



SCW CHEROKEE COUNTY
Parks & Trails Plan

APPROVED
April 20, 2021

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Thank you to all residents, property owners, business owners, and other members of the SW Cherokee County community for participating in this planning process!



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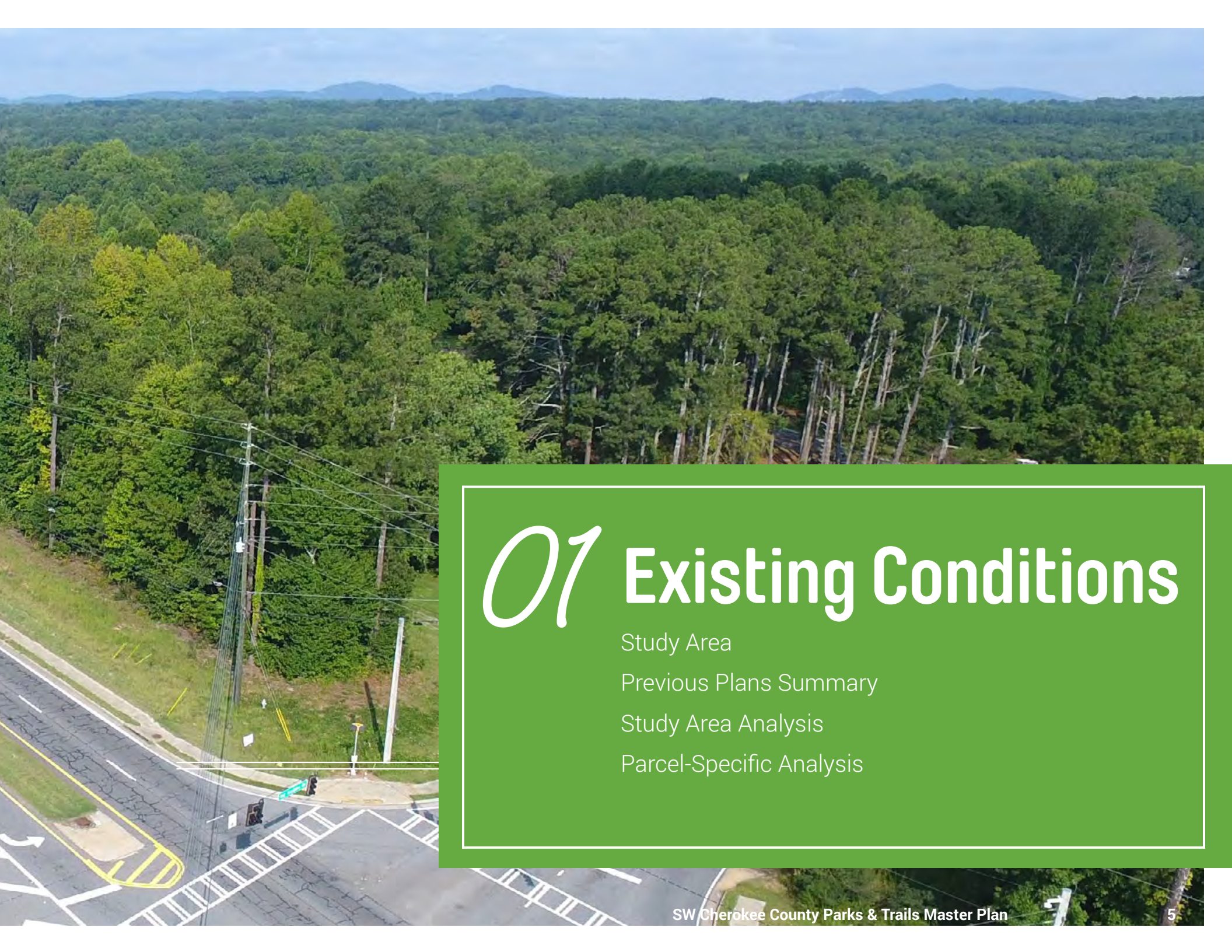
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01 Existing Conditions

Study Area

Previous Plans Summary

Study Area Analysis

Parcel-Specific Analysis

An aerial photograph of a road and surrounding forested area at dusk. The sky is a deep blue, and the trees are dark green. A road with a white pickup truck is visible in the lower left. The overall scene is dimly lit, suggesting twilight.

Study Area

SW Cherokee County

Context

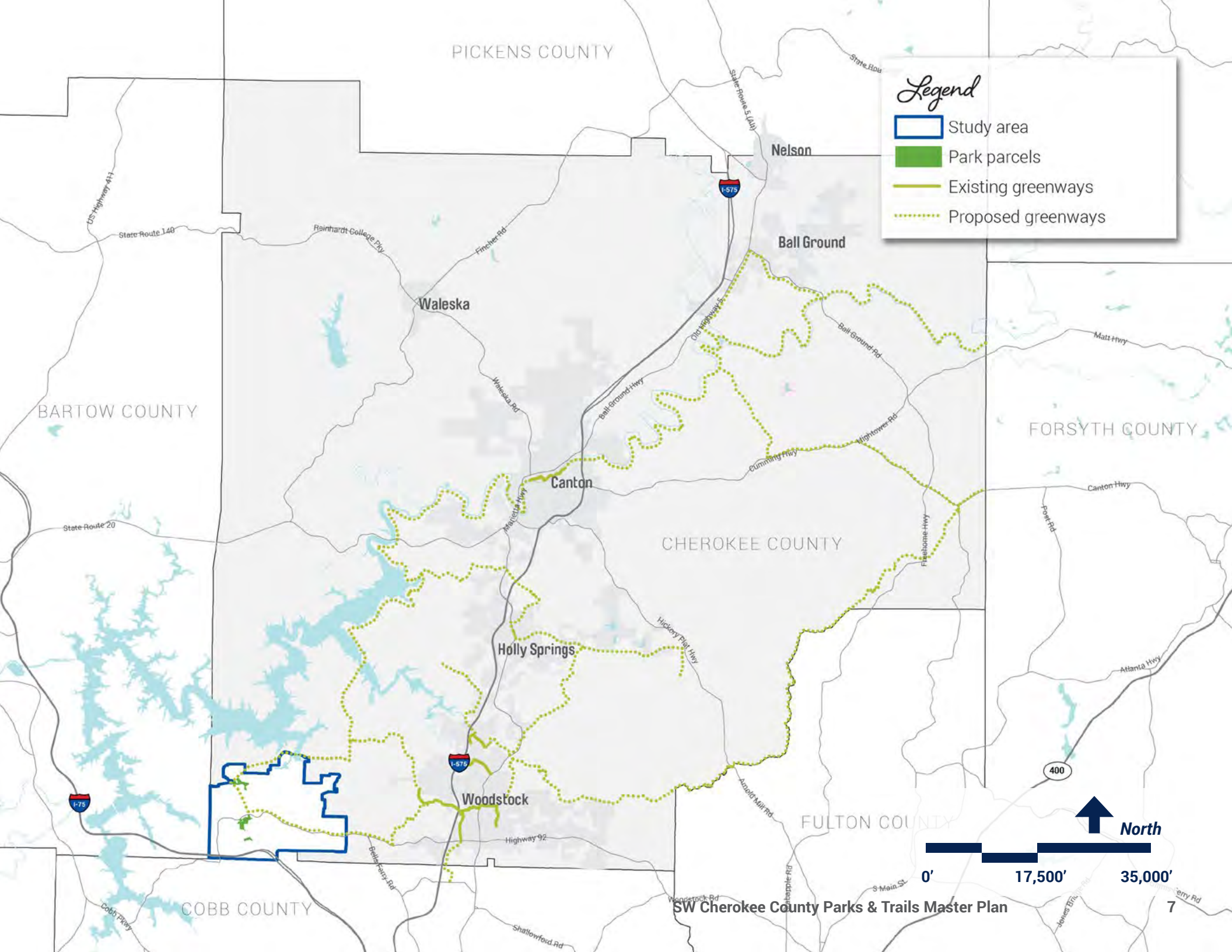
Located 30 miles north of downtown Atlanta, Cherokee County is part of the 10-county Atlanta region. Cherokee County boasts a population of more than 260,000, has world-class parks and recreational facilities, is a destination for corporate headquarters, and is a great place to live, work, and play. It also has the lowest tax rate per capita in the metro region. Cherokee County is the best of both worlds, and that's why it's where the "Metro Meets the Mountains."

The study area boundaries, derived from the 2019 SW Cherokee Area Plan (see page 10) spearheaded by the Cherokee County Planning Department, encompasses about 6,000 acres, with geographic boundaries of the Bartow County line on the west side, Wade Green Road on the east, the Cobb County line to the south and near Kellogg Creek Road and the U.S. Army Corps of Engineers (USACE) property on the north side.

Project Purpose

The 2019 SW Cherokee County Area Plan recommended further study for parks and trails in the area, supporting observations and recommendations from the 2018 Comprehensive Recreation and Parks Master Plan. That plan noted a gap in service for parks, recreation, and trails in SW Cherokee County.

In order to address that need and community desire, these plans identified four parcels that could be used for park space and recommended connecting them to each other, Lake Allatoona, nearby cities, and other destinations in the county. As shown on page 9, three of these parcels are clustered south of Highway 92, and the fourth is at the intersection of Old Alabama Road and Kellogg Creek Road. In this plan, they are referred to as Parcel 1, Parcel 2, Parcel 3, and Parcel 4.



PICKENS COUNTY

Legend

- Study area
- Park parcels
- Existing greenways
- Proposed greenways

BARTOW COUNTY

FORSYTH COUNTY

CHEROKEE COUNTY

FULTON COUNTY

COBB COUNTY

Nelson

Ball Ground

Waleska

Canton

Holly Springs

Woodstock

0' 17,500' 35,000'

North

SW Cherokee County Parks & Trails Master Plan

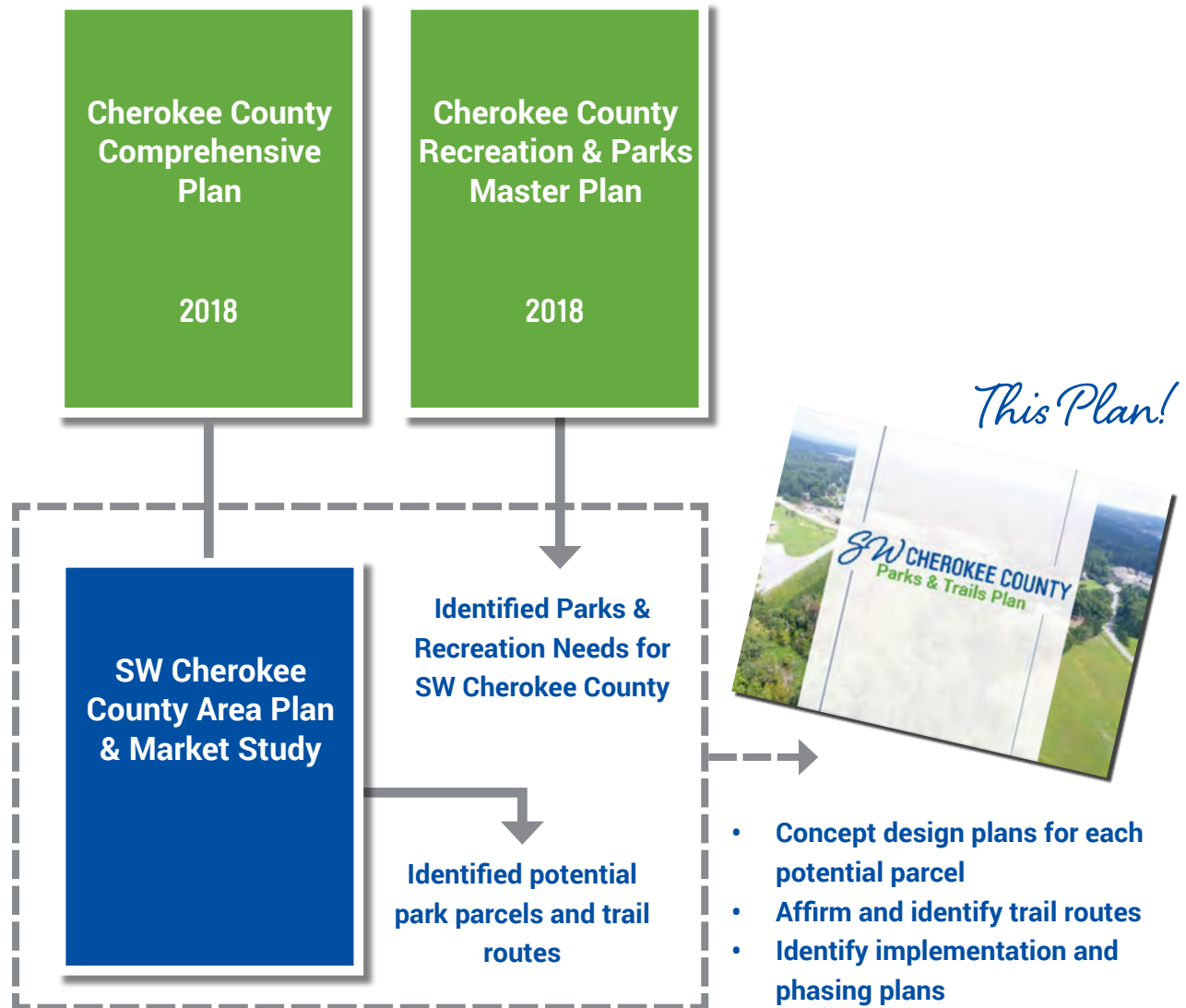
Previous Plans Summary

Plans Coming Together

Cherokee County Comprehensive Plan (2018)

Cherokee County's population, housing, and employment changed significantly in the 10 years after the previous Comprehensive Plan, so this plan is intended to ensure Cherokee County remains a great place to live, do business, and enjoy recreation opportunities. The plan's vision statement's first paragraph says, "Our unique character blends natural beauty and a proud heritage of diverse cultures, and lifestyles making Cherokee a desirable and sustainable community." Overall, Cherokee County and the cities are envisioned as thriving communities, where rural heritage is preserved. The Comprehensive Plan lists five guiding principles:

1. Growth should be guided to preserve and enhance the unique character of our communities;
2. New development should not cause undue burden on public services, infrastructure, and community facilities;
3. The continued economic development



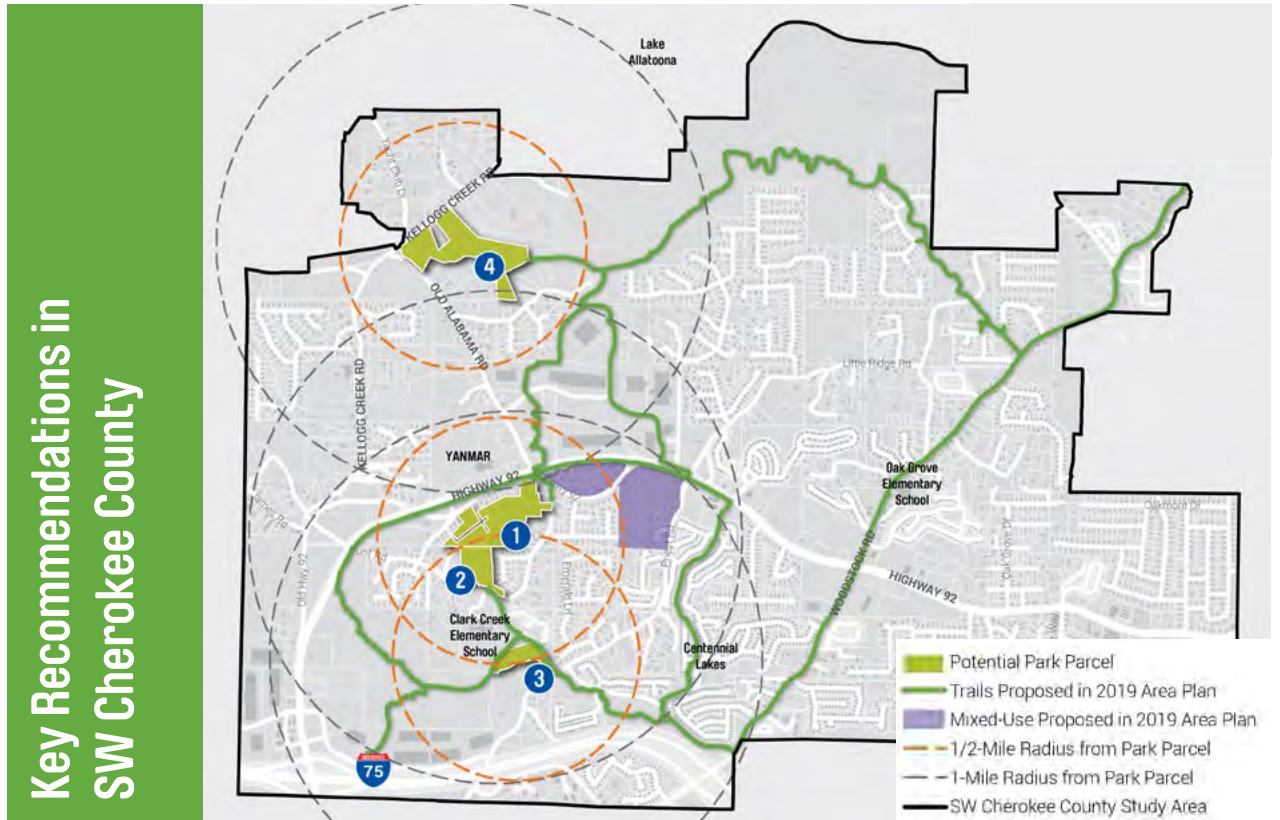
of our area depends on a variety of new commercial and industrial development in appropriate locations;

4. An array of housing choices is important to address the diverse needs of the population within our communities; and
5. The county includes natural areas, critical water resources, and animal habitats that should be preserved while respecting the rights of private property owners.

Core issues address the guiding principles and inform the tasks in the Short-Term Work Plan. Each of the core issues has a set of policies and implementation strategies. The core issues are:

- Promoting sustainable growth and infrastructure;
- Preserving and enhancing a sense of place and historic character;
- Aging in place;
- Housing choice and spirit of inclusiveness;
- Designing with the environment; and,
- Balanced tax base and diverse economic opportunities.

The Comprehensive Plan identified six Target Areas for redevelopment. SW Cherokee County was listed as a Target Area because it is one of the denser areas of the county and serves as the only direct connection to I-75. Because of this, the Comprehensive Plan indicates that



SW Cherokee County has great potential as a Workplace Center that supports new and existing industries with a variety of nearby housing options for employees. Some of the key implementation strategies for job training, better connectivity, transportation options, and green space in this area include:

- Encourage more supportive retail, hospitality, and mixed-use along the Highway 92 corridor through revisions to the Zoning Ordinance, including the Highway 92 Overlay District;
- Preserve prime land with good transportation access for industrial and office uses;
- Encourage greater housing options;
- Support job training and matching programs;
- Support the construction of pedestrian and bicycle facilities; and
- Support the development of parks and amenities.

Cherokee County Recreation and Parks Master Plan (2018)

The Recreation and Parks Master Plan analyzes the entire county's parks and recreation programs and facilities. The plan's Capital Improvement Plan (CIP) recommends a county-wide plan system of linear parks and greenways that connects high priority locations and existing or proposed greenways in the cities. Overall recommendations that are relevant to this parks and trails study include:

- Construction of a multi-generational recreation center in SW Cherokee County.
- A need for synthetic multi-purpose athletic fields in each quadrant of the County and a need to convert existing natural grass fields to synthetic turf.
- New active parks that include rectangular athletic fields, running tracks, tennis and pickleball courts, and / or a skate park because all of those facilities will be in a deficit in the next 10 years.
- Passive parks with dog parks, trails, canoe and kayak launches, and disc golf.
- Monitoring future demand for baseball and softball diamonds, which is currently being met.

- Expanding program offerings for youth and adults, including soccer and volleyball leagues, pickleball, disc golf, hiking, dance and aerobic classes, fishing, and skateboarding and BMX.

The plan notes that SW Cherokee County is underserved for parks, programs, and facilities. It recommends a Community Park that includes park features that are not currently located in this part of the county and a multi-generational recreation center.

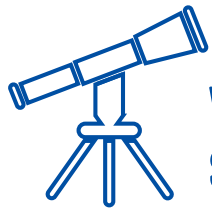
SW Cherokee County Area Plan & Market Study (2019)

As part of the 2018 County Comprehensive Plan effort, the County also led an area plan for SW Cherokee County focused on land use, mobility, parks, infrastructure, and quality of life. This plan included a market study to understand the area's current demographics and demand for housing, other uses, and employment. In addition, the SW Cherokee County Opportunity Zone (established in 2009) allows new and expanding businesses to qualify for state tax credits for new jobs, which could help attract more jobs to the area. Community feedback noted a need for more retail, hospitality, and mixed-use along Highway 92; preserving prime land for industrial uses; pedestrian and bicycle facilities; and parks and amenities for the area.

The Area Plan's vision statement is to "grow SW Cherokee County into an even better place to call home and do business by capitalizing on the great schools, transportation network, and outdoor recreation opportunities to make the area unique." The plan's core values, or goals, are to offer a diversity of land uses, connections for opportunity, quality infrastructure and services, access to green space and recreation, and a friendly and safe community. In order to reach these values, major recommendations from this plan are to:

- Revise the current zoning to make the mixed-use vision feasible;
- Consider strategies to reserve key sites by working with Economic Development;
- Use smaller parcels for office / flex space or mixed-use;
- Make transportation plans that increase the sidewalk network, build bicycle facilities that are wide enough to feel safe, and prioritize road improvements and add new roads that extend neighborhoods onto Highway 92;
- Build a trails network; and
- Build green space and recreation areas, and conduct a study to do so.

SW Cherokee County Area Plan



Vision Statement

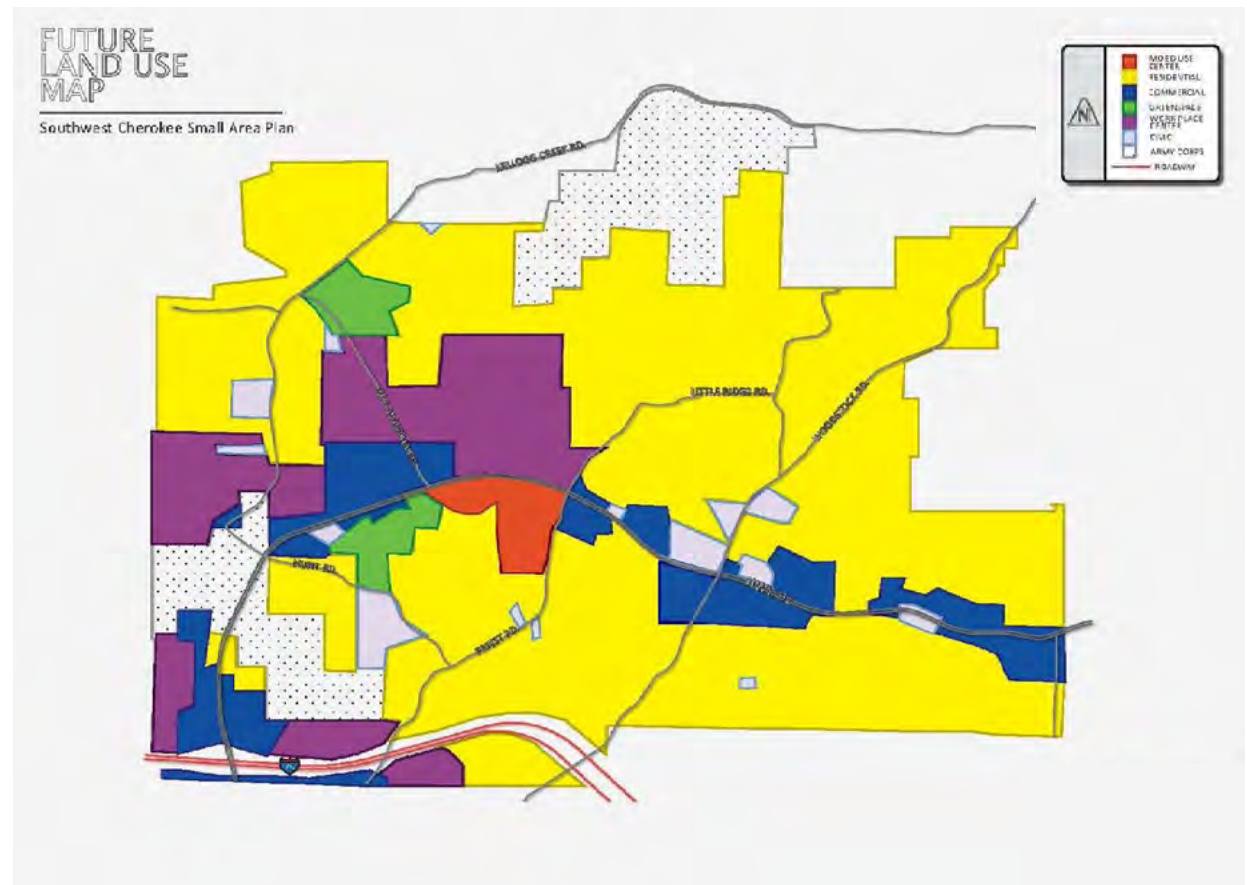
“Grow SW Cherokee County into an even better place to call home and do business by capitalizing on the great schools, transportation network, and outdoor recreation opportunities to make the area unique.”

