

1. Park Entry Road
2. One Way Access Road with Parking (29 Parking Spaces)
3. Overflow Parking (12 Parking Spaces)
4. Park Office & Outdoor Center Building
5. Park Maintenance & Storage Building
6. Restroom Building (1 Qty.)
7. Outdoor Classroom (1 Qty.)
8. Nature/Creative Play Area (1 Qty.)
9. Picnic Area
10. Nature Trail with Viewing Platforms & Tree Houses (1.50 Miles)
11. Watersports Training Area at Pond
12. Fishing & Paddle Craft Platforms at Pond
13. Multi-Use Concrete/Boardwalk Trailway (1 Mile)
14. Riverside Nature Trail with Paddle Craft Launch & Fishing Platform

Linear Corridor Zone

1. Multi-Use Concrete/Boardwalk Trailway (1.75 Miles)
2. Pedestrian Bridge Connection to Woodlands Park
3. Pedestrian Bridge Connection to Trickum Road Park
4. Trailway Play/Exercise Stations

Woodlands Park Zone

1. Multi-Use Concrete Trailway (1.25 Miles)
2. Multi-Use Open Space Field A (2.75 AC)
3. Multi-Use Open Space Field B (2 AC)
4. Restroom Building (1 QTY.)
5. Disc Golf Trail (18 Hole PRO/AM Course)
6. Parking Area (75 Parking Spaces)
7. Overflow Parking Area (45 Parking Spaces)

Programming Option:
 1. Delete Passive Open Space
 2. Add .75 Acre Small Dog Park - (Yellow Area)
 3. Add .75 Acre Large Dog Park - (Yellow Area)

Programming Option:
 1. Add Future Multi-Use Trail Connection to the City of Milton

LITTLE RIVER PARK

MASTER PLANNING CONCEPT & DESIGN

TRICKUM ROAD PARK ZONE



- Park Entry Road
- One Way Access Road w/Parking (29 Spaces)
- Overflow Parking (12 Spaces)
- Park Office & Outdoor Center Building
- Park Maintenance & Storage Building
- Restroom Building (1)
- Outdoor Classroom (1)
- Nature/Creative Play Area (1)
- Picnic Area
- Nature Trail w/Viewing Platforms & Tree Houses **(1.5 miles)**
- Watersports Training Area (Pond)
- Fishing & Paddle Craft Platforms (Pond)
- Multi-Use Concrete/Boardwalk Trail **(1 mile)**
- Riverside Nature Trail w/Paddle Craft Launch & Fishing Platform

