



PLAN THE PARK

— AT THE —

FORMER MILTON COUNTRY CLUB

GEORGIA PLANNING ASSOCIATION
MARCH 27, 2019

PLAN THE PARK
AT THE
FORMER MILTON COUNTRY CLUB

PANELISTS

SHANNON FERGUSON, MPA

City of Milton, Communications Director

MACK CAIN, RLA, LEED AP

Clark Patterson Lee, Consultant Park Planning Lead

CRISTINA PASTORE, AICP, PE

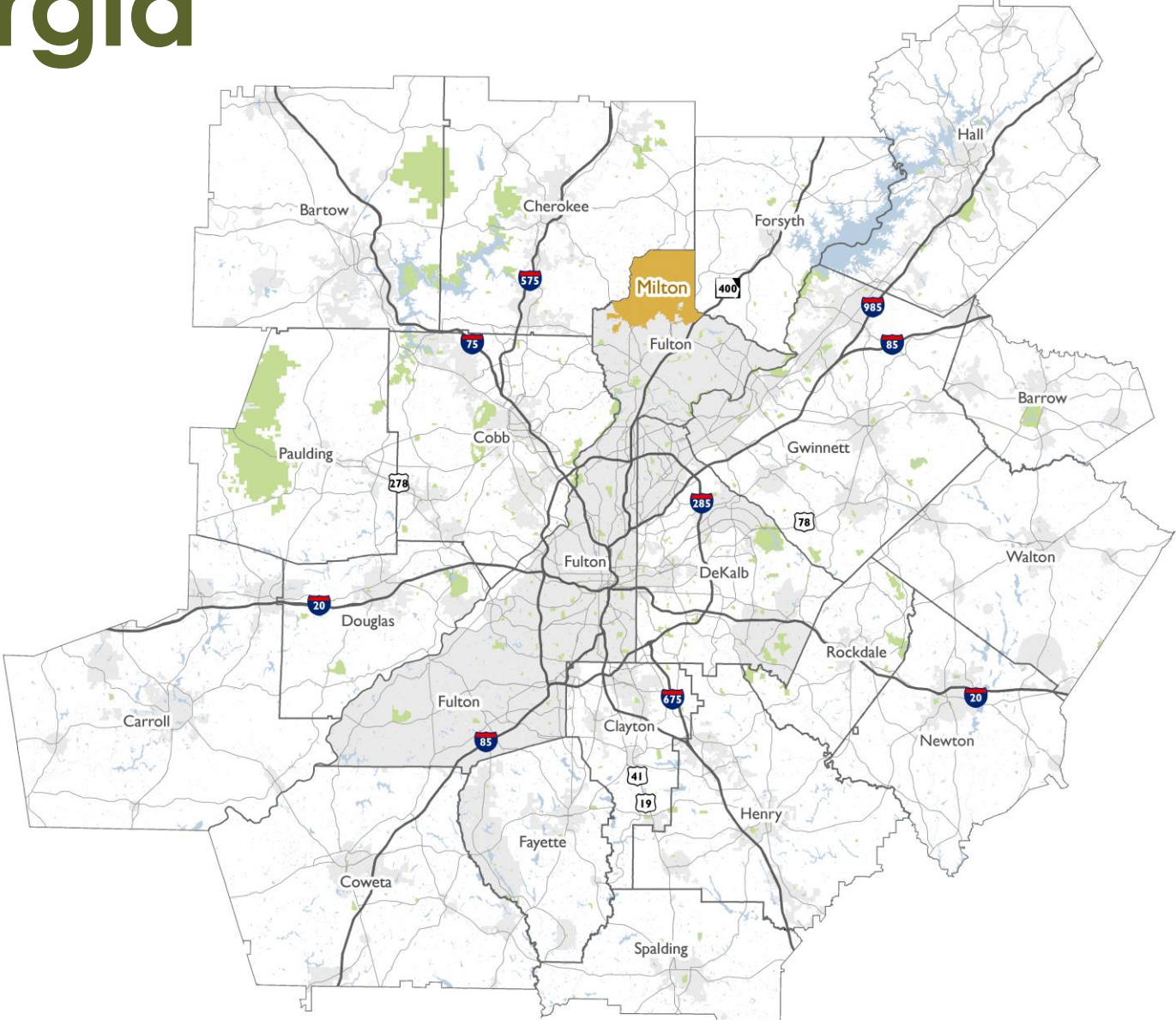
Kimley-Horn, Consultant Deputy PM

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**COMMUNITY
BACKGROUND**

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Milton, Georgia





Community Values

LEADING UP TO NOW

PREVIOUS PLANNING EFFORTS