Core Values

- Diversity of land uses
- Connections for opportunity
- Quality infrastructure and services
- Access to green space and recreation
- Friendly and safe community

Future Land Use

The Future Land Use map for SW Cherokee County (below) shows that commercial, mixed-use, and workplace centers are located along Highway 92 and I-75, with mostly residential land in the remainder of the area. The green spaces noted are the park parcels this study analyzes.



Connectivity & Community Resources

Connectivity

Like many suburban communities in the Atlanta region, SW Cherokee County has limited street connectivity. Many streets are in residential subdivisions where they are only internally connected and dead-end in cul-de-sacs. Highway 92, which is a State Route, bisects the study area, and is a barrier to connectivity between the southern side and the northern side because of its width, traffic speed, and few intersections. This street provides the only complete east-west connection in the study area. North to south, the main street connections are Old Alabama Road, Woodstock Road, and Old Highway 92. In order to address these connectivity barriers, multiple County-level plans have recommended trails, streetscape changes, intersection improvements, and greenways, as shown in the map to the right. Other County plans, including the 2019 Area Plan and 2016 Comprehensive Transportation Plan, recommend streetscape changes and greenways along Highway 92 and Old Highway 92. Intersection improvements on Highway 92 at Old Alabama Road and

Woodstock Road could improve safety for all users, particularly pedestrians and cyclists. The SW Cherokee County Small Area Plan also recommended multiple trail connections to link the four park parcels together and to other places in the county. Many of these connectivity recommendations are centralized around the existing and recommended commercial centers along Highway 92, which take advantage of the proximity to I-75.

Community Resources

Community resources, which are defined as places people can gather or public amenities that serve the community, such as government offices, schools, places of worship, and libraries, are important destinations to consider for park designs and trail connections. Clark Creek Elementary School is located between Parcels 2 and 3, making it a key location to link with trails and consider in park design. In addition, Oak Grove Elementary School on Woodstock Road and many places of worship are within a short drive of these potential parks. Commercial areas and places with

many jobs are important to consider because employees or visitors may use the parks and trails for recreation or commuting. A few of these areas are near the parks, including the commercial center with Cabela's in the southwest corner by I-75, some industrial and office parks, and the commercial center with Kroger on the southeast side. Finally, the most important destination to consider in a larger parks and trails system is Lake Allatoona to the north. Residents from SW Cherokee County could use the future trail system to bike to the Lake for recreation, rather than driving. As noted in the public outreach in Chapter 2, this was a major priority for many focus group participants, survey respondents, and stakeholders who attended meetings or provided feedback online.



Legend

- Study area
- Park parcels
- Streets
- County Line
- Future Commercial Centers
- ⛪ Places of worship
- 🏫 Schools
- 🏛️ Historic sites
- Proposed park connections
- Proposed greenways
- Planned road widening
- Streetscape improvements
- Intersection improvements
- Bridge improvements



Old Hwy 92

Hunt Rd

75

I-75

Woodstock Rd

Kellogg Creek Rd

Old Alabama Rd

1

2

3

4

Hwy 92

Hwy 92

Land Use

What is Land Use?

Land use refers to activities, programming, and types of businesses or residential types on a given property. The County uses a future land use plan to define aspirational categories of land uses. A land use designation is different than zoning classes, which provide the legal framework for how properties can be used. The most common land use designations are residential (all forms), commercial (retail and office), institutional, industrial, and open space. Land use planning determines how land will be used, now and in the future. The future land use plan for SW Cherokee County came from the 2019 Area Plan, described previously.

Future Land Use

Parks and Green Space

Although SW Cherokee County has a significant amount of forested land and USACE green space, the only parks indicated on the land use map are those parcels being studied for this plan. This illustrates the level of need for passive and active parks in this portion

of the county, noted in the Recreation and Parks Master Plan and other previous studies. Residents in this area are closest to Patriot's Park to the northeast and Lake Allatoona, both of which require driving to visit.

Residential

The dominant land use in SW Cherokee County is single-family residential, indicated in yellow on the map to the right. Many of these parcels are subdivisions, but the lot size varies by subdivision. For example, the relatively new Centennial Lakes community has more houses closer together than the residential communities in the southeast and northeast. Highway 92 separates these communities from each other, the park parcels, and parcels identified for commercial and industrial.

Light Industrial / Warehouse

The second-most prevalent land use is light industrial and warehouse land, primarily clustered around Old Alabama Road and in the southwest portion near the county line. Some public comments noted that residents want to limit the amount of new industrial uses and warehouses entering this portion of the county

because they feel they have their share of the county's industrial land.

Commercial

Parcels designated for commercial uses, which can include retail, restaurants, and office space, follow Highway 92. These areas can serve the nearby residents, employees, businesses, and visitors traveling on I-75.

Mixed-Use

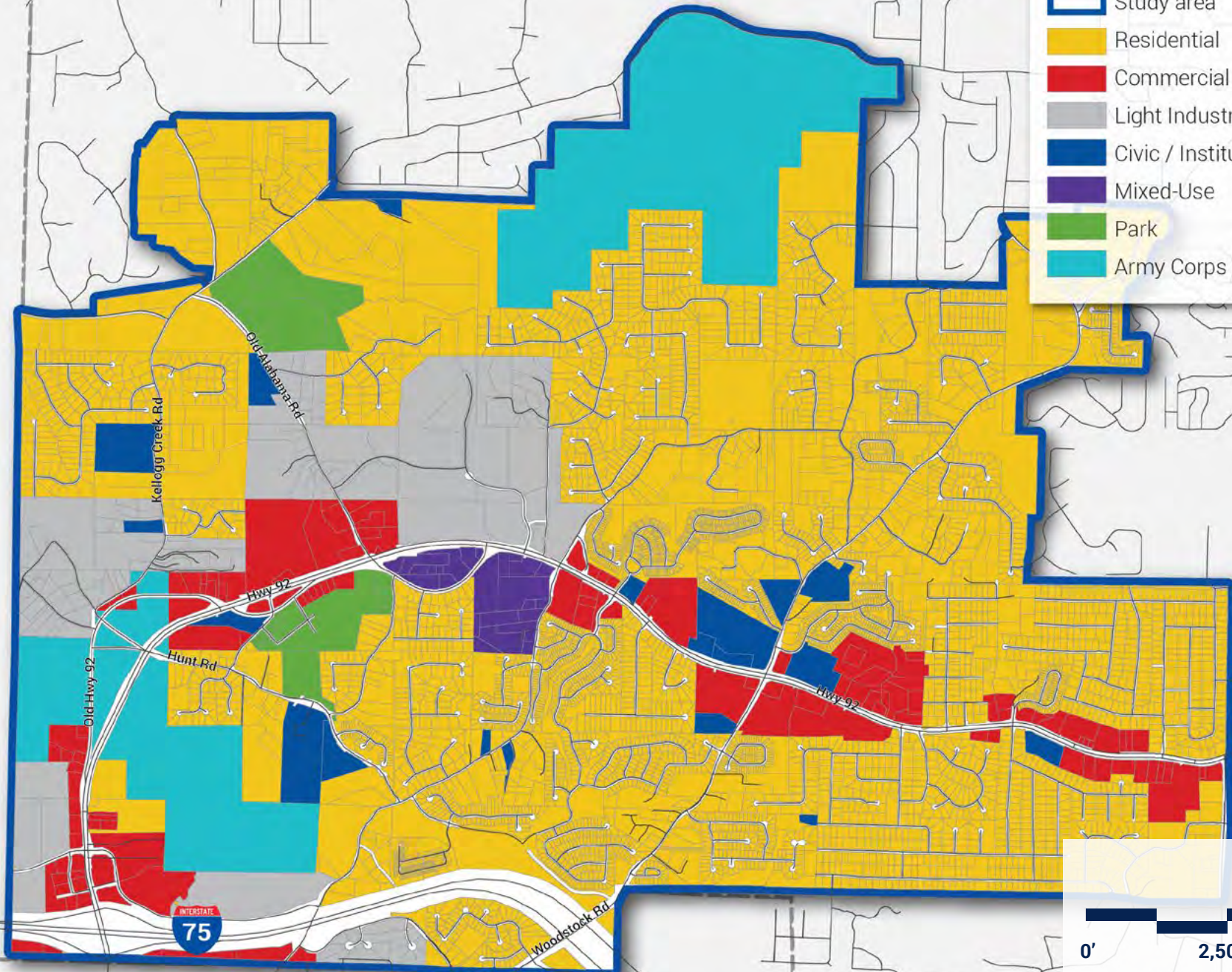
The parcels in purple along Priest Road and Highway 92 show where mixed-use development could occur in the future, as designated in the SW Cherokee Area Plan and supported by the community. This mixed-use area could benefit from the proximity to a larger park created from Parcels 1 and 2 and could offer residential above retail or office space, a dynamic retail and restaurant environment, and a community destination easily accessible from new trails and the parks.

Civic / Institutional

Most of the civic and institutional spaces in SW Cherokee County are schools and places of worship located on major corridors.

Legend

- Study area
- Residential
- Commercial
- Light Industrial / Warehouse
- Civic / Institutional
- Mixed-Use
- Park
- Army Corps (USACE) Land



Natural Resources

Study Area Resources

Lakes, Creeks, Streams, and Floodplains

Lake Allatoona touches the northern portion of the study area, and streams branch off from the lake and weave between residential neighborhoods. Clark Creek, the largest stream in the study area, is located in the southern portion of the study area, and other small tributaries drain into this creek. Some streams are protected jurisdictional waters and require stream buffers.

Stream buffers and floodplains follow the streams and creeks. As noted in the site-specific analysis, these areas create site design challenges because no development or impervious materials can be built in them. However, they also offer opportunities for soft surface trail connections, views and overlooks, and access to water for passive recreation or education.

Topography

This portion of the county has varying topographic changes, with many hills and slopes down to floodplains and creeks. Parcels

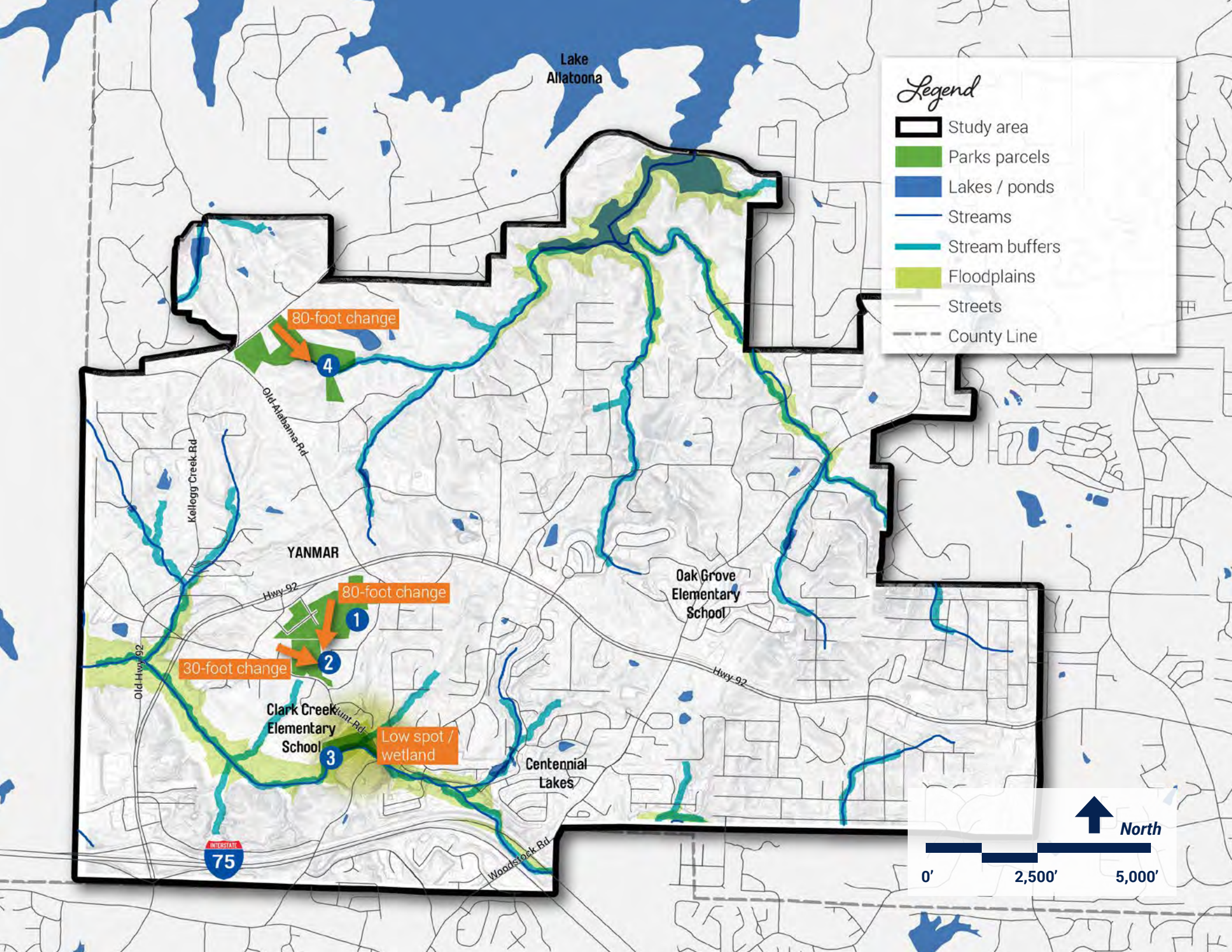
1 and 4 have the largest change in topography, each with an approximate 80-foot change north to south across the sites. Parcel 2 is closer to Clark Creek and includes a stream and some flatter land - the elevation drops 30 feet across the site. Parcel 3, south of Clark Creek Elementary School, has very little elevation change because the majority of the site is a wetland, and this site located in the Clark Creek floodplain and stream buffer.

Tree Canopy

Parcels 1, 2, and 4 have significant tree canopy

coverage, but most of the trees are not old-growth trees that need to be preserved. A recent tree survey identified some specimen trees on Parcel 1. Parcel 3 has some coverage on the southeast portion of the site. As noted in the public engagement summary, the community wants to preserve as much tree canopy as possible, so all of the site designs in Chapter 3 focus on passive recreation and aim to reduce the amount of tree clearance. Before final construction, the County should conduct official site surveys to determine exact stream buffer and specimen tree locations





Parcels 1&2

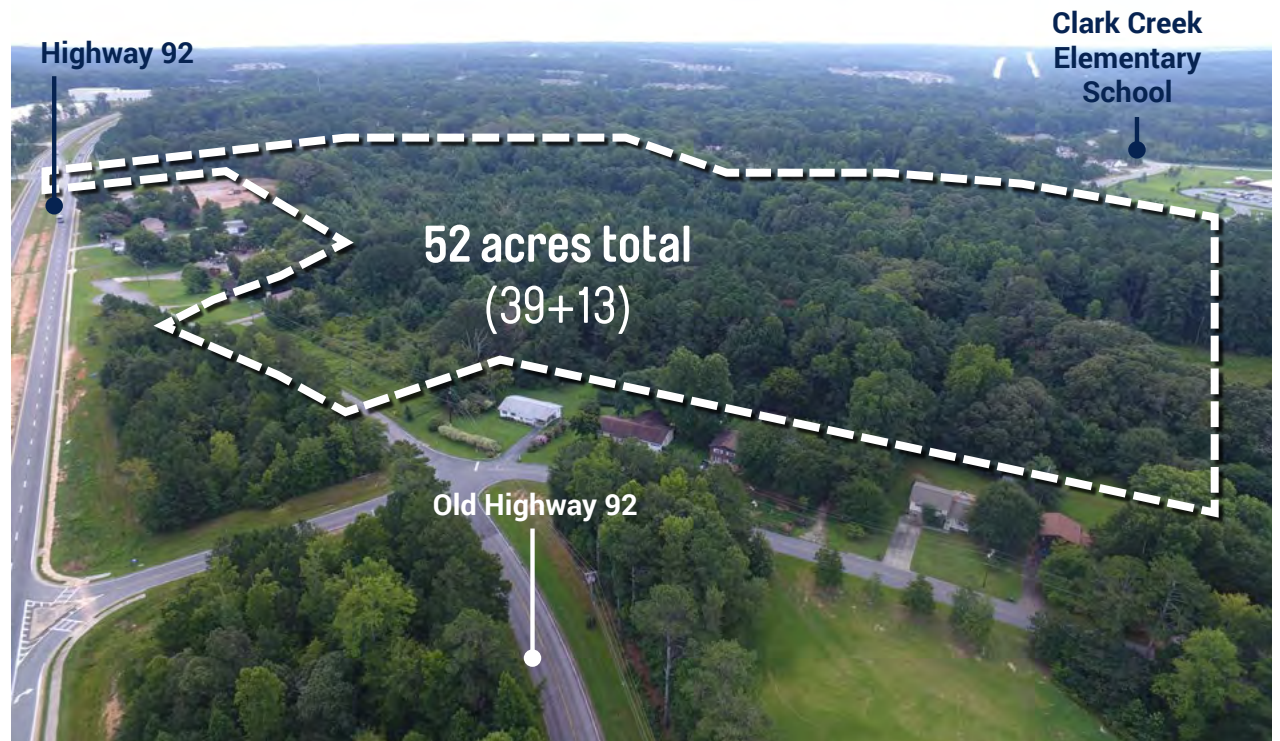
General Analysis

One Large Park

Parcels 1 and 2 are combined for both analysis and conceptual design because they are connected and could serve this portion of the county as a larger Community Park. Parcel 1 is 39 acres, and Parcel 2 is 13 acres, making a combined 52-acre park. The proximity to Highway 92 provides great visibility and transportation access, and an entrance from Hunt Road / Clark Creek Road would also improve direct access to the park's amenities and a link to Clark Creek Elementary School.

Mixed-Use Development

The properties between Parcel 1 and Old Highway 92 and Plantation Road are currently designated for commercial use on the Future Land Use map; however, this land could be used for mixed-use development that directly connects to and overlooks the park. The mixed-use development can also be anchored by a recreation center, which was noted as a need in the public engagement process and the 2018 Recreation and Parks Master Plan. Smaller parks and plazas within the development could



guide users to the park and offer community events. The addition of residents, retail, restaurants, and offices could add activity next to the park throughout the day.

Infrastructure

As shown on the map, a former potential road bed and right-of-way crosses into Parcel 1, and this area is partially cleared and relatively flat. Infrastructure, like fire hydrants, from this abandoned project was found in the planning team's site visit. This cleared and flat space could become pedestrian entrances into the

park or access drives for parking lots. The residents around these parcels are relatively well-served by water and stormwater utilities. Some of the stormwater infrastructure is ditches along the streets, but pipes run along Hunt Road. These conditions may indicate that site design should consider low-impact design, permeable surfaces, and environmentally sustainable stormwater management approaches, such as rain gardens, permeable paving, and bio-swales to reduce the impact of impervious surfaces on the stormwater system.



Hwy 92

Old Hwy 92

Plantation Rd

Potential for mixed-use development

Former potential road bed: partially cleared and flat

Parcel 1
39 acres

Parcel 2
13 acres

Westwood Dr

Hunt Rd

Hunt / Clark Creek Road

Creekstone Dr

Emerald Ln

Legend

- Parcels 1&2
- Right-of-way
- Water main
- Stormwater pipes
- Stormwater ditches

North

0' 150' 300' 600'

Parcels 1&2

Natural Resources

Creeks and Streams

Parcels 1 and 2 have multiple streams that drain into Clark Creek to the south. In 2009, a study on jurisdictional waters was completed for Parcel 1, which found several intermittent and perennial streams that are considered relatively permanent and protected jurisdictional waters. These are shown on the map, but the alignment shown for Parcel 2 is approximate based on surrounding topographic change and verified with the site visit. An official site survey prior to final construction design will be required to find the exact alignment and stream buffers. A 75-foot buffer, where no impervious materials are permitted, is required on both sides of all streams. Disturbance to the streams, wetlands, and stream buffers require coordination with the USACE and Georgia Department of Natural Resources (DNR).

Tree Canopy and Specimen Trees

Both sites are primarily forested with a mix of deciduous and coniferous new growth trees. A site survey conducted in 2018 for a proposed

development on Parcel 1 noted multiple specimen trees, which should be preserved through the park's design and construction when feasible. The trees are of varying types, including oaks, hickory, sourwoods, birch, and poplar trees, and most are located in the stream buffer.

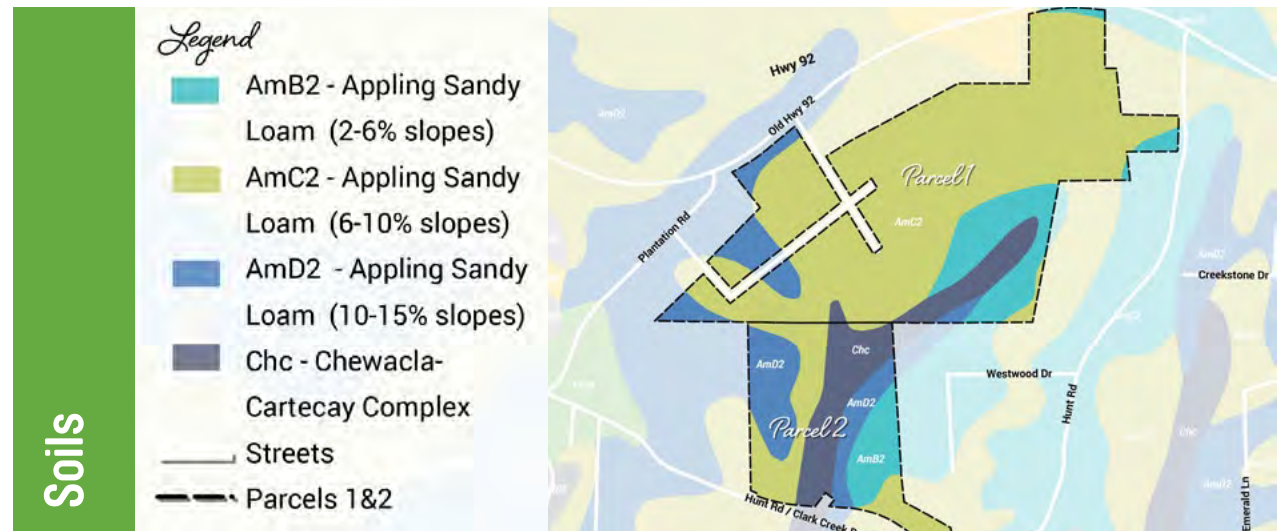
Topography

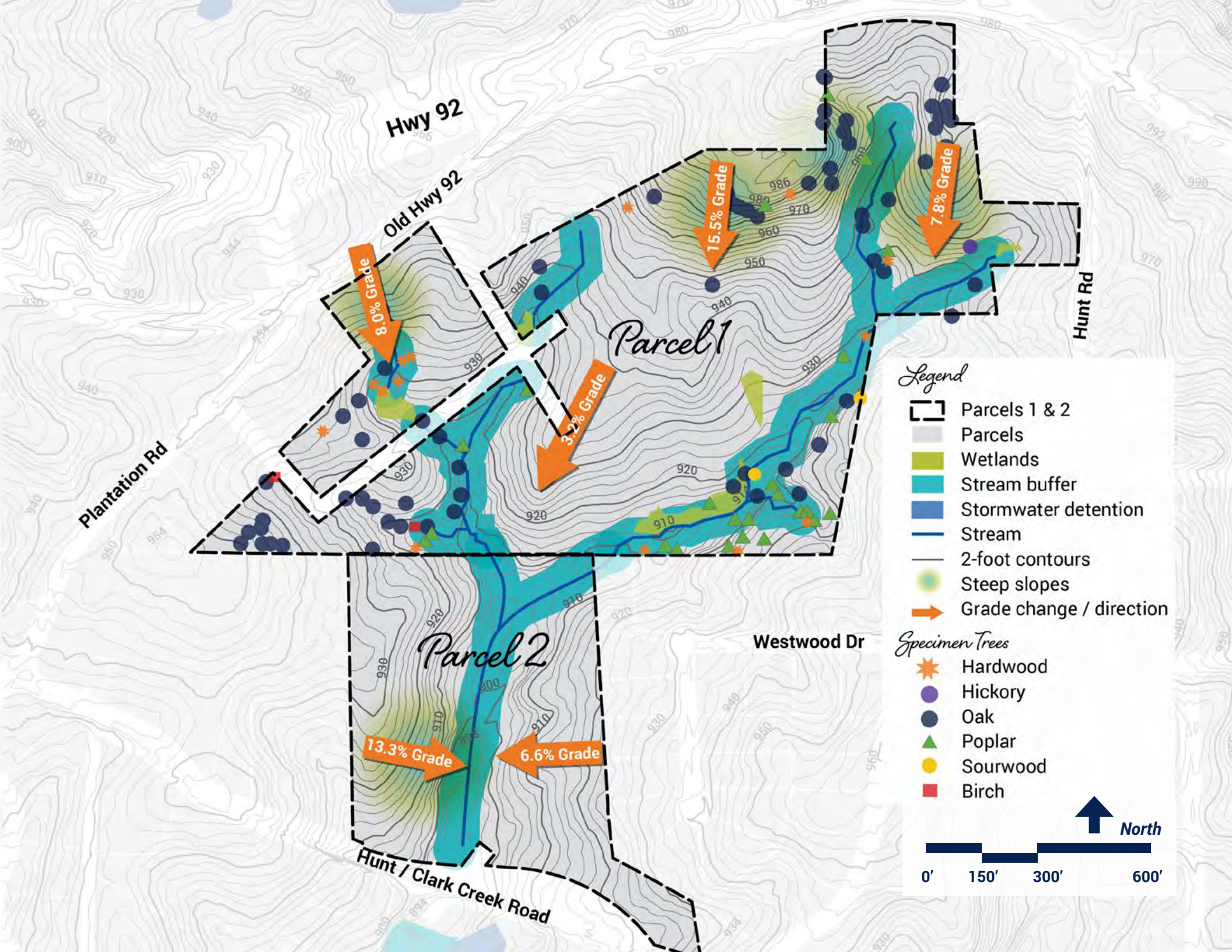
In general, the both sites' elevation change moves downhill toward Clark Creek and the on-site streams. Some steeper locations and hills are present, which can be used for overlooks and other park features. The flatter areas can

be used for multi-purpose lawns, playgrounds, parking, and / or rectangular athletic fields.

