

Waller Park Grimes Bridge Park

MASTER PLAN


Mack Cain
LANDSCAPE ARCHITECT


ROSWELL
GEORGIA
SINCE 1854

**City of Roswell
Recreation & Parks Department**

SEPTEMBER 18, 2015

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SECTION I

Introduction

SECTION I - INTRODUCTION

The following narrative explains the recommended improvements identified in the Waller Park Master Plan document. The narrative is a detailed definition and explanation of each proposed improvement as identified on the Master Plan illustration. Each proposed element of the Master Plan is organized in numerical order on the drawing. The narrative explains the existing conditions and proposed reasons for each of the specific recommendations.

Waller Park, Waller Park Extension, and Grimes Bridge Park are very popular and important part of the Roswell Recreation and Parks system. It includes an Adult Recreation Center, soccer complex, baseball fields, playgrounds and a shelter. The park is also connected to the Vickery Creek Section of the Chattahoochee River National Recreation Area which is administered by the National Park Service. With a variety of ancillary uses and facilities, Waller Park is truly a cross generational park that attracts users from a cross section of every age group and recreational sport.

The park suffers from overuse, aging infrastructure and overstressed maintenance needs. The goal of the Master Plan is to identify basic improvements to the park, additions to the facilities, needed infrastructure, and upgrade improvements to the general maintenance and aesthetic appearance.

A number of improvements have already been completed to the park including new artificial turf fields, bocce courts, bleacher canopies and other general site improvements. The Roswell Parks Department has already approved plans to build a new Therapeutic Aquatic Center behind the Adult Recreation Center, to upgrade the existing parking lot, and build a new Adaptive Therapeutic Sports Field.

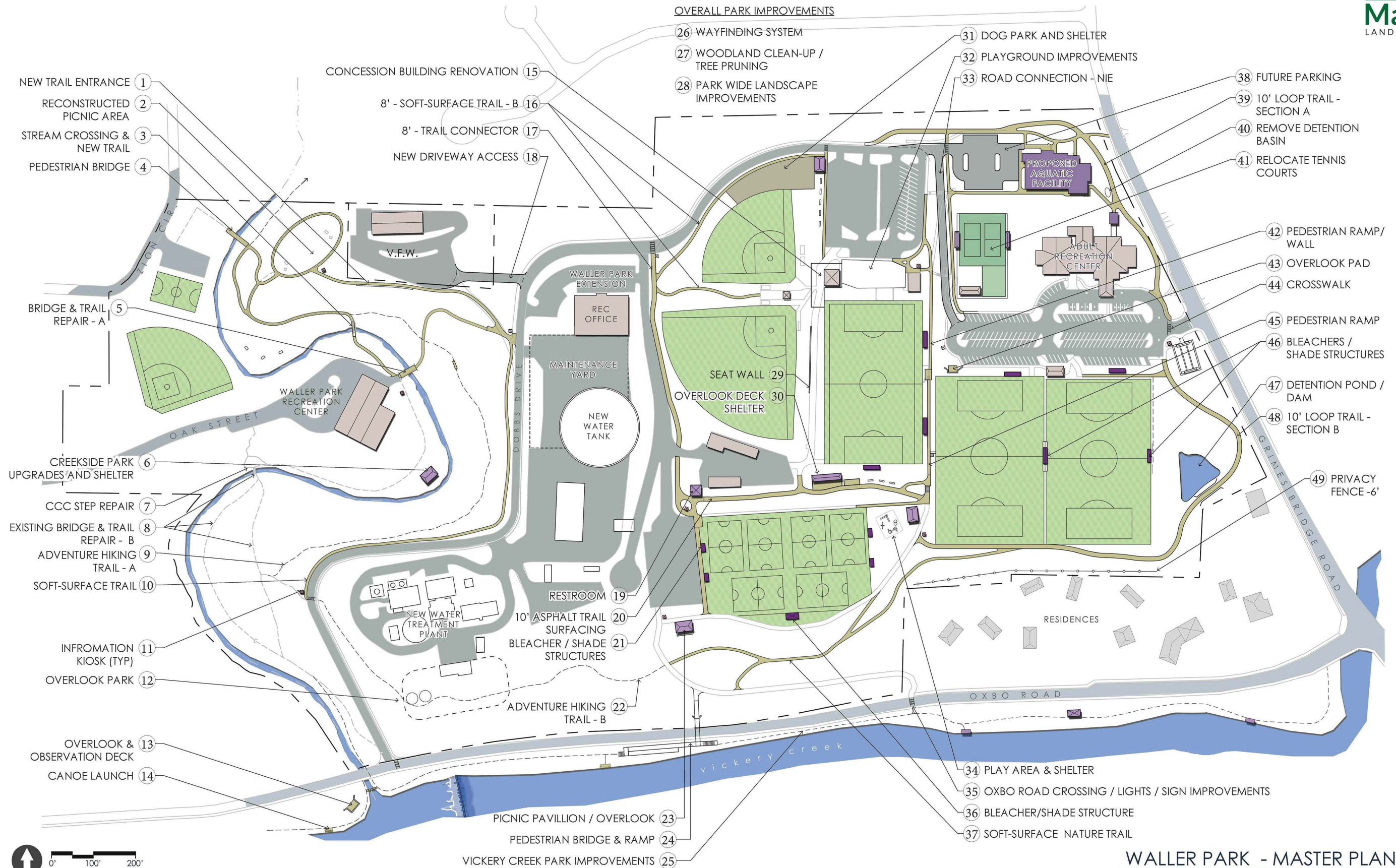
A new water treatment plant with a large water storage tank is currently under design and will be placed on the west side of the park. The proposed new tank location has precipitated a need to modify the parks maintenance yard and improve visual aesthetics of the park environs. The Waller Park Master Plan is a direct outgrowth of the Roswell Water Treatment Plant project.

The recommendations presented in this narrative are both specific and general with the intention to enhance the parks appearance, reduce maintenance, increase facilities, improve use, and raise the overall quality of the park. All of the recommendations included in the report cannot all be accomplished at the same time, but can be phased over time using the Master Plan and Cost Estimate as tool for city officials to set priorities, schedules and budgets.

The proposed recommendations were developed by Mack Cain, Landscape Architect, through public meetings, individual interviews, site visits, discussions with concerned citizens, and input from recreation and parks staff and other Roswell city officials. The List of Recommendations in the Master Plan should not be considered absolute or complete. The dynamics of the user demand and citizen input are ever changing with time and demographics. The Master Plan is meant to be a guide for the City Council to identify projects, develop budgets, and set priorities.

Each of the items identified in the List of Recommendations can be developed individually or in collective groups as separate projects. The selection of projects and phases will be based on budget availability, user demand and priorities established by the city leadership.

The Master Plan is included in this introduction with a copy of the master plan over the existing conditions aerial photo.



WALLER PARK - MASTER PLAN

EGX18300 ROSWELL, GEORGIA | AUGUST 2014
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SECTION II

Master Plan Recommendations

SECTION II - MASTER PLAN RECOMMENDATIONS

The following list of recommendations describes each item separately and includes a reason for including each item in the Master Plan. The order of the numbers do not reflect any priority of items, but is the simple order of how the items occurred on the master plan drawing.

Included at the end of the list of recommendations is an Existing Conditions Map, and an aerial photo of the existing park.

SECTION II - MASTER PLAN RECOMMENDATIONS

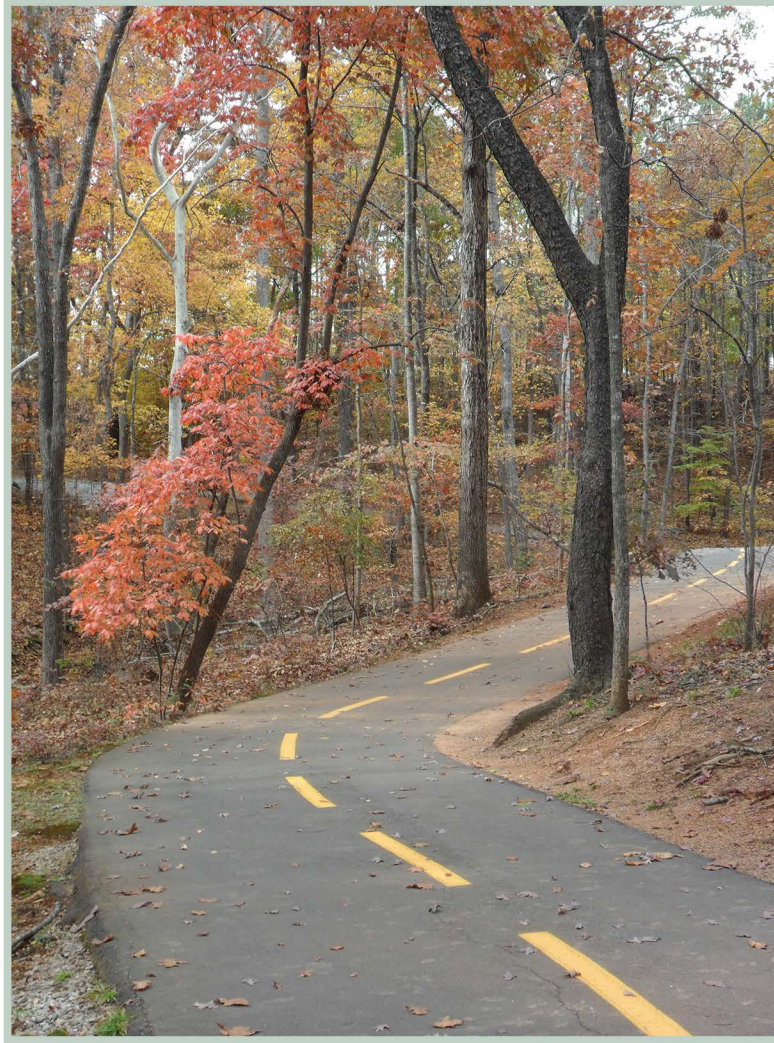
1. New Trail Entrance:

