utilities***

- Site work and utilities for the back barns and the trailer parking/RV lot should occur immediately after the barns are demolished.

### ***6-3E: New Shedrow Barns***

- Like in Phase 2, sponsorships should be considered as a major potential funding source for the construction of these new barns.

### ***6-4E: Trailer Parking/RV Lot***

- To minimize damage from construction, the trailer parking/RV lot improvements should happen after the new barns are complete.
- This is the final project to complete the Equestrian Center master plan improvements.

# 7

## PHASE 7: GRAND SLAM

### WILLS PARK

Sequence	Project	Estimated Cost
7-1P	Tennis Center design and implementation	\$2,840,600
7-2P	Nature Zone design and implementation	\$2,231,600
7-3P	Disc Golf Phase III improvements	\$431,667
<b>Total</b>		<b>\$5,503,867</b>

### Recommendations/Considerations

#### 7-1P: Tennis Center Renovations

- Work with tennis court users to discuss desired improvements and alternatives for using the plaza space.

#### 7-2P: Nature Zone Design and Implementation

- The natural playground in the Nature Zone is an opportunity to pursue grants from playground, environmental education, and children's health grantors.

#### 7-3P: Disc Golf Phase III Improvements

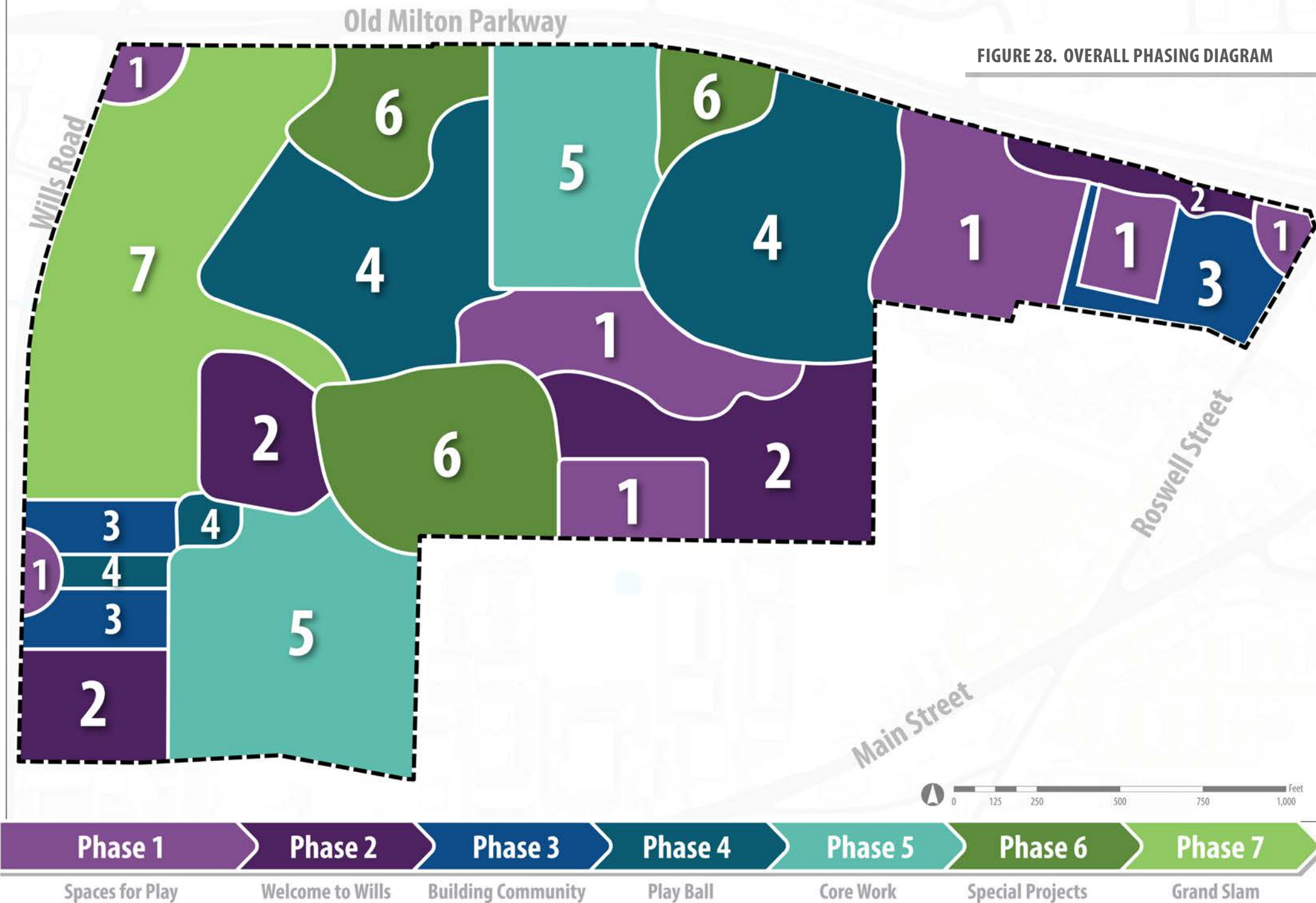
- No additional considerations.