Soils

As shown in the map below, most of the soils in Parcel 1 are classified as Appling Sandy Loams, which are very deep, well-drained, and moderately permeable soils on ridges and side slopes. Along the stream in both Parcels 1 and 2, the soil is Chewacla Cartecay Complex, which means it is rapidly permeable and is typically found on relatively flat floodplains (www.usda.gov).





- Legend*
- Parcels 1 & 2
 - Parcels
 - Wetlands
 - Stream buffer
 - Stormwater detention
 - Stream
 - 2-foot contours
 - Steep slopes
 - Grade change / direction

- Specimen Trees*
- Hardwood
 - Hickory
 - Oak
 - Poplar
 - Sourwood
 - Birch



Parcels 1&2

Opportunities & Constraints

Parcels 1 and 2 are connected and can be combined into one park to offer a variety of amenities desired by the community, like those recorded in the 2018 Recreation and Parks Master Plan, 2019 SW Cherokee County Area Plan, and this plan. The potential road beds that were cleared and relatively flat may be the best opportunities for connections into the site from Plantation Road and Old Highway 92.

Mixed-Use Development

As noted previously, properties between Parcel 1 and Old Highway 92 and Plantation Road are currently designated for commercial use on the Future Land Use map; however, this land could be used for mixed-use development that directly connects to and overlooks the park. The mixed-use development can also be anchored by a recreation center (location shown in photo 2), which the public engagement process and Recreation and Parks Master Plan uncovered as a need. The mixed-use will require changes to the Future Land Use map and coordination with current property owners.

Wetlands and Streams

As shown on this and previous maps, Parcels 1 and 2 have wetlands and a couple streams that run through them and drain to Clark Creek to the southwest. The locations will need to be verified by a site survey prior to construction design (a survey was recently completed for Parcel 1, but the locations for Parcel 2 are approximations based on site visits and topography). No impervious surfaces can be constructed within the wetlands or 75-foot stream buffers, but they can be cleaned up and stabilized in some locations and used as park features.

Transportation and Mobility Plans

Multiple County plans recommend streetscape improvements on Highway 92 to improve safety for all users: drivers, pedestrians, and cyclists. These projects could enhance access to the park and potential recreation center (see Chapter 3). The addition of trails from the SW Cherokee Area Plan would also provide better access for nearby residents, cyclists, and pedestrians, reducing the need for parking and tree canopy clearance to accommodate parking.



1.

View into Parcel 1 from Hunt Road



2.

Potential location for recreation center at Highway 92 and Hunt Road



Connects to Proposed Greenway on Old Alabama & Highway 92

2.

1.

Hwy 92

Old Hwy 92

Potential for mixed-use development

Former potential road bed: partially cleared and flat

Parcel 1
39 acres

Approximate 75-foot stream buffer: no impervious surfaces

Plantation Rd

Legend

- Parcels 1 & 2
- Parcels
- Wetlands
- Stream buffer
- Stormwater detention
- Stream
- Future Commerce Centers
- Streetscape improvement
- Proposed Trails (Area Plan)

Westwood Dr

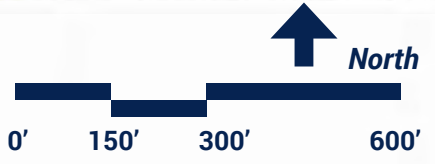
Parcel 2
13 acres

Approximate stream location and buffer

Hunt / Clark Creek Road

Connects to Hunt Road & Parcel 3

Hunt Rd



Parcel 3

General Analysis

Outdoor Education

Parcel 3 is 14 acres and is accessible from Hunt Road / Clark Creek Road. The site's proximity to Clark Creek Elementary School could support outdoor learning spaces and after school activities within the park. Clark Creek forms the southern edge of Parcel 3 and can be used as a model for environmental education and preservation. Pedestrian trails through the park can connect the school with surrounding residential neighborhoods.

Infrastructure

Existing residences around Parcel 3 have access to water services and stormwater utilities. Stormwater pipes that serve residences to the north cross under Clark Creek Road and appear to end at Parcel 3 and on the Clark Creek Elementary School property draining into the wetland and Clark Creek. This indicates that there may be a need for low-impact stormwater management designs, such as permeable surfaces, bio-swales, and rain gardens to reduce excess runoff from nearby development.



Clark Creek
Elementary School

Hunt / Clark Creek Road

Emerald Ln

Emerald Forest

Parcel 3
14 acres








Priest Rd

Single-Family
Residential
Neighborhood

Clark Creek

North Holt Rd

Legend

-  Parcel 3
-  Parcels
-  Right-of-way
-  Water main
-  Stormwater pipes
-  Stormwater ditches
-  Sewer



North



Trails Map

Parcel 3

Natural Features

Clark Creek and Floodplains

The majority of Parcel 3 falls within the wetlands and floodplains of Clark Creek, except a strip of land to the west, which is built up around the stormwater detention pond for Clark Creek Elementary School. Clark Creek requires a 75-foot stream buffer, and a more detailed site survey will need to be conducted during park construction design and construction to determine the exact location of the creek's floodplain. Because little can be built in floodplains and along streams, these areas are opportunities for boardwalks, gravel trails, overlooks, and creek access points.

Tree Canopy and Landscape

A massing of deciduous trees grows along the eastern periphery of Parcel 3 near Hunt Road / Clark Creek Road, gradually transitioning to shrubbery before reaching Clark Creek and the wetland area. Based on the findings of the detailed survey prior to design and construction, specimen plants may be found and need to be preserved within Parcel 3.

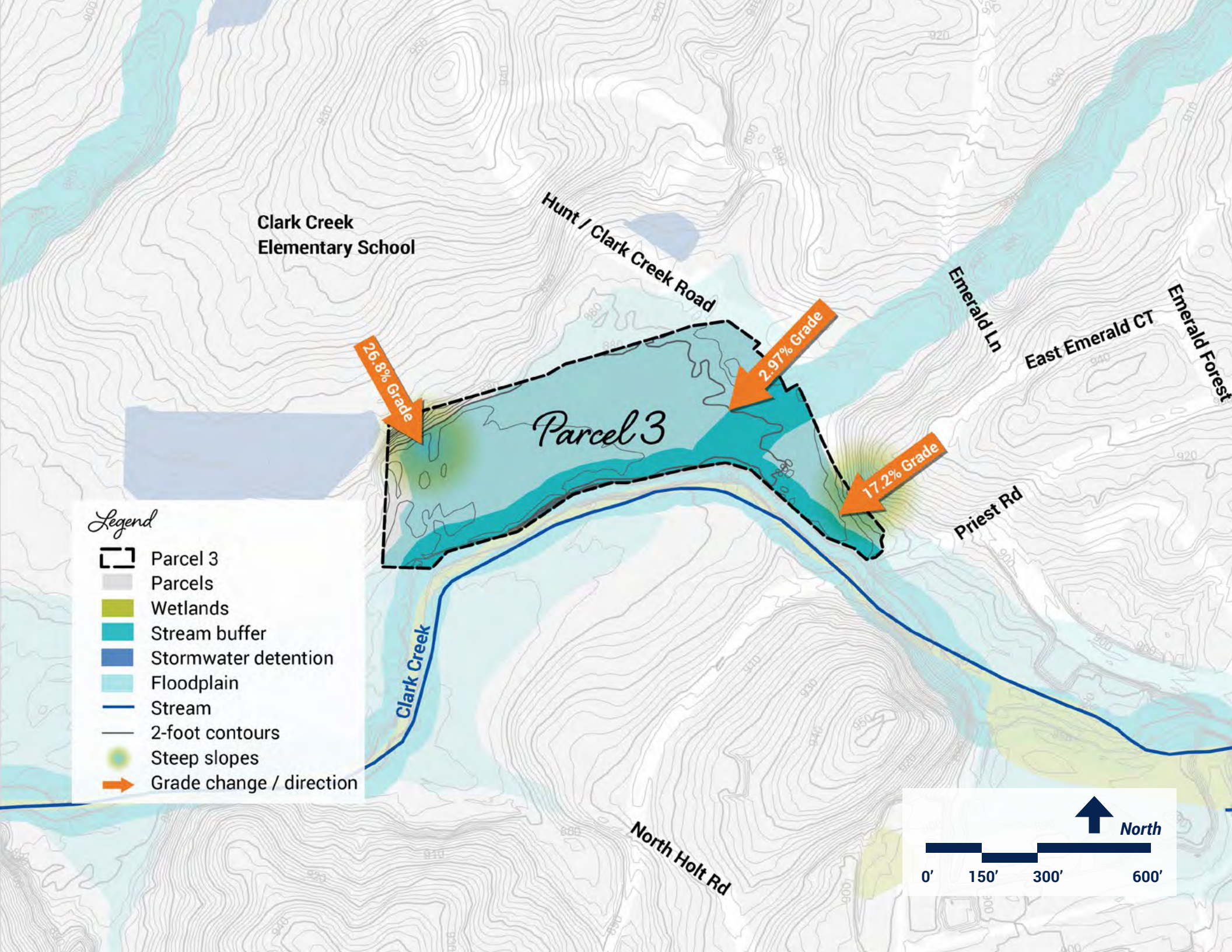
Topography

Apart from the steep slope of the stormwater detention pond to the west and a steep embankment to the east, most of Parcel 3 has a 2-3% grade change. A connection to the school and an outdoor classroom or science learning space could take advantage of the steeper topography in the northwest corner of the site.

Soils

All of Parcel 3 is made up of Toccoa complex soils, which are typically very deep, well-drained soils found in floodplains with slopes between 0 and 4% (www.nrcs.usda.gov). In the areas around Parcel 3, the soil types vary (as shown by multiple colors on the soil map), but most of them fall into the Appling Sandy Loam categories, similar to Parcels 1, 2, and 4.





Clark Creek
Elementary School

Hunt / Clark Creek Road

Emerald Ln

East Emerald CT

Emerald Forest

Parcel 3

Priest Rd

Clark Creek

North Holt Rd

Legend

- Parcel 3
- Parcels
- Wetlands
- Stream buffer
- Stormwater detention
- Floodplain
- Stream
- 2-foot contours
- Steep slopes
- Grade change / direction



Parcel 3

Opportunities & Constraints

Parcel 3 is near many residential neighborhoods, Parcel 2, and Clark Creek Elementary, which means that there is great potential for visitors to walk or bike to this location.

Clark Creek Elementary School

Cherokee County has a strong relationship with the Cherokee County School District and has an opportunity to continue this partnership through creating a park that serves the school with educational opportunities and serves the nearby community with passive recreation. Parcel 3 is adjacent to the school's rear parking lot, which could be shared with park users during designated times of day. Additionally, the school district has a large, relatively flat section of land that touches Parcel 3, which could become part of the park with a multi-purpose lawn, loop trail with fitness equipment, and seating. The school could also use the park for outdoor classes, science learning spaces, and recess.

One constraint is that the proximity to the school may require some limitations on the greater community's use during school hours, if students are occupying the space or are outside.

Clark Creek and Wetlands

As noted in the previous analysis sections, Parcel 3's southern border is Clark Creek and the majority of the site is within a wetland and floodplain. All of these constraints mean that impervious surfaces cannot be used; however, gravel paths, elevated overlooks, and boardwalks are feasible to enhance and use the natural features as park elements. The wetlands can be cleaned up and stabilized with native plants that the students maintain and use for science learning. Overlooks can be constructed for seating and wildlife and nature viewing, and access points to Clark Creek can be built. The high point of the site near the existing detention pond can be utilized for a trailhead and an outdoor classroom because of the slope of the land.



Connects to Parcels 1&2 and larger Greenway network

Clark Creek Elementary School

Adjacency to school: opportunity for educational partnerships, shared parking, and using some of the school's land

High point: opportunity for path connection to school and a trailhead near parking lot








Parcel 3
14 acres

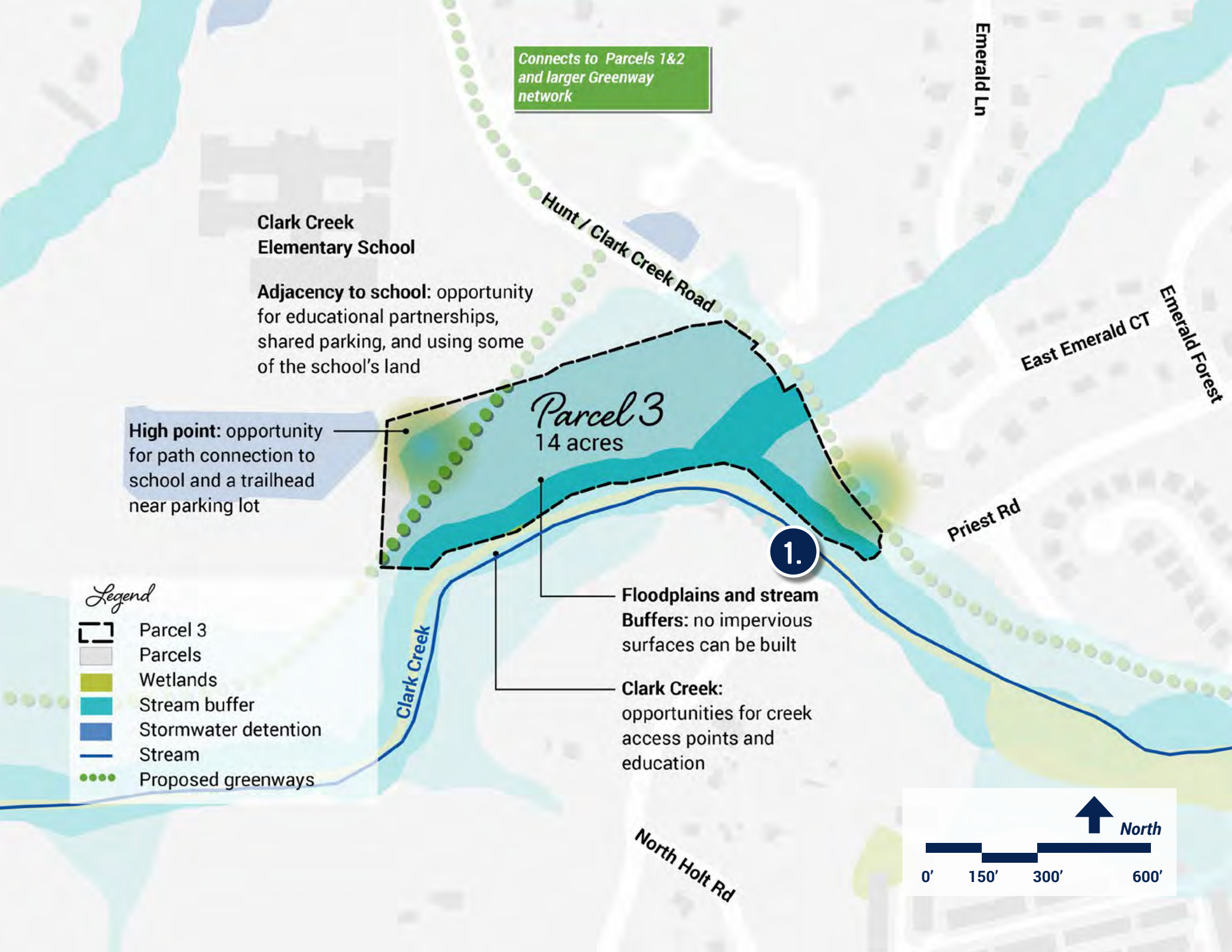
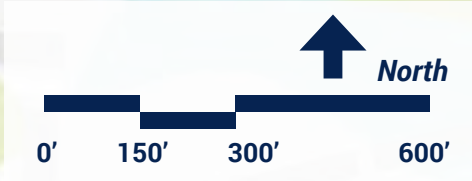
1.

Floodplains and stream Buffers: no impervious surfaces can be built

Clark Creek: opportunities for creek access points and education

Legend

-  Parcel 3
-  Parcels
-  Wetlands
-  Stream buffer
-  Stormwater detention
-  Stream
-  Proposed greenways



Parcel 4

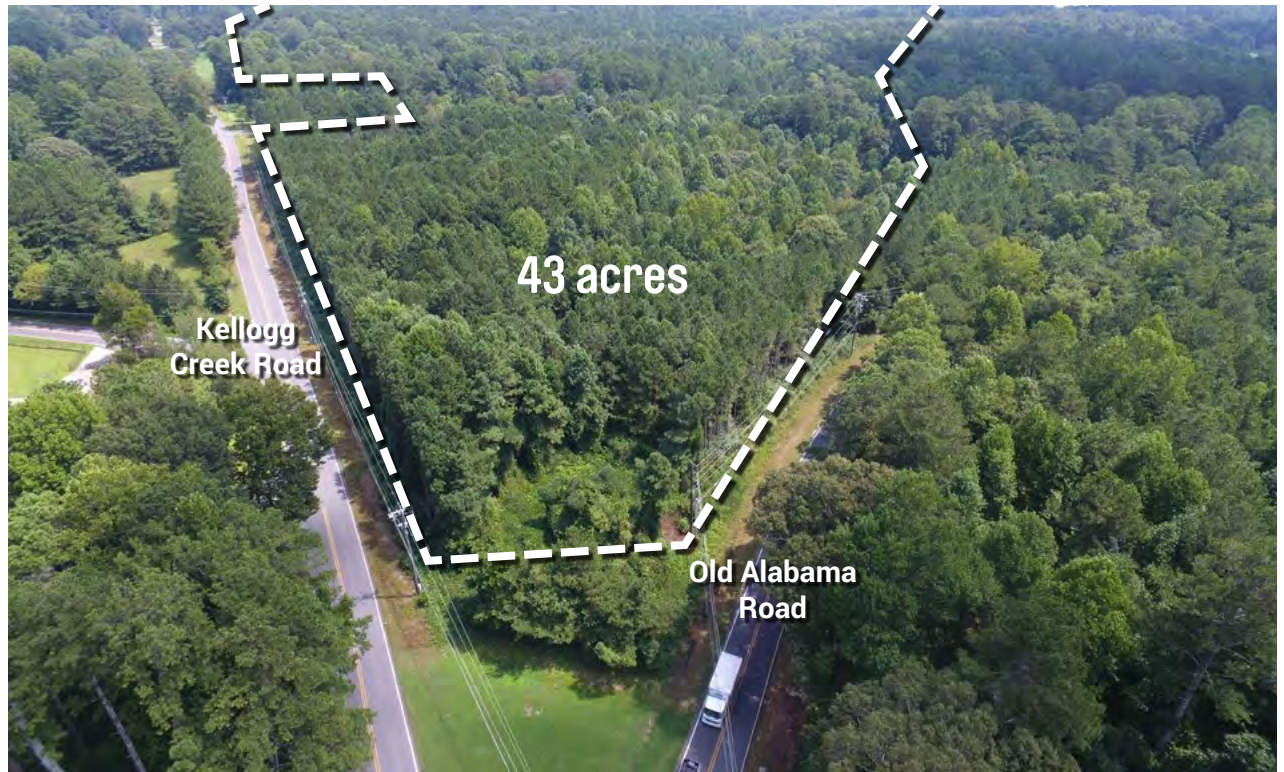
General Analysis

Location and Land Acquisition

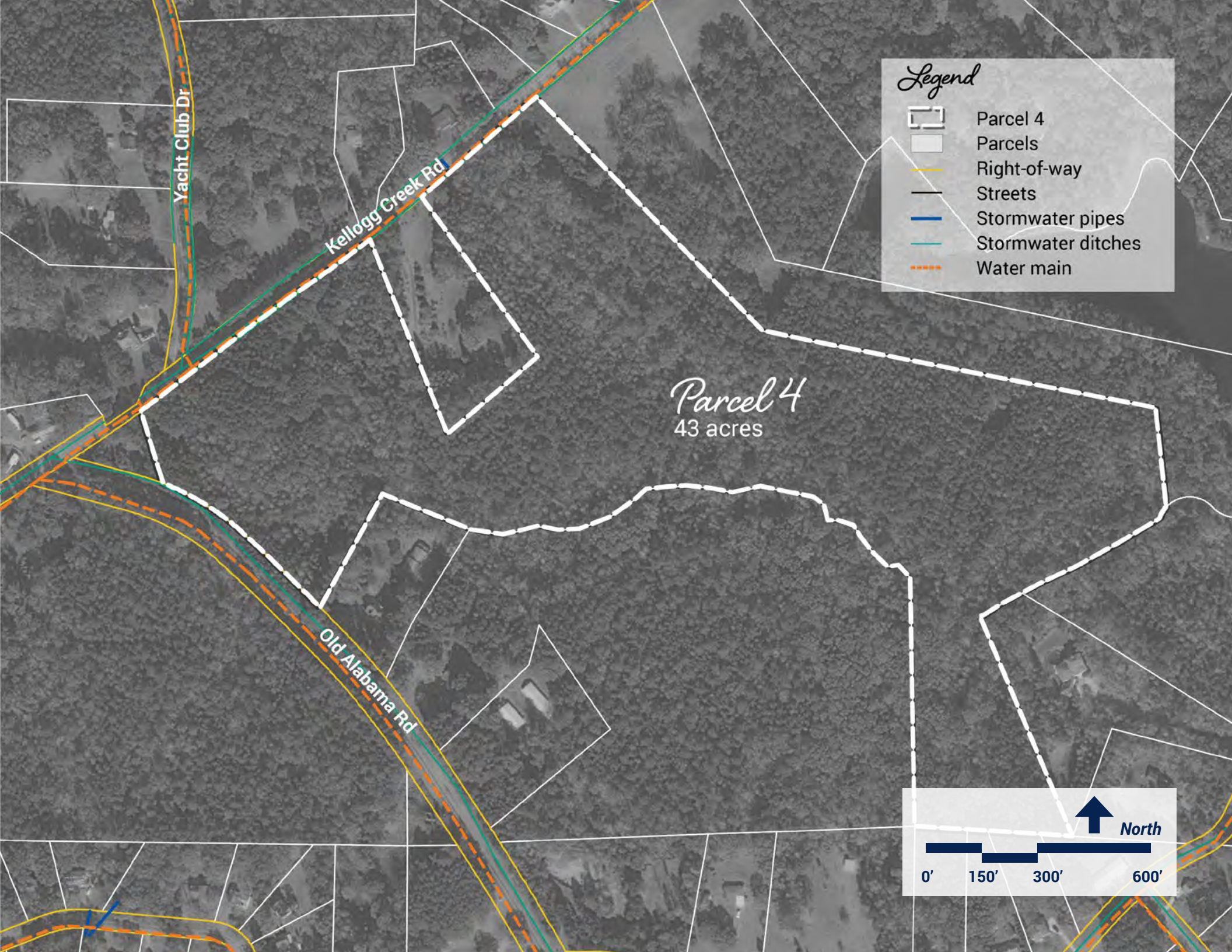
Parcel 4 is 43 acres at the intersection of Old Alabama Road and Kellogg Creek Road, about one mile north of the other three parcels. Parcel 4 surrounds a homestead property that fronts Kellogg Creek Road on three sides. This property has been for sale for many years and may be an opportunity for land acquisition to expand the park. Although the parcel is mostly surrounded by residential land, this area is less dense than the residential areas around Parcels 1, 2, and 3.