An abandoned picnic area built by the CCC sits on a site west of the property known as the VFW property. It includes two outdoor stone fireplaces that were used as outdoor grills. The site is accessible only by passing through the VFW parking lot. In view of the fact that the city does not own the VFW property and it may be developed for other uses, park patrons should not cross this property to reach the picnic area. Therefore the purpose of this recommendation is to identify an access trail to the picnic area that does not cross private property or conflict with vehicular traffic to the VFW site. The trail needs to accommodate bikes, pedestrians, and maintenance vehicles to reach the picnic site. The VFW site is currently accessed by an existing one lane driveway crossing Waller Park property.

The recommendation is to use the existing VFW driveway as a new trail access / entrance point and redirect the trail to the left across park property, through the woodlands and over to the abandoned picnic area. The trail will have to run parallel to a steep slope to reach its destination, so it will need to be terraced into the slope. This will require a short retaining wall on the upper and lower sides of the trail for about 130'. For safety reasons, the trail will require a guardrail on top of the lower retaining wall to protect bikers from running off the side. Clearing and grading should be done with small equipment and by hand to minimize damage to the natural vegetative conditions. The proposed new trail should be surfaced with asphalt to match the existing driveway that will be incorporated as part of the trail. A portion of the existing driveway to the VFW parking lot will have to be removed to effectively separate trail users from vehicles.



New Trail Entrance



SECTION II - MASTER PLAN RECOMMENDATIONS

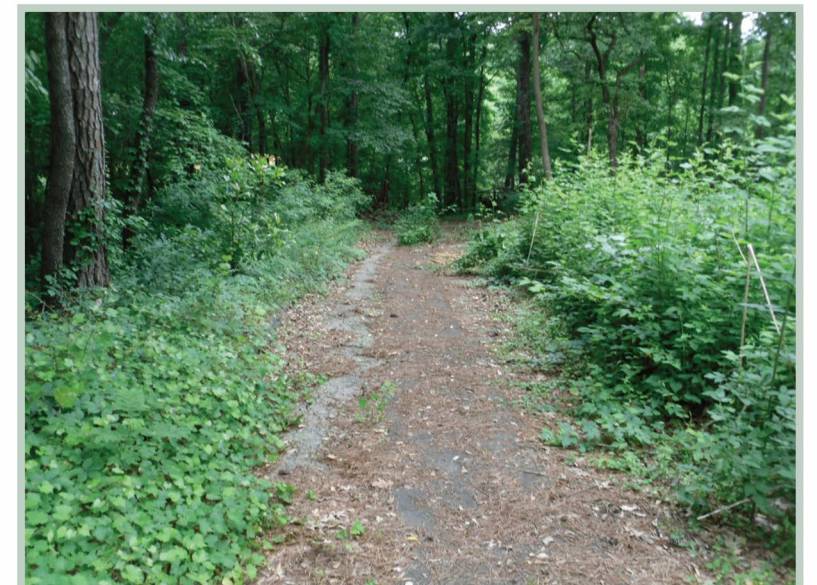
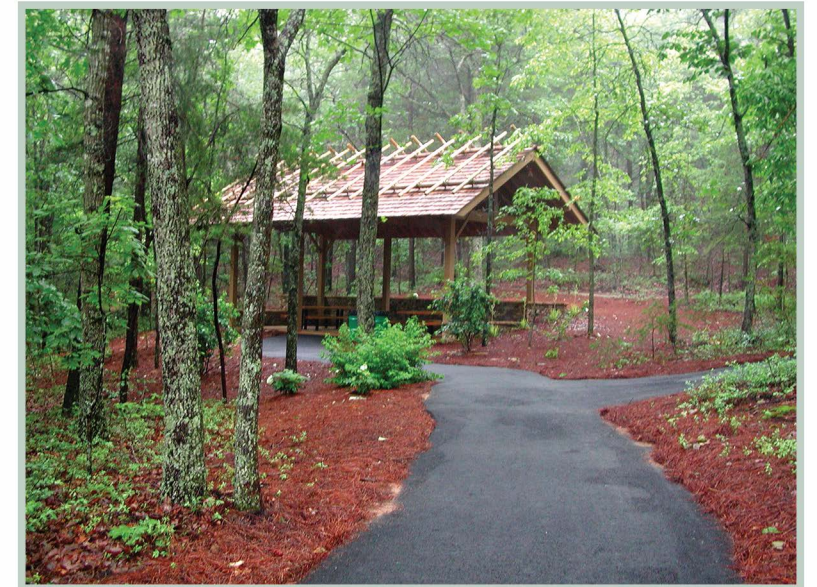
An alternative solution would be to allow the new trail and existing drive to comingle, but that may be hazardous depending on how much vehicle traffic will be generated by development of the VFW site.

SECTION II - MASTER PLAN RECOMMENDATIONS

2. Reconstructed Picnic Area:

The site was previously a picnic area with an oval loop trail around the chimney sites. The site was part of an old CCC work project to build Waller Park. There are two existing stone chimney/fireplaces on the site that appear to get occasional use, but are in poor condition. The surrounding area appears overgrown and abandoned, such that it is not currently attractive for public use. The site is heavily shaded by adjacent woodlands and has potential to become a great addition for passive recreational use.

The recommendation is to clean up the area and restore the two fireplaces to usable condition. Both chimneys need new grill tops and a paved surface area around it. Clear the abandoned loop trail and resurface it with asphalt to match the new trail identified as item #1 of this narrative. To make the area more usable, the recommendation is to add a small shelter and additional passive amenities like horseshoe pits, shuffle board, tire swings in the trees, rope swings, fire ring, benches, and picnic tables. Consider adding a flag pole to be used by scouts and other groups that want to raise or display a flag as part of their activities. To improve access, a series of trails and footbridges are recommended to connect the space to the rest of the park and to the parking lot across Hog Wallow Creek. The goal is to develop this idyllic spot into an attractive destination and passive use area.





SECTION II - MASTER PLAN RECOMMENDATIONS

3. Stream Crossing & New Trail:

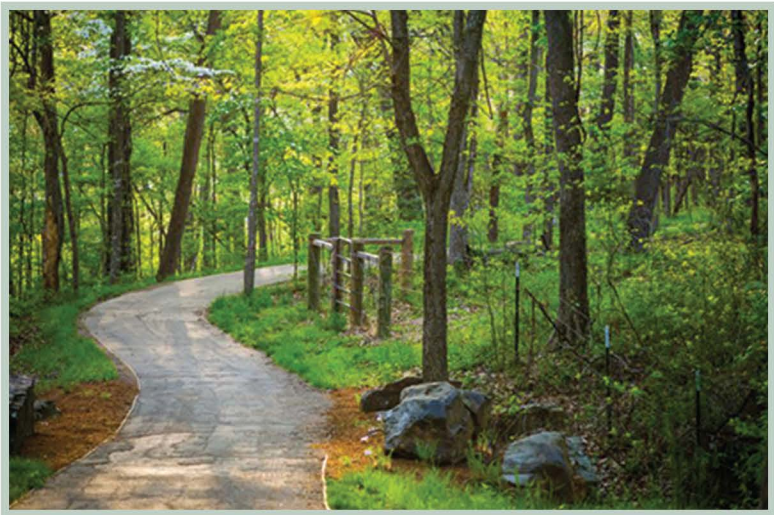
The reconstructed picnic area proposed is item #2 and the new pedestrian entrance bridge described in item #4 need to be connected to the rest of Waller Park by a network of trails and stream crossings. There are several historic mill ruins along Hog Wallow Creek that add to the cultural framework of the park. The area surrounding these ruins is native woodland with a high over story canopy that creates an impressive natural setting. There is also an abandoned weir and bridge foundation crossing the creek near the Waller Park Recreation Center that have been part of the old mill.