FIGURE 27. PHASE 7 GRAND SLAM





**FIGURE 28. OVERALL PHASING DIAGRAM**



1

**POST PLAN ONLINE**

One of the first things to do is post the plan online and start generating buzz about the project.

With massive, multi-year projects, sometimes the hardest part is the first step: getting started. **Within 90 days of Council's official approval of the master plan document, the following actions are recommended:**

2

**MEET WITH COORDINATING PARTNERS TO SHARE PLAN**

Set up meetings with **Public Works** and the **Community Development Department**; work with each Department to make sure their plans reflect masterplan recommendations.

3

**START FORMING THE WILLS PARK ADVISORY COMMITTEE****Public Works**

- Review plans and timeframe for stormwater projects; discuss integration of disc golf course re-design
- Begin discussion for "Front Porch" trail along Old Milton Parkway

**Community Development**

- Discuss possibility of using impact fees for upgrades at Wills Park, particularly for the Play Lawn and The Grove
- Begin discussion about improving access to the park from the future North Fulton STEM High School and from points west of Wills Road

Obtain the necessary approvals to start the Wills Park Advisory Committee.

Advertise for members while posting about the plan on social media, and reach out to individuals

who were part of

the Wills Park Master Plan process to gauge interest in serving on the committee.

4

**DEVELOP A DETAILED FUNDING STRATEGY FOR PHASE 1**

Begin scoping and funding identification for Wills Park Gateways design project; this could potentially be integrated into the Park System Wayfinding Signage project in the approved 2019 budget.

**90 DAY  
ACTION  
PLAN**



MORE CHILDREN  
SHOULD BE CENTRAL  
TO PLANNING.

# WILLS PARK MASTER PLAN APPENDIX

## COST ESTIMATE DETAIL

### A.1 SUMMARY COST ESTIMATE

TABLE #	AREA	BASE COST	40% CONTINGENCY	TOTAL
A.2	COMMUNITY CENTER AREA	\$7,632,500	\$3,053,000	\$10,685,500
A.3	WAGGY WORLD DOG PARK	\$646,500	\$258,600	\$905,100
A.4	PLAY LAWN AND GROVE	\$734,500	\$293,800	\$1,028,300
A.5	BALL FIELDS (LARGE)	\$3,168,000	\$1,267,200	\$4,435,200
A.6	BALL FIELDS (SMALL)	\$2,035,000	\$814,000	\$2,849,000
A.7	MANSELL HOUSE AND GARDENS	\$439,050	\$175,620	\$614,670
A.8	POOL	\$1,935,000	\$774,000	\$2,709,000
A.9	CENTRAL LAWN AREA	\$2,079,375	\$831,750	\$2,911,125
A.10	WOODED AREA	\$573,200	\$229,280	\$802,480
A.11	DISC GOLF	\$925,000	\$370,000	\$1,295,000
A.12	WACKY WORLD AREA	\$2,076,000	\$830,400	\$2,906,400
A.13	TENNIS AREA	\$2,029,000	\$811,600	\$2,840,600
A.14	NATURE ZONE	\$1,669,000	\$667,600	\$2,336,600
A.15	FRONT PORCH	\$3,174,700	\$1,269,880	\$4,444,580
A.16	EQUESTRIAN CENTER	\$11,876,360	\$4,750,544	\$16,626,904
	<b>TOTAL</b>	<b>\$40,993,185</b>	<b>\$16,397,274.00</b>	<b>\$57,390,459</b>