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MILTON PARK & TRAILS

PLANS & STUDIES

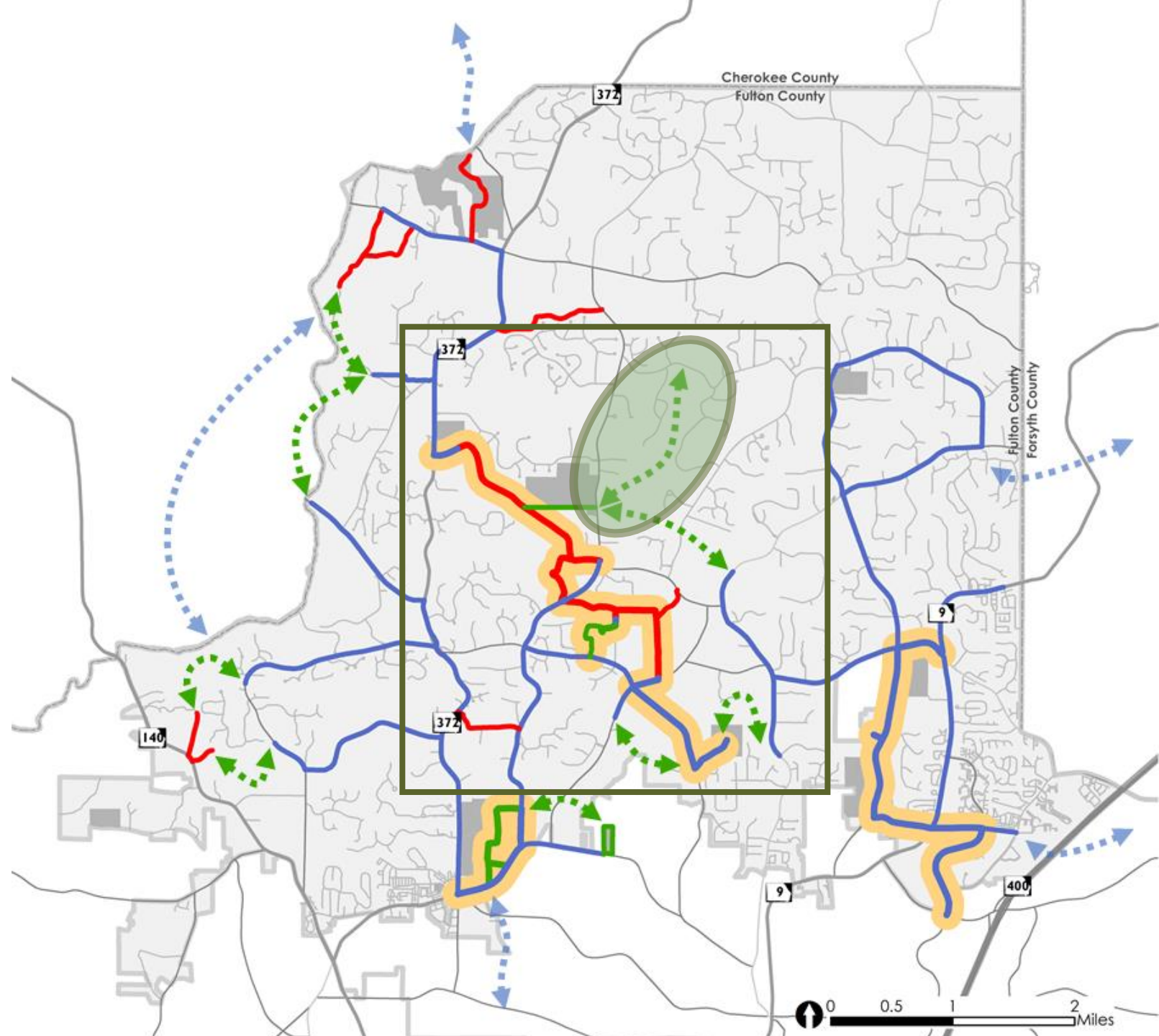
- 2007** **THE MILTON TRAIL PLAN**
- 2012** **COMPREHENSIVE PARKS & RECREATION MASTER PLAN**
- 2014** **BIG CREEK GREENWAY CONNECTION STUDY**
- 2016** **MILTON COMPREHENSIVE TRANSPORTATION PLAN (CTP)**
- 2017** **MILTON TRAILS BLUEPRINT**
- 2018** **MILTON PARKS & RECREATION MASTER PLAN**
- 2018** **PROVIDENCE PARK PLAN**

MILTON TRAILS BLUEPRINT

TRAIL NETWORK

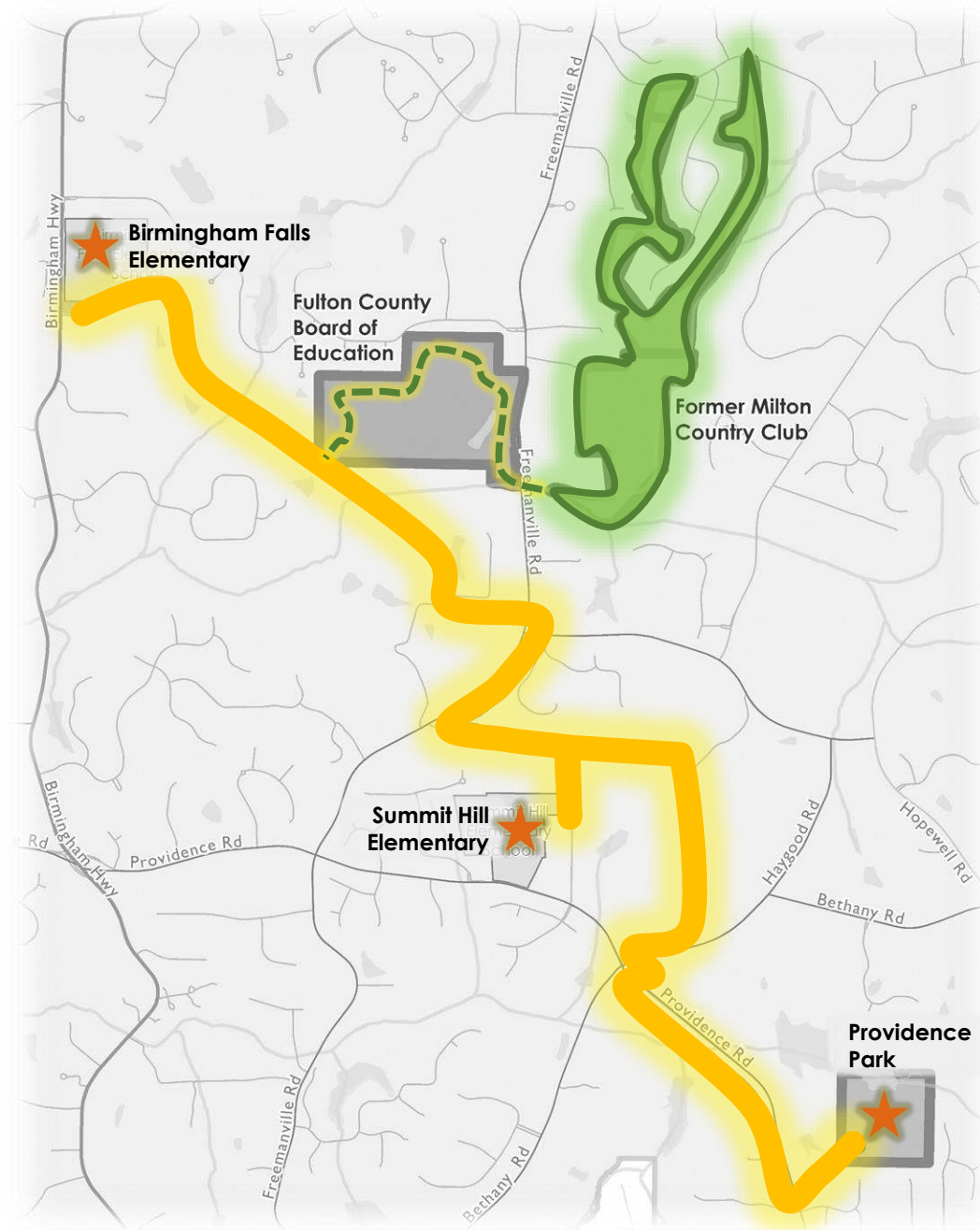
- **SIDEPATHS**
32.8 miles
- **GREENWAYS**
11.4 miles
- **SHARED EQUESTRIAN**
8.7 miles