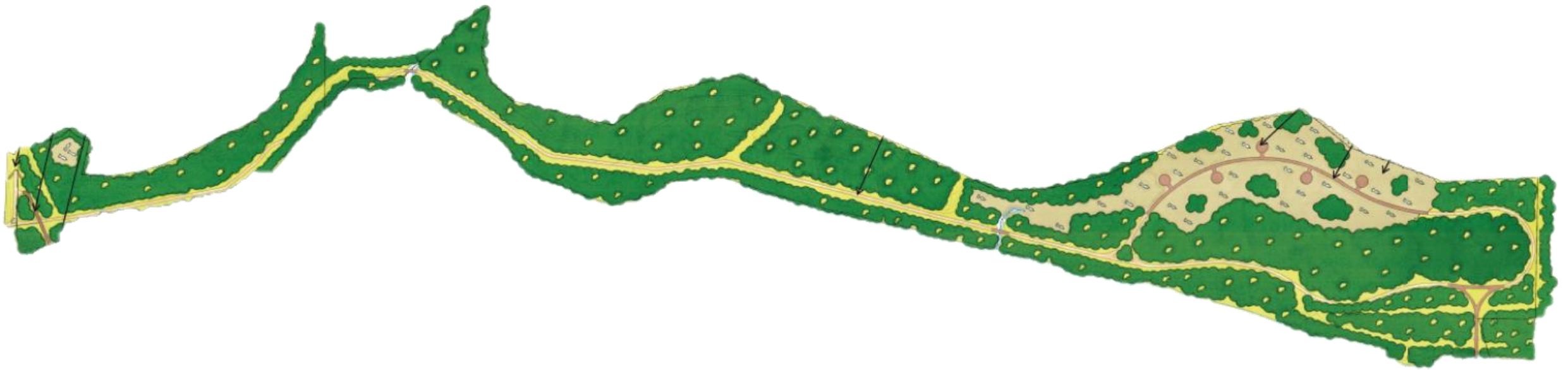


OPINION OF PROBABLE COSTS

Trickum Road Park Zone



General Conditions	\$285,750
Erosion & Sediment Control	\$184,300
Site Access & Demolition	TBD
Loop Road & Parking	\$1,228,065
Multi-Use Trailway	\$1,931,375
Restroom	\$225,000
Nature Play Zone	\$773,500
Picnic Areas	\$658,125
Site Furnishings	\$43,750
Site Landscape & Irrigation	\$75,000
Park Office	\$747,375
Canoe/Kayak Launch & Fishing Platform	\$155,625
Final Grading, Site Cleanup & Demobilization	\$114,000
Base Bid Subtotal	\$6,421,865
25% Contingency (Rounded)	\$1,605,500
Estimated Total (Rounded)	\$8,027,365



LINEAR CORRIDOR ZONE

- Multi-Use Concrete/Boardwalk Trailway (**1.75 miles**)
- Pedestrian Bridge Connection to Woodlands Park
- Pedestrian Bridge Connection to Trickum Road Park
- Trailway Play / Exercise Stations (TrailPlay)

OPINION OF PROBABLE COSTS

Linear Corridor Zone

General Conditions	\$230,785
Erosion & Sediment Control	\$298,445
Site Grading	\$238,700
Multi-Use Trailway	\$4,431,825
Final Grading, Site Cleanup & Demobilization	\$57,000
Base Bid Subtotal	\$5,156,755
25% Contingency (Rounded)	\$1,314,190
Estimated Total (Rounded)	\$6,570,945



WOODLANDS PARK ZONE



- Multi-Use Concrete Trailway (**1.25 miles**)
- Multi-Use Open Space Field A (2.75 acres)
- Multi-Use Open Space Field B (2 acres)
- Restroom Building (1)
- Disc Golf Course (18 Holes)
- Refinish Existing Parking Area (75 Spaces & 45 Overflow)
- Large Dog Park – NEW (.75 acres)
- Small Dog Park – NEW (.75 acres)
- Stay Fit Exercise Stations – NEW (15 Stations w/Shade Canopies)
- Eliminate Splash Pad/Skate Park – not pictured