## A.2 COMMUNITY CENTER AREA

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
MISC. CLEARING, FENCE REMOVAL, ETC.	1	LS	\$25,000	\$25,000	\$10,000	\$35,000
REMODEL OF COMMUNITY CENTER	3,000	SF	\$350	\$1,050,000	\$420,000	\$1,470,000
OUTDOOR BASKETBALL COURTS	5	EA	\$40,000	\$200,000	\$80,000	\$280,000
ARBOR OFF BUILDING	1,500	SF	\$75	\$112,500	\$45,000	\$157,500
RECREATION CENTER ADDITION	20,000	SF	\$300	\$6,000,000	\$2,400,000	\$8,400,000
NEW PLAZA AREA	2,500	LS	\$40	\$100,000	\$40,000	\$140,000
TRAIL/SIDEWALK AREA	500	LF	\$80	\$40,000	\$16,000	\$56,000
SITE FURNITURE	3	LS	\$10,000	\$30,000	\$12,000	\$42,000
LIGHTING	10	LS	\$7,500	\$75,000	\$30,000	\$105,000
<b>TOTAL</b>				<b>\$7,632,500</b>	<b>\$3,053,000</b>	<b>\$10,685,500</b>

## A.3 WAGGY WORLD DOG PARK

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
GRADING	1,500	CY	\$35	\$52,500	\$21,000	\$73,500
SUBSURFACE DRAINAGE	1,800	LF	\$50	\$90,000	\$36,000	\$126,000
GRATE INLETS	5	EA	\$3,500	\$17,500	\$7,000	\$24,500
Paddock Fencing	200	LF	\$100	\$20,000	\$8,000	\$28,000
IRRIGATION	30,000	LS	\$0	\$13,500	\$5,400	\$18,900
DOG WASTE STATIONS	4	EA	\$500	\$2,000	\$800	\$2,800
BENCHES/TRASH	6	EA	\$3,500	\$21,000	\$8,400	\$29,400
6' ORNAMENTAL FENCING	2,000	LF	\$45	\$90,000	\$36,000	\$126,000
24" MOW STRIP	2,000	LF	\$15	\$30,000	\$12,000	\$42,000
SIDEWALKS	2,000	LF	\$80	\$160,000	\$64,000	\$224,000
PAVILION	1	LS	\$75,000	\$75,000	\$30,000	\$105,000
LIGHTING	10	EA	\$7,500	\$75,000	\$30,000	\$105,000
<b>TOTAL</b>				<b>\$646,500</b>	<b>\$258,600</b>	<b>\$905,100</b>

#### A.4 PLAY LAWN AND THE GROVE

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
DEMOLITION/TREE TRIMMING/CLEARING	1	LS	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
SUBSURFACE DRAINAGE	1,500	LF	\$25	<b>\$37,500</b>	\$15,000	\$52,500
AREA DRAINS	3	EA	\$1,000	<b>\$3,000</b>	\$1,200	\$4,200
SOD	48,000	SF	\$1	<b>\$24,000</b>	\$9,600	\$33,600
WATER METER AND WATER LINE	1	LS	\$5,000	<b>\$5,000</b>	\$2,000	\$7,000
LANDSCAPING	2,500	SF	\$20	<b>\$50,000</b>	\$20,000	\$70,000
SIDEWALKS (10' WIDE)	3,000	LF	\$80	<b>\$240,000</b>	\$96,000	\$336,000
PAVILION	1	LS	\$350,000	<b>\$350,000</b>	\$140,000	\$490,000
<b>TOTAL</b>				<b>\$734,500</b>	\$293,800	\$1,028,300