TOTAL 52.9 MILE TRAIL NETWORK



MILTON TRAILS BLUEPRINT

- IDENTIFIED AS AN ASPIRATIONAL FUTURE OPPORTUNITY
- CONNECTION TO FULTON COUNTY SCHOOLS SITE AND CENTRAL MILTON TRAIL CONCEPT

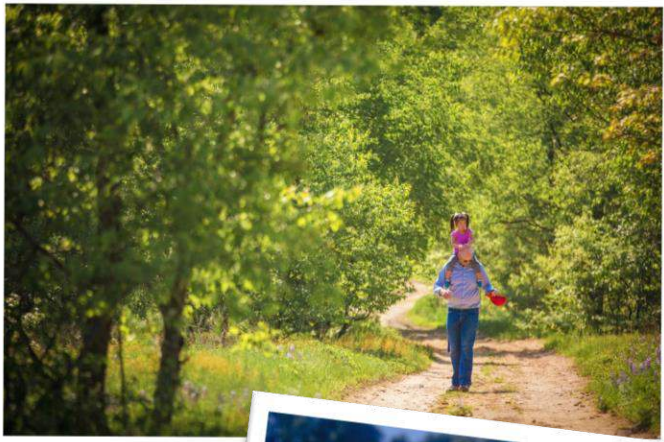


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LEADING UP TO NOW

PREVIOUS PLANNING EFFORTS

APPROVAL OF GREENSPACE BOND



GREENSPACE BOND APPROVED

November 2016

Acquire conservation land for the purposes of providing recreational trails, protecting natural areas and wildlife habitat, preserving agricultural land, protecting water quality of rivers and streams, and providing parks and park improvements

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LEADING UP TO NOW

PREVIOUS PLANNING EFFORTS

APPROVAL OF GREENSPACE BOND

PURCHASE OF FORMER MILTON COUNTRY CLUB

**INITIATION OF MILTON PARK AND TRAIL DESIGN
EFFORTS**

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**PROJECT
GROUND RULES**

PROJECT GROUND RULES

- 1 Honor Milton's Rural Character
- 2 Build From Existing Plans & Studies
- 3 Design Safe & Attractive Spaces For All
- 4 Value the Voices of All Citizens

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CASE STUDIES

GOLF COURSE CONVERSIONS

NUMBER OF COURSES DECLINING
800 CLOSURES IN LAST DECADE

R&A/Trust for Public Land

COURSE USAGE DECLINING
30M in 2009 v. 25M in 2016

National Golf Federation

19 GOLF COURSES CONVERTED
TO PUBLIC PARKS SINCE 2006

Trust for Public Land

Atlanta, GA
Windsor, CT
Stockton, CA
Marin County, CA
Plano, TX
Chicago, IL
Detroit, MI
Wake County, NC
Highland Park, IL
Trotwood, Ohio
Huntsville, AL
Cedar Rapids, IA
Portland, OR
Rancho Canada, CA
Golden, CO
La Vista Falls, NE
Trotwood, OH
Saginaw, MI
Santa Barbara, CA
Wilmington, NC
Belgium, WI
Hillsboro, OR
Englewood, FL
Royal Palm Beach, FL
New Orleans, LA
Bothwell, WA
Montgomery County, MD

ORCHARD HILLS PARK

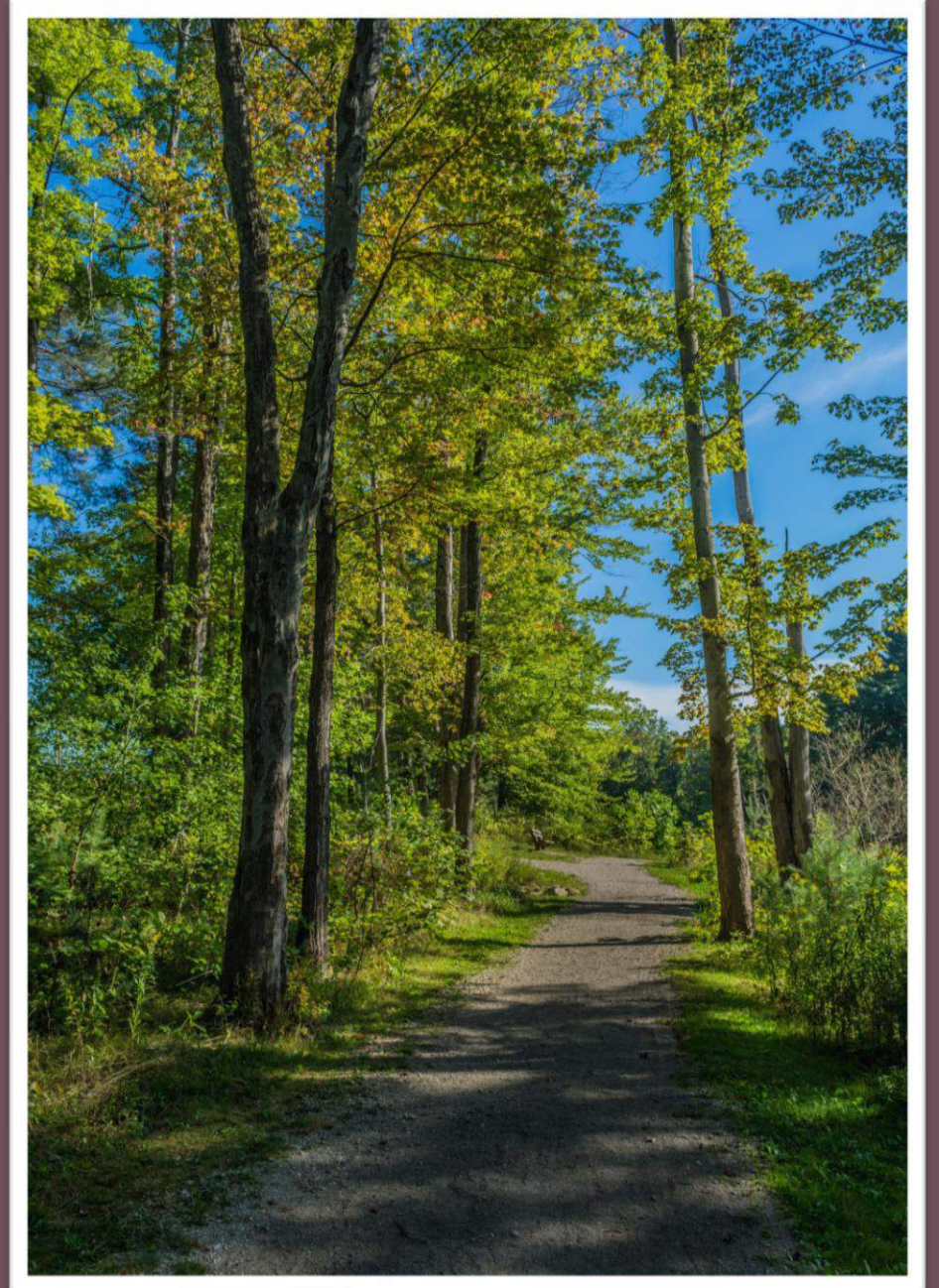
FORMER ORCHARD HILLS GOLF COURSE
CHESTERLAND, OH