Infrastructure








The stormwater infrastructure in the area immediately surrounding the park is primarily served by stormwater ditches along the streets, as shown on the map. Similar to the other parcels, these conditions may indicate that site design should consider low-impact design, permeable surfaces, and environmentally sustainable stormwater management approaches, such as rain



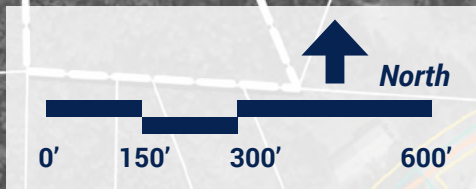
gardens, permeable paving, and bio-swales to reduce the impact of new impervious surfaces on the stormwater system.



Legend

-  Parcel 4
-  Parcels
-  Right-of-way
-  Streets
-  Stormwater pipes
-  Stormwater ditches
-  Water main

Parcel 4
43 acres



Parcel 4

Natural Features

Creeks and Streams

In 2009, a study of jurisdictional waters was conducted for this site, which found several intermittent and perennial streams that are considered relatively permanent and protected jurisdictional waters. One of these streams runs along the southeastern portion of the site and forms much of the site's property line. The streams would require a 75-foot stream buffer, where no impervious materials are permitted, and coordination with the USACE and Georgia DNR for any disturbances. Further study through an official site survey prior to final site design and construction will be required to find the exact alignment and buffers for the streams.

Topography

The topography across Parcel 4 varies in steepness and elevation. Near the intersection of Kellogg Creek Road and Old Alabama Road, the land is relatively flat with some steep slopes starting right before the property line. Some of the steeper slopes are located in the central part of the site and could be used for

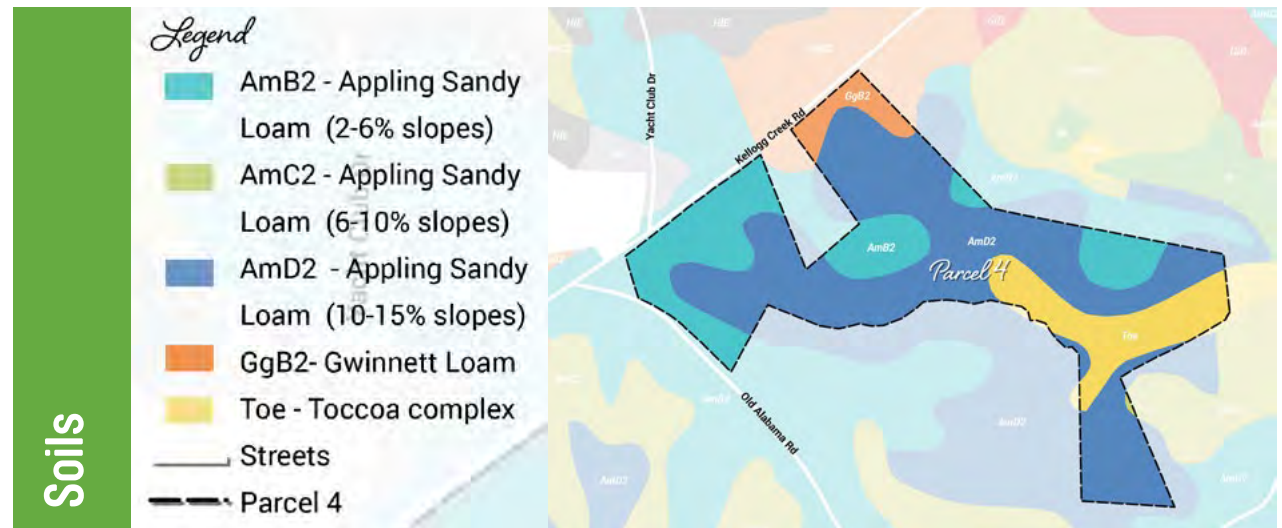
interesting park features that take advantage of the grade changes.

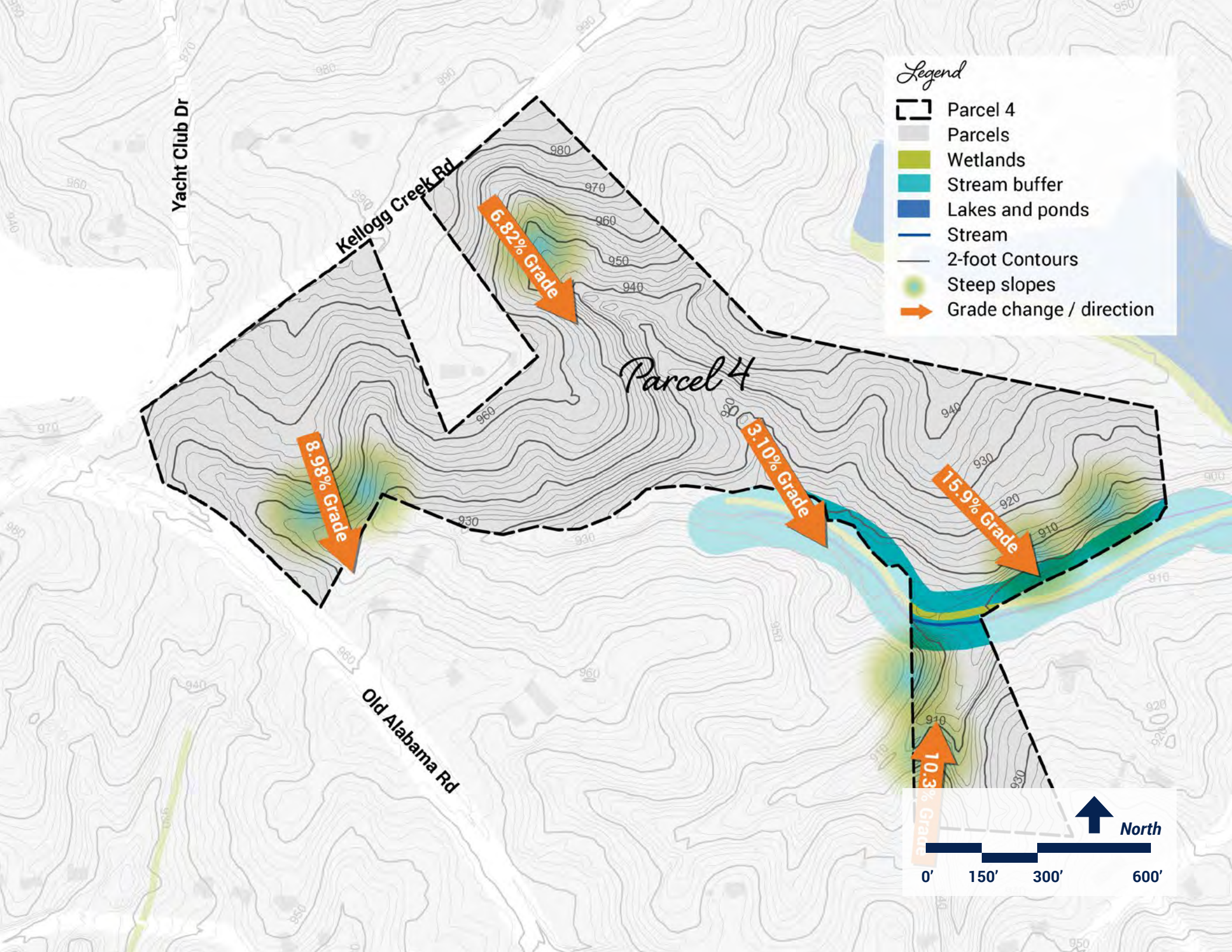
Tree Canopy and Landscape

Parcel 4 is almost completely forested, with a mixture of deciduous and coniferous trees. Similar to the other parcels, it will be important in the park's concept design to preserve as many trees as possible. Prior to design and construction, the County should conduct a site survey to determine if any specimen trees exist and need to be preserved.

Soils

Most of Parcel 4 is comprised of Appling Sandy Loam soil types found on different slopes. They are very deep, well-drained, and moderately permeable soils on ridges and side slopes. The area around the stream is made up of Toccoa complex soils, which are typically very deep, well-drained soils found in floodplains with slopes between 0 and 4% (www.nrcs.usda.gov). A small corner of the site on Kellogg Creek Road is Gwinnett Loam, which are deep, well-drained, and moderately permeable soils (www.soilseries.sc.egov.usda.gov).





Parcel 4

Opportunities and Constraints

Overall

Parcel 4, located at the intersection of Old Alabama Road and Kellogg Creek Road, is the northernmost potential park in studied in this plan. Because of this, there is potential for more direct trail connections to Lake Allatoona, which would also help connect the other park parcels to the regional destination.

Land Acquisition

As previously noted, Parcel 4 surrounds a homestead property on Kellogg Creek Road, which has been for sale by the owner for many years. Cherokee County could work with the owner to purchase the property to expand the park. This land is the flattest area and would be ideal for some of the proposed park features shown in Chapter 3, such as parking and an event lawn. This property would expand the park's acreage to 46 acres.

Wetlands and Streams

As shown on the map to the right and other maps, Parcel 4 has a couple protected streams that must be considered in park design. No

impervious surfaces can be constructed within the 75-foot stream buffers, but they can be cleaned up in some locations and used for interesting park features and overlooks.

Transportation and Access

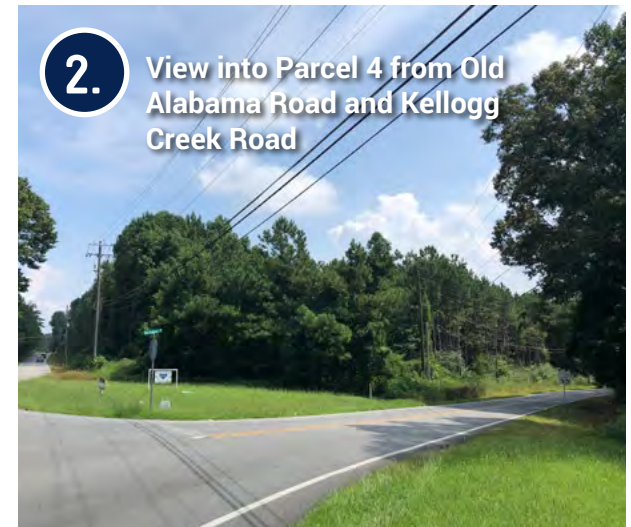
Old Alabama Road intersects with Kellogg Creek Road at a relatively dangerous angle, which reduces visibility of oncoming traffic for drivers. The intersection would become more dangerous once a park is constructed because of the addition of more pedestrians and more vehicles accessing the park's parking lot. As shown in the recommendations, it would be ideal for the County to adjust the intersection to make Old Alabama Road align more with Yacht Club Drive and intersect Kellogg Creek Road at 90 degrees. This will slightly reduce the land for the park but improve the overall visibility and access for the park.

As shown on the map, trail connections from other County plans come into this parcel at multiple locations, indicating that internal loop trails should connect and trailheads would be important to incorporate in the site design.



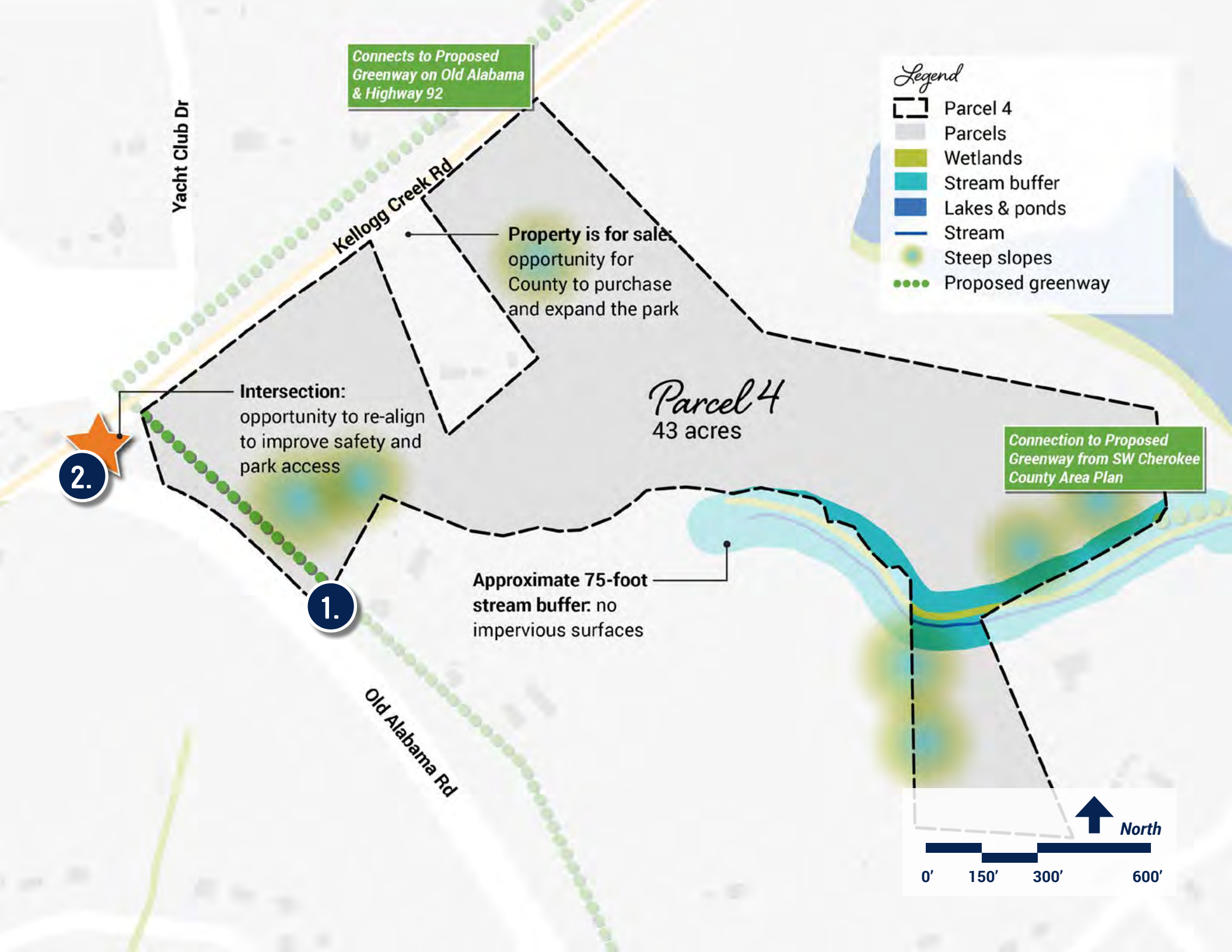
1.

View into Parcel 4 from Old Alabama Road



2.

View into Parcel 4 from Old Alabama Road and Kellogg Creek Road



Connects to Proposed Greenway on Old Alabama & Highway 92

Yacht Club Dr

Kellogg Creek Rd

Property is for sale: opportunity for County to purchase and expand the park

Parcel 4
43 acres

Connection to Proposed Greenway from SW Cherokee County Area Plan

Intersection: opportunity to re-align to improve safety and park access

Approximate 75-foot stream buffer: no impervious surfaces

Legend

- Parcel 4
- Parcels
- Wetlands
- Stream buffer
- Lakes & ponds
- Stream
- Steep slopes
- Proposed greenway

2.

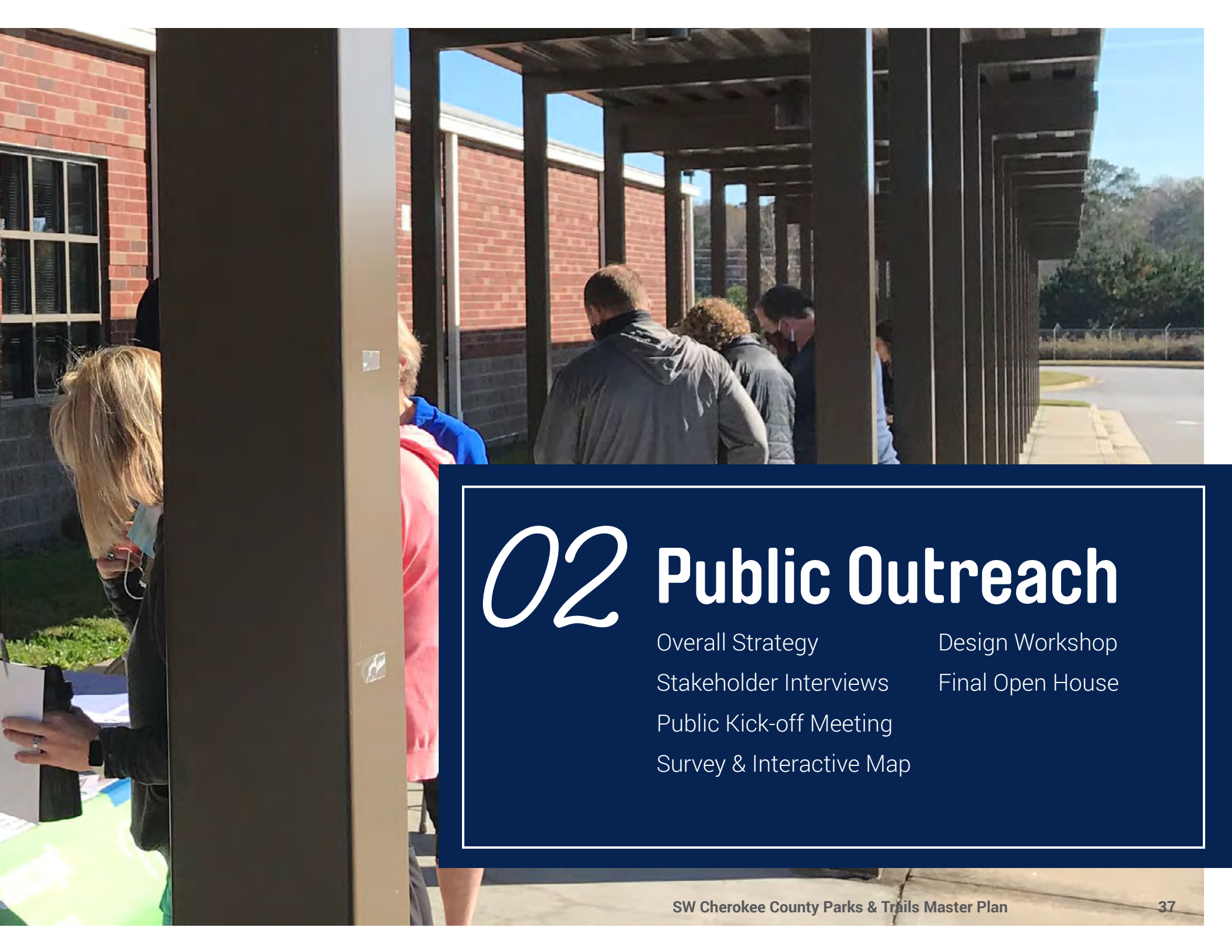
1.

Old Alabama Rd

0' 150' 300' 600'

North





02 Public Outreach

Overall Strategy

Design Workshop

Stakeholder Interviews

Final Open House

Public Kick-off Meeting

Survey & Interactive Map

Overall Strategy

A Hybrid Approach

Public engagement for this effort utilized a variety of techniques in order to provide quality input on the vision for the parks and trails routes in SW Cherokee County. The activities selected for the virtual public meetings, online activities, and in-person outdoor pop-up were solutions-based and tailor-made to the major wants, needs, goals, and frustrations voiced from the community members. The study area's demographics also played a major role in the types of meeting advertisements used

to reach as many residents as possible and to encourage them to attend meetings and participate in the survey, including:

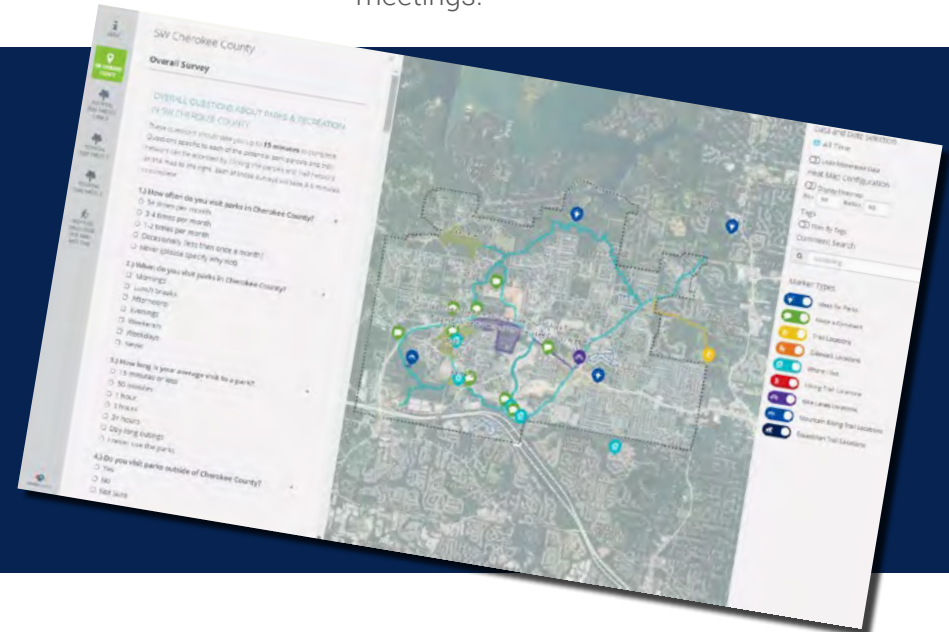
- A continually updated project website with future meeting dates and presentations, links to virtual activities, and the videos and slides from meetings.
- Electronic Message Board (EMB) signs located at key points in the community to inform constituents of meeting times and the surveys.
- Postcards handed out at sports leagues

events and the plan's pop-up event in November.

- Press releases in the newspaper and monthly magazine publications in the area.
- Social media posts with meeting information.
- Emails sent to meeting attendees to increase participation in the surveys and online activities.
- Announcements at other community and Board of Commissioner meetings about upcoming input opportunities and meetings.

COVID-19 Pandemic Limitations

The COVID-19 pandemic in 2020 and 2021 limited the number of in-person meetings that would be safe to host. Because of this, the engagement activities and public meetings were primarily hosted and streamed online. All meetings were recorded and available for future viewing. Despite the lack of in-person meetings, engagement remained consistent throughout the process and was in-line with other planning efforts the County has completed in this area. As shown to the right, interactive maps at all stages of the process linked to survey questions and allowed participants to provide comments on specific areas, draw routes, and have discussions with each other.





PUBLIC ENGAGEMENT

August - Mid-October

- Study area & site analysis
- Site visit
- Public Kick-off Meeting
- Online activities & survey released

Mid-October - December

- Interpret survey results
- Develop concept plan options for sites & trails routes
- Design Workshop and Pop-up Event
- Online activities released

January - February

- Finalize concept plans for sites & trail routes
- Develop cost estimates & priority projects
- Final Open House
- Online project prioritization activities released

February - April

- Implementation plan
- Phasing recommendations
- Plan approval by Board of Commissioners and Recreation and Parks Advisory Board



Major Public Engagement Milestone (Meeting and Online Activities Launched)

Stakeholder Interviews

Summary

Stakeholder interviews were held during a two-day period on September 8 and 9, 2020, via video conference. Each interview lasted 30 to 45 minutes. County staff and the planning team met with groups of 2-5 people, depending on availability, which included other County staff, business owners, residents, County Commissioners, Recreation and Parks Advisory Board, and property owners. All stakeholders interviewed expressed enthusiasm for the County's current parks and recreation system and for adding more parks in SW Cherokee County.

Common Themes

Many common themes emerged throughout each of the interviews, some of which are summarized with the infographics on the adjacent page. The following items received consistent support and comments during the interviews:

- **A walking and biking trail network** to connect major destinations, the new parks, and Lake Allatoona.
- **A recreation center**, which could accommodate basketball and fitness classes and be a great asset for the employees of the Cherokee 75 Corporate Park and other nearby businesses.
- **Active and passive recreation** opportunities at each of the parks.
- Features that would attract **young families**, like playgrounds, gathering spaces, and sports fields.
- **A partnership with Clark Creek Elementary School** for Parcel 3 for education programs, fitness classes, after school programs, and community activism.
- **Tree canopy preservation** that balances and works with the site conditions to provide recreation opportunities and keep natural resources.
- **Mixed-use development** on Highway 92 with connections to the parks through trails, as planned in the 2019 SW Cherokee Area Plan.
- Property tax increases, program fees, parks bonds, and SPLOST to **fund parks projects, operations, and maintenance**. Residents of Cherokee County love their parks and want to fund them.
- Using parks and trails as a strong and effective **economic development tool** to attract businesses and residents.