#### A.5 BALLFIELDS (LARGE)

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
BASEBALL/SOFTBALL FIELDS (RESURFACING/NEW CLAY)	4	EA	\$125,000	<b>\$500,000</b>	\$200,000	\$700,000
TERRACED SEATING AND COVER	4	EA	\$350,000	<b>\$1,400,000</b>	\$560,000	\$1,960,000
CENTRAL PLAZA PAVING	1	LS	\$60,000	<b>\$60,000</b>	\$24,000	\$84,000
RESTROOM/CONCESSION BUILDING	1	LS	\$500,000	<b>\$500,000</b>	\$200,000	\$700,000
PLAYGROUND AND AREA IMPROVEMENTS	1	LS	\$200,000	<b>\$200,000</b>	\$80,000	\$280,000
SITE UTILITIES SERVICES FOR BUILDING	1	LS	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
WIND SCREENS/HR MARKER ON FENCES	4	EA	\$10,000	<b>\$40,000</b>	\$16,000	\$56,000
ENTRY GATEWAY/ARRIVAL PLAZA FOR BALLFIELDS	1	EA	\$75,000	<b>\$75,000</b>	\$30,000	\$105,000
CONCRETE WALK (PEDESTRIAN SPINE - 40')	1150	LF	\$320	<b>\$368,000</b>	\$147,200	\$515,200
<b>TOTAL</b>				<b>\$3,168,000</b>	\$1,267,200	\$4,435,200



## A.6 BALLFIELDS (SMALL)

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
BASEBALL/SOFTBALL FIELDS (RESURFACING/NEW CLAY)	4	EA	\$80,000	<b>\$320,000</b>	\$128,000	\$448,000
TERRACED SEATING AND COVER	4	EA	\$200,000	<b>\$800,000</b>	\$320,000	\$1,120,000
CENTRAL PLAZA PAVING	1	LS	\$60,000	<b>\$60,000</b>	\$24,000	\$84,000
RESTROOM/CONCESSION BUILDING	1	LS	\$500,000	<b>\$500,000</b>	\$200,000	\$700,000
NEW SIDEWALKS	2,500	LF	\$80	<b>\$200,000</b>	\$80,000	\$280,000
GRADING	1	LS	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
WIND SCREENS/HR MARKER ON FENCES	4	EA	\$7,500	<b>\$30,000</b>	\$12,000	\$42,000
ENTRY GATEWAY/ARRIVAL PLAZA TO BALL FIELDS	1	EA	\$75,000	<b>\$75,000</b>	\$30,000	\$105,000
SITE FURNISHINGS/BALLFIELD SIGNAGE	1	LS	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
<b>TOTAL</b>				<b>\$2,035,000</b>	\$814,000	\$2,849,000

## A.7 MANSELL HOUSE AND GARDENS

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
DEMOLITION OF FORMER REC. & PARKS OFFICE BLDG	1	LS	\$50,000	<b>\$50,000</b>	\$20,000	\$70,000
NEW SOIL	250	CY	\$35	<b>\$8,750</b>	\$3,500	\$12,250
LANDSCAPING	1	LS	\$50,000	<b>\$50,000</b>	\$20,000	\$70,000
AREA DRAINS	3	EA	\$1,000	<b>\$3,000</b>	\$1,200	\$4,200
SOFT SURFACE WALKWAYS	1,500	SF	\$6	<b>\$9,000</b>	\$3,600	\$12,600
SOD	30,000	SF	\$1	<b>\$15,000</b>	\$6,000	\$21,000
HOUSE UPGRADES/MAINTENANCE	1	EA	\$200,000	<b>\$200,000</b>	\$80,000	\$280,000
SIGNAGE	3	SF	\$1,100	<b>\$3,300</b>	\$1,320	\$4,620
PAVILION/GAZEBO	1	LS	\$100,000	<b>\$100,000</b>	\$40,000	\$140,000
<b>TOTAL</b>				<b>\$439,050</b>	\$175,620	\$614,670