The recommendation is to develop a 10' wide asphalt trail along the east side of the creek connecting the reconstructed picnic area, new pedestrian bridge, and old mill ruins to the existing trails behind the Recreation Center. This will create a continuous trail within the park and connect to the rest of the trails along Hog Wallow Creek. Additional picnic tables and trash cans along the trail and near the ruins will add more opportunity for citizens to enjoy this unique setting. The existing old stream crossing structures can be used as a base foundation for a second bridge crossing to complete the trail connections. Because of the historic significance of this location, interpretive signs should be included to explain the history of the mill ruins and stream crossing. There are not many parts of the park that still retain natural woodlands that can be utilized for passive recreation. These trails will convert this otherwise unused and inaccessible section of Waller Park into a highly attractive and desirable passive amenity.

There are ruins and old trails on the south side of the creek that can be improved for limited

SECTION II - MASTER PLAN RECOMMENDATIONS

access along the south bank of the creek. It may be possible to include a small picnic shelter down by the creek, but it would have to be designed to allow it to be periodically flooded. The city could also consider extending the trails northward along the east bank of Hog Wallow Creek as part of their overall Roswell Greenway and Trail system.



SECTION II - MASTER PLAN RECOMMENDATIONS

4. Pedestrian Entrance Bridge:

The athletic fields on the west side of Waller Park are separated from the rest of the park by Hog Wallow Creek. The parking lot on the west side could serve a dual purpose if it was connected across the creek with a pedestrian bridge.

The recommendation is to construct a pedestrian bridge across Hog Wallow Creek as a new entrance so citizens will have easier access to the new trails and picnic area. The bridge will also improve access from the parking lot to the Recreation Center via the new trail system on the east side of the creek. The parking may be a little remote, but the bridge makes the parking more accessible and useful to the Recreation Center and rest of the park. A new bridge will significantly open pedestrian access to the park for a large segment of the residential population living on the west side of Hog Wallow Creek. The crossing will become a major access gateway and entrance for bikes and pedestrians coming to the park.

New Bridge Crossing and New Asphalt Trail

SECTION II - MASTER PLAN RECOMMENDATIONS

5. Bridge and Trail Repair A:

There is an existing bridge across Hog Wallow Creek that connects the Waller Park Recreation Center by trail to Dobbs Drive and the rest of Waller Park. The bridge enjoys a great view of the creek and the steep woodland slopes along the creek. However, both the bridge and trail are in a poor state of repair.

The recommendation is to commission an inspection of the bridge by a structural engineer to determine the integrity of the structure. If it passes, the bridge should be repaired by replacing the deck and repairing the guardrails. The trail needs to be resurfaced with asphalt to make it more suitable for bikes, strollers and other wheeled vehicles.



SECTION II - MASTER PLAN RECOMMENDATIONS

6. Creekside Park Upgrades & Shelter:

The trails along Hog Wallow Creek behind the Recreation Center include a small Creekside Park that was part of the old CCC construction for Waller Park. The site is in close proximity to the Waller Park Recreation Center and to an outdoor playground. The site sits along the northern creek bank and is shaded by a high canopy of natural woodlands. Because of its ambiance and close proximity to the recreation center, it gets heavy use and is showing signs of wear.

The recommendation is to upgrade the facilities with a facelift. This can be done by restoring the aging stonework and by adding granite screenings and brick dust to smooth and level the open space surface. The site also needs an accessible ramp and steps to transition from the trail down to the picnic area. Adding a small open air pavilion will increase to the value of this amenity. However, it has to be designed to withstand periodic flooding. Additional picnic tables, grills, trash receptacles, bike rack, fire ring, outdoor classroom seating, benches, and bench swings around the edges of the site should be added to enhance the use of this space.

All of these elements have to be able to withstand the periodic flooding of this area during heavy rainfall seasons.



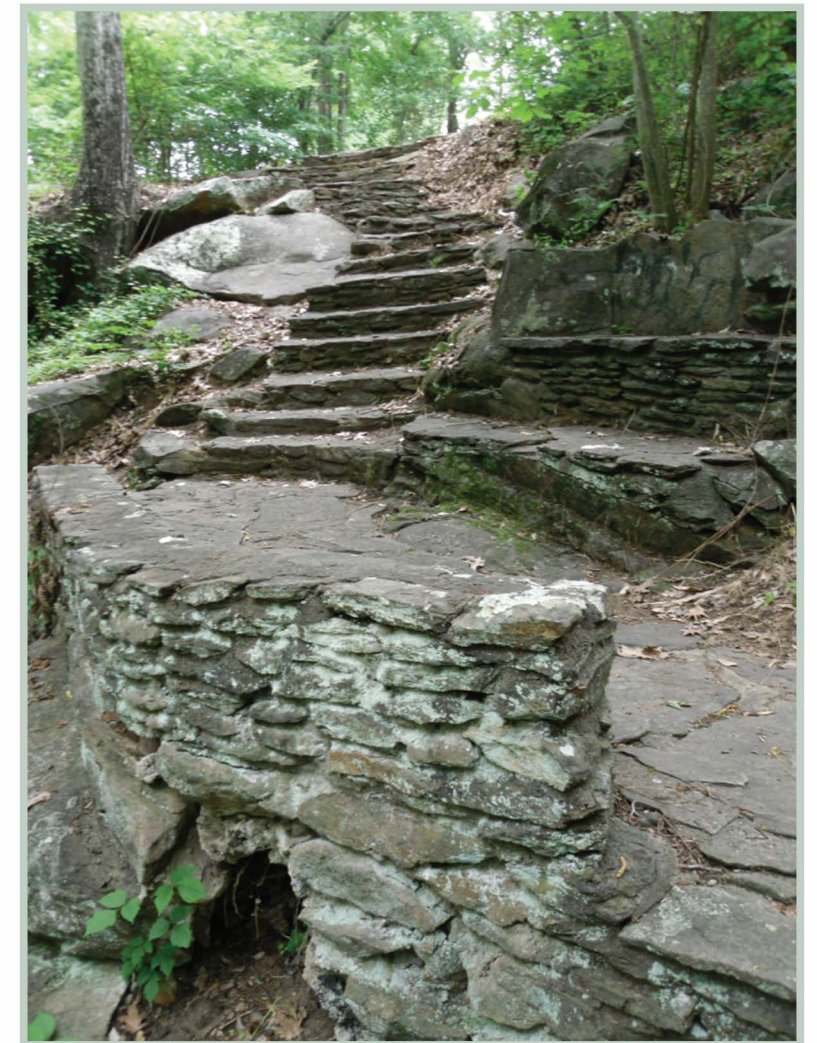
New Shelter at Creekside Park

SECTION II - MASTER PLAN RECOMMENDATIONS

7. CCC Steps Repair:

The Citizens Conservation Corps constructed trails and amenities in Waller Park in the 1930s. There are two sets of stone stair steps on the north slope that lead from the trail along Hog Wallow Creek up to parking on Oak Street. These steps are hand crafted into the natural stone outcroppings and represent a unique and historic feature of the park. However, they are in need of repair and are out of compliance with modern safety codes.

The recommendation is to carefully repair these steps without significantly altering the historic value and unique quality of the stonework. It will be necessary to add a hand rail beside the steps for safety. This rail will require some very careful integration with the steps to make it a viable handrail without damage to the historical integrity of the steps. The recommendation is a single pipe handrail carefully molded along one side of the steps.





Current Bridge

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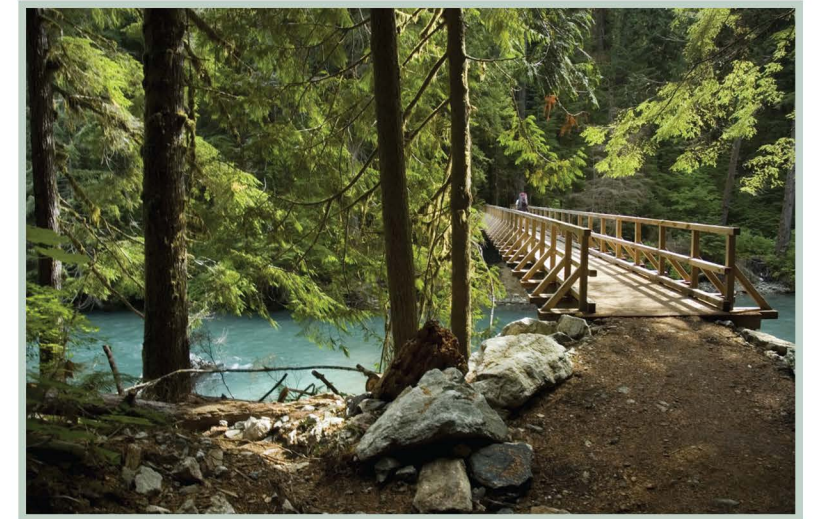
8. Existing Bridge and Trail Repair B:

The trails along the Hog Wallow Creek south of the Waller Park Recreation Center are popular and receive a lot of use. The natural setting is unique and appears very much like a mountain stream in the Great Smoky Mountains. This tranquil section of the creek represents a unique asset available to the general public. It is unusual to find such a unique natural environment so embedded in a dense urban setting. The trails themselves need repair and the small footbridge across the creek may need to be totally rebuilt.