273-ACRE PUBLIC PARK FEATURES

- 3.6 miles of trails
- 1,500 linear feet of stream
- 3-acres of wetlands
- 50-acres of forest
- 22-acres of meadow

TIMEFRAME

- Acquired 2007 | Conversion in 2011
- 10-year project schedule



Orchard Hills Park • 11340 Caves Road • Chester Township

MAP KEY

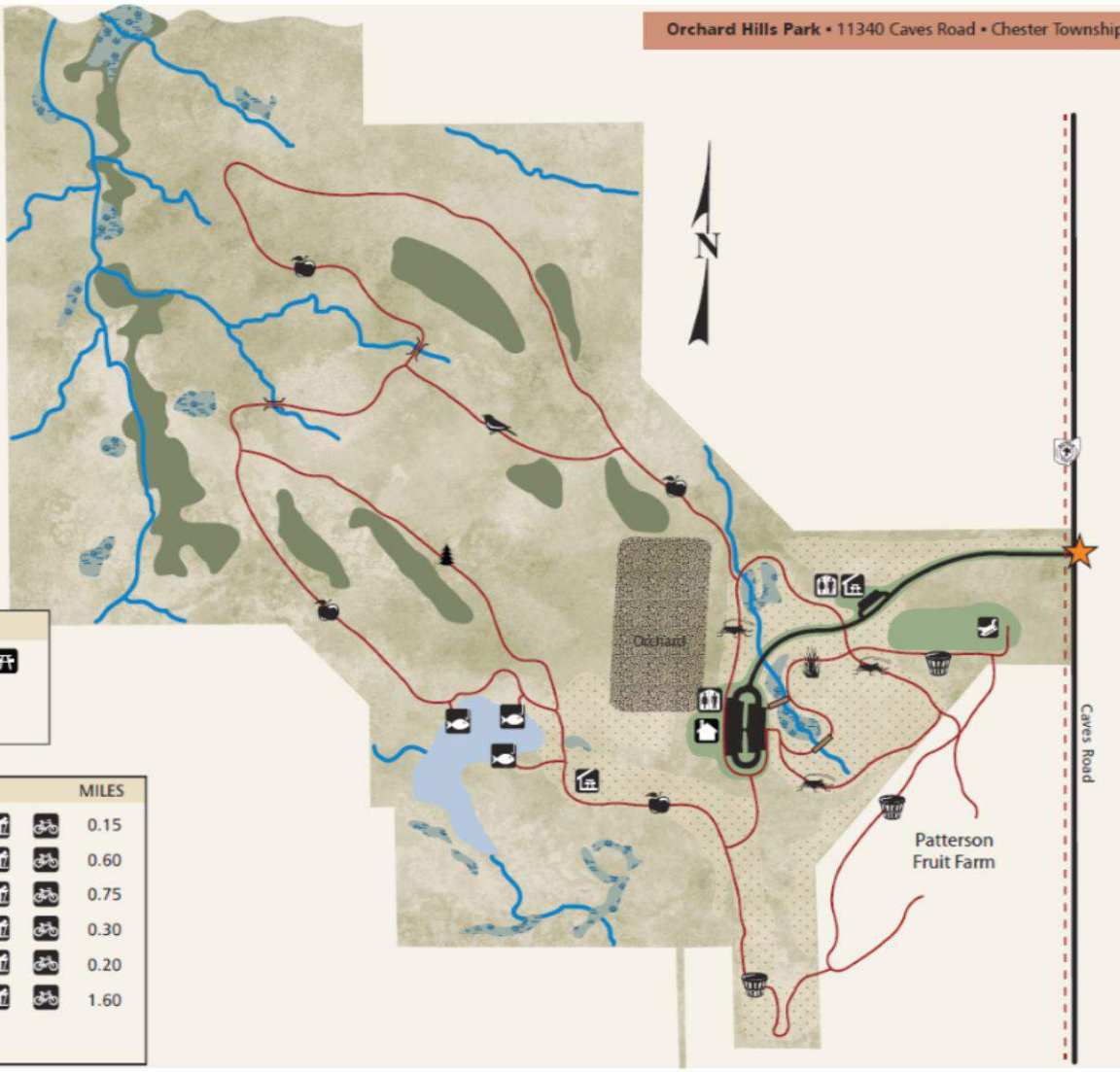
- ★ Park Entrance
- Woodland
- Mowed Areas
- Wetlands
- Conifer Forest (evergreens)
- Shrub/Meadow
- 🎣 Fishing Platform
- 🛷 Sledding Hill
- 🚻 Restroom Location