Common Interview Themes

Stakeholder Interviews

County staff
Business & property owners
Residents
County Commissioners
Recreation & Parks Advisory Board

Recreation Center with a gym for basketball and rooms for fitness classes



Clark Creek Elementary School could connect to Parcel 3 for after school programs, sports, and education



Trails within and between parks and destinations to walk, hike, run, bike, or mountain bike



Balance tree canopy preservation, passive recreation options, and active recreation



Playgrounds for children of different ages



Public Kick-off Meeting

Summary

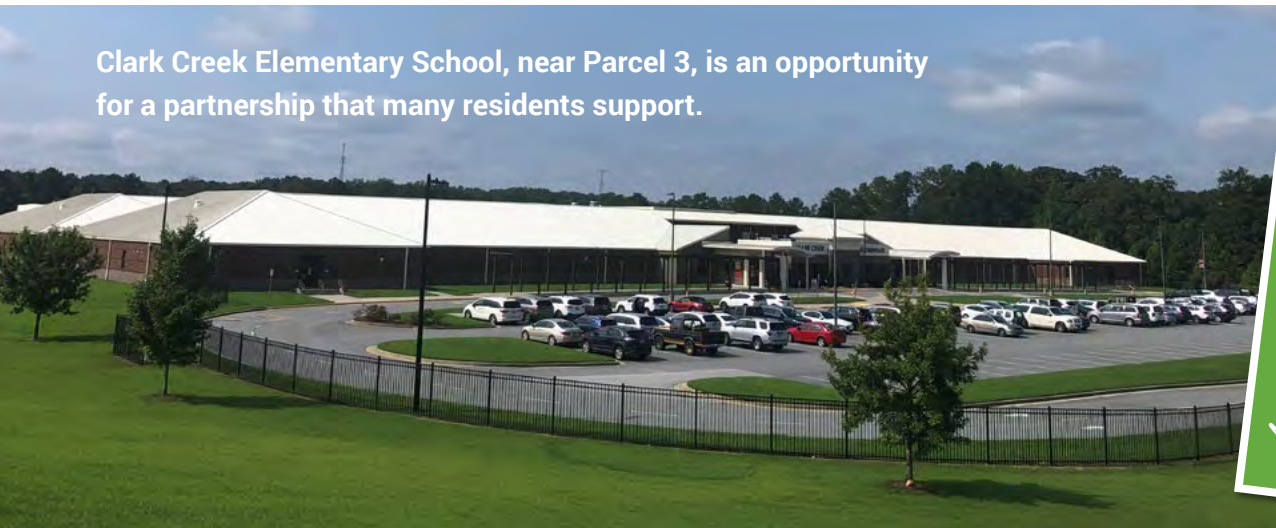
The Public Kick-off Meeting was hosted on September 16, 2020, at 7:00 PM via video conference. Nearly 70 people registered for the meeting, and 30 attended on the video conference and 24 watched on Facebook Live. The planning team presented information about the project's purpose and process, initial analysis of the SW Cherokee County area, what was heard in the stakeholder interviews, and provided a tutorial for how to use the online activities. The online activities, which

included an interactive map and surveys for each of the park parcels and trail network, were launched at the meeting. Details about the results of those activities start on page 44. The meeting concluded with a question and answer period and attendees could add comments or questions in the chatbox for the team to answer. The meeting was recorded and placed on the project website and online hub for virtual activities afterward.

Feedback

During the meeting, three poll questions were asked about trail networks, park types, and funding. Attendees noted support for all types of trails, including walking and/or running trails, biking trails, and hiking trails. Most attendees supported passive parks and parks that included passive and active features. More than 74% of the meeting attendees would support another parks bond or SPLOST in order to fund new parks in SW Cherokee County.

Clark Creek Elementary School, near Parcel 3, is an opportunity for a partnership that many residents support.



Quotes from the Q&A and Chatbox Conversation:

Park Design Idea

“Have you thought about having outdoor calisthenics gym type equipment - pull up bars, etc.?”

Park Design Idea

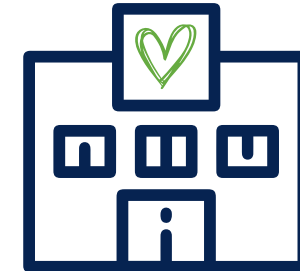
“These heavily wooded areas lend themselves to mountain biking and nature trails.”

Parks as Economic Development

“Quality of life amenities such as parks are what is needed to grow the county.”

Playgrounds & Pickleball

Many noted a desire for playgrounds and pickleball courts.



Recreation Center

“[A] Rec Center would be great in this area. Basketball kids have to drive 20-30 minutes to get to a court.”



“I also do not want to see any more ball fields, but we do need open rectangular fields for soccer, lacrosse, kite flying and those of us that have disc dogs that currently have to drive to Ball Ground or Cartersville for dog competitions.”

Survey & Interactive Map Results

Summary

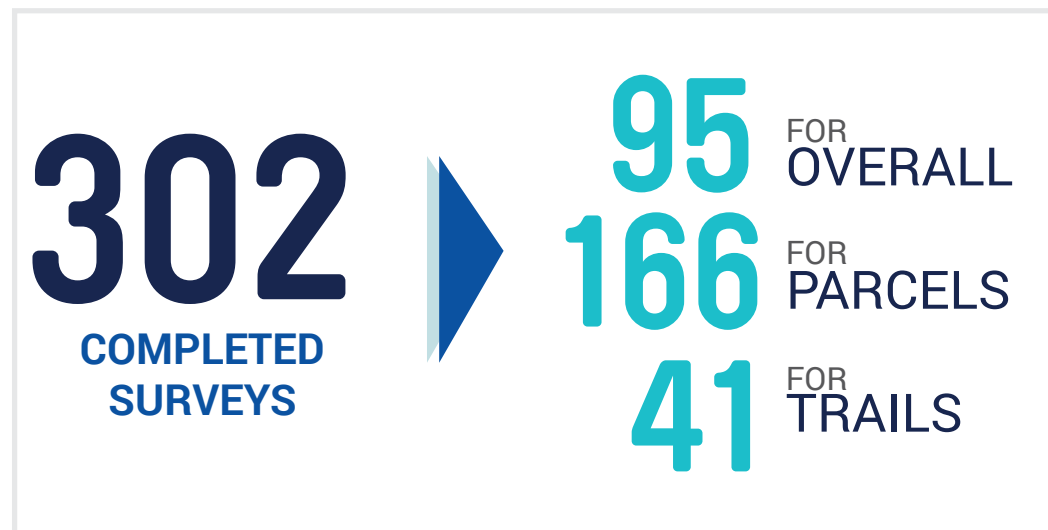
The online survey and first version of the interactive map were launched at the Public Kick-off Meeting on September 16, 2020, and were open until November 1, 2020. Participants could write and place comments directly on a map of the SW Cherokee County study area and take five, 5- to 10-minute surveys:

1. Overall Parks and Recreation Survey;
2. Parcels 1 and 2 Survey;
3. Parcel 3 Survey;

4. Parcel 4 Survey; and,
5. Trail Routes Survey.

Paper surveys were also available at the County offices and for download. 298 surveys were completed online and four paper surveys were received (split as indicated in the infographic below). The overall parks and recreation survey asked how people get to and use existing Cherokee County parks, what types of recreation they would like to see in future parks, which of the parcels would be appropriate for passive or active parks,

funding options, and some demographics questions. The parcel-specific surveys asked more detailed questions regarding the opportunities on each of the parcels, given their location and surrounding context. The trail routes survey asked about proposed trail routes from the 2019 SW Cherokee Area Plan and other planning initiatives, the types of trails participants would like to see, and how safe they feel on different types of trails. The infographics on the following pages summarize the results of the interactive map and online surveys.



73% visit Cherokee County parks once or more a month, mostly on the weekends

60% support the mixed-use development proposed in the 2019 SW Cherokee County Area Plan

Top 3 Priority Park Features



Survey takers indicated that the priority features in any new parks are trails (of all kinds), playgrounds, and picnic areas. The top programs preferred in any new parks are fitness classes, arts and crafts classes, and organized sports for children. These passive features (above) and programs (below) align with what was heard in the stakeholder interviews and during the Public Kick-off Meeting question and answer session.

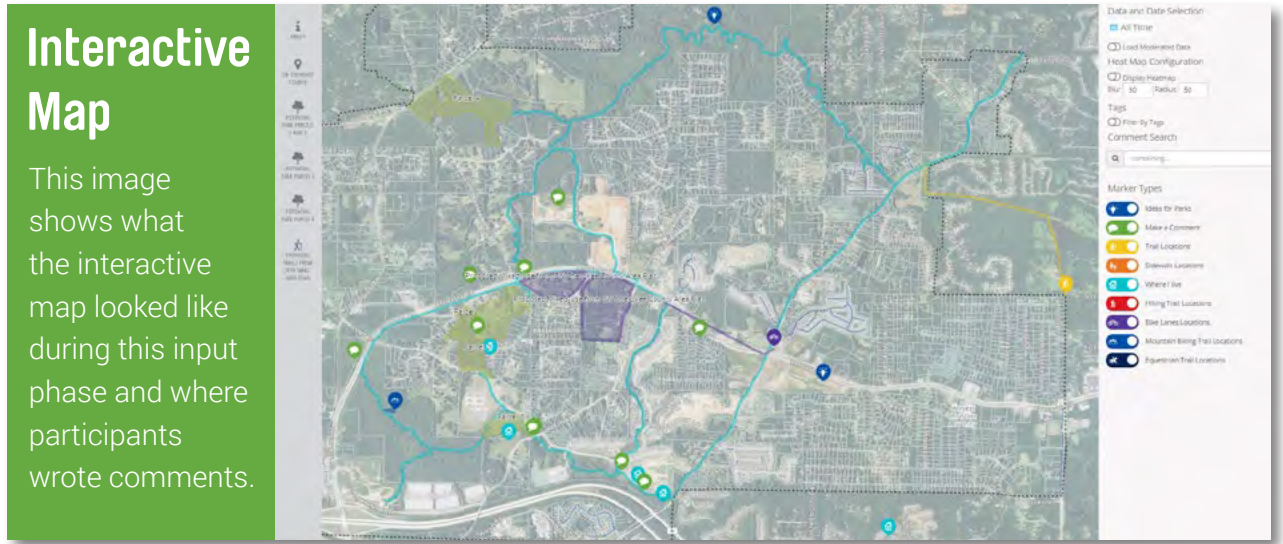
Top 3 Priority Programs



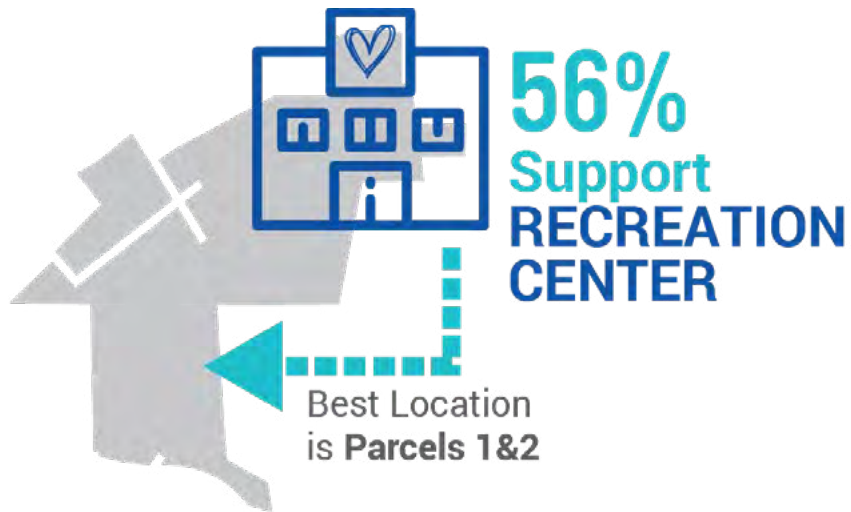
Survey & Interactive Map Results

Parks

Most of the survey results for each of the park parcels aligned with the feedback from the stakeholder interviews and discussion during the Public Kick-off Meeting. Participants support the mixed-use development from the 2019 SW Cherokee Area Plan on Highway 92, want a balance of passive features and some active features while preserving tree canopy, want places for families and children, and seem to agree that larger parks would benefit the community. As indicated in the infographics below, most respondents agree that combining Parcels 1 and 2 into a larger park makes sense, and that land acquisition around these two parcels and Parcel 4 could improve park access and design.



FUNDING



More than half of the survey respondents supported a recreation center in the SW Cherokee County study area, a recommendation from the 2019 Recreation and Parks Master Plan. Most agreed that Parcels 1 and 2 were the best location for this, likely due to the proximity to the interstate and visibility from Highway 92.



- 1. SPLOST**
- 2. Park Bonds**
- 3. Higher Impact Fees**

96% 
Paying higher property
taxes for **OPERATIONS
& MAINTENANCE**

Survey respondents generally showed support for all types of park funding, indicating how much residents prioritize parks. Nearly 80% would support paying another \$6.00 in property taxes to fund operations and maintenance.

79% 
\$6.00+



All Parcels
Ranked High for
PASSIVE PARKS



Parcels 1&2
Best for an
ACTIVE PARK

Survey respondents noted that all four parcels were great locations for passive parks, but the best parcels for an active park were Parcels 1 and 2, which could be combined for a larger community park. This supports the above statement about these parcels being the best location for a recreation center, which would have more active programming and facilities.



“ I have been here over 10 years and would find parks and trails that were safe to go to and easy to access an added benefit for everyone.”

-- **Comment from the online survey**

Survey & Interactive Map Results

Trail Routes

The interactive map provided the ability to post comments and ideas, but participants could also draw new trail routes they would like to see by type (hiking, mountain biking, equestrian, biking, etc.). These were added to the proposed trail network, as shown in Chapter 3. Some other ideas included:

- Fully connect the on-street bike route on Highway 92;
- Potentially add tunnels under Highway 92

in key locations if the site conditions and cost make it feasible; and,

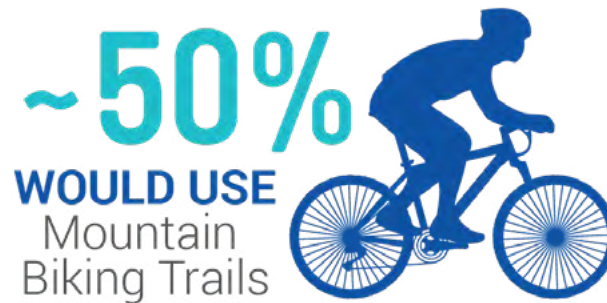
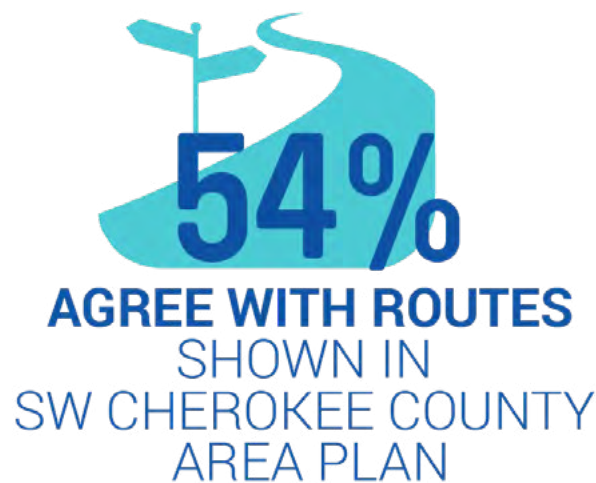
- Locate mountain biking trails near other trail routes for easy access.

The interactive map received 26 comments, many of which were about the trail network from previous County plans and additional trail connections to make. Some comments received “up votes” from other users, and the top comments that received up votes were:

- “I think we need a trail connecting Woodstock Road at Alabama Road to the

main entrance for Centennial Lakes.” (13 up votes)

- “Please connect the bike trail where it is not there on Hwy 92. It will naturally get used and thus, will become dangerous. It also makes a nice loop that will get used a lot.” (6 up votes)
- Comments that expressed concerns about the trails in the Centennial Lakes neighborhood. (6 up votes)



Top ACTIVE Features (All Parcels)



#4 Parcels 1,2,4 = Obstacle Courses
 #4 Parcel 3 = Splash Pad

Similar to the results of the overall survey, trails and playgrounds ranked as high priority in each of the parcel-specific surveys.

Top PASSIVE Features (All Parcels)



Similar to the results of the overall survey, trails and picnic areas ranked as high priority in each of the parcel-specific surveys. A multi-purpose lawn was supported for Parcels 1, 2, and 3, while overlooks ranked third for Parcel 4.

More than half the respondents on the trails survey indicated that they would walk or bike for some of their trips if the facilities and routes were provided.



Design Workshop

Summary

The Design Workshop was a three-part event, with a virtual public meeting via video conference on Thursday, November 12, at 7:00 PM, an in-person outdoor pop-up at Clark Creek Elementary School on Saturday, November 14, at 10:00 AM to 12:00 PM, and online activities that were open until December 13, 2020, to rank concept plans and provide comments on the interactive map. Votes on the concept plans from all three methods were tabulated to determine the community's preference.

Virtual Meeting

Nearly 60 people registered for the meeting and around 25 attended on the video conference. The planning team presented information about detailed site analysis of all four parcels, the results of the online survey, and presented the two concept plan options for each of the sites. The online activities, which included an interactive map and quick questions for each of the concept plan options and trail network, were launched at the meeting. The virtual meeting included poll

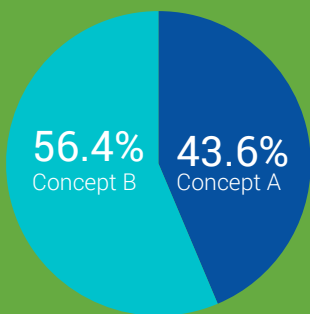
questions about concept plan preferences and concluded with a question and answer period, similar to the Public Kick-off Meeting. The meeting was recorded and placed on the project website and hub for online activities afterward.

Pop-Up

Around 20 people stopped by the pop-up event to speak with County staff and planning team about the concept plan and trail routes options (see images to the right). All concept plans

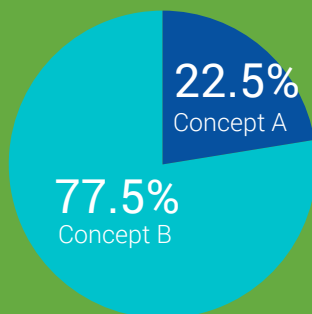
Parcels 1 & 2

55 Total Votes



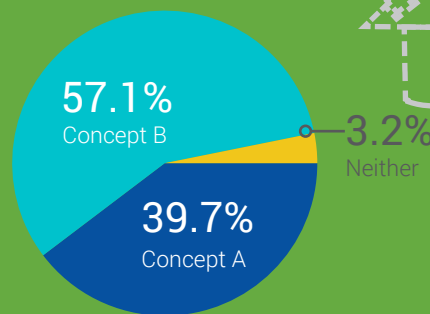
Parcel 3

49 Total Votes



Parcel 4

63 Total Votes



76% 
SUPPORT MIXED-USE
Parcels 1 & 2

**SUPPORT
EDUCATION**
at Parcel 3



**Concept Plan A for each site had more passive uses, and Concept B included passive and more active uses.*

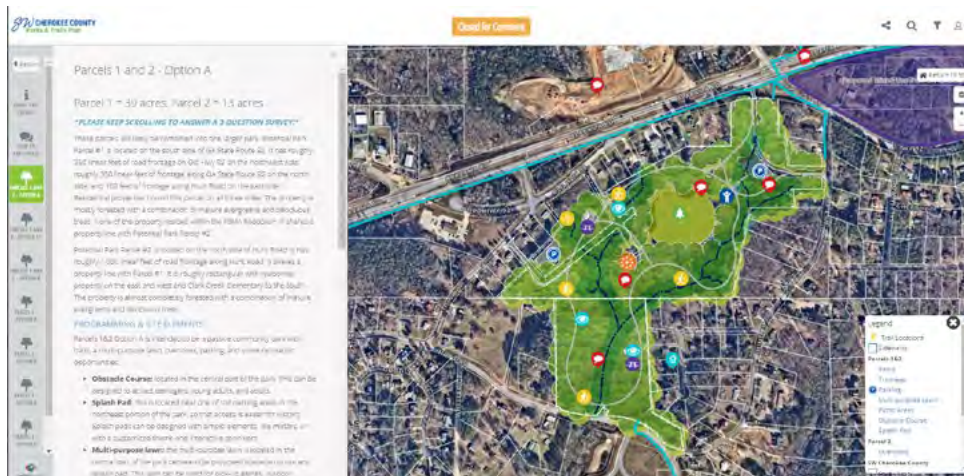
were available on boards with the opportunity to vote on their preferences, like the polls during the virtual meeting and in the online activities.

Online Activities

Interactive Map

For one month, all concept plan options were available online on the interactive map (see image below) with clickable buttons that opened call-out boxes with more information on park features and corresponding inspiration images. Participants could leave comments on the map itself and vote on their preferred concept for each parcel. Those results were combined with the polls from the virtual meeting and votes at the pop-up event.

As shown in the infographics and on the concept plans on the following pages, the concept plans with more active recreation features received the most votes, and mixed-use development near Parcels 1 and 2 received significant support from the participants.



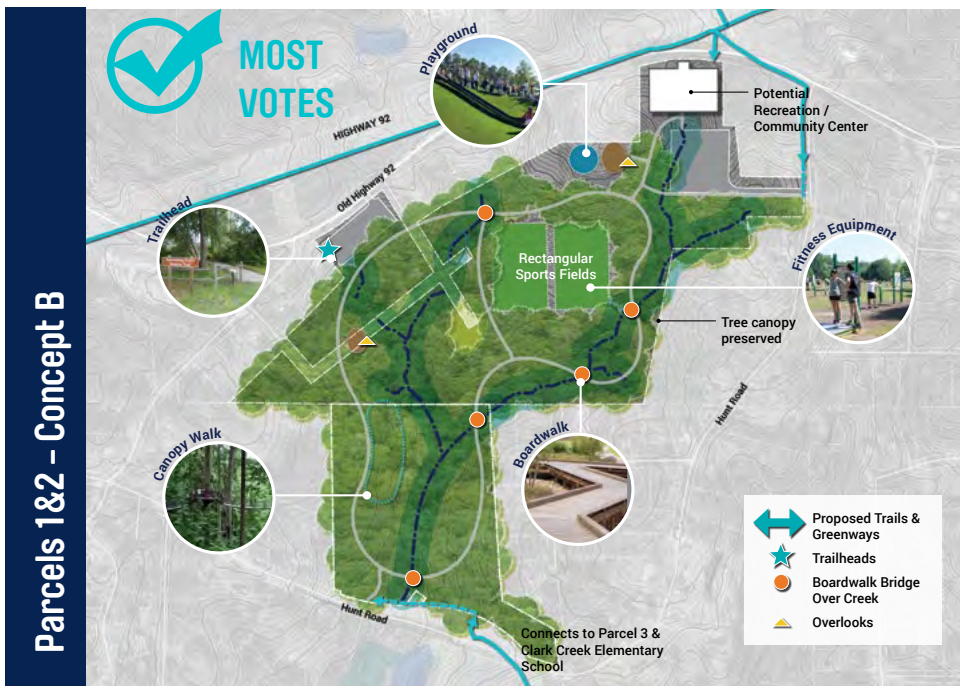
Above: view of the interactive map for Parcels 1 and 2 Concept A. Right: images from the pop-up at Clark Creek Elementary School.



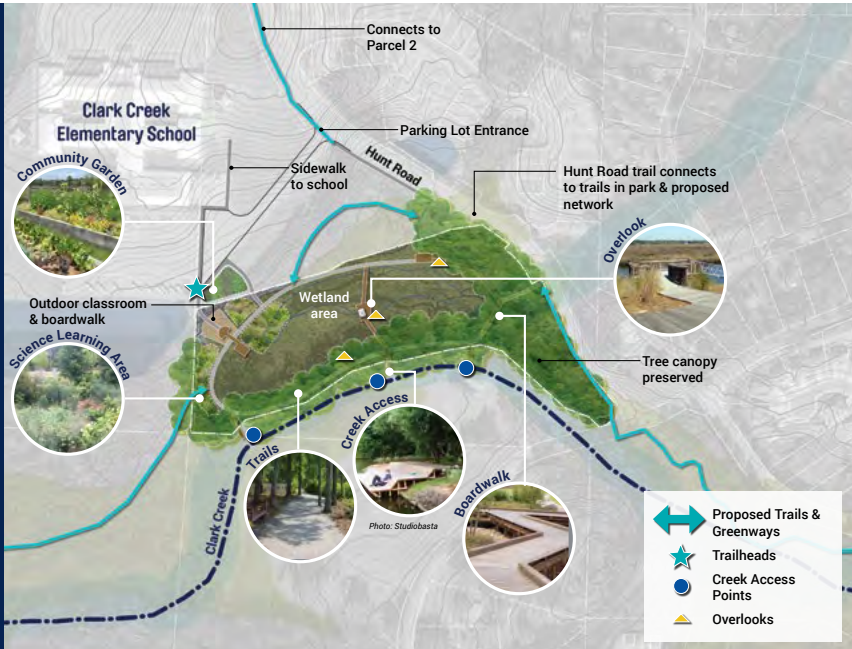
Design Workshop

Concept Plans

Two options for each parcel were presented at the Design Workshop - one that was more passive in nature, and one that included more active recreation elements, based on feedback from the surveys. Parcels 1 and 2 are combined, and one plan showed the potential for mixed-use development facing the park and Old Highway 92 (see right). As indicated on the plans on these pages and in the previous infographics, the more "active" version of each park won the vote. However, many of the sites included similar elements, so features from each concept were included in the final concept plans in the next chapter.