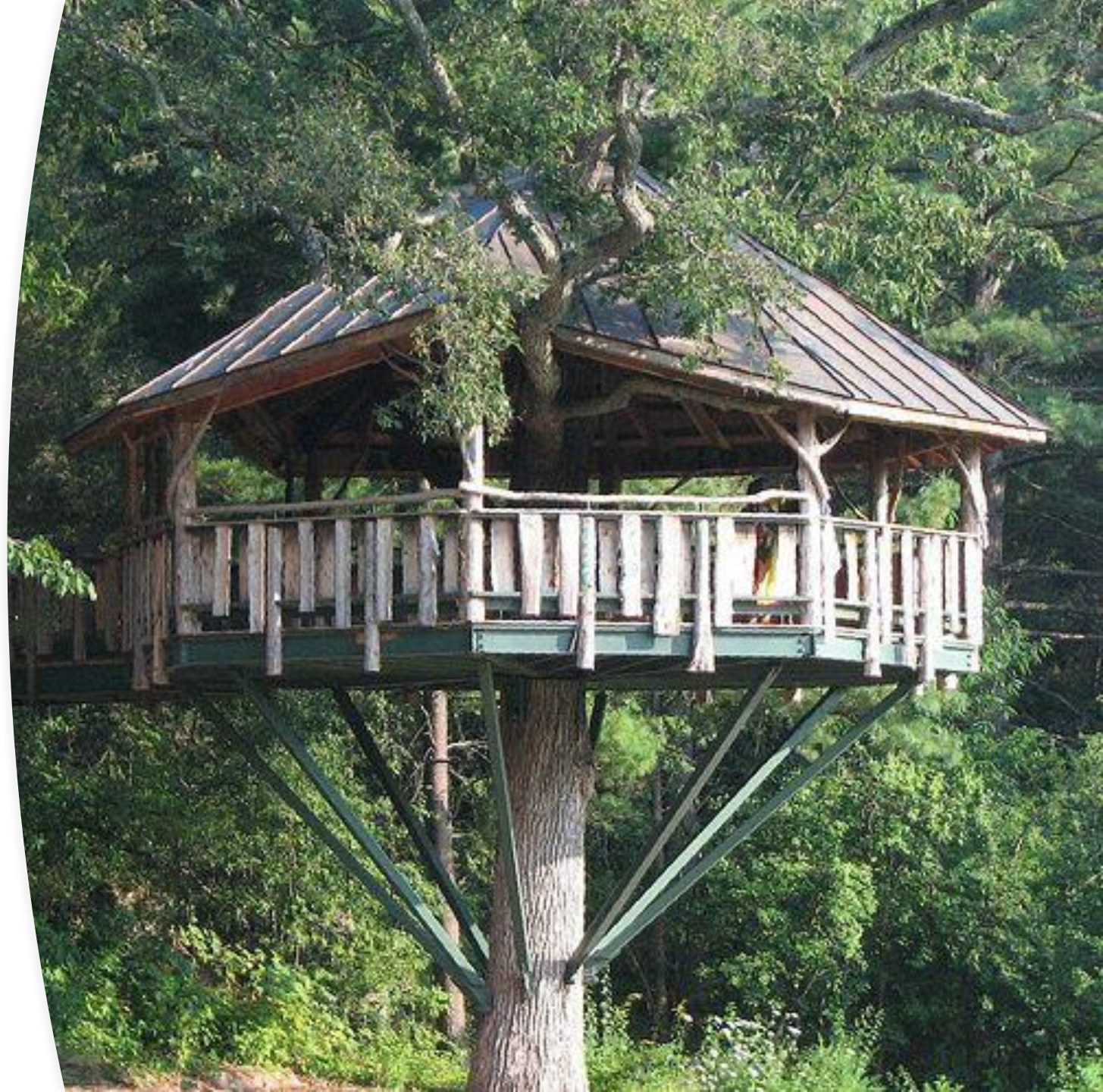
OPINION OF PROBABLE COSTS

Woodlands Park Zone

General Conditions	\$240,000
Erosion & Sediment Control	\$206,150
Site Grading	\$239,250
Multi-Use Trailway	\$1,235,500
Disc Golf Course	\$350,855
Restroom Building & Overflow Parking	\$334,880
Multipurpose Open Space Field #1	\$186,000
Multipurpose Open Space Field #2	\$123,750
Large & Small Dog Parks	\$298,480
Exercise Stations / Shade	\$300,500
Site Furnishings	\$63,250
Site Landscape & Irrigation	\$236,000
Final Grading, Site Cleanup & Demobilization	\$114,000
Base Bid Subtotal	\$3,928,615
25% Contingency (Rounded)	\$982,154
Estimated Total (Rounded)	\$4,910,769

RECOMMENDATIONS & CONSIDERATIONS

- As cool as a kayak launch would be, it isn't very feasible currently due to unmanaged property towards Olde Rope Mill Park and limited parking for trailers.
- Parks and Recreation could house kayaks and allow paddlers to paddle to the Woodlands Zone and back.
- Some residents had concerns with the treehouses for privacy reasons though its unlikely to be an issue. These can simply be replaced by benches and overlook platforms.
- Too many pavilions may lead to large unscheduled parties/reunions and parking issues
- Due to parking, we recommend smaller pavilions and at least one large one by the pond to be used by the parks and recreation department.
- Per public comment, a dog park and fitness elements has been added to the Woodlands Park Zone.
- The initial addition of a splash pad and skate park has been removed and will be recommended in another location.





THOUGHTS?