AMENITIES

- Orchard Hills Lodge 🏠 🔥 🚻
- Sledding Shelter 🛷 🔥
- Pond Shelter 🏠 🔥

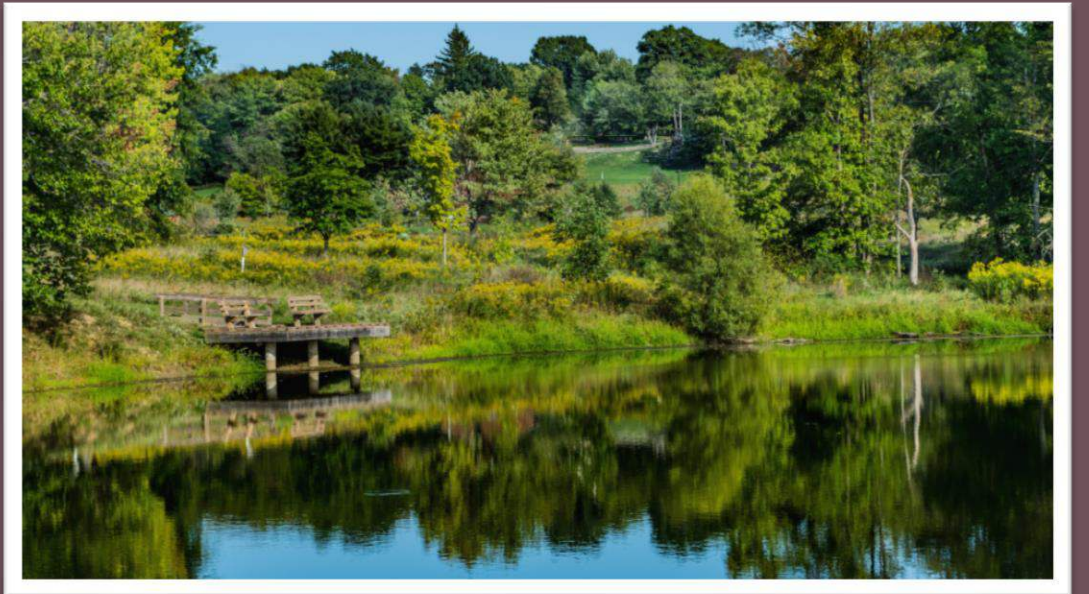
TRAILS

					MILES
🌿 Sedge Trail	🚻	🚶	🛷	🚲	0.15
🦋 Cricket Trail	🚻	🚶	🛷	🚲	0.60
🍷 Harvest Trail	🚻	🚶	🛷	🚲	0.75
🌲 White Pine Trail		🚶	🛷	🚲	0.30
🐦 Pine Warbler Trail		🚶	🛷	🚲	0.20
🍏 McIntosh Trail		🚶	🛷	🚲	1.60
🇺🇸 Buckeye Trail					



ORCHARD HILLS PARK

CHESTERLAND, OH



ORCHARD HILLS PARK
CHESTERLAND, OH

THE HIGHLANDS

FORMER HIGHLANDS GOLF CLUB
GRAND RAPIDS, MI

121-ACRE PASSIVE PUBLIC PARK

- 2.2 miles of trails
- Cross country skiing
- Hiking
- Overlooks
- Water feature
- Leashed pets allowed