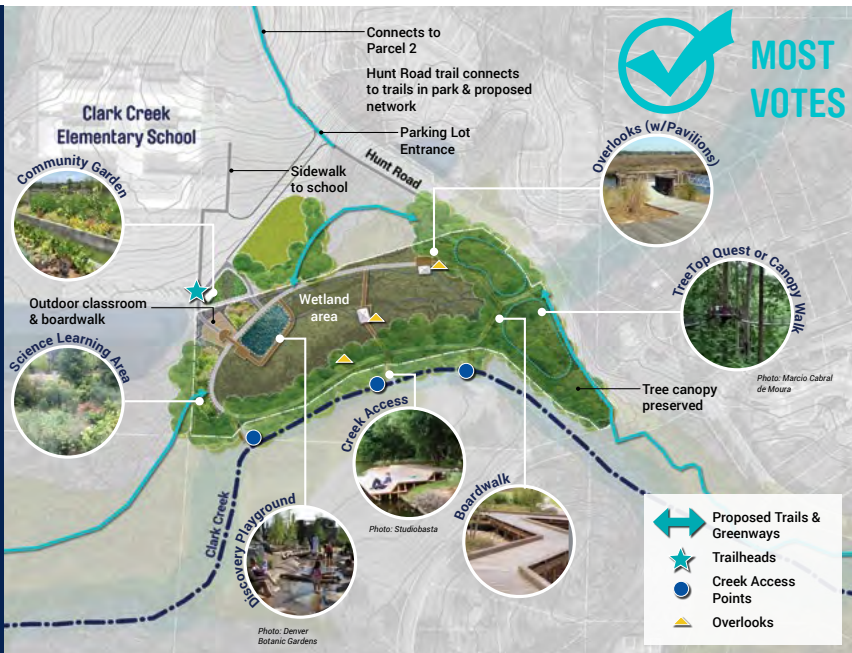
Parcel 3 – Concept A



Parcel 4 – Concept A



Parcel 3 – Concept B



Parcel 4 – Concept B



Final Open House

Summary

The Final Open House was a two-part event with a virtual meeting held via video conference and live streaming on Monday, February 1, 2021, at 7:00 PM, and online activities that were open through February 22, 2021. Based on feedback from the previous meetings, elements from both options of the concept plans were combined into the final draft concept plan for each park. See Chapter 3 for larger versions of the concept plans shown to the right.

Virtual Meeting

Approximately 75 people registered for the meeting and 35 people attended. The planning team described the process and analysis, results from the Design Workshop, and presented the final draft concept plans for each of the park sites and overall trail network. The meeting was recorded and placed on the project website and online hub for virtual activities.

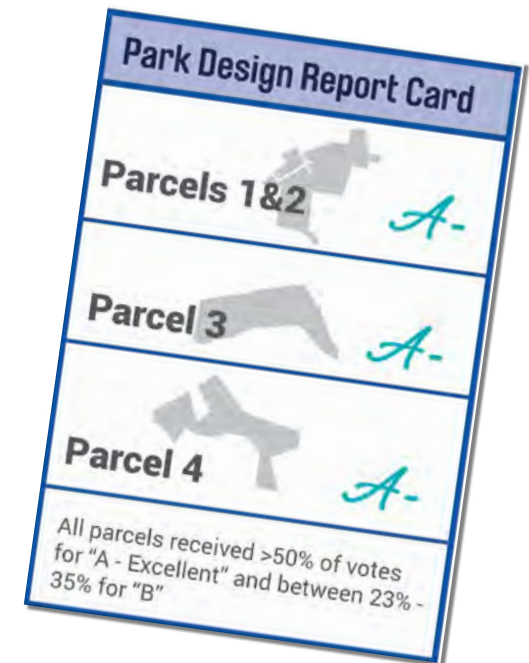
The virtual meeting included poll questions grading the concept plans and revisions and concluded with a question and answer period, similar to the other virtual meetings. During this meeting, all of the concept plans and revisions received favorable grades.

Online Activities

Similar to the entire engagement process, the online activities included an interactive map and quick survey questions to grade the concept plans, trail network, and trail sections, and to ask about priorities for implementation. Nineteen (19) people participated in the online

activities, and the results were combined with those from the Final Open House. Most of the results from the online activities aligned with the responses received in the meeting's polls.

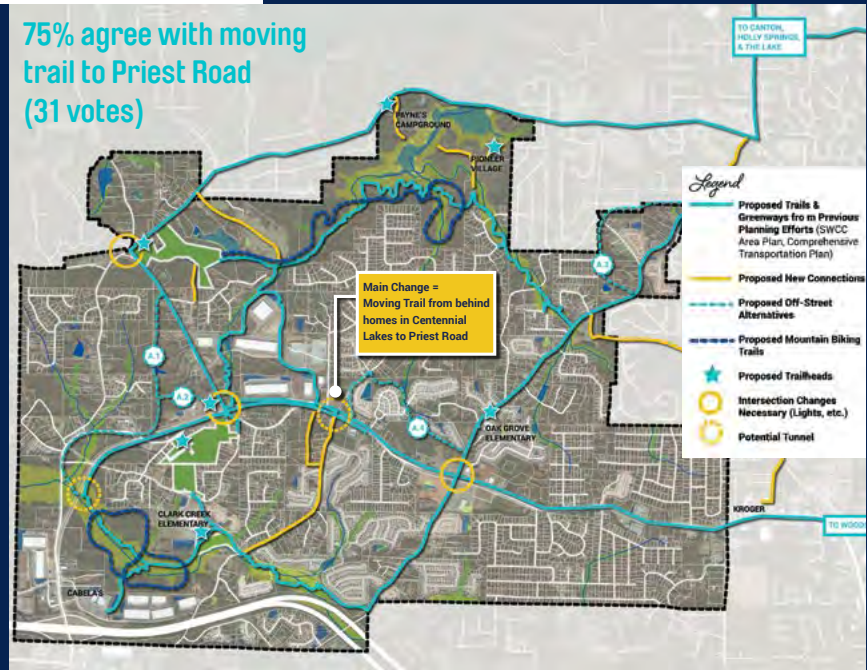
Generally, respondents agreed that the park for Parcels 1 and 2 should be prioritized over the others, but the overall trail network and trails within all of the parks are the highest priority features to build. More than 90% of meeting attendees and online activity participants graded park concept plans with an "A" or "B."



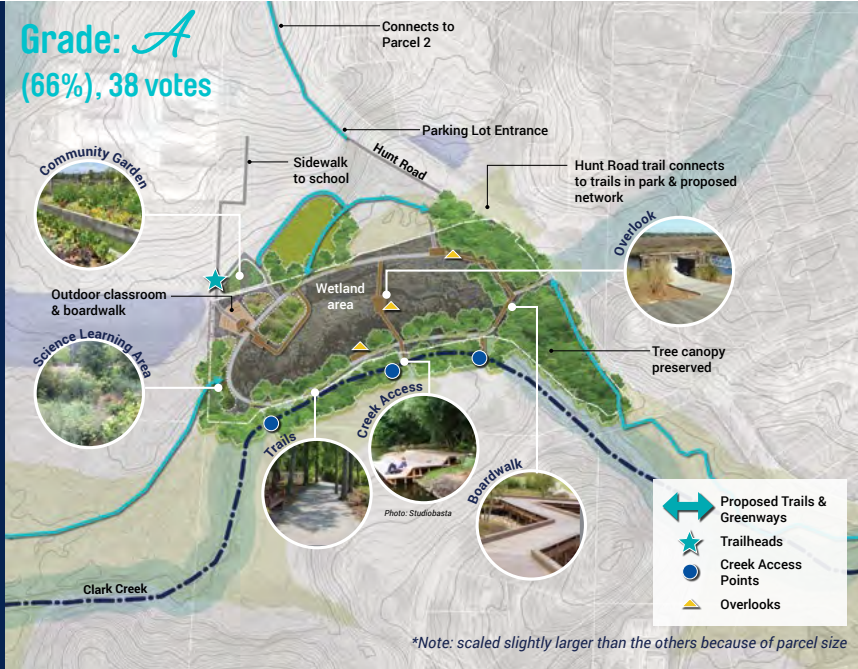
Parcels 1&2 - Final Concept Plan



Final Trail Network Concept Plan



Parcel 3 - Final Concept Plan



Parcel 4 - Final Concept Plan







03 Concept Plans

Framework Plan

Trail Network and Typical Sections

Parcels 1 and 2

Parcel 3

Parcel 4

Framework Plan

Framework Plans show general land use changes, connectivity, and major recommendations. This plan shows how the park parcels (Parcels 1, 2, 3, and 4) are connected to each other by proposed paths.

Parks

Parcels 1 and 2 are combined to create a larger, community-serving, active park, anchored by a recreation center. Parcel 3, south of Clark Creek Elementary School, is a passive park focused on natural educational opportunities for students, walking trails, and creek access. Parcel 4, at the intersection of Kellogg Creek Road and Old Alabama Road, includes both active and passive recreation opportunities, with trails leading to Lake Allatoona and other destinations in the northern part of the study area. A major component of all of the concept plans is tree canopy preservation, with designs requiring minimal tree clearance.

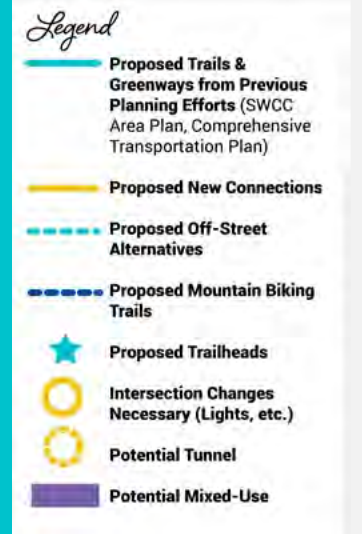
Trails

The proposed trail network builds on and modifies the connections proposed in the County's 2019 SW Cherokee County Area Plan and other planning initiatives (pages 60-65).



Mixed-Use

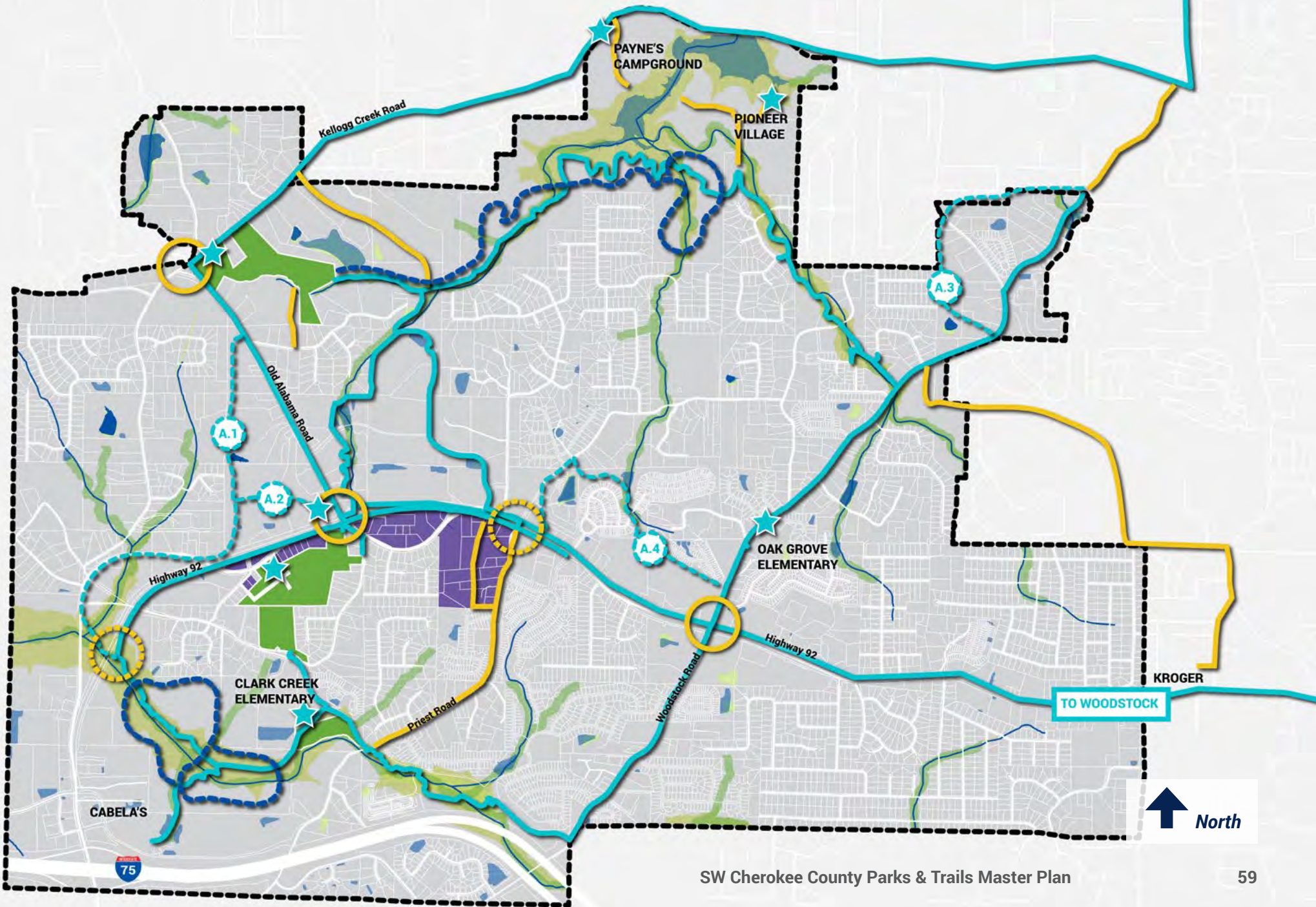
The 2019 Area Plan also recommended mixed-use development along Highway 92 from Parcel 1 east to Priest Road. However, this plan recommends adding more mixed-use development on Highway 92 and Old Highway 92, which would include small parks and plazas, connect directly to the recreation center, and look into the park on Parcels 1 and 2. This additional commercial and residential activity would provide more consistent park visitors and “eyes on the park,” or natural surveillance.



Overall Recommendations:

- Passive recreation parks on Parcels 3 and 4; Parcels 1 and 2 include more active recreation features;
- Add mixed-use development by Parcels 1 and 2, which would require changes to the zoning ordinance and Future Land Use map;
- Additions to the trail networks proposed in previous County plans;
- Land acquisition to expand Parcel 4.

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Trail Network

Regional Connectivity

As previously noted, the trail network proposed in this plan builds on and modifies the 2019 SW Cherokee County Area Plan. The majority of the network received support from the public input process; however, one segment was relocated. The off-street segment that was in the easement in the Centennial Lakes subdivision was relocated as an on-street segment on Priest Road between Hunt Road and Highway 92. Off-street alternatives (dashed teal lines and labeled as A.# on the map) provide alternatives to nearby on-street trail recommendations. These routes could be used if the on-street conditions are too dangerous, if right-of-way cannot be acquired, or if other conditions limit the ability to add trails to the streets.

Proposed new connections are comprised of on-street and off-street trails, many of which were recommended in the public input process and provide the missing connections to destinations in this part of the county. Proposed mountain biking trails (dark blue dashes) are located near other trail segments

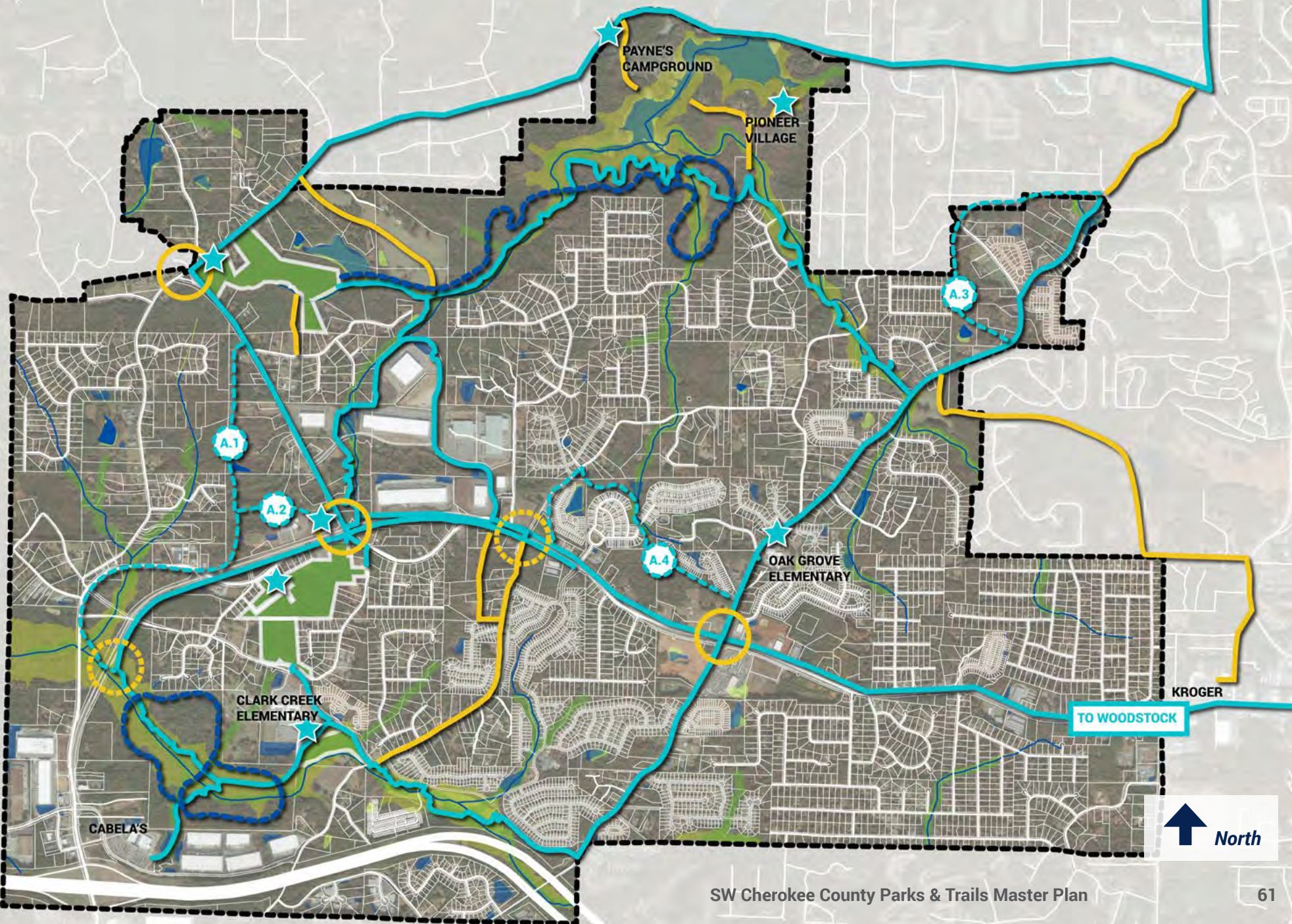
for easier biking access, reducing the need for mountain biking enthusiasts to drive to their courses and destinations. Trailheads are proposed at each park and at other key destinations, such as Payne’s Campground and Pioneer Village near Lake Allatoona, Oak Grove Elementary, and Yanmar. Finally, many street intersections and crossings will require safety upgrades to accommodate cyclists and pedestrians. These could include lighting, signals, refuge medians, paving changes, and potentially, tunnels under Highway 92 where topography and cost allow.



Ties to the SW Cherokee County Area Plan:

- Built on the trail network proposed in the plan by modifying some segments, adding new connections, and providing alternatives to on-street trails;
- Developed typical cross sections for different types of trails as a starting point for design standards once trails can be implemented;
- Evaluated park sites proposed in the plan and provided programming, connectivity, and design recommendations to use in final construction design when the parks can be built;
- Recommended intersections to be improved to make the overall trail network safer for pedestrians and cyclists.

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TO WOODSTOCK



Typical Trail Cross Sections

Summary

Due to existing topographic conditions, available street network, property ownership, and other factors, multiple types of trails are needed to create the overall network shown on the previous page. These include on-street, off-street, and nature trails. The following pages show what those typical cross sections can look like.



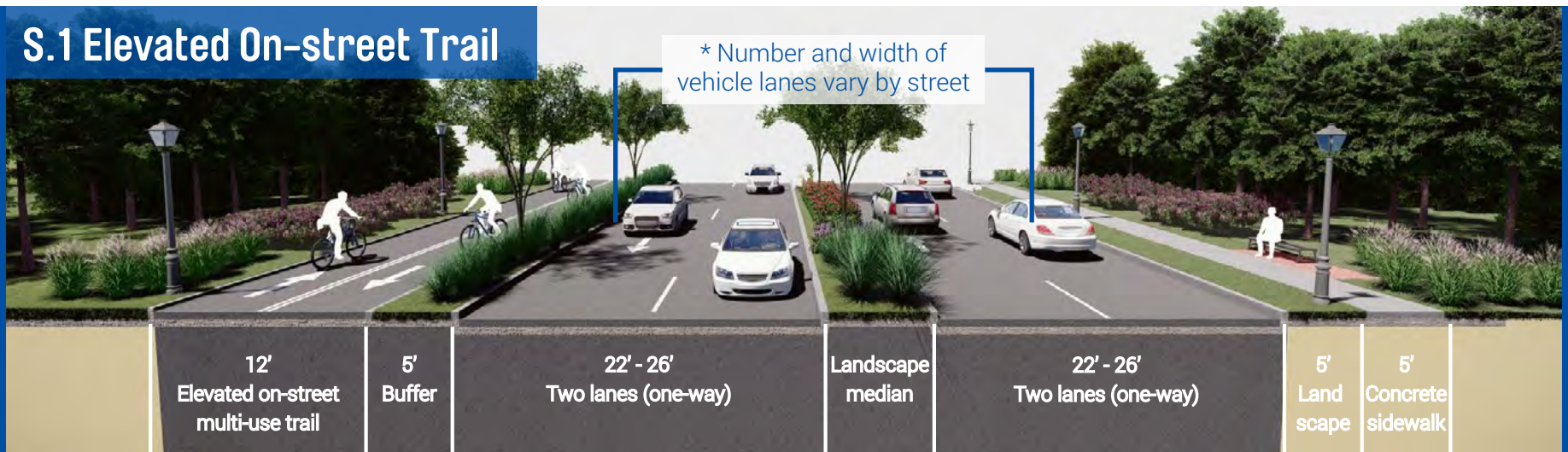
On-Street Trails

For all cross sections showing on-street trails, the space allocated for vehicle lanes and medians would vary based on the existing street conditions and existing number of lanes. Trail and sidewalk widths may also vary depending on available right-of-way, but it is recommended that trails are not built narrower than 10 feet wide to provide adequate space for two-way travel.

Elevated On-Street Multi-use Trails

The elevated multi-use trail cross section provides a 5-foot landscape buffer between the elevated 12-foot trail and the vehicle lanes on one side of the street. On the other side of the street, a sidewalk is buffered with a landscape and / or furniture zone to provide a sense of safety and separation from the vehicles. This cross section would be appropriate for wider corridors, such as Highway 92 and Woodstock Road because the elevated trail makes the cyclists and pedestrians more visible to drivers,

S.1 Elevated On-street Trail



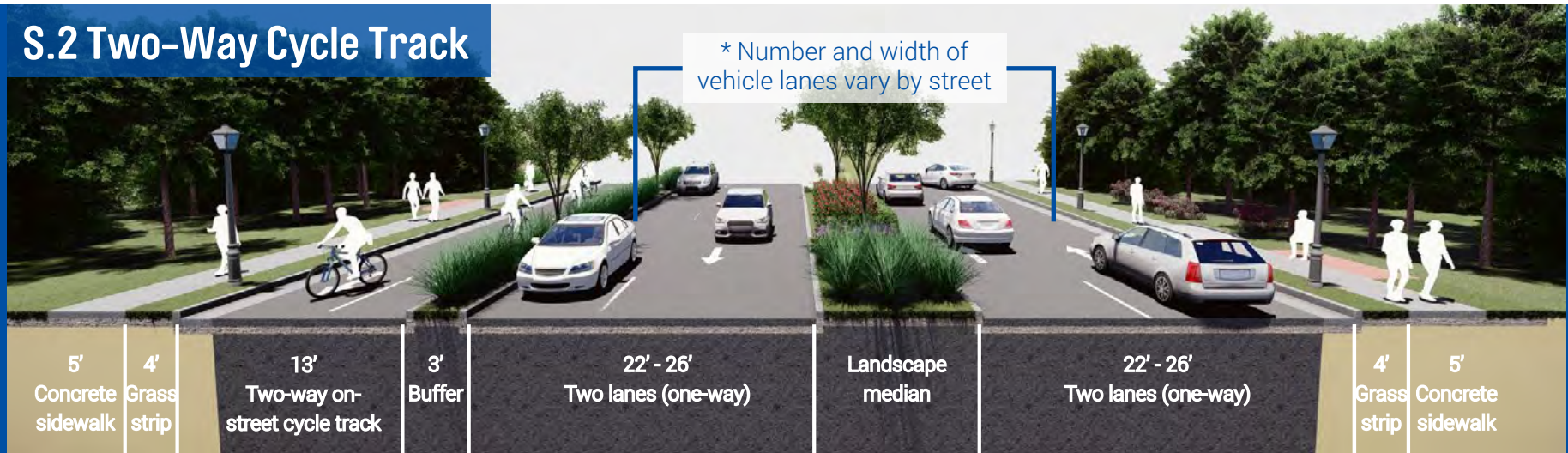
particularly when driving at higher speeds. This treatment would also work on narrower corridors if right-of-way is available and if the County finds that people are more inclined to use on-street facilities if they are elevated and buffered from traffic.