Little River Park



Future Trailhead
Parking

Upgrade MTB Trail
Elements & Pump Tra
Features



New Activity Center

Activity Center,
Disc Golf, and
Overflow
Parking

Pickleball Courts



Playground & Water Play
Area (not splash pad)



Maintenance Facility &
Equipment Yard

Shore Rehabilitation

Family Mountain
Bike Trails

UTURE TRAIL CONNECTIONS

BIG IDEAS & SOLUTIONS

STRATEGIC PLANNING CONCEPTS

Streetstyle Skate Park



Dupree Park

Community Activity Center &
Trail System Headquarters

Pickleball & Tennis Facility

Playground / Water Play

Streetstyle Skate Area

Parks Maintenance Facility

Updated Dupree Park Renovation Opinion of Probable Costs

Project Estimation	\$7,970,000
Contingency 10%	\$797,000
Estimate	\$8,767,000

Infrastructure

Site Work/Utilities	\$2,000,000
Parking	\$300,000
Technology/Security	\$100,000
Site Furnishings	\$50,000
Estimate	\$2,450,000

Professional Services

Consultant/Design	\$50,000
Estimate	\$50,000

Playground

Ages 2-5 Play Area	\$150,000
Ages 5-12 Play Area	\$300,000
Estimate	\$450,000

Spray Pad & Water Play

Spray pad/Water Play	\$250,000
Shade/Furnishings	\$100,000
Estimate	\$350,000

Community Center

Activity Center/Office	\$3,500,000
Furniture/Equipment	\$50,000
Estimate	\$3,550,000

New Restroom Facility

Replacement Restroom	\$250,000
Estimate	\$250,000

Pickleball Courts (12)

New Pickleball Courts	\$250,000
Shade Structures	\$100,000
Fencing	\$40,000
Lights	\$40,000
Estimate	\$430,000

Fishing Pond

Bank Stabilization	\$50,000
Estimate	\$50,000

Skatepark

New Skatepark	\$250,000
Shade Structures	\$25,000
Lights	\$40,000
Estimate	\$250,000