The recommendation is to completely rebuild the bridge to improve its structural integrity and safety. The trail itself needs refreshing with additional surface material to stabilize it and to improve the surface compatibility for pedestrians and bikers. The recommended material for this purpose is a mixture of M-10 granite screenings and brick dust. The combed mixture will compact more tightly and maintain the appearance of a natural woodland trail. There needs to be some fine grading to remove bumps and dips so the trail surface will be more palatable for users. Because of the natural beauty of the setting, it is recommended that benches and bench swings be placed along the trail at unique spots to encourage longer and more constant use of the trail system. This trail and other connecting trails and along Vickery Creek will make this a very unique and desirable passive amenity for the city.

SECTION II - MASTER PLAN RECOMMENDATIONS

Future Oxbo Underpass: Currently the bridge on Oxbo Road and the utility lines under the bridge are a significant impediment to developing a trail under the bridge to link to Vickery Creek Park. It is recommended that the Roswell DOT examine the possibility of creating a trail connection under the bridge when the Oxbo Road Bridge is selected to be replaced.



Proposed Bridge

SECTION II - MASTER PLAN RECOMMENDATIONS

9. Adventure Hiking Trail:

The steep bank on the east side of the creek below the Recreation Center is a unique north slope environment. There are not many places in Roswell where citizens have access to such a natural eco-systems along the north and west facing slopes of a mountain stream environment.

The recommendation is to develop a narrow 2' wide adventure trail along the face of the slope so users can experience the unique environment and ecosystem. It is also recommended that the slope and other locations along the creek be identified as native plant rescue sites where endangered native plants suitable to this ecosystem can be relocated by citizens and groups.



Adventure Trail

SECTION II - MASTER PLAN RECOMMENDATIONS

10: Soft Surface Trail A:

The west side of Dobbs Drive is developed as a suburban sidewalk and is not inviting to walkers or hikers. It is too narrow and close to the roadway curb. Some pedestrians also prefer to use soft surface trails rather than the harder asphalt and concrete ones. The space on the west side of Dobbs Drive is cleared from the curb over to the edge of the forest and is shaded by large overhanging tree branches. It is an ideal location for an alternative soft surface trail along the forest edge and far enough away from the curb to feel safe.

The recommendation is to develop a soft surface trail along Dobb Drive from the intersection of the creek trail to the entrance at the head of the Recreation Center trail. This will complete a soft surface loop trail around Hog Wallow Creek that can be used without crossing Dobbs Drive. The proposed soft surface trail will also dead-end into the existing concrete sidewalk on the west side of Dobbs Drive. The existing sidewalk continues along the roadway to the upper parking lot and future Therapeutic Aquatic Center, creating a continuous trail that does not cross Dobbs Drive.



Soft Surface Trail by Dobbs Road and Location for Soft Trail

11. Information Kiosks:

Waller Park is a large and complex site with a variety of passive and active recreational facilities. The Park lacks an effective signage and uniform Wayfinding system to help users navigate the park. It is easy to get disoriented in the park and not know where to find certain amenities. The recommendation is to strategically locate information / map kiosks at major intersections on the trails within the park. The proximity and visibility of these kiosks will help park patrons find their way around the site and to enjoy the multiple recreational opportunities available in the Park.



Information Kiosk Example

SECTION II - MASTER PLAN RECOMMENDATIONS

12. Overlook Park:

The new water treatment plant will include abandoning the old plant site that sits downhill from the new facility. This abandoned site will be a cleared flat spot that overlooks Vickery Creek Park. The site will include two concrete water tanks that were retained to minimize demolition costs.

The recommendation is to develop this site as an overlook /event park that can be used for picnics, reunions, team events and a variety of other passive uses. A thorough assessment of the two abandoned tanks need to be made to determine if they can be refitted top deck platforms or shelters that will command a great view of Vickery Creek Park. Access to the site will be by multi-use trail from the nearby parking lots and by the adventure trail along the lower slope. This section of the park will become a destination passive park for special events and activities. The fact that it is separated from the more active athletic areas and tied to the more natural areas of the park will add to its value as a passive amenity.

SECTION II - MASTER PLAN RECOMMENDATIONS

13. Observation Deck:

The dam on Vickery Creek creates a cascading waterfall visible to people crossing the pedestrian bridge south of the confluence of Hog Wallow and Vickery Creeks.

The recommendation is to develop an overlook deck on the high spot adjacent to the confluence of Vickery Creek and Hog Wallow Creek. The location enjoys a unique observation point for observing the cascades without having to view under the existing pedestrian bridge. The deck will become a destination point and photo spot for people using Waller and Vickery Creek Parks.

Observation Deck and Waterfall View

SECTION II - MASTER PLAN RECOMMENDATIONS

14. Canoe Launch:

Vickery Creek is very usable for small boats and canoes as it connects down to the Chattahoochee River. However, there is not an easily assessable location to access the water to launch a canoe or small boat. For that reason, this section of the creek is a highly attractive and desirable amenity that is being overlooked.

The recommendation is to place a canoe launch above and below the Vickery Creek dam with a portage that allows users to make the transition between the two elevations. The access point must be designed so that the bank of the creek is not compromised. This can be achieved by using large stones to create an ascending staircase that allows access to the water without tearing gaps in the bank that can be subject to erosion.



Canoe Launch

15. Concessions Building Renovation:

The existing concessions building is no longer utilized for concessions by the various athletic organizations that use the park. The building is in good condition but no long viable for its original use. The plaza around the concession building is unsightly, cracked and in bad condition.

The recommendation is to gut the building, open up the sides and convert it into a family picnic/event shelter. Remove the shrubbery and completely rebuild the plaza to a better scale and more attractive appearance. One side of the building can be dedicated to wall-ball as an added feature for youngsters. The central location of the building and plaza is a perfect place for team meetings, birthday parties and family gatherings during games and events in the park. The renovations should include a vendor area and facilities for group picnics and parties.

It is suggested that the scoring tower building be removed and replaced with individual scoring towers directly behind each backstop for more effective scoring and observation. The towers will also occupy the spot where some spectators position themselves to challenge the umpire.

SECTION II - MASTER PLAN RECOMMENDATIONS

16. Soft Surface Trail B – 8':

The parking lot in front of the Dobbs Drive office building is underutilized in a park that is desperate for more parking, especially during games and tournaments. There is no direct access from the parking lot to any of the athletic fields.

The recommendation is to add a soft surface trail leading from the parking lot through the section of natural woodlands up to the ball fields. This short connection will relieve some of the parking demand on the upper parking lot. Another soft surface trail on the south side of Dobbs Drive from the parking lot to the proposed dog park will give dog walkers a soft surface alternative to access the Dog Park.



Soft Trail to Fields

SECTION II - MASTER PLAN RECOMMENDATIONS

17. Trail Connector – 8':

There is no pedestrian walkway connection from the lower fields up to the parking lot in front of the Dobbs Drive office building. Neither is there a connection from the trails along Dobbs Drive down to the parking lot adjacent to the lower fields. This represents a gap in the potential continuous trail system through the park. The roadway between the two parking lots is a 24' wide road with curbs on both sides except at the intersection with Dobbs drive where the roadway narrows to 20'.

It is recommended that the roadway be narrowed to 20' along the length of the roadway by removing the curb on the east side and replacing it 4' to the west. This modification will create enough space along the roadway to develop an 8' sidewalk from the lower soccer fields up to Dobbs Drive. The sidewalk connection will complete a continuous trail around the ball fields within the park.



Location for Connector Sidewalk

SECTION II - MASTER PLAN RECOMMENDATIONS

18. New Driveway Access to VFW:

The VFW property is in private ownership and is not part of the park. The driveway access from Dobbs Road crosses park property. Future development of the VFW property is undetermined, and will surely have an impact on the park.

The recommendation is to provide an easement to the VFW site above the existing entrance to allow the owners to build a new driveway from their property over to Dobbs Road without co-mingling their traffic with trail users. The City does not have to incur any cost to build the driveway, only the cost of providing the easement.



New Driveway to VFW

SECTION II - MASTER PLAN RECOMMENDATIONS

19. Restroom:

The lower section of the park is isolated from the existing restroom concessions stand near the playground. Park users have to walk a long distance uphill to use the facility.

The recommendation is to augment the lower area with a new restroom facility down closer to the parking lot and in close proximity to the practice soccer fields. The location was selected because of easy access to the practice fields and the close presence of the necessary service utilities. This restroom is critical to service this section of the park so that players and family members do not have to travel to the center of the park to use the restroom by the playground. The restroom building is currently under construction.