TIMEFRAME

- Acquired 2016
- Under construction





THE HIGHLANDS
GRAND RAPIDS, MI

DISCOVER NATURE AT THE HIGHLANDS

TRAIL GUIDE

 Leonard Loop: 0.4 miles

 Blandford Loop: 0.7 miles

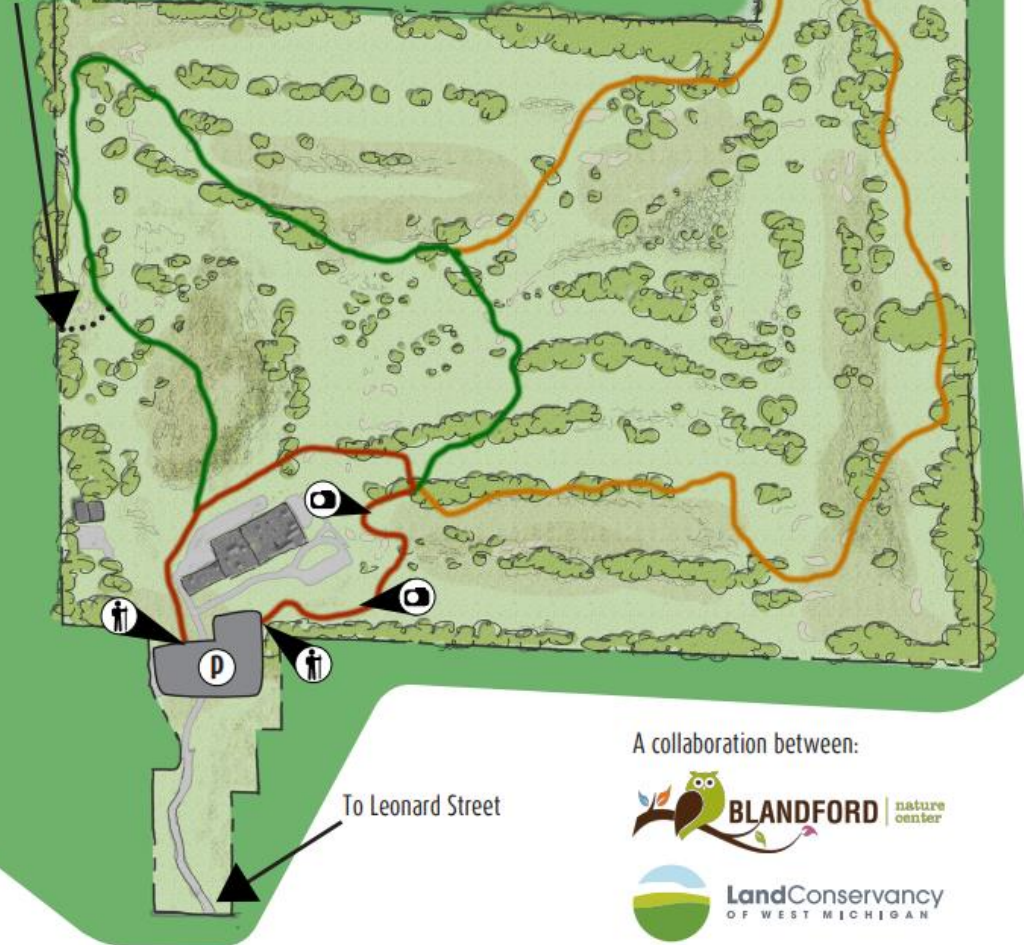
 Oakleigh Loop: 1.1 miles

 Photo Monitoring Station

 Public Parking

 Trailhead

To Blandford Nature Center



To Leonard Street

A collaboration between:



THE HIGHLANDS
GRAND RAPIDS, MI

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**SITE & FACILITIES
ASSESSMENT**

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ACTIVE ACRES

PASSIVE PRESERVE

CLUBHOUSE
DINSMORE ROAD

CHICKEN CREEK

CHICKEN CREEK

CHICKEN CREEK



PASSIVE PRESERVE
SOUTH WOODS

PASSIVE PRESERVE
NORTH WOODS



EXISTING FACILITIES

- Pool
- Tennis courts
- Club house
- Cart barn
- Surface Parking (126 spaces)

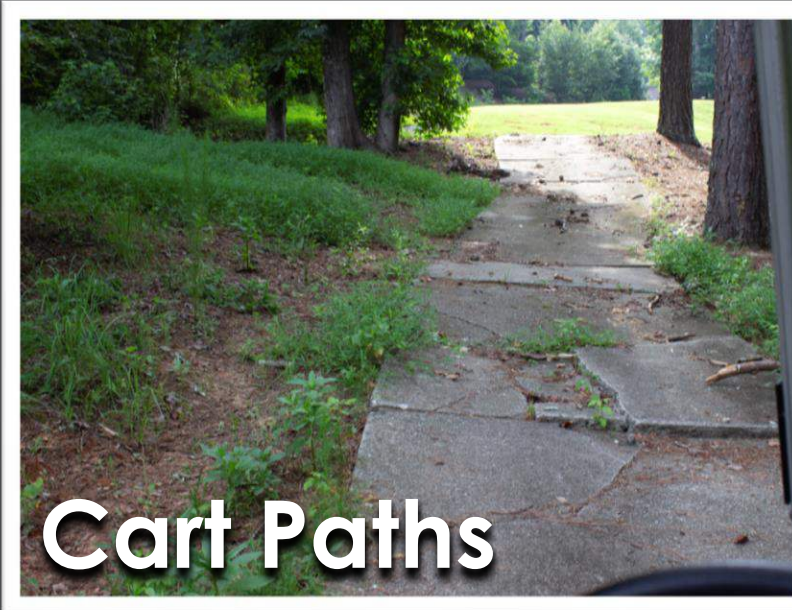


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**SITE & FACILITIES
OBSERVATIONS**