Outdoor Fitness Station

Equipment	\$30,000
Shade	\$50,000
Estimate	\$80,000

Restroom Upgrade

Interior/Exterior	\$20,000
Estimate	\$20,000

Pocket Park

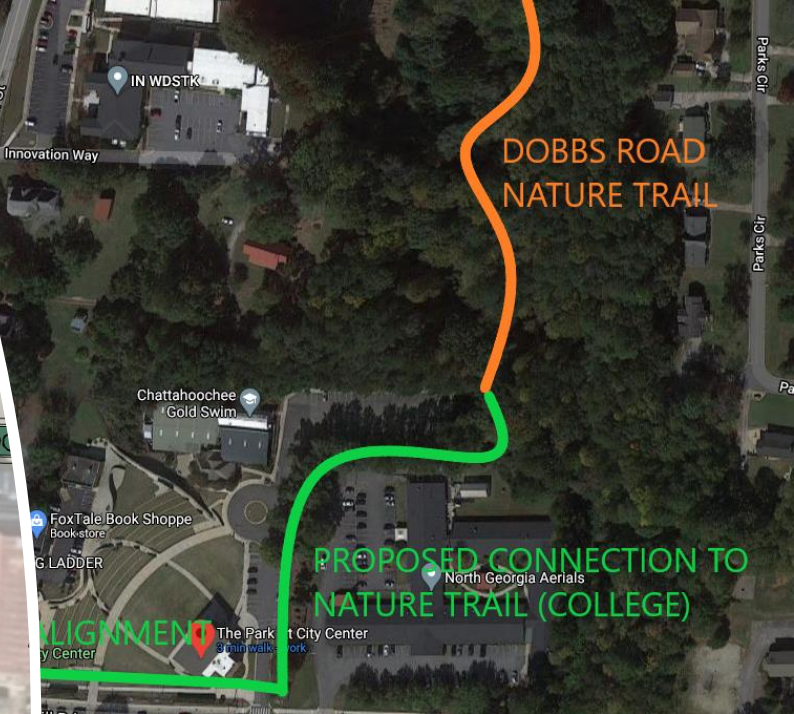
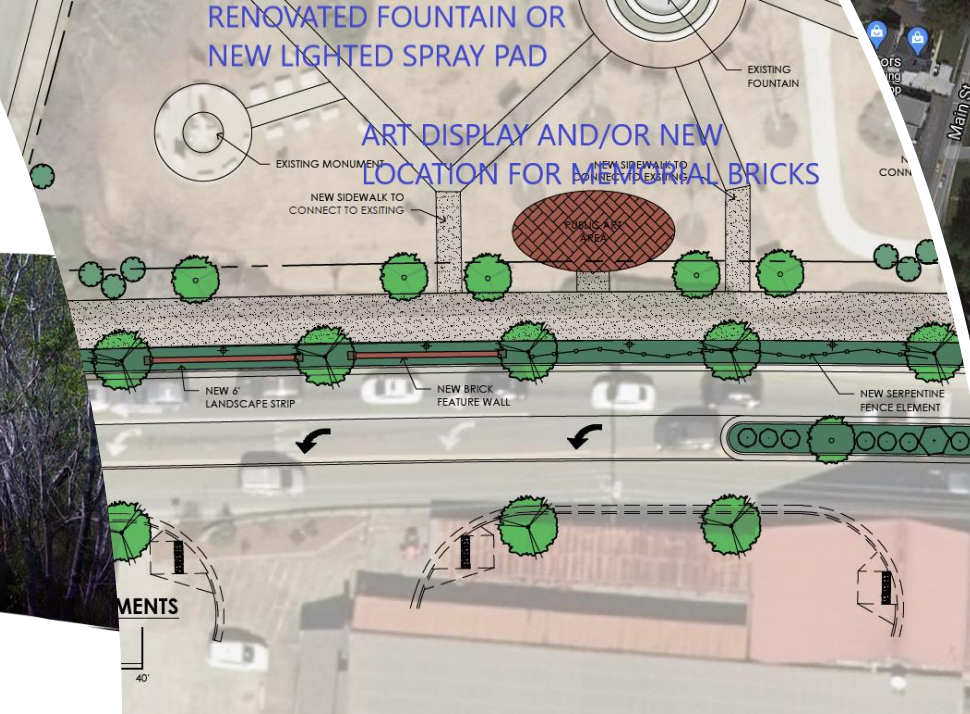
Concrete Games	\$20,000
Surfacing	\$20,000
Estimate	\$40,000

Initial OPC – All Phases

Dupree Park, Community Activity Center, & Trail Interaction

The Park at City Center

- Fountain Replacement
- Trail Connections
- Landscaping & Place Making
- Centennial Clock Replacement



Initial OPC – All Phases

The Park at City Center & Dobbs
Road Nature Trail

The Park at City Center Renovation Opinion of Probable Costs

Project Estimation	\$1,460,750
Contingency 10%	\$146,075
Estimate	\$1,606,825

Infrastructure

Site Work/Utilities	\$250,000
Technology/Security	\$20,000
Site Furnishings	\$10,000
Estimate	\$280,000

Professional Services

Consultant/Design	\$50,000
Estimate	\$50,000

Centennial Clock

Clock Replacement	\$25,000
Electrical/Pad	\$5,000
Estimate	\$30,000

Architectural Fountain

Splash Pad/Equipment	\$30,000
Pumps/Equipment	\$10,000
Additional Allowance	\$10,000
Estimate	\$50,000

Amphitheater Turf

Sod w/Base Option	\$110,750
Estimate	\$110,750

Arnold Mill Trail Alignment

10' Wide Concrete Trail	\$100,000
Landscaping	\$10,000
Estimate	\$110,000

Amphitheater to Dobbs Trail

10' Wide Concrete Trail	\$125,000
Landscaping	\$5,000
Estimate	\$130,000

Dobbs Road Nature Trail

Boardwalk Trail	\$350,000
Lighting / call Boxes	\$30,000
Landscaping / Signage	\$20,000
Estimate	\$400,000