New Restroom

SECTION II - MASTER PLAN RECOMMENDATIONS

20. Asphalt Trail surfacing – 10':

There is a gravel maintenance road that rises up the slope to a small section of woodlands overlooking the lower soccer fields. This spot is particularly popular with spectators and parents because it commands a panoramic view of the fields and is shaded by the existing tree canopy. The Roswell Recreation and Parks staff has already identified this location as an excellent location for an overlook deck and seating area.

The existing maintenance road has been replaced with a rubberized surface trail. This bio-friendly surface is pervious and was a project previously done by the City of Roswell's Water Resource Division.



Improve Current Trail

SECTION II - MASTER PLAN RECOMMENDATIONS

21. Bleacher Shade Structures:

The parking lot for the lower fields is adjacent to the western edge of the fields. Construction of the new artificial turf and fence has left an unused space between the parking lot and fence. This is a prime location for small shade structures and benches from which to watch the games.

Recommendation is to build several bleacher shade structures in the unused space between the parking lot and fence. Care should be taken to identify some of the parking spaces facing the fence as 'Elderly Parking' so grandparents can sit in their cars and still watch the games.



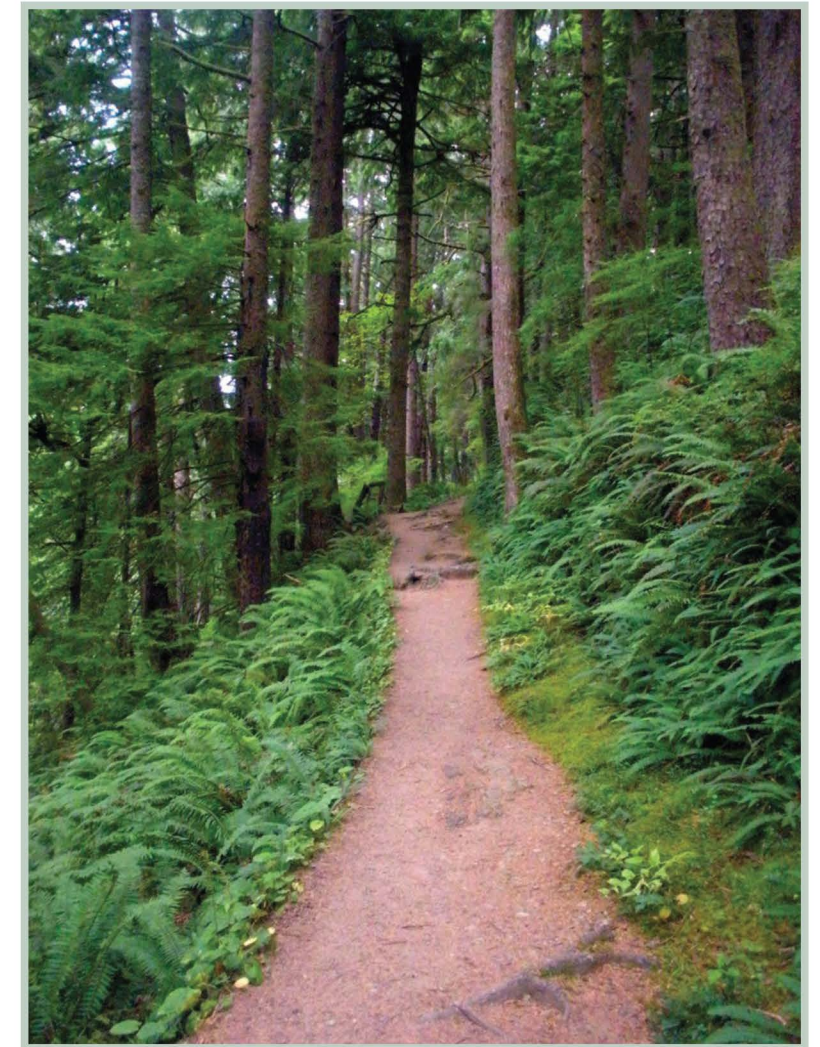
Typical Bleacher Shade Structure

SECTION II - MASTER PLAN RECOMMENDATIONS

22. Adventure Hiking Trail Connector:

The steep slopes and wooded areas below the new water treatment plant are lost to use due to inaccessibility. The views along this slope are dramatic and the forest canopy is impressive. The slope is too steep for many uses, but the area is a nice natural amenity that could be penetrated by small narrow trails along the slope.

The recommendation is to extend the narrow adventure hiking trail along the slope and connect the trail to the ones along Hog Waller Creek and to the proposed loop trail on the south side of Waller Park. This connection will extend the loop trail system through the park and add another dimension to the hiking and walking facilities of the park. The trail will also connect to the future overlook park described in item #12 of this narrative. If demand proves, the adventure trail could be widened to be a more accessible hiking trail.



Adventure Hiking Trails



Picnic Pavilion

SECTION II - MASTER PLAN RECOMMENDATIONS

23. Picnic Shelter / Overlook:

The lower soccer fields need a pavilion/shelter to be used for activities, team meetings, and after game events. The best location for this shelter is at the end of the parking lot adjacent to the fields. The picnic shelter can be set on a deck that overhangs the slope providing the shelter with a great view into the forest and down to Vickery Creek. The shelter should include a fireplace and chimney to augment the activities in the shelter. This location makes it easy to service the pavilion, accommodate soccer teams and connect to the trails within the park. The pavilion will become a favorite facility for soccer families and other groups who want a quieter location away from the active center of the park.

SECTION II - MASTER PLAN RECOMMENDATIONS

24. Pedestrian Bridge & Ramp:

Waller Park and Vickery Creek are separated by the heavily traveled and fast speed Oxbo Road. Parking spaces on Oxbo road for citizen who use Vickery Creek Park is limited due to the close proximity of the creek to the road. Crossing Oxbo Road can present a hazard, especially during daily rush hour or during events in the park. Although it would be an expensive feature, an elevated pedestrian bridge crossing Oxbo Road would eliminate the hazard and make the parking lots in Waller Park more accessible to Vickery Creek Park. Such a crossing would tie the two parks together as a single recreational site.

It is recommended that the city explore the possibility of building an elevated pedestrian bridge over Oxbo Road and connect it to the existing trail coming down the slope from the parking lot. The best location to begin the bridge is at grade with the existing trail on the high side and cross over the road to a support tower on the Vickery Creek side. The tower will include a stair system down to the ground and a single switch back ramp at 5% gradient for accessibility and bikers.



Pedestrian Bridge & Ramp Example

SECTION II - MASTER PLAN RECOMMENDATIONS

25. Vickery Creek Park Improvements:

The Roswell bank of Vickery Creek is a very desirable area that gets a lot of use by the citizens of Roswell. The park is very desirable in that it is close to the water and is shaded by a dense over story of trees. However, the space is cramped between Oxbo Road and the creek not allowing much space for amenities. The existing trails along the bank are soft surface and are worn and eroded. The trails need some repair and improvement to raise their quality to a level compatible with their use. The limited parking along Oxbo Road encourages citizens to use the shoulder of the road to park. This exacerbates the safety issues along Oxbo and blocks access to driveways on the north side of Oxbo Road.

The recommendation is improve the quality of the trails along the bank to make them more accessible and friendly to casual users. Also to add a picnic shelter, picnic tables, benches, bench swings, trash receptacles, fishing and overlook decks along the creek bank to improve the attractiveness and use of this highly unique location. Improvement of the Oxbo Road pedestrian crossing (34) and or the addition of the pedestrian bridge (23) will increase availability of parking and diminish the illegal parking along the road. There also needs to be a canoe launch placed above and below the dam so Vickery Creek Park can be accessible by small boat. The special attractiveness and location of this park is a natural draw for citizens who want to enjoy the local environment without taking a long trip.



Vickery Creek Improvement Needs

SECTION II - MASTER PLAN RECOMMENDATIONS

26. Wayfinding System:

Waller Park is a sizable park with a variety of passive and active recreational facilities. It lacks effective signage and there is no uniform wayfinding system established. It is easy to get lost in the park or not know where to find certain amenities.

The recommendation is to hire a signage consultant to design and develop a wayfinding system that includes kiosks throughout the park. There is a need for directional signs around the park, but there is also an opportunity for educational and historical signs to enhance the character and attraction of the park. Signage of this nature can also open the opportunity for special funding and grants.



Wayfinding System

SECTION II - MASTER PLAN RECOMMENDATIONS

27. Woodland Cleanup & Pruning:

Waller Park has a number of forested areas within and around the edges of the park. The ones in the high use areas need to be manicured to make them more accessible and aesthetically pleasing. There are large masses of woodlands along Hog Wallow Creek and down the south slope toward Vickery Creek. These natural woodlands are valuable assets and resources that contribute to the natural and aesthetic value of the park. However many of these areas are inaccessible and overgrown with invasive understory.

The recommendation is for the city to assemble a work crew of volunteers to clean-up the natural areas. The clean-up should consist of removing underbrush, cutting out invasive species, and pruning up the canopy trees to present a more natural and woodland affect. Some areas will require more clean-up than others and some may need to be left intact. The city should commission an arborist to advise the city on the best methods to accomplish this goal.