On-Street Two-Way Cycle Track

The on-street, two-way cycle track option creates separate spaces for cyclists, pedestrians, and drivers. The cycle-track, which is a two-way bike lane, is buffered from the vehicle lanes with a landscape buffer. Two 5-foot sidewalks are on either side of the street, both separated from the street with a landscape and street light zone. This cross section could work best on low-speed local corridors and can serve as links between off-street trails where land is unavailable to continue the off-street trail network.



S.2 Two-Way Cycle Track



Off-Street Trails

Off-street trails in this part of the county can be paved or unpaved, depending on the segments' locations and conditions.

Standard Paved Off-Street Trails

The paved off-street trails could be constructed of concrete or asphalt and should be at least 12 feet wide. These trails could include lighting, landscaping, and seating areas where appropriate. As indicated on the trail network plan on page 61, these trails can replace on-street segments that were planned in previous studies, such as along Old Alabama Road, Woodstock Road, or Highway 92. This cross section would also be appropriate for any of the other off-street trail locations shown on the

map, as planned in the SW Cherokee County Area Plan and Comprehensive Transportation Plan.

Unpaved Off-Street Trails

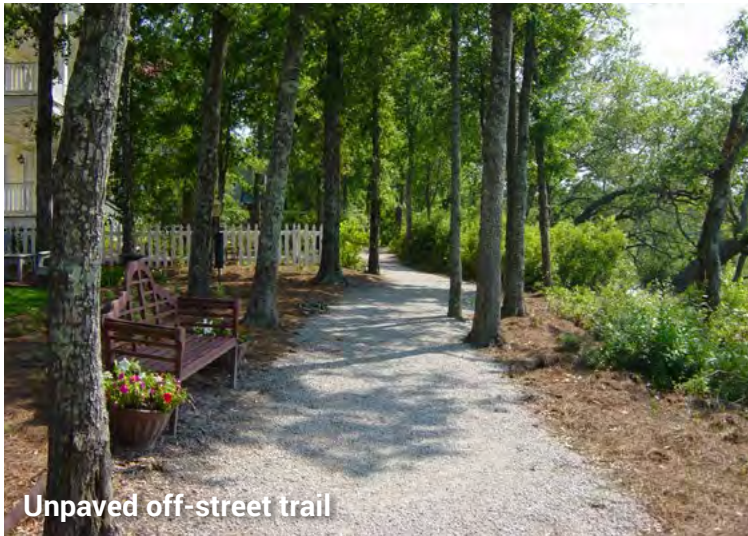
The unpaved off-street trails could be constructed in the parks and other locations in the county that cannot have paved trails. These can be the nature trails indicated in the parks, particularly those located in the floodplains and stream buffers, and around other natural resources in the study area. Although the cross section notes a 12-foot wide trail, these can become narrower depending on site constraints. They can be constructed with gravel, granite fines, or mulch.

Mountain Biking Trails

Due to public input and support, mountain biking trails are recommended in two places in the study area: by Lake Allatoona and northeast of the Cabela's shopping center. These courses are recommended near other proposed trail networks to make access easier for mountain bikers so that they do not need to drive. These trails are typically narrow and unpaved and located in forested areas with more drastic topography changes and cleared understory plants.

T.1 Paved off-street trail





Unpaved off-street trail



Paved off-street trail

T.2 Unpaved off-street trail



1" = 10'
 0' 5' 10' 20'

12' standard unpaved off-street trail

Parcels 1&2 Concept Plan

Active & Passive Park

Park Features

Parcels 1 and 2 are combined into a larger, community-serving park and have both active and passive park features that serve a wide audience. These features include:

- **Rectangular sports fields**, which are planned to be constructed of synthetic turf and include lighting, are located in the central part of the park, near the parking lot and proposed recreation center. They can accommodate soccer, football, lacrosse, and other organized or unorganized sports.
- **A canopy walk** made of elevated trails that span ravines and take advantage of the topography change, connect to other paths in the park, and could also be placed higher in the tree canopy, similar to the Atlanta Botanical Gardens.
- **A splash pad** in the northeast part of the park, near the mixed-use development, one of the parking areas, and recreation center, making access to the splash pad easier for visitors. Splash pads can be designed with simple elements, like misters, or with a customized theme and interactive sprinklers.
- **A multi-purpose lawn** located in the central part of the park adjacent to the rectangular sports fields. This lawn can be used for pick-up games, outdoor gatherings, seating, and could include fitness stations on the edges by the trails.
- **Multiple overlooks** that create places for seating, small gatherings, and wildlife viewing. Some have small pavilions over them for shade.
- **Inner trails** can be constructed of gravel or granite fines, mulch, boardwalk, concrete, or asphalt paving. The trail materials will vary depending on the conditions of the site. For example, boardwalk bridges may be appropriate for stream crossings, gravel paths will be suitable for the stream buffers or floodplains, and paved trails could be more appropriate closer to the surrounding streets, splash pad, recreation center, and parking areas.

- **Trails** from the SW Cherokee County Area Plan connect into the park's loop trail system at the southern edge and northeast edge of the park, leading to other destinations in the area. This park would also serve as a trailhead for the network.

Recreation Center

Because of visibility and access from Highway 92, this park includes a multi-generational recreation center, which was a recommendation for SW Cherokee County in the 2019 Recreation and Parks Master Plan. The recreation center could offer basketball, fitness classes, arts and crafts, senior programs, and other programs that the County currently provides.

Mixed-Use

Mixed-use development is recommended along Highway 92 and Old Highway 92 to help anchor the recreation center, to provide more residents and visitors for the park, and to create a community destination. The development could include commercial and residential uses and could have other small parks, plazas, and outdoor spaces.

Recreation / Community Center

Playground

Splash Pad & Restrooms

Multi-purpose Lawn

Tree canopy preserved

Rectangular Sports Fields

Boardwalk

Highway 92

Old Highway 92

Hunt Road

Hunt Road

Connects to Parcel 3 & Clark Creek Elementary School

Mixed-Use Development

Overlook, Typ.

Canopy Walk

-  Proposed trails & greenways
-  Trailheads
-  40-foot boardwalk bridge over creek
-  Overlooks

North

1" = 300'



Parcel 3 Concept Plan

Passive Education Park

Park Features





Parcel 3 is intended to be a passive neighborhood park with education opportunities serving Clark Creek Elementary School. Cherokee Recreation and Parks and Cherokee County School District can expand their partnership to ensure that the school and surrounding community are served at this park. During the school days, the park can be used for classes and recess, and after school hours, residents could come use the paths, proposed lawn, and overlooks. The County and School District can create an agreement for park users to share the school's parking lot during mutually agreed-upon hours. Park features include:

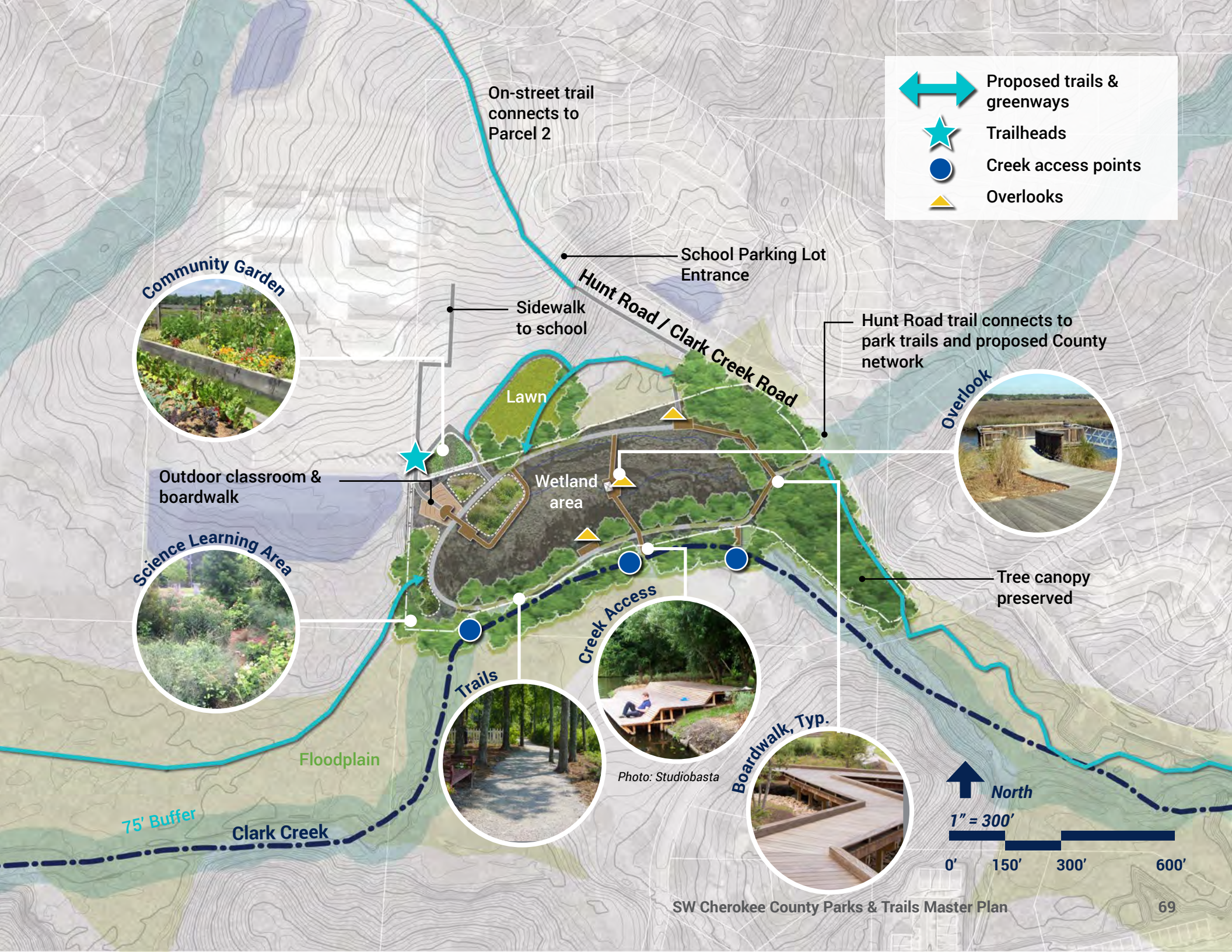
- **A sidewalk connecting the park** to the school sidewalk to make crossing the parking lot safer for students, teachers, and park users. It connects the outdoor classroom to the school and existing playground.
- **An outdoor classroom** located in the northwest corner of the park because

this area is closer to the school, there is more topographic change that could accommodate built-in seating, and it is on the edge of the floodplain. The outdoor classroom could include benches, paved or unpaved paths, and a small boardwalk.

- **A science learning area** with labeled native wetland plants next to the outdoor classroom and surrounded by a boardwalk. The students could maintain the plants and learn about wetland habitats and stormwater management.
- **A community garden** located near the school entrance driveway and the proposed sidewalk to the elementary school and playground. Students could maintain a vegetable garden, and the food could be used in school lunches or in the school's current food bank volunteer initiatives.
- **A multi-purpose lawn** proposed for the grass area on the school's property by the entrance driveway. The lawn could include shade trees, seating areas, and a loop fitness trail that connects into the park and to the County trail network.

- **Multiple overlooks** that can provide places for seating, small gatherings, and wildlife viewing. The central boardwalk overlook in the wetland area includes a small pavilion for shade.
- **Inner trails** can be constructed of gravel or granite fines or boardwalk because the entire site is in the floodplain and Clark Creek's stream buffer. A central boardwalk is proposed to connect the park's trail loop with an overlook, mentioned above.
- **Multiple access points to Clark Creek** can be expanded boardwalks on the stream banks with seating, or a stabilized streambank with unpaved trails running along the edges.
- **Trails from the Area Plan** connect into the park's loop trail system, leading to other destinations in the area. This park could also serve as a trailhead for the network, with the trailhead located adjacent to the community garden, school's parking lot, and outdoor classroom.

-  Proposed trails & greenways
-  Trailheads
-  Creek access points
-  Overlooks



On-street trail connects to Parcel 2

School Parking Lot Entrance

Sidewalk to school

Hunt Road / Clark Creek Road

Hunt Road trail connects to park trails and proposed County network

Lawn

Wetland area

Overlook

Outdoor classroom & boardwalk

Tree canopy preserved

Science Learning Area

Trails

Creek Access

Boardwalk, Typ.

Floodplain

75' Buffer

Clark Creek

North

1" = 300'

0' 150' 300' 600'

Parcel 4 Concept Plan

Passive & Active Park

Parcel 4 is intended to be primarily a passive community park with trails, a multi-purpose lawn, playgrounds, picnic areas, dog parks, overlooks, and parking. However, some active features, such as a rectangular sports field and potential TreeTop Quest or obstacle course, are incorporated in the design.

Land Acquisition

The concept plan requires acquisition of the homestead property on Kellogg Creek Road that is currently for sale and is surrounded by the park parcel on three edges.

Intersection Realignment

The plan recommends realigning Old Alabama Road to meet Kellogg Creek at 90 degrees and align better with Yacht Club Drive, improving safety for drivers, pedestrians, and cyclists, and improving access to the park. Because of traffic on Old Alabama Road and this realignment, the entrance to the park's parking lot is on Kellogg Creek Road.

Park Features

The park includes the following features:

- **A rectangular sports field** located in the northwest portion of the site, which can be constructed of synthetic turf and include lighting, if desired.
- **The large event lawn** near the parking lot that would have power hook-ups for community events. A small community stage is proposed at northeast corner of the lawn.
- **Two dog parks** located in the central section of the park closer to Kellogg Creek Road and the parking lots. They are sized for larger and smaller dog breeds.
- **Multi-purpose lawns with picnic areas** recommended around the rectangular sports fields. They have easy access to parking, playgrounds, and the dog parks.
- **Three playgrounds with different themes** and serving children of different ages that are located along the path network in the northwestern section of the park, easily accessible from the parking lots and lawns.
- **A small picnic area** located on a hilltop in the eastern section of the park, overlooking the trail network and wetlands by the stream.
- **A rain garden** located near the multi-purpose lawn, which could help collect stormwater run-off from the adjacent impervious surfaces - trails and parking.
- **The botanical walk and wetland overlook** located in the wetland area on the eastern section of the park, near the overlook and small picnic area. The plants could be labeled for educational purposes. An overlook on the eastern edge of the park provides places for seating, small gatherings, and wildlife viewing.



Photo: Wikimedia Commons

Kellogg Creek Road

Tree canopy preserved

Event lawn

Small dog park

Upper ridge walk trail

Picnic Area

Overlook

Large dog park

Lower ridge walk trail

Rectangular Sports Field

Tree Top Quest

Rain Garden

Botanical Walk

Old Alabama Road Re-aligned

Multi-purpose lawn with picnic areas

Playground (3)






Photo: PXHere



1" = 300'

0' 150' 300' 600'

Old Alabama Road

-  Proposed Trails & Greenways
-  Trailheads
-  Overlooks

Parcel 4 Concept Plan

- **A TreeTop Quest challenge course or an obstacle course** recommended near all the active features and playgrounds. The TreeTop Quest would be implemented and operated by a private entity, but the County could also build an obstacle course in this location if preferred and more cost effective.
- **Inner trails** constructed of gravel or granite fines, mulch, boardwalk, concrete, or asphalt paving. The trail materials will vary depending on the conditions of the site. For example, boardwalk bridges may be appropriate for stream crossings, gravel paths will be better in the stream buffers or floodplains, and paved trails could be more appropriate closer to the surrounding streets, playgrounds, dog parks, and parking areas. There is a series of three pathways: the upper ridge walk, which is ADA accessible and connects the playgrounds and ties back into the multi-use trail on Kellogg Creek Road; the lower ridge walk, which is secluded and may not be ADA accessible because of topography

changes; and, the boardwalk/wetland trail, which follows the creek in the eastern section of the park.

- **Trails from the SW Cherokee County Area Plan** connect into the park's loop trail system at the eastern edge and northwest edge of the park (at Old Alabama Road), leading to other County destinations in the area, including Lake Allatoona. This park would also include two trailheads on Kellogg Creek Road for the network.

TreeTop Quest

TreeTop Quest, a private entity, could construct and operate a challenge course in Parcel 4, like in Dunwoody and Gwinnett County. TreeTop Quest offers multiple courses at different difficulty levels and for different ages, including obstacles and ziplining. Participants are provided with harnesses and gloves to move through the courses (www.treetopquest.com). The County would need to pursue and enter an agreement with the company, with potential for additional revenue for the County.



Photo: TreeTop Quest in Dunwoody, GA. (www.treetopquest.com/dunwoody)

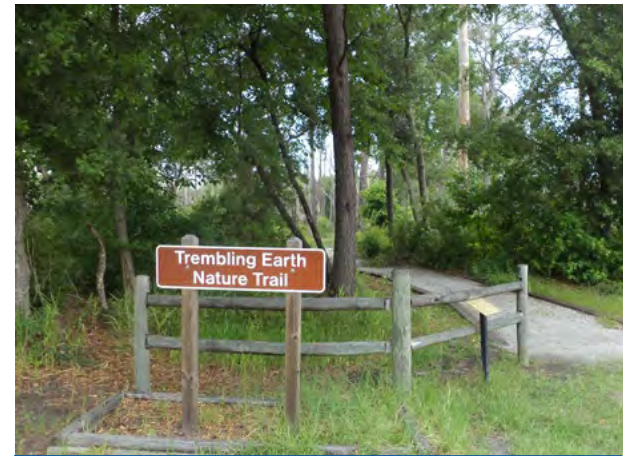
Common Park Features



Playgrounds



Lawns & fields Photo: Wikimedia



Trailheads



Native wetland plants



Overlooks



Boardwalks





04 Implementation

Cost Estimate

Priority Projects

Phasing Plan for Parks

Phasing Plan for Trails

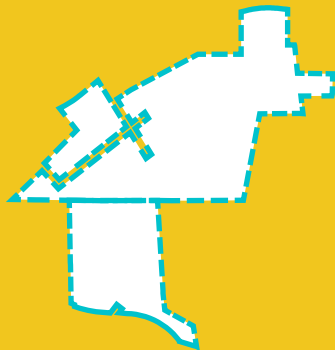
Cost Estimate

Rough Order of Magnitude

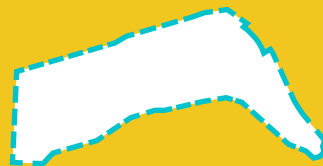
Each cost estimate considers best practices and costs in 2021 and includes fees. The cost of each park is estimated based on the following categories:

- Site preparation and demolition
- Civil infrastructure
- Landscape site furnishings
- Landscape elements
- Architectural elements where applicable
- Electrical elements (lighting)

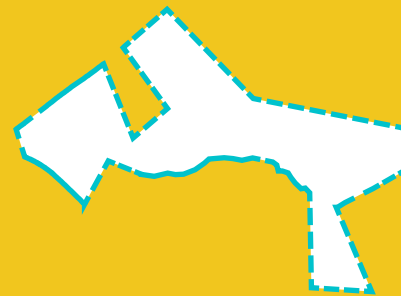
The estimate for Parcel 4 includes acquisition costs for the property surrounded by Parcel 4. The trail network is a separate phasing plan with costs per linear foot, as shown on pages 86 to 87. The trail network includes a number of variables that could change over time and are difficult to consider for accurate pricing, including land acquisition, coordination with GDOT and the Army Corps of Engineers, materials, width of trails, and whether additional streetscape work must be completed concurrently.



Parcels 1 & 2 (52 acres)
~ \$38 Million



Parcel 3 (14 acres)
~ \$3.5 Million



Parcel 4 (45 acres)
~ \$11.5 Million

\$53 Million
TOTAL COST FOR
PARKS

Parcels 1 & 2 (52 acres)	
Category	Cost
Site Preparation & Demolition	\$500,000
Civil Infrastructure Elements	\$2,200,000
Architectural Elements (Recreation Center and Restroom Building)	\$17,200,000
Landscape Elements (paving, trails, athletic fields, playgrounds, splash pad, etc.)	\$5,200,000
Landscape Site Furnishings and Structures	\$1,200,000
Landscape Softscape (trees, groundcover, sod, irrigation)	\$710,000
Electrical Elements (lighting and power)	\$1,250,000
All Fees (general conditions, contractor, bonds and insurance, design fees, contingency)	\$9,600,000
TOTAL	\$37,860,000

Parcel 3 (14 acres)	
Category	Cost
Site Preparation & Demolition	\$250,000
Civil Infrastructure Elements	\$125,000
Architectural Elements (community garden shed)	\$12,000
Landscape Elements (paving, trails, boardwalks, overlooks and decks, etc.)	\$1,208,000
Landscape Site Furnishings and Structures	\$600,000
Landscape Softscape (trees, groundcover, sod, irrigation)	\$220,000
Electrical Elements (lighting and power)	\$150,000
All Fees (general conditions, contractor, bonds and insurance, design fees, contingency)	\$870,000
TOTAL	\$3,435,000

Parcel 4 (45 acres)	
Category	Cost
Site Preparation & Demolition	\$460,000
Civil Infrastructure Elements	\$1,175,000
Architectural Elements (stage, restroom building)	\$110,000
Landscape Elements (paving, trails, athletic fields, boardwalks, overlooks and decks, playgrounds, dog parks, TreeTop Quest, etc.)	\$3,475,000
Landscape Site Furnishings and Structures (playground equipment, signage, furniture)	\$1,550,000
Landscape Softscape (trees, groundcover, sod, irrigation)	\$645,000
Electrical Elements (lighting and power)	\$900,000
All Fees (general conditions, contractor, bonds and insurance, design fees, contingency)	\$2,825,000
Land acquisition	\$450,000
TOTAL	\$11,590,000

Each cost estimate includes an 8% general conditions fee, 6% contractor fee, 7% design fee, 3% bonds and insurance, and 10% construction contingency for best practices and costs in 2021. Numbers are rounded to nearest \$5,000.