Amphitheater Concession & Restroom

Construction	\$250,000
Furniture /Equipment	\$50,000
Estimate	\$300,000

Rubes Creek Trail & Springfield Park

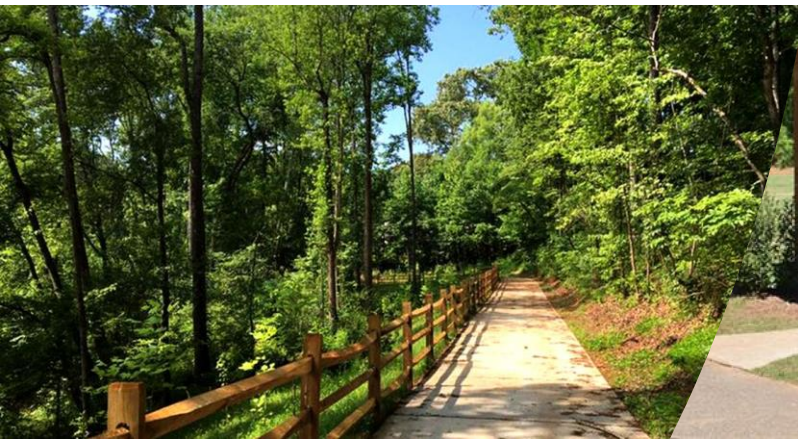
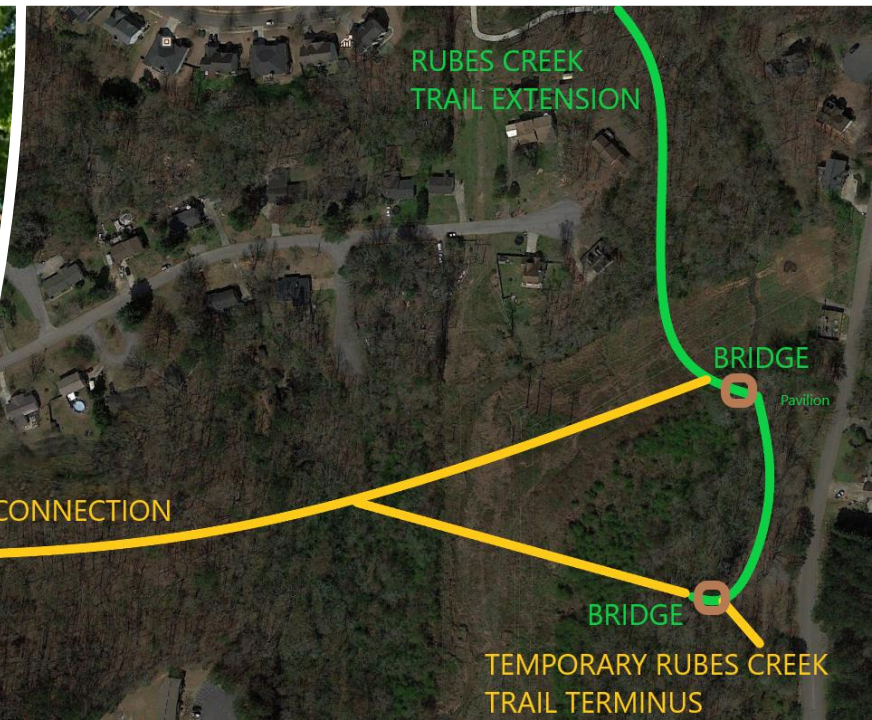
Trailhead Shade Pavilion

Connection to Serenade Trail – Creating a Downtown Loop

Fitness Trail Equipment

Minimal Parking – If Any

Trail Entry & Exit Points





Initial OPC – All Phases

Springfield Park &
Rubes Creek Trail

Springfield Park Opinion of Probable Costs

Project Estimation	\$105,000
Contingency 10%	\$10,500
Estimate	\$115,500

Pavilion (Playground Replacement)

Site Work/Utilities	\$27,500
Pavilion Installation	\$5,000
Rentals/Transport	\$2,500
Site Furnishings	\$5,000
Estimate	\$40,000