This could also become an effective Eagle Scout Project.

The Recreation and Parks Department has identified the removal of evasive privet as a priority for beautification and on-going maintenance



Woodland Cleanup

SECTION II - MASTER PLAN RECOMMENDATIONS

28. Park Wide Landscape Improvements:

The Park is in serious need of a face lift and visual improvements of the landscape. Some of the existing trees need attention or removal and many of the existing ornamental trees are in poor condition. Foot traffic over the root zones and mower damage to the tree trunks has greatly contributed to the poor condition of many of these trees. Active athletic Parks are great places for trees and turf, but are not good places for shrubs or groundcovers. Shrubs and groundcovers tend to get abused and neglected or overly manicured by maintenance staff. Shrubs and groundcovers also require a lot of maintenance and therefore should be avoided when possible. Shrubs and groundcovers should not be used on flat spaces or high use areas but they are highly effective on steep slopes for stabilization and beautification. They would work well on the eastern slope below the upper soccer field. Screens and hedges are the more appropriate uses for shrubs in active parks.

The recommendation is to remove the trees that are so badly damaged that their survival is doubtful. Replace them with large, hardy, shade trees that have a long life such as oaks, elms and maples. These trees should be effectively located in high use people spaces to provide shade for spectators. Do not use short lived ornamental or softwood trees. They may provide fast growth, but are usually gone within 20 years. Understory trees are not essential in a park because they offer very little shade. Small trees only offer aesthetic value and should be kept on the fringes and not in the high use areas. They should never be planted in areas where there may be heavy foot traffic under the canopies. Native evergreens such as pines, cedars or hollies should be used because they are longer lived and can endure the rigid conditions. Steep slopes are best covered with aggressive spreading low shrubs or groundcovers that require very little care and will retain a slope. Preferably evergreen groundcovers should be used that can also be flowering. The city should consider commissioning a detailed Landscape Improvement Plan to more effectively enhance the park as a uniform project.

SECTION II - MASTER PLAN RECOMMENDATIONS

29. Seatwall:

There is a section of walkway between the upper soccer field and the baseball field that is parallel to the slope between the two fields. The slope along this walkway is a maintenance problem due to erosion and foot traffic crossing between the fields.

The recommendation is to build a seatwall on the uphill side of the walkway to prevent foot traffic and backfill behind the wall to level the space. The seatwall will also serve as an excellent seating area from which to watch the baseball games on the field below. The seatwall should be built of durable materials that matches the stone and block work of the existing concessions building and compliment the aesthetics of the park. This item has been completed by the Recreation and Parks Department.



Typical Seat Wall

SECTION II - MASTER PLAN RECOMMENDATIONS

30. Overlook Deck / Shelter:

A shady location from which to view a game or practice is a premium during the summer season. The lower soccer fields have no trees around the edges to offer shade to parents or spectators, nor does this section of the park have a restroom in close proximity to the fields. There is a high bluff on the north side of the lower fields that includes a small group of tall trees. The viewing vantage point at this location and the natural shade makes it the perfect location for a seating platform. The Roswell Parks director has already identified this site for a new restroom to serve this section of the park and the point to converge the internal trail system.

The recommendation is to develop an outdoor deck, shade structures and seating overlooking the soccer fields below. The deck would be augmented with a vending station, benches and picnic tables to function as a people gathering place. To increase spectator capacity, it is recommended that several additional smaller decks be constructed down the slope as seating/viewing platforms from which small groups can watch the games and oversee the playground described in item # 28. The trees around the decks offer significant shade and can be augmented with bench swings oriented toward the view. A new trail on top of the slope connects this facility over to the existing bleachers overlooking the larger soccer fields to the east. This overlook deck facility will become a major junction for the internal walkway system and a destination within the park.



Site for Overlook Deck

SECTION II - MASTER PLAN RECOMMENDATIONS

31. Dog Park & Shelter:

Citizens have expressed a desire to have a dog park within Waller Park to augment the trails and other park amenities. There is not a lot of space within the park that includes both open and shaded areas to accommodate a dog park. There is one site north of the small ball field that does have enough space for a small dog park. There is also a spot on top of the slope overlooking the dog park site that can accommodate a small shelter. A row of large oak trees that run along the top of the slope and adjacent to the upper parking lot also sit back enough from curb to leave adequate space for a shaded sidewalk connection.

The recommendation is to develop a Dog Park on the site north of the small ball field in the flat area between the outfield fence and Dobbs Drive. The site can be easily connected to the adjacent trail system along Dobbs Drive that circumnavigates through the park. A small shelter placed on top of the slope above the site and next to the upper parking lot will have a great view of the Dog Park. A sidewalk along the curb under the oak trees will tie the shelter and Dog Park to the internal sidewalk system of Waller Park. It is recommended that bench swings be placed between the oaks to view of the Dog Park and ball field below. The Dog Park and shelter will need a water fountain and signage stating the rules for use of the Dog Park. The space is too small for a double section dog park and is not envisioned to serve a large canine population.



Site for Dog Park

SECTION II - MASTER PLAN RECOMMENDATIONS

32. Playground Improvements:

The existing playground and children's play structure attracts a lot of activity. The edges of the play area are showing wear and the drainage is poor in some spots. A number of the ornamental cherry trees around the perimeter are too close to the play area and have become part of the children's play zone. Consequently these trees are suffering from root damage, exposure and compaction. There are not enough seating and benches for parents or guardians to sit comfortably in the shade and oversee the children.

The recommendation is to plant larger shade trees further back from the edge of the playground and to eventually remove the cherries. The drainage can be solved by installing a French drain under the play surface and tying the drain to the storm water system. Top dressing the play surface periodically will keep the site looking maintained. Add benches and bench swings around the playground in shady areas for those who need a place to sit to watch over the children.

SECTION II - MASTER PLAN RECOMMENDATIONS

33. Road Connection:

The new Therapeutic Aquatic Center has included a road connection from the lower parking lot up to a new parking. The plans have already been prepared and approved and are not included as part of this master plan.

SECTION II - MASTER PLAN RECOMMENDATIONS

34. Play Area & Shelter:

Placement of artificial turf on the lower fields and a new fence has left a sizeable unused space on the east side the fields. Because these lower fields are virtually isolated from other facilities in Waller Park, there is a need to develop ancillary amenities for the families using the lower soccer fields.

The recommendation is to develop a playground/playstructure for the siblings of the children using the soccer fields. The site is very visible from the proposed overlook deck so parents can monitor their children while they also watch the games and practices. The space is large enough to include a small shelter for birthday parties and team meetings. The shelter and playground site should be connected to the new concrete sidewalk along the soccer fields and to the trail system that connects up to the overlook and to the bleachers. The play area will become a destination point for children at the juncture of these paths. It will be necessary to extend a water line to the shelter for service and a water fountain.



New Play Structure

35. Oxbo Road Crossing:

Waller Park and Vickery Creek are separated by the heavily traveled and fast speed Oxbo Road. An existing old roadway connects Waller Park down through the woodlands on the south side of the park to Oxbo Road. The cleared roadway is not paved and the intersection at Oxbo Road is not marked or identified with signage. This situation creates a significant hazard for people who cross the road to reach Vickery Creek.

The recommendation is to develop a painted or paved crosswalk on Oxbo Road to identify the spot as a pedestrian crossing. It should include appropriate warning signage for both pedestrians and drivers. The city should consider placing a caution light and or speed bump at this location to better identify the crossing.

Currently bikers don't use the old roadway because of unsuitable surface conditions, but if the roadway is paved as a multi-use trail, it will create a downhill slope toward the road making it much harder to stop. Drivers on Oxbo will have poor visibility of the on-coming bikers as they come down the slope through the forest. If the city does decide to pave the old roadway as part of a multiuse trail, then it will become essential that the city take a greater precaution to warn pedestrians and drivers at the crossing. In this case, the city may need to consider a traffic light with push button controls and safety strips to warn bikers and drivers.



Oxbo Road Crossing

SECTION II - MASTER PLAN RECOMMENDATIONS

36. Bleacher/Shade Structure:

Development of the artificial turf fields and a new fence has left a sizeable unused space outside the fence on the south end the fields. The space is also adjacent to the new walking trails around the fields.

The recommendation is to develop a shade/bleacher structure on this spot to give spectators another shaded vantage point from which to watch the games. A short block retaining wall is needed around the back side of the space to create a level pad upon which to set the bleachers and build the shade structure.



Bleacher / Shade Structure

37. Soft Surface Nature Trail:

Waller Park has a variety of open spaces and densely wooded area. The remaining forested areas are where the slope was too steep for development so the vegetation has remained basically undisturbed. These woodland areas are valuable assets to Waller Park, but they are remote and difficult to access.