## A.8 POOL

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
PARKING UPGRADES	1	LS	\$150,000	<b>\$150,000</b>	\$60,000	\$210,000
NEW CONCESSION STAND	1	LS	\$750,000	<b>\$750,000</b>	\$300,000	\$1,050,000
UPGRADES (INTERIOR)	1	LS	\$500,000	<b>\$500,000</b>	\$200,000	\$700,000
UPGRADES (EXTERIOR)	1	LS	\$250,000	<b>\$250,000</b>	\$100,000	\$350,000
LANDSCAPE UPGRADE	1	LS	\$50,000	<b>\$50,000</b>	\$20,000	\$70,000
FENCING	500	LF	\$40	<b>\$20,000</b>	\$8,000	\$28,000
SIGNAGE	1	SF	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
LIGHTING UPLIGHTING	20	EA	\$3,000	<b>\$60,000</b>	\$24,000	\$84,000
SITE LIGHTING	6	EA	\$7,500	<b>\$45,000</b>	\$18,000	\$63,000
SHADE STRUCTURES (FABRIC)	4	LS	\$15,000	<b>\$60,000</b>	\$24,000	\$84,000
MISCELLANEOUS	1	LS	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
<b>TOTAL</b>				<b>\$1,935,000</b>	\$774,000	\$2,709,000



## A.9 CENRAL LAWN AREA

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
DEMO/TREE TRIMMING/CLEARING	1	LS	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
SUBSURFACE DRAINAGE	1,500	LF	\$25	<b>\$37,500</b>	\$15,000	\$52,500
GRADING	15,000	CY	\$25	<b>\$375,000</b>	\$150,000	\$525,000
NEW UTILITIES (TRANSFORMERS)	1	EA	\$250,000	<b>\$250,000</b>	\$100,000	\$350,000
LIGHTING	10	EA	\$7,500	<b>\$75,000</b>	\$30,000	\$105,000
CONCRETE SIDEWALKS	3,500	SF	\$8	<b>\$28,000</b>	\$11,200	\$39,200
SOD	82,500	SF	\$1	<b>\$41,250</b>	\$16,500	\$57,750
IRRIGATION	82,500	SF	\$0	<b>\$37,125</b>	\$14,850	\$51,975
UTILITY UPGRADES (WATER/METERS/SEWER)	1	LS	\$75,000	<b>\$75,000</b>	\$30,000	\$105,000
BENCHES/TRASH RECEPTACLES	3	SF	\$3,500	<b>\$10,500</b>	\$4,200	\$14,700
LANDSCAPING	2,500	SF	\$40	<b>\$100,000</b>	\$40,000	\$140,000
MISC	1	LS	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
PAVILION	1	LS	\$750,000	<b>\$750,000</b>	\$300,000	\$1,050,000
LIGHTING (SPECIALTY)	1	LS	\$250,000	<b>\$250,000</b>	\$100,000	\$350,000
<b>TOTAL</b>				<b>\$2,079,375</b>	\$831,750	\$2,911,125