Professional Services

Consultant/Design	\$5,000
Estimate	\$5,000

Fitness Trail

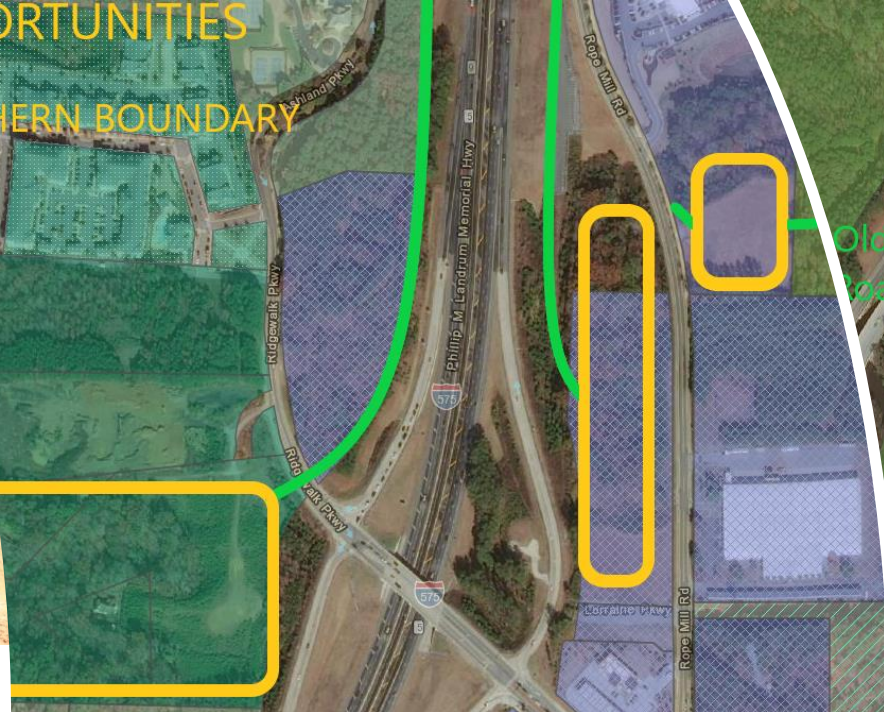
5 Fitness Elements	\$30,000
Signage/Surfacing	\$5,000
Trail Surfacing	\$25,000
Estimate	\$60,000

Trailhead & Amenities

Will be included with Rubes Creek Trail Extension Plan

OPPORTUNITIES

SOUTHERN BOUNDARY



Olde Rope Mill Park Road Trail Extension



NORTHEND PARKING OPPORTUNITIES

Trail Extension

Olde Rope Mill Park

- Trestle Rock Trail Ext.
- Parking Solutions (Ideas)
- Trail Connections
- Family Pump Track



Initial OPC – All Phases

Olde Rope Mill Park, Trestle Rock Trail, & Potential Parking

Olde Rope Mill Park Projects Opinion of Probable Costs

Project Estimation	\$4,447,500
Contingency 10%	\$444,750
Estimate	\$4,892,250

Infrastructure

Site Work/Utilities	\$1,500,000
Technology/Security	\$40,000
Studies	\$60,000
Estimate	\$1,600,000

Professional Services

Consultant/Design	\$230,000
Estimate	\$230,000

The Rock Pavilion

Roof Replacement	\$8,000
Rock Wall / Concrete	\$5,000
Rock steps / Concrete	\$5,000
Chimney Refresh	\$2,500
Estimate	\$20,500

Bridges & Docks

Replacement Bridge	\$17,000
Fishing Dock	\$40,000
Additional Allowance	\$10,000
Estimate	\$67,000

Swings & Hammocks

Swinging Benches	\$20,000
Hammock Stands	\$10,000
Estimate	\$30,000

Trestle Rock Trail Extension

10' Wide Concrete Trail	\$2,000,000
Pedestrian Bridges	\$350,000
Estimate	\$2,350,000

Mountain Bike Trail Construction

Approx. 5 Miles	\$150,000
Estimate	\$150,000

Parking Solutions TBD

Property Acquisition TBD



Johnston Property

Community Garden Relocation

Educational Greenhouse and Teaching Facility

Nature Trails

Access to J.J. Biello Park to the East and Greenprints Trail to the West



Initial OPC – All Phases

Community Garden, Educational Facility, Nature Trails, & Park and Trail Connections