Items # 35 and #44 recommend the development of an extended perimeter loop trail system around the park and through these woodlands. The perimeter trail can be either paved or soft surface. The recommendation is based on the fact that people like to walk in continuous loops instead of along linear trails that require backtracking. Some people also prefer soft surface trails that are easier on the knees and where they don't have to worry about bicycles. A continuous loop trail around the athletic fields is a highly desirable amenity for parents who have children on the fields playing or practicing. They can walk continuously and still be near their children and the activities.

The recommendation is to spur off the proposed perimeter loop trail with a softer natural surface trail running parallel to the loop trail and along the slope. This softer trail will penetrate deeper into the natural woodland areas as well. The soft surface trail offers an alternative route for users who want to enjoy the forests, but be able to tie back to the continuous loop trail.



Soft Surface Nature Trail

SECTION II - MASTER PLAN RECOMMENDATIONS

38. Future Parking:

The new Therapeutic Aquatic Center has included a new parking lot for the facility. The plans have already been prepared and approved and are not included as part of the recommendations of this master plan.

However, to minimize runoff created by more paving, it is recommended that the city consider the possibility of using pervious pavers to construct the parking spaces of the lot. Such pavers can be installed for as little as \$5 per square foot and contribute significantly to reducing runoff and to improving the aesthetics of the park.

SECTION II - MASTER PLAN RECOMMENDATIONS

39. Loop Trail Section A:

There is not a complete loop trail around the outside perimeter of Waller Park that allows users to circumnavigate the entire park without passing through high use activity areas. A loop trail separated from cars and people is always a desirable and popular amenity. A patron can use a loop trail and never be very far from the other facilities within the park. Parents can walk a loop trail around a playing field and still not be far from their children who are using the fields.

The recommendation is to develop a trail section from the Waller Park Entrance up to the future Therapeutic Aquatic Center to better connect the front of the Adult Recreation Center to the Therapeutic Aquatic Center. An additional spur connection from the trail over to the Grimes Bridge Road sidewalk will greatly improve pedestrian access to the park and Aquatic Center for local residents. The goal is to link all of Waller Park, Waller Park Extension, and Grimes Bridge Park with a complete multi-use loop trail system around the park.



Loop Trail

SECTION II - MASTER PLAN RECOMMENDATIONS

40. Remove Detention Basin:

The existing detention basin behind the Adult Recreation Center will become an intrusive eye sore once the future Therapeutic Aquatic Center and connecting sidewalks are developed. Pedestrian circulation from the Adult Recreation Center to the Therapeutic Aquatic Center will pass right by this basin which presents an unsightly image. The basin is also an impediment to developing an effective pedestrian connection or trail between the Adult Recreation Center and the Therapeutic Aquatic Center.

The recommendation is to abandon this location in favor of a larger detention basin below the bocce courts as described in item # 43. The remaining space can be better utilized to develop a trail connection from the Adult Recreation Center to the Therapeutic Aquatic Center and described in item #35.



Detention Pond

41. Relocate Tennis Courts:

Waller Park currently has a skate park and two tennis courts in poor condition. The future Aquatic Center will demolish the racquet ball courts and the tennis courts will be removed for additional parking. Public involvement comments on Waller Park have indicated that the general citizen’s consensus is that they still want the tennis courts. There is also a general consensus that the skate park should be moved to another park location within the Roswell Parks system. There is also a desire by the racquetball community that some racquet ball courts be replaced on site.

The recommendation is to move the tennis courts to the existing skate park site and develop a new skate park elsewhere in Roswell. Moving the tennis courts to this site will require repair of the base surface before a tennis surface topping can be applied. There is adequate space for two full size courts and a pickle ball or racquet ball court. The existing court lights will have to be relocated to fit the configuration of the new courts. An existing building inside the old skate park compound should to be renovated and converted to a facility that can serve the tennis, pickle and racquetball users.



Tennis Courts

SECTION II - MASTER PLAN RECOMMENDATIONS

42. Pedestrian Ramp / Wall:

Pedestrian access from the lower parking lot to the upper parking lot and facilities will be lost when the connector road described in item #29 is constructed. The slope above the lower parking lot and on the west side of the upper soccer field is unsightly and highly visible from the parking lot and entrance. During the public involvement process, there were a lot of comments about upgrading the aesthetics of this slope and improving the quality of the landscape in this view.

The recommendation is to use the slope to develop a new accessible walkway from the lower parking lot up to the shelter and playground. There is enough horizontal distance along the slope to develop a ramp from top to bottom. The gradient can be established at 5% to eliminate the need for landings and handrails. The slope will have to be terraced by building retaining walls above and below the proposed ramp/walkway. The ramp will begin near the existing shelter and transition down to a point under the existing overlook deck and stairs on the bleacher terrace. The ramp/walkway will transition into a flat walkway along the base of the retaining wall on the backside of the bleacher terrace. The walkway will extend along the terrace to the south end and connect to ramp B as described in item # 41. The ramps and multi-use walkways complete an internal multi-use trail system that links all the fields and facilities together.



Location for Ramp Wall



Overlook Pad Swings

SECTION II - MASTER PLAN RECOMMENDATIONS

43. Overlook Pad:

Shade and comfortable seating around the soccer fields is scarce. There is a spot on the NW corner of the middle soccer fields that has an excellent view over the fence.

The recommendation is to build level pad by constructing a small retaining wall and backfilling it with soil.

SECTION II - MASTER PLAN RECOMMENDATIONS

44. Crosswalk:

Most of the foot traffic to the bocce courts will come from the Adult Recreation Center. There is no curb cut or crosswalk with direct access from the existing sidewalk, across the entrance drive and over to the bocce courts without walking all the way out to Grimes Bridge Road.

Recommendation is to cut the curbs on both sides of the entrance drive to build an accessible ramp and paint a crosswalk on the entrance drive. It would be even better to make the crosswalk out of a different material to better identify the crosswalk and to caution drivers as they enter the park. This crosswalk will better serve the proposed loop trail from the future Therapeutic Aquatic Center that will pass by the bocce courts and continue around the south end of the soccer fields as described in items #35 and #44.



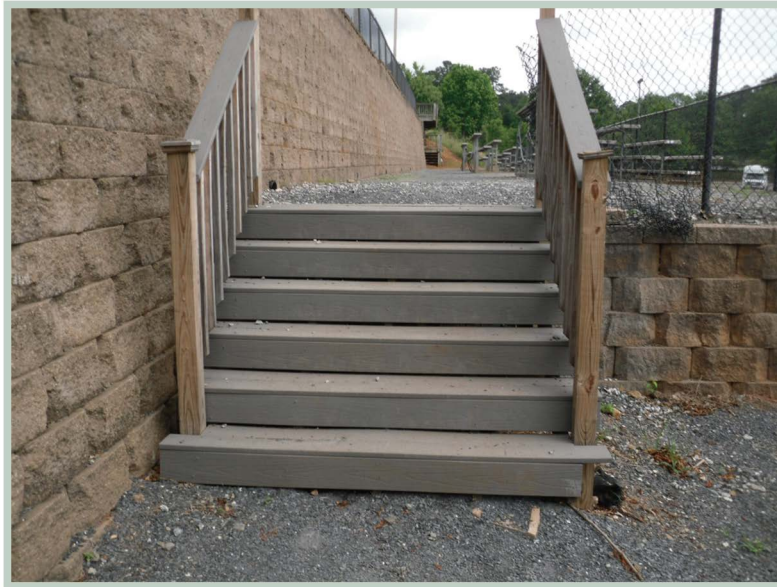
Crosswalk

SECTION II - MASTER PLAN RECOMMENDATIONS

45. Pedestrian Ramp B:

Waller Park includes a series of large retaining walls between the two soccer zones that forms a terraced platform for bleachers. This narrow strip of land between the fields commands a great view of the east side of the park. However, the space is uncomfortable to spectators because it is exposed to the open sunlight. The terrace is only accessible from the lower parking lot by walkway and is connected to the rest of Waller Park by means of wooden steps and stairs. It would be desirable to link this terraced area to the rest of Waller Park via accessible walkways at a continuous and assessable gradient. Such a link would improve the internal circulation of the park and make the parking lots more available to all the facilities in the park.

Recommendation is to develop a paved trail along the base of the upper retaining wall as described in item # 37. The trail will run along the back of the upper terrace to the south end of the platform where there is another short wall down to the next terrace. There is enough horizontal space here to build another ramp at a 5% gradient down the terrace below. Extend the trail from the bottom of the new ramp to go around the base of the retaining wall and connect to the trail over to the proposed overlook deck as described in item #26. These sections of trail and ramps will create a continuous accessible multi-use trail around the fields without any stairs or grade impediments. A continuous accessible multi-use interior trail will greatly enhance the pedestrian circulation of the park and improve access to the parking lots for other facilities.



Location for Pedestrian Ramp

SECTION II - MASTER PLAN RECOMMENDATIONS

46. Bleachers / Shade Structures:

Shade is always a premium for spectators who attend games and practices. The orientation of the large soccer fields and the natural conditions of the site make it difficult to find locations where spectators can sit comfortably in the shade and watch the games. There are a few locations with excellent vantage points but are inaccessible, hard to reach or exposed to open sunlight.