### A.10 WOODED AREA

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
DEMO/TREE TRIMMING/CLEARING	1	LS	\$75,000	<b>\$75,000</b>	\$30,000	\$105,000
LIGHTING	10	EA	\$7,500	<b>\$75,000</b>	\$30,000	\$105,000
SOFT SURFACE TRAILS (8' WIDE)	2,200	LF	\$48	<b>\$105,600</b>	\$42,240	\$147,840
CONCRETE/ASPHALT TRAIL (12' WIDE)	2,100	LF	\$96	<b>\$201,600</b>	\$80,640	\$282,240
SIGNAGE	10	LS	\$1,500	<b>\$15,000</b>	\$6,000	\$21,000
BENCHES/TRASH RECEPTACLES	4	EA	\$3,500	<b>\$14,000</b>	\$5,600	\$19,600
PICNIC TABLES	4	EA	\$3,000	<b>\$12,000</b>	\$4,800	\$16,800
LANDSCAPING (NEW)	2,500	SF	\$20	<b>\$50,000</b>	\$20,000	\$70,000
MISC	1	LS	\$25,000	<b>\$25,000</b>	\$10,000	\$35,000
<b>TOTAL</b>				<b>\$573,200</b>	\$229,280	\$802,480

### A.11 DISC GOLF

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
DEMO/TREE TRIMMING/CLEARING	1	LS	\$75,000	<b>\$75,000</b>	\$30,000	\$105,000
LIGHTING	18	EA	\$7,500	<b>\$135,000</b>	\$54,000	\$189,000
SOFT SURFACE TRAILS (8' WIDE)	2,700	LF	\$40	<b>\$108,000</b>	\$43,200	\$151,200
CONCRETE/ASPHALT TRAIL (12' WIDE)	2,500	LF	\$96	<b>\$240,000</b>	\$96,000	\$336,000
LOW WATER CROSSINGS AT STREAMS	4	LS	\$50,000	<b>\$200,000</b>	\$80,000	\$280,000
SIGNAGE (PER HOLE)	18	EA	\$2,500	<b>\$45,000</b>	\$18,000	\$63,000
BENCHES/TRASH RECEPTACLES	18	EA	\$3,500	<b>\$63,000</b>	\$25,200	\$88,200
NEW T-BOXES	2,500	SF	\$20	<b>\$50,000</b>	\$20,000	\$70,000
NEW T-BASKETS	18	LS	\$500	<b>\$9,000</b>	\$3,600	\$12,600
<b>TOTAL</b>				<b>\$925,000</b>	\$370,000	\$1,295,000



## A.12 WACKY WORLD

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
DEMO/TREE TRIMMING/CLEARING	1	LS	\$5,000	<b>\$5,000</b>	\$2,000	\$7,000
LIGHTING	10	EA	\$2,500	<b>\$25,000</b>	\$10,000	\$35,000
SOFT SURFACE FOR WACKY WORLD	15,000	SF	\$6	<b>\$90,000</b>	\$36,000	\$126,000
CONCRETE/ASPHALT TRAIL (12' WIDE)	2,500	LF	\$96	<b>\$240,000</b>	\$96,000	\$336,000
PARKING	100	Space	\$2,200	<b>\$220,000</b>	\$88,000	\$308,000
SIGNAGE (LARGE SIGNS WITH FOUNDATIONS)	1	EA	\$50,000	<b>\$50,000</b>	\$20,000	\$70,000
PAVILION STRUCTURE NEW	1	LS	\$500,000	<b>\$500,000</b>	\$200,000	\$700,000
EXISTING PAVILION/RESTROOM STRUCTURE UPGRADES	1	LS	\$150,000	<b>\$150,000</b>	\$60,000	\$210,000
TRASH RECEPTACLES	2	EA	\$1,500	<b>\$3,000</b>	\$1,200	\$4,200
BENCHES/TABLES	6	EA	\$3,000	<b>\$18,000</b>	\$7,200	\$25,200
PARTS REPLACEMENT/STAINING/UP GRADES	1	LS	\$100,000	<b>\$100,000</b>	\$40,000	\$140,000
ADD ON TO PLAYGROUND AREA	1	LS	\$600,000	<b>\$600,000</b>	\$240,000	\$840,000
LANDSCAPE AND ENHANCEMENT	1	LS	\$75,000	<b>\$75,000</b>	\$30,000	\$105,000
<b>TOTAL</b>				<b>\$2,076,000</b>	\$830,400	\$2,906,400