Easements



Cart Paths



Drainage



Bridges



Trees

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PHASE 1
PUBLIC ENGAGEMENT

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PHASE 1 PUBLIC ENGAGEMENT

✓ **ONLINE INPUT PORTAL**

✓ **CRABAPPLE FESTIVAL**

✓ **PUBLIC SESSIONS**

October 9 Focus: Adjacent Owners

October 10 Focus: Active Groups

October 17 Focus: Members of City Committees

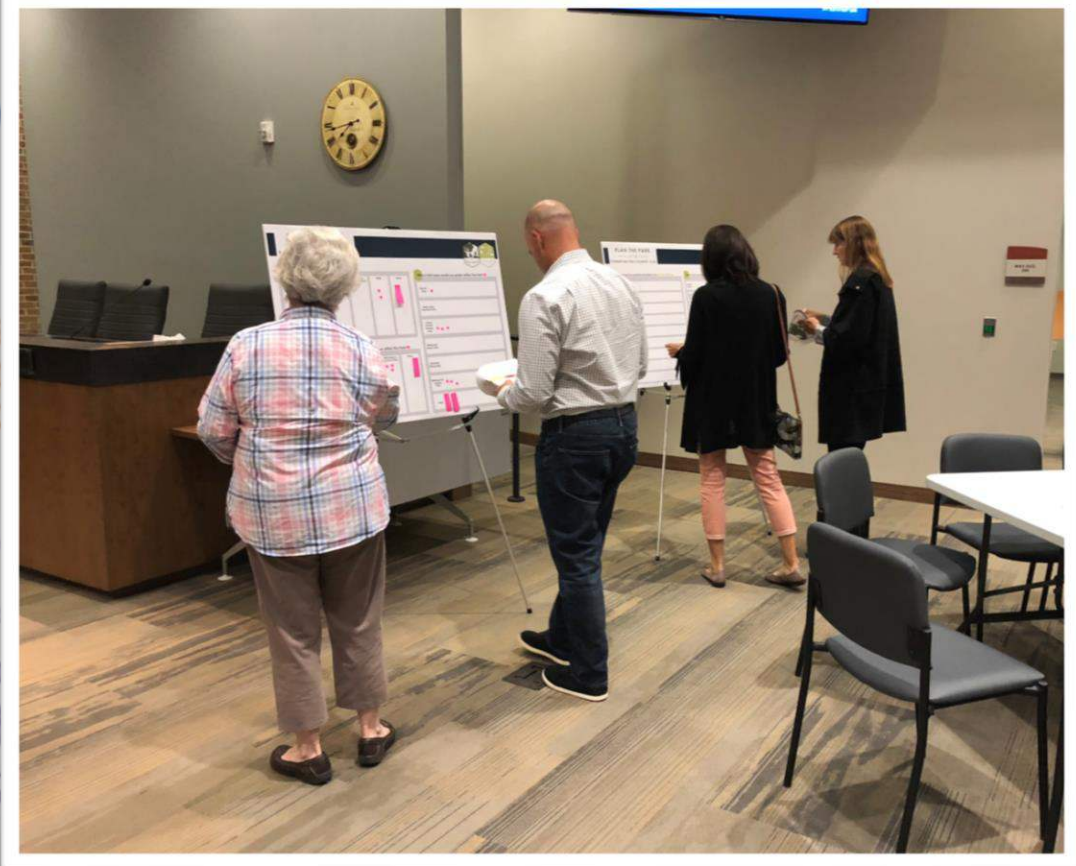
October 18 Citywide Session

✓ **EQUESTRIAN COMMITTEE**

✓ **PUBLIC OPEN HOUSE/COUNCIL BRIEFING**

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Like Bell
 Safety
 Expense to maintain
 Privacy for home owners (adjacent)
 USE POOL
 Clay
 More tennis courts
 Clubhouse
 Locker rooms for tennis
 Vibrant
 50 years from now
 Trees
 Wild map
 Green



put provide greenway +
 preservation of the river that
 much
 Provide sport
 very isolation
 feels like a forest.
 generating revenue to go
 "backyard trail"
 training
 Exercise
 Wellin

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Explore Connection to School Site

Existing Wetlands/Soft Ground

Existing Steep Slope & Terrain

To Central Milton Trail & Fulton County School Property

OVERALL CONSIDERATIONS:

- * Easements
- * Private Property Impacts
- * Storm Drainage Issues
- * Extensive Cart Path Disrepair

Informal Sledding Hill

Existing Boardwalk

Existing Steep Slopes

Deter on Street Parking & Potential Emergency/Service/Pedestrian Access Point

Existing Restrooms & Water Connection

Explore Lake options: Keep or Combine

Stream Bank Erosion Issue Along Chicken Creek

Deter on Street Parking

Bridge Closed Due to Disrepair

Flooding Issues

Explore Stream Buffer Trail

Service & Neighborhood Access Evaluation Needed

Clubhouse Deferred Maintenance/Renovation Required

Existing Restrooms & Water

Tennis Expansion Limited to Active Acres

Existing Swim & Tennis Functional

Existing Limited Parking

Existing Vehicle Access Point

Drainage Issues

ACTIVE ACRES

To Birmingham Park

CLUBHOUSE

DINSMORE ROAD

PASSIVE PRESERVE
SOUTH WOODS

PASSIVE PRESERVE
NORTH WOODS

Define & Screen Private & Public Space

Floodplain & Sightline Issues

Potential Pedestrian Access Point



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GUIDING PRINCIPLES

A

**Promote safety
& mitigate impacts to
adjacent neighbors**

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B

Retain Existing Programs at the Active Acres





**Celebrate & restore
nature throughout the
Passive Preserve**

D

Balance Multiple Uses within The Park



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E

**Support Safe Park and
Trail Connections**

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F

**Distribute Access Points
& Parking Off-Site**

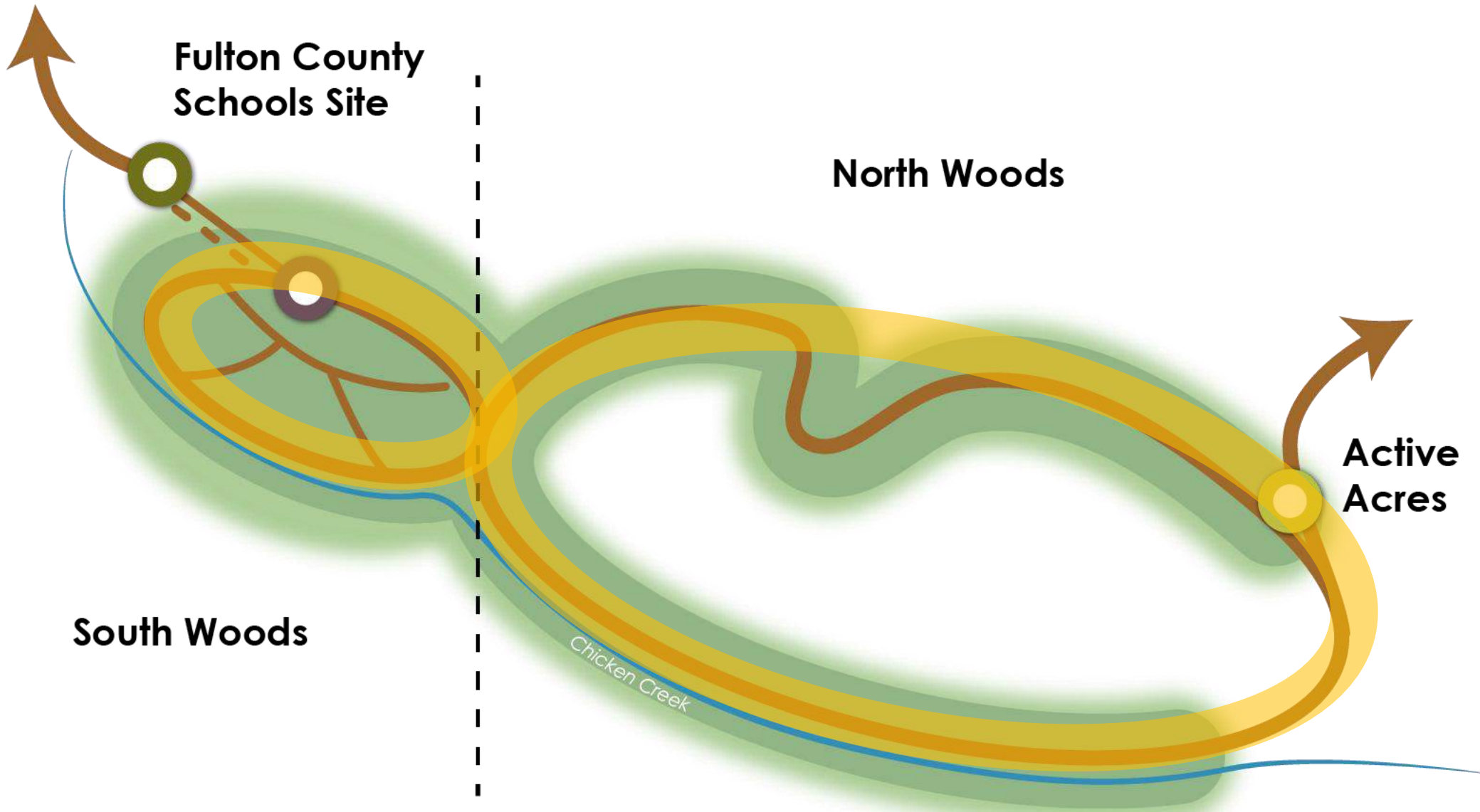
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**Build Partnerships &
Coordination Among
Landowners &
Organizations**