Priority Projects

Phase 1 – Preparation and Land Acquisition

0 to 2 years (2021 to 2023)

As noted in the public engagement section, implementing Parcels 1&2 and the trail network were the highest priority for those who participated in the final activities and public meeting. These efforts will require the most coordination and design work. Because of this, the Phase 1 projects mostly focus

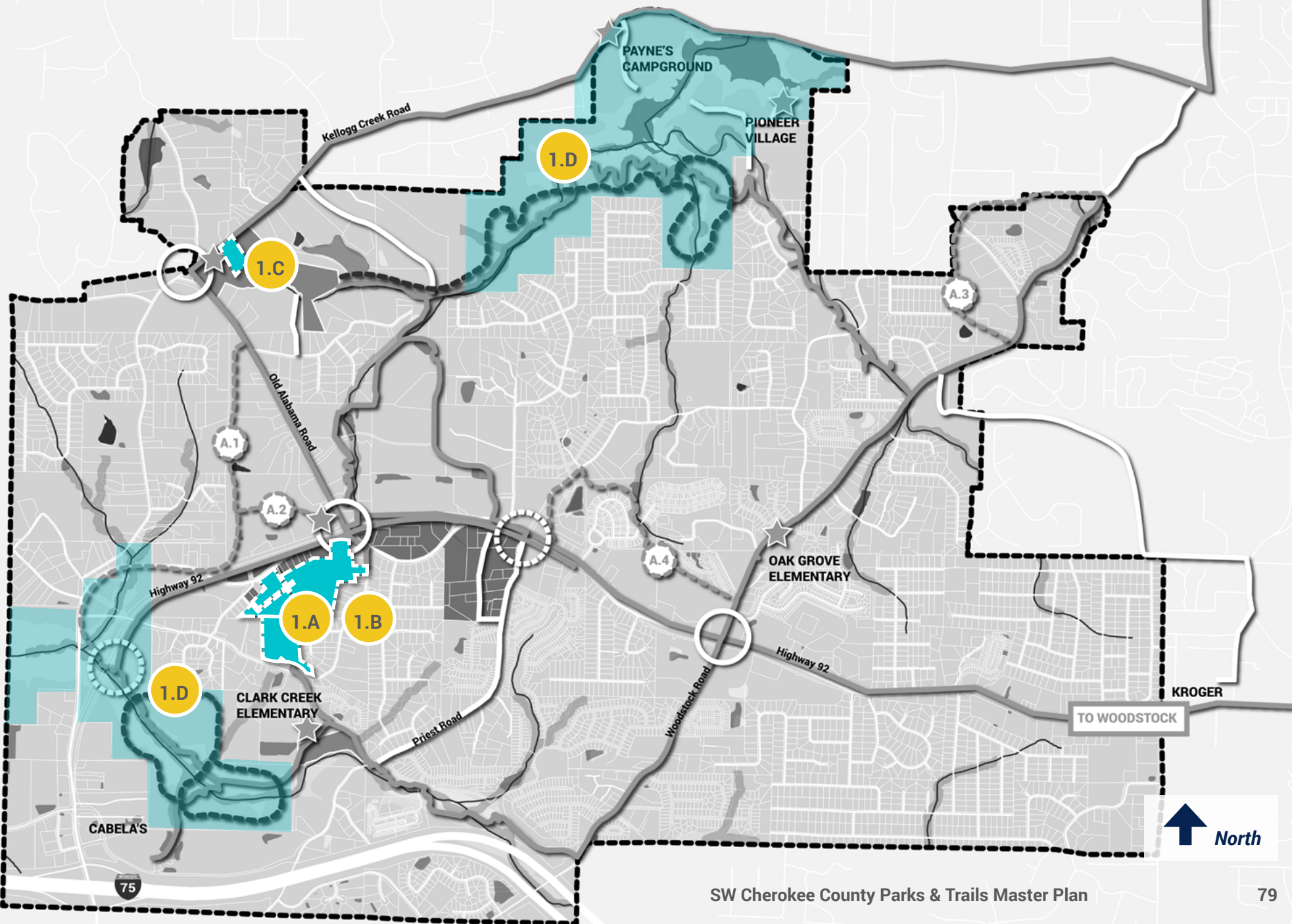
on preparation work to begin construction on Parcels 1&2 as soon as possible. The projects, listed in the below table, include hiring architects, landscape architects, and engineers to design the park and recreation center for construction. This will allow the County to put the park out for construction bid as soon as implementation funding becomes available.

As shown on the trail network maps, some multi-use trails and mountain biking trails are proposed for parcels owned by the Army

Corps of Engineers. These are key links to completing the trail network for this portion of the county, and negotiations for easements and recreational uses on the properties could take significant effort from the County staff. Finally, the fourth project proposed for this phase is to start discussions with the owner of the homestead property surrounded by Parcel 4. This parcel has been for sale for many years and is necessary for the park’s conceptual site plan.

Phase 1 – Preparation and Acquisition					
#	Task	Park	Responsible Party	Cost	Notes
1.A	100% Site design (landscape architecture and civil engineering)	Parcels 1&2	Cherokee County; design firm	\$785,000	Hire a landscape architecture and civil engineering team to design the site for construction
1.B	100% Architectural design (recreation center)			\$1,185,000	Hire an architecture and engineering team to design the recreation center building
1.C	Land acquisition of private property on Kellogg Creek Road	Parcel 4	Cherokee County	\$450,000	Contact the current property owner to ask if they are still interested in selling their property
1.D	Start coordination with Army Corps of Engineers (USACE) for trail easements on their land	N/A	Cherokee County; USACE	-	Contact the USACE to start discussions about recreation on their land for multi-use trails and mountain biking trails

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Phasing Plan for Parks

Phases 2-4

2-10+ years (2021 to 2031+)

This master plan offers an implementation phasing plan based on using SPLOST fees from the upcoming 2024 SPLOST, which will go to a vote in 2022. In order to implement projects faster, the County should also actively pursue parks, trails, and recreation grants to supplement funding or pay back bonds, should they decide to obtain bond funding. The maps and charts on the following pages show the locations and implementation for each park.

Other Phases of Work

The trail network can be constructed concurrently during these phases, but it will require additional design work and construction costs. In addition, the mixed-use development shown adjacent to Parcels 1&2 will be contingent upon the private market and could take place whenever the market allows. The Cherokee County Economic Development Office may be able to coordinate with a developer if and when the time for redevelopment comes.

Phase 2 – Parcels 1&2 Site Preparation and Recreation Center, Internal Trails

2-5 years (2023 to 2026)

Phase 2 focuses on aggressively moving forward with Parcels 1&2 and building the trails, trailheads, boardwalks, and paths within and between all of the park parcels. This phase includes building the recreation center at Parcels 1&2, installing the canopy walk, preparing the rest of the site to build all of the landscape elements, and installing all of the civil infrastructure. This effort will also demonstrate investment in the area, which may encourage the private market to respond by designing and building the adjacent mixed-use development on Highway 92.

The construction documents for Parcel 3 and Parcel 4 should be completed during this phase as well to ensure that the County is able to build the trails and construct the remaining site elements in Phase 4.

Phase 3 – Finish Park at Parcels 1&2

5-10 years (2026 to 2031)

Phase 3 is dedicated to building the remainder of Parcels 1&2. The site elements include the restroom building, rectangular sports fields, overlooks, multi-purpose lawn, splash pad, playground, and all of the electrical elements, such as lighting for the fields. The conclusion of Phase 3 will mean that the entire park is complete.

Phase 4 – Finish Parks at Parcel 3 and Parcel 4

10+ years (2031 and beyond)

The final phase for park implementation will complete the build-out of Parcels 3 and 4. This will involve site preparation, civil infrastructure, architectural elements, landscape features, and electrical elements.

Parcels 1&2

Highway 92

Old Highway 92

Mixed-use development to be completed by the private market

Recreation / Community Center

Playground

Splash Pad and Restroom

Rectangular Sports Fields

Tree canopy preserved

Multi-purpose Lawn

Hunt Road

Canopy Walk

Connects to Parcel 3 & Clark Creek Elementary School

Hunt Road

2.D

3.B

2.D

3.B

2.D

3.B

3.C

3.A

2.C

2.C



1" = 300'



Phase 2

Park Features

Trails / Paths

Trailheads

Boardwalk Bridges

Phase 3

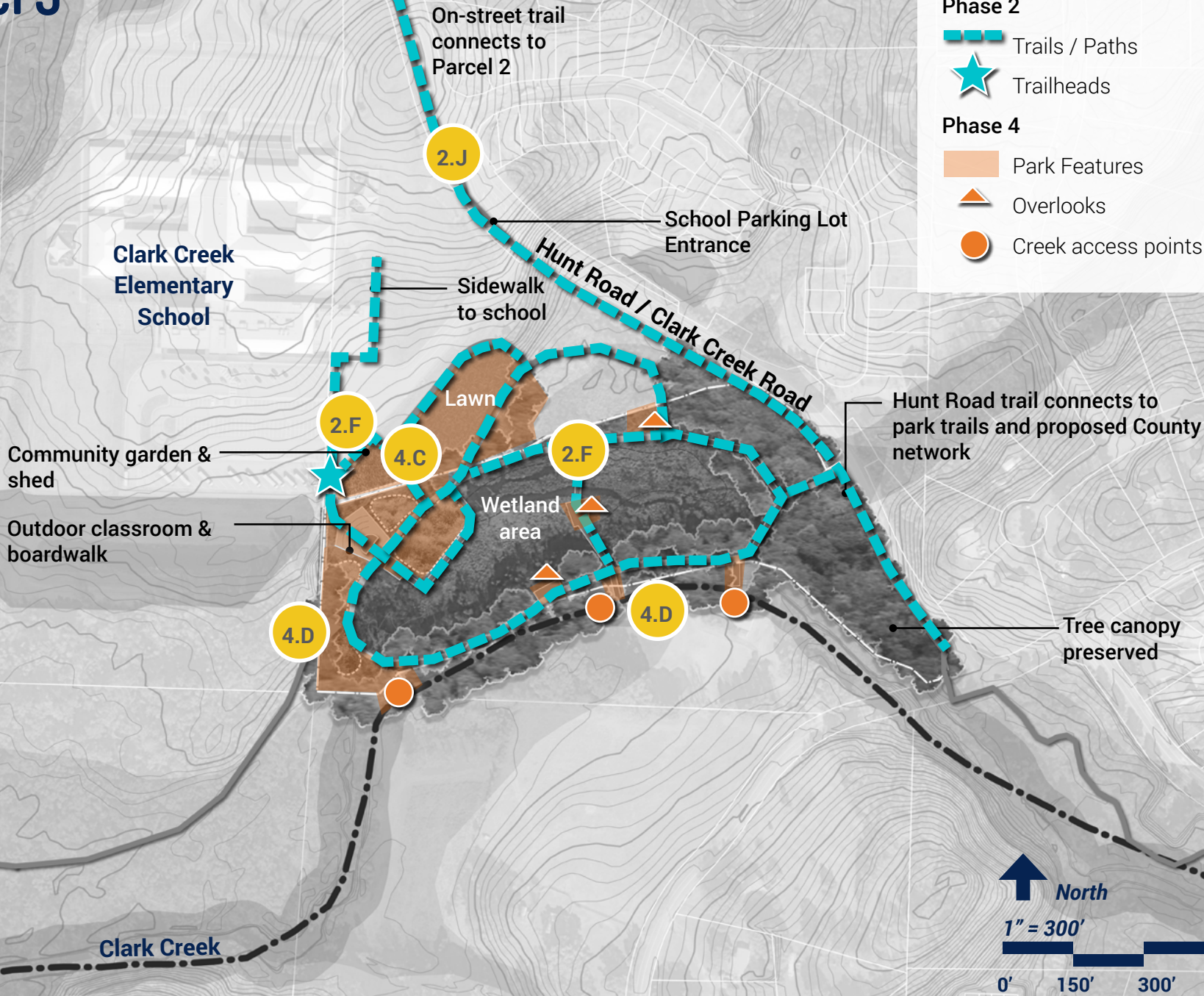
Park Features

Overlooks

Phase 2 – Site Preparation, Park Trails, Park Link Trails					
#	Task	Park	Responsible Party	Cost (w/fees)	Notes
2.A	Site preparation and demolition	Parcels 1&2	Cherokee County; construction company	\$635,000	Hire a construction company to complete construction of the civil infrastructure, recreation center, and internal trail network at Parcels 1&2. This includes the parking lots highlighted on the map on page 81.
2.B	100% Civil infrastructure			\$2,740,000	
2.C	Build recreation center			\$21,465,000	
2.D	Build trails, boardwalks, bridges, canopy walk			\$1,850,000	
2.E	100% Site design (landscape architecture and civil engineering)	Parcel 3	Cherokee County; design firm	\$180,000	Hire a landscape architecture and engineering team to develop construction documents for Parcel 3.
2.F	Build trails, boardwalks, bridges, trailhead		Cherokee County; construction company	\$1,335,000	Hire a construction company to complete construction of the internal gravel paths and boardwalks in Parcel 3.
2.G	100% Site design (landscape architecture and civil engineering)	Parcel 4	Cherokee County; design firm	\$575,000	Hire a landscape architecture and engineering team to develop construction documents for Parcel 4.
2.H	Build trails, boardwalks, bridges, trailheads		Cherokee County; design firm; construction company	\$1,990,000	Hire a construction company to complete construction of the internal trails and boardwalks in Parcel 4.
2.I	100% Building design		\$7,500	Hire a design team to develop construction documents for the stage and restroom building on Parcel 4.	
2.J	Build trail connecting Parcels 1&2 to Parcel 3	Parcels 1, 2, 3	Cherokee County; construction company	–	Along Hunt Road; see trail network phasing plan and costs per linear foot
2.K	Build trail connecting Parcels 1&2 to Parcel 4	Parcels 1, 2, 4	Cherokee County; construction company	–	Along Old Alabama Road; see trail network phasing plan and costs per linear foot

Each cost estimate includes an 8% general conditions fee, 6% contractor fee, 7% design fee, 3% bonds and insurance, and 10% construction contingency for best practices and costs in 2021. Numbers are rounded to nearest \$5,000.

Parcel 3

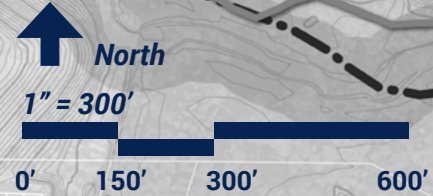


Phase 2

- Trails / Paths
- Trailheads

Phase 4

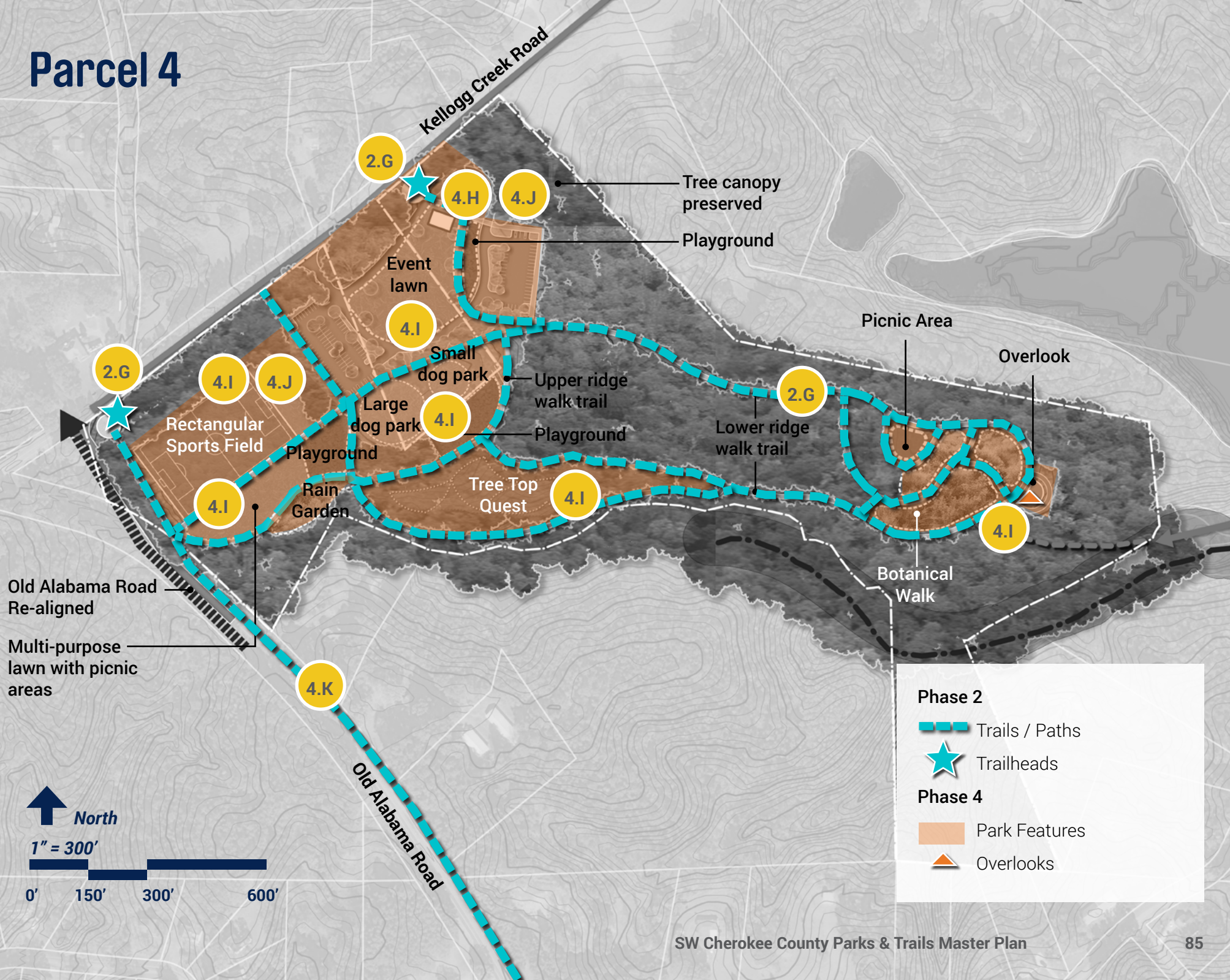
- Park Features
- Overlooks
- Creek access points



Phase 3 - Finish Park at Parcels 1&2					
#	Task	Park	Responsible Party	Cost (w/fees)	Notes
3.A	Build restroom building	Parcels 1&2	Cherokee County; construction company	\$380,000	Hire a construction company to complete construction of the rectangular sports fields, multi-purpose lawn, splash pad and restroom building, overlooks, playground, and other landscape design elements in Parcels 1&2.
3.B	100% Landscape elements (all remaining site items)			\$7,000,000	
3.C	100% Electrical elements			\$1,600,000	
Phase 4 - Finish Parks at Parcels 3 and 4					
#	Task	Park	Responsible Party	Cost (w/fees)	Notes
4.A	Site preparation and demolition	Parcel 3	Cherokee County; construction company	\$320,000	Hire a construction company to complete construction of the science learning area, outdoor classroom, overlooks, creek access points, community garden, lawn, and community garden shed in Parcel 3.
4.B	100% Civil infrastructure			\$160,000	
4.C	Community garden shed			\$15,000	
4.D	100% Landscape elements (all remaining site items)			\$1,235,000	
4.E	100% Electrical elements			\$190,000	
4.F	Site preparation and demolition	Parcel 4	Cherokee County; construction company	\$585,000	Hire a construction company to complete construction of the rectangular sports fields, multi-purpose lawn, event lawn and stage, playgrounds, dog parks, overlooks, and other landscape design elements in Parcel 4. Potentially contract with TreeTop Quest to build the course, or the County can build an obstacle course.
4.G	100% Civil infrastructure			\$1,490,000	
4.H	100% Architectural elements			\$140,000	
4.I	100% Landscape elements (all remaining site items)			\$5,200,000	
4.J	100% Electrical elements			\$1,145,000	

Each cost estimate includes an 8% general conditions fee, 6% contractor fee, 7% design fee, 3% bonds and insurance, and 10% construction contingency for best practices and costs in 2021. Numbers are rounded to nearest \$5,000.

Parcel 4



Phasing Plan for Trails

Trail Network

Overview

Implementing the trail network will require coordination with property owners, USACE, and GDOT because the proposed routes run along streets and through private properties. In addition, some intersections, particularly on Highway 92, will need to be reconstructed to safely accommodate automobiles, pedestrians, and cyclists. Because of this, the phasing plan includes five phases with cost ranges per linear foot, tied to on-street or off-street trail routes (section drawings in Chapter 3). These proposed sections may be modified depending on right-of-way availability and site conditions.

Phasing

The map to the right shows the phasing plan. Phases 2 to 4 align with Phases 2 to 4 for park implementation. Each phase shows which routes are on-street and which routes are off-street trails. In addition, a few alternative routes (A.#) are shown, in case on-street portions are not feasible. The highest priority trail segments to implement are the on-street sections between the parks on Parcels 1&2 and

Parcel 3 on Hunt Road, and between the parks on Parcels 1&2 and Parcel 4 on Old Alabama Road. By constructing these segments concurrently with the parks' internal trail networks, users will have multiple options for walking, biking, and jogging. Phase 3 includes the on-street trails on Kellogg Creek Road and Highway 92, connecting SW Cherokee County to other places in the county. Phase 4 is comprised of mountain biking trails on the USACE land and off-street trails in the northern part of the study area. Phase 5 includes two more off-street trail segments on the USACE property to the southwest and from Woodstock Road to the Kroger in the southeast part of the study area. Finally, Phase 6 completes the network with the on-street trail on Woodstock Road and trailhead at Oak Grove Elementary. The County can implement this network as funding becomes available or in conjunction with streetscape projects that are planned or may arise.

Phasing Legend

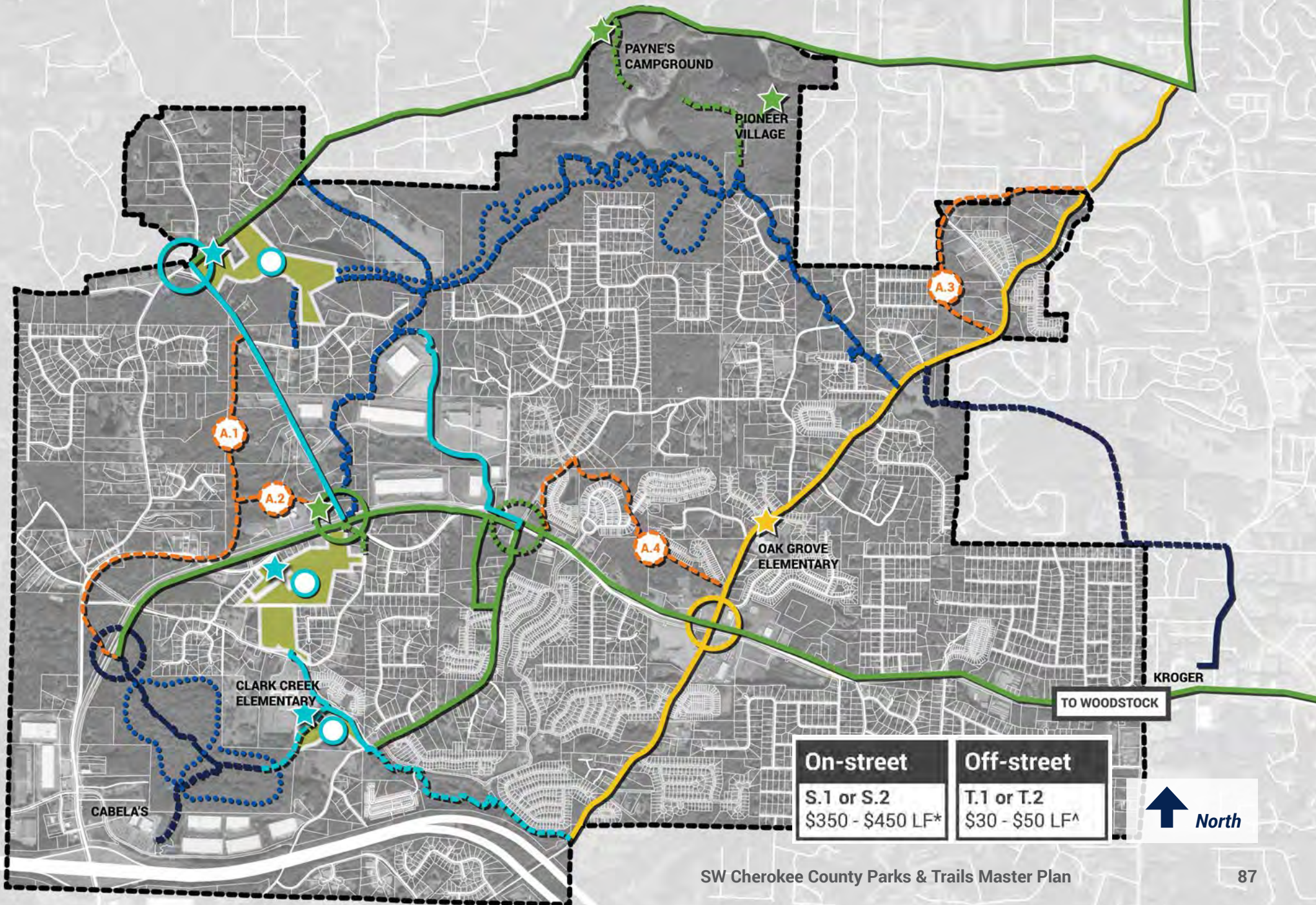
- Phase 1 (N/A)**
-  **Phase 2 on-street**
-  **Phase 2 off-street**
-  **Phase 2 internal park trails**
-  **Phase 3 on-street**
-  **Phase 3 off-street**
-  **Phase 4 on-street**
-  **Phase 4 off-street**
-  **Phase 4B (Mountain Biking Trails on Army Corps property)**
-  **Phase 5 on-street**
-  **Phase 5 off-street**
-  **Phase 6 (on-street trail on Woodstock Road)**
-  **Proposed Off-Street Alternatives**
-  **Proposed Trailheads (colored by phase)**
-  **Intersection Changes (Lights, etc.) (colored by phase)**
-  **Potential Tunnel (colored by phase)**

NOTES:

* Cost will vary depending on level of streetscape changes, property acquisition, and coordination with GDOT. This number includes public realm improvements from back of curb on both sides, including lighting, landscaping, trees.

^ Cost will vary depending on materials and land acquisition.

Trail Network



TO CANTON,
HOLLY SPRINGS,
& THE LAKE

PAYNE'S
CAMPGROUND

PIONEER
VILLAGE

A.3

A.1

A.2

A.4

OAK GROVE
ELEMENTARY

CLARK CREEK
ELEMENTARY

KROGER

TO WOODSTOCK

CABELA'S

On-street
S.1 or S.2
\$350 - \$450 LF*

Off-street
T.1 or T.2
\$30 - \$50 LF^A