### A.13 TENNIS AREA

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
DEMO/TREE TRIMMING/CLEARING	1	LS	\$75,000	<b>\$75,000</b>	\$30,000	\$105,000
LIGHTING	18	EA	\$7,500	<b>\$135,000</b>	\$54,000	\$189,000
PLAZA RENOVATION WITH LANDSCAPE IRRIGATION	18,500	SF	\$40	<b>\$740,000</b>	\$296,000	\$1,036,000
RESTROOM/CONCESSION AREA/STORAGE	1	LS	\$650,000	<b>\$650,000</b>	\$260,000	\$910,000
SIGNAGE	2	EA	\$20,000	<b>\$40,000</b>	\$16,000	\$56,000
SHADE STRUCTURES (FABRIC)	2	LS	\$20,000	<b>\$40,000</b>	\$16,000	\$56,000
TRASH RECEPTACLES	6	EA	\$1,500	<b>\$9,000</b>	\$3,600	\$12,600
BLEACHERS	4	EA	\$7,500	<b>\$30,000</b>	\$12,000	\$42,000
COURT RESURFACING	6	EA	\$10,000	<b>\$60,000</b>	\$24,000	\$84,000
NEW BRIDGE AND TRAIL CONNECTION	1	LS	\$250,000	<b>\$250,000</b>	\$100,000	\$350,000
<b>TOTAL</b>				<b>\$2,029,000</b>	\$811,600	\$2,840,600

### A.14 NATURE ZONE

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
DEMO	1	LS	\$75,000	<b>\$75,000</b>	\$30,000	\$105,000
NEW RESTROOM	1	LS	\$500,000	<b>\$500,000</b>	\$200,000	\$700,000
SMALL PICNIC SPACES	8	EA	\$3,500	<b>\$28,000</b>	\$11,200	\$39,200
PICNIC AREAS PAVILLION	1	LS	\$250,000	<b>\$250,000</b>	\$100,000	\$350,000
PLAYGROUND	1	LS	\$350,000	<b>\$350,000</b>	\$140,000	\$490,000
PARKING LOT	150	Space	\$2,200	<b>\$330,000</b>	\$132,000	\$462,000
TRASH RECEPTACLES	6	EA	\$1,500	<b>\$9,000</b>	\$3,600	\$12,600
BENCHES	18	EA	\$1,500	<b>\$27,000</b>	\$10,800	\$37,800
TRAIL HEAD AND ENTRY	2,500	SF	\$20	<b>\$50,000</b>	\$20,000	\$70,000
LANDSCAPING	1	LS	\$50,000	<b>\$50,000</b>	\$20,000	\$70,000
<b>TOTAL</b>				<b>\$1,669,000</b>	\$667,600	\$2,336,600



#### A.15 FRONT PORCH

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
FENCING	5,800	LS	\$40	<b>\$232,000</b>	\$92,800	\$324,800
COLUMNS (1 EVERY 80 FT)	71	EA	\$7,500	<b>\$532,500</b>	\$213,000	\$745,500
SOFT SURFACE TRAILS (8' WIDE)	1,000	LF	\$40	<b>\$40,000</b>	\$16,000	\$56,000
CONCRETE/ASPHALT TRAIL (12' WIDE)	6,200	LF	\$96	<b>\$595,200</b>	\$238,080	\$833,280
SMALL SIGNAGE (EACH ENTRANCE POINT)	6	EA	\$10,000	<b>\$60,000</b>	\$24,000	\$84,000
LARGE SIGNAGE (MAJOR PARKING ENTRANCES )	3	EA	\$30,000	<b>\$90,000</b>	\$36,000	\$126,000
LANDSCAPING	6,300	LF	\$150	<b>\$945,000</b>	\$378,000	\$1,323,000
STREET FURNITURE	6	EA	\$5,000	<b>\$30,000</b>	\$12,000	\$42,000
DEMOLITION/CLEARING/PRUNING	5,000	LF	\$25	<b>\$125,000</b>	\$50,000	\$175,000
GATEWAY AT NE CORNER	1	EA	\$175,000	<b>\$175,000</b>	\$70,000	\$245,000
GATEWAY AT NW CORNER	1	EA	\$175,000	<b>\$175,000</b>	\$70,000	\$245,000
GATEWAY AT EQUESTRIAN CENTER	1	EA	\$175,000	<b>\$175,000</b>	\$70,000	\$245,000
<b>TOTAL</b>				<b>\$3,174,700</b>	\$1,269,880	\$4,444,580