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DRAFT CONCEPT PLAN



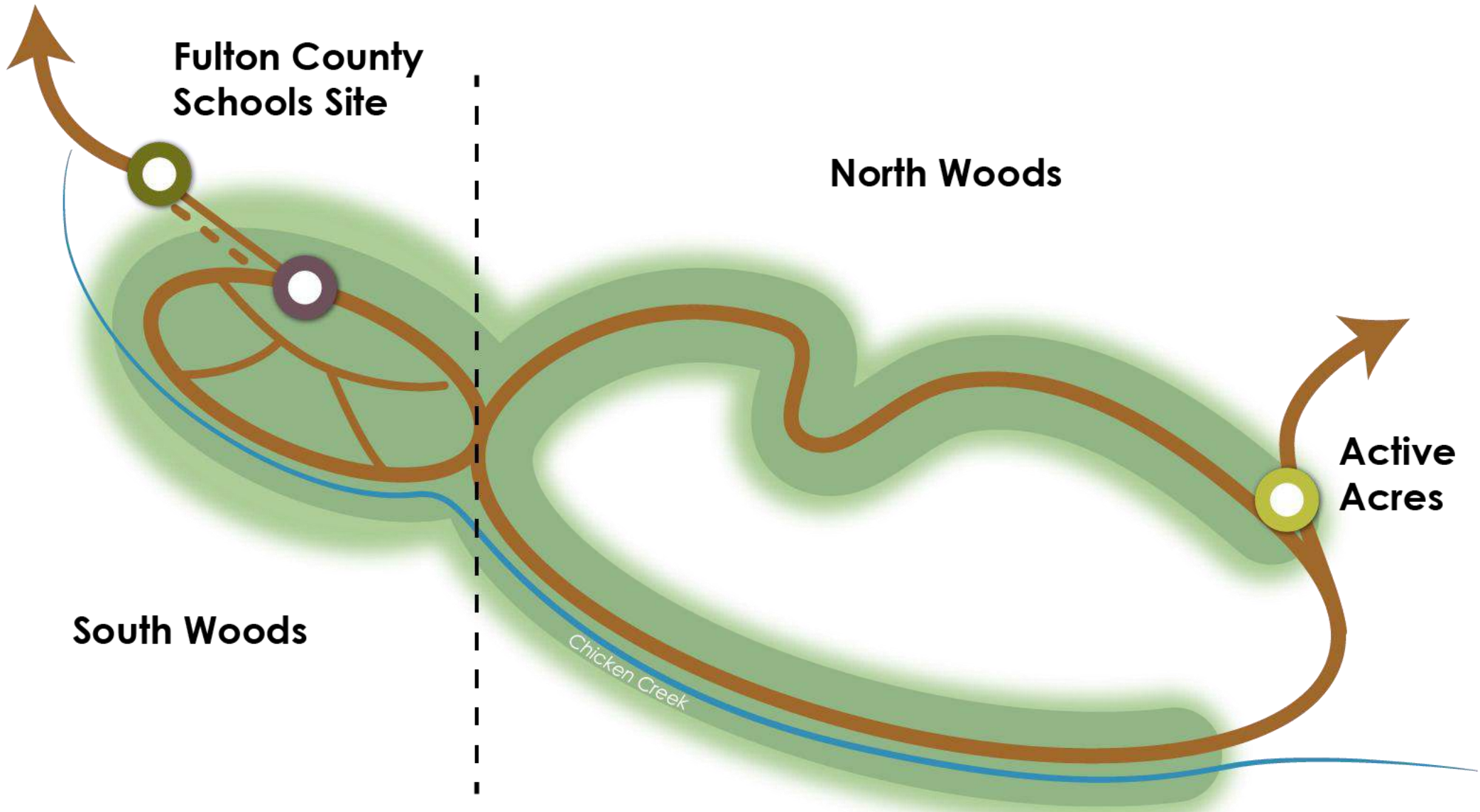
**Fulton County
Schools Site**

North Woods

**Active
Acres**

South Woods

Chicken Creek



DRAFT PARK CIRCULATION





PASSIVE PRESERVE
SOUTH WOODS

PASSIVE PRESERVE
NORTH WOODS



DRAFT PARK ACCESS



-  Public Access Points
-  Emergency and Service Only Access Points

PASSIVE PRESERVE
SOUTH WOODS

PASSIVE PRESERVE
NORTH WOODS

DRAFT PARK LAND MANAGEMENT



PASSIVE PRESERVE
SOUTH WOODS

PASSIVE PRESERVE
NORTH WOODS



ACTIVE ACRES

DRAFT CONCEPT A: BASE PLAN

INCLUDES:

- Additional Tennis Courts
- Demonstration Trail
- Playground
- Park Lodge (former clubhouse)
- Pavilion - Indoor/Outdoor
- Event Lawn
- Sand Volleyball Courts
- Additional Parking (+26 spaces)



OPPORTUNITIES

- Prevent further residential development
- Preserve two beloved community athletic programs for open-road residents
- Increase greenspace and protect waterways
- Expand parks and recreational programming
- Secure additional city facilities and amenities
- Promote sustainability initiatives and programming (pollinator fields, wildlife, etc.)
- Develop safe system of trails for residents to encourage healthy living

CHALLENGES

- Adjacent homeowners' expectations (safety, property values, access, parking, views)
- Golf course and golf cart path easements (legal & physical requirements)
- Layout of the lower and upper portions of the course impacting design of trails
- Parking limitations
- Limited public access/entry points
- Funding for purchase and maintenance
- Transition of amenities

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QUESTIONS?

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