Recommendation is to strategically locate small platforms, decks, or pads where spectators have excellent views. Develop small access trails to the spots that are difficult to reach and build small canopy shade structures over those that are exposed to the glaring sun. Several of these locations are indicated on the Master Plan as recommended locations. Each one will require some level of detail design to effectively incorporate them into the site. There is an excellent location at midfield between the two large fields that sits at the top of a 5 foot retaining wall. A small linear deck here with a canopy will serve both fields. This spot will need careful design to effectively fit on top of the wall and still be out of the play zone. A desire line trail beside the small vendor building and along the field fence can be improved by adding stepping stones to alleviate wear and erosion.



Location and proposal for Bleacher Shade Structure

47. Detention Pond & Dam:

The existing detention basin behind the Adult Recreation Center will become an intrusive eyesore once the future Therapeutic Aquatic Center is developed. The goal is to remove this eyesore and relocate the detention further downstream to accommodate the increased runoff from the new buildings and impervious surfaces. The vacated space can be used to build a connecting walk between the Therapeutic Aquatic Center and the Adult Recreation Center as part of an overall loop trail system around the park.

It is recommended that a new detention pond be developed in the existing swale on the east side of the soccer fields and below the bocce courts. The natural topography lends itself to a larger and more natural detention pond at this location. An earthen or structural dam can be placed across the natural swale to impound and control the runoff. A weir control structure and downstream stabilization will be needed to avoid erosion. The dam will become a section in the loop trail as defined in item # 48.



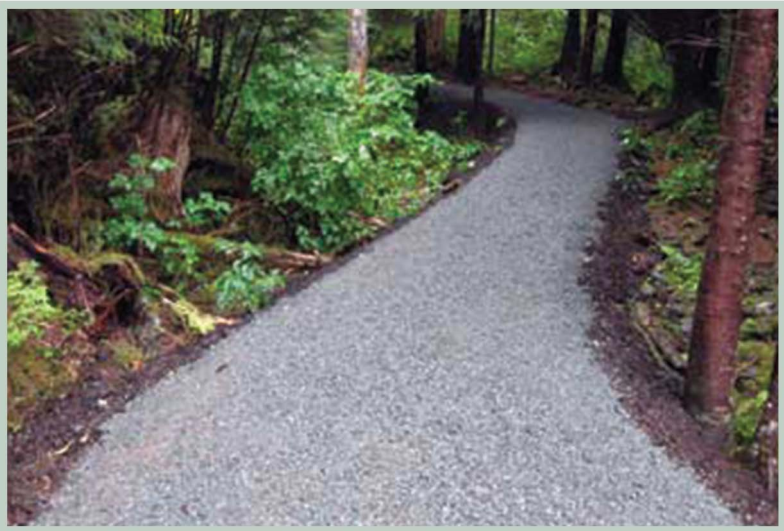
Detention Pond and Dam

SECTION II - MASTER PLAN RECOMMENDATIONS

48. Loop Trail Section B:

There is not a complete loop trail around the outside perimeter of Waller Park that allows users to circumnavigate the entire park without passing through high use activity areas. A loop trail separated from cars and people is always a desirable and popular amenity. A patron can use a loop trail and never be very far from the other facilities within the park. Parents can walk a loop trail around a playing field and still not be far from their children who are using the fields.

The recommendation is to complete an overall outside perimeter trail around the park by adding a section from the bocce courts, across the proposed detention pond dam, and around the south end of the soccer fields to link up with the existing new trail system around the lower soccer fields. There is adequate space to build most of the trail without walls to negotiate the steep slopes. There is one section at the SE corner of the soccer fields that will need a downhill retaining wall to hold up the trail bed. Consequently, a protective rail will be needed on top of this low wall. The trail will pass in close proximity to the residences on the south side of the park, but this can be ameliorated by adding a privacy fence between the trail and the houses.



Loop Trail B

49. Privacy Fence:

The residences along the south of the park will have their backyards exposed to the users of the new loop trail around the back of the soccer fields. The residents will feel that their privacy is invaded by people using the trail and looking into their backyards and windows.

The recommendation is to build a 6' height solid wood privacy fence along the south side property line adjacent to the loop trail to block any views from the trail to the backyards of these houses and yards.

If any of these houses or lots come up for sale, the city should consider purchasing them.



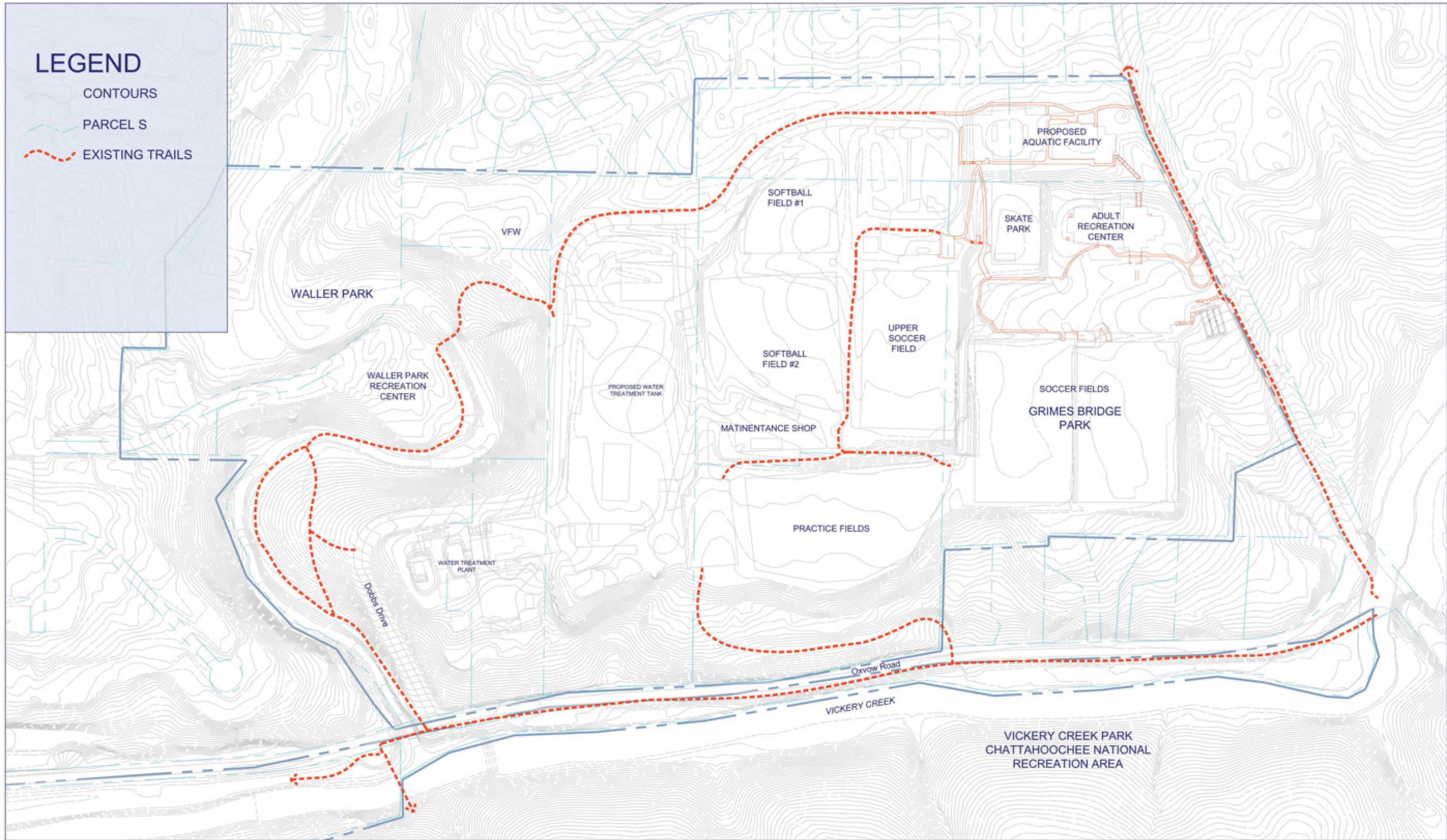
Wood Privacy Fence

SECTION II - MASTER PLAN RECOMMENDATIONS

Summary

One of the major objectives of this master plan is to tie Waller Park, the recreation center, Hog Wallow Creek trails, Vickery Creek Park and the National Park Services trails together as a single entity of parks for the benefit of the local citizens and their visitors.

The included master plan and identified recommendations are offered as ideas and concepts to improve the overall program, attraction, function and visual aesthetics of Waller Park, Waller Park Extension, and Grimes Bridge Park to make it a more viable and inviting park to a larger segment of the local Roswell population.



WALLER PARK EXISTING CONDITIONS BASE MAP

MAY, 2013