## A.16 EQUESTRIAN CENTER

ITEM	#	UNIT	COST/UNIT	BASE COST	40% CONTINGENCY	TOTAL
EXISTING BARN DEMOLITION	36,300	SF	\$2	\$79,860	\$31,944	\$111,804
SITE WORK & UTILITIES (includes grading, west parking, horse paths)	188,000	SF	\$3	\$564,000	\$225,600	\$789,600
NEW SHEDROW BARN (192 - 10'x10' stalls with 8' overhang)	34,560	SF	\$68	\$2,350,080	\$940,032	\$3,290,112
EXISTING MAINTENANCE SHED DEMOLITION	12,400	SF	\$2	\$27,280	\$10,912	\$38,192
CORE AREA SITE WORK & UTILITIES (includes demolition, grading, landscape, hardscape)	178,000	SF	\$4	\$623,000	\$249,200	\$872,200
NEW SHOW ARENAS (2-150' x 340') (includes grading, drainage, footing)	102,000	SF	\$4	\$408,000	\$163,200	\$571,200
NEW SHOW ARENAS FENCING	1,800	LF	\$26	\$46,800	\$18,720	\$65,520
NEW SHOW ARENAS LIGHTING	1	LS	\$120,000	\$120,000	\$48,000	\$168,000
NEW SHOW ARENAS COVERED STANDS	10,700	SF	\$110	\$1,177,000	\$470,800	\$1,647,800
NEW HILLSIDE PUBLIC PARKING	74,800	SF	\$5	\$336,600	\$134,640	\$471,240
RENOVATE EXISTING CONCESSIONS/TOILETS	4,600	SF	\$60	\$276,000	\$110,400	\$386,400
RENOVATE EXISTING COVERED ARENA (includes roofing, paint, lighting, rails)	71,400	SF	\$18	\$1,285,200	\$514,080	\$1,799,280
EXISTING COVERED ARENA WEST EXTENSION (includes single bay extension to west end)	6,000	SF	\$48	\$288,000	\$115,200	\$403,200
SHADE PAVILIONS AT ARENAS (9 - 600SF)	5,400	SF	\$24	\$129,600	\$51,840	\$181,440
BERM SEATING AT EXISTING OUTDOOR ARENA	15,000	SF	\$4	\$60,000	\$24,000	\$84,000
EXISTING BARN DEMOLITION	32,600	SF	\$2	\$71,720	\$28,688	\$100,408
SITE WORK & UTILITIES (includes grading, horse paths)	72,400	SF	\$2	\$173,760	\$69,504	\$243,264
NEW SHEDROW BARN (192 - 10'x10' stalls with 8' overhang)	34,920	SF	\$68	\$2,374,560	\$949,824	\$3,324,384
TRAILER PARKING/RV LOT (includes 50 RV hookups)	124,600	LF	\$4	\$436,100	\$174,440	\$610,540
NEW MAINTENANCE BARN	13,600	SF	\$72	\$979,200	\$391,680	\$1,370,880
NEW MAINTENANCE YARD	29,000	SF	\$2	\$69,600	\$27,840	\$97,440
TOTAL				\$11,876,360	\$4,750,544	\$16,626,904







WILLS PARK MASTER PLAN | JANUARY 2019

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**JACOBS** **POPULOUS**