Johnston Park Projects Opinion of Probable Costs

Project Estimation	\$2,111,500
Contingency 10%	\$211,150
Estimate	\$2,322,650

Infrastructure

Site Work/Utilities	\$1,500,000
Technology/Security	\$20,000
Studies	\$5,000
Estimate	\$1,525,000

Professional Services

Consultant/Design	\$30,000
Estimate	\$30,000

Community Garden

40 Raised Beds	\$15,000
Fencing	\$4,000
Orchard Plantings	\$2,500
Equipment /Storage	\$60,000
Estimate	\$81,500

Educational Facility

Parking	\$100,000
Restroom	\$150,000
Pavilion/Classrooms	\$150,000
Greenhouse	\$50,000
Estimate	\$400,000

Site Furnishings

Swinging Benches	\$20,000
Standard Benches	\$15,000
Estimate	\$35,000

Educational Signage

Educational Signage	\$5,000
Estimate	\$5,000

Nature Trail

Pathway Surfacing	100000
Additional Allowances	25000
Estimate	\$35,000



Civic Space Behind BJ's

Walking Path

Benches, Trees, Landscaping

Potential Bocce, Play Equipment,
and Covered Bridge



WALKING PATH

GREENSPACE

Initial OPC – All Phases

Walking Path, Landscaping, Passive
Greenspace, &
Potential Bridge and Bocce

BJS Park Opinion of Probable Costs

Project Estimation	\$578,000
Contingency 10%	\$57,800
Estimate	\$635,800

Infrastructure

Site Work/Sod	\$200,000
Technology/Security	\$5,000
Studies	\$0
Estimate	\$205,000

Site Furnishings

Swinging Benches	\$8,000
Standard Benches	\$15,000
Estimate	\$23,000

Professional Services

Consultant/Design	\$10,000
Estimate	\$10,000

Walking Path

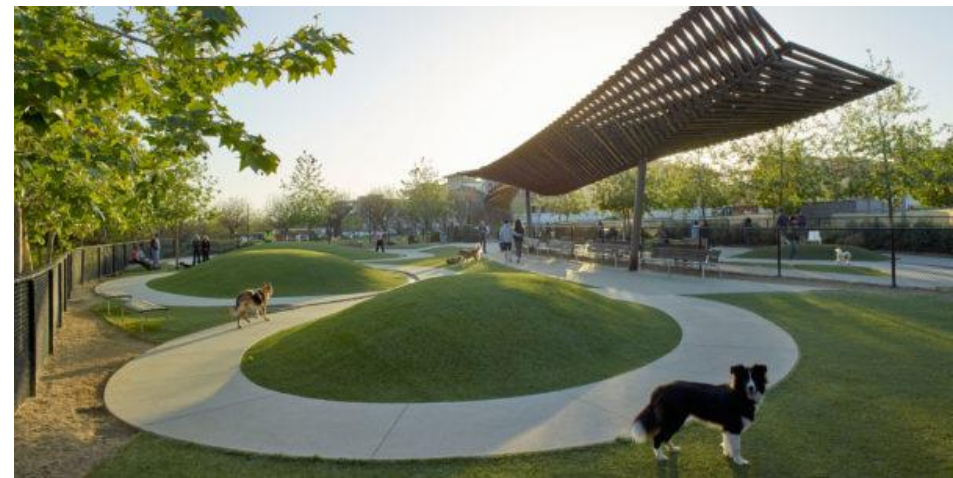
Concrete Path 1,400 LF	\$300,000
Fencing 1,000 LF	\$30,000
Estimate	\$330,000

Landscaping

Parking TBD	\$0
Shade Trees	\$7,500
Plantings	\$2,500
Estimate	\$10,000

Woofstock Park

- Installed Drainage System
- Turfed Berms/w Tunnels
- Dog Rinse Station
- Refreshed Mulched Areas



Initial OPC – All Phases

Dog Park Drainage Renovation,
Rinse Station, & Amenities

Woofstock Park Projects Opinion of Probable Costs

Project Estimation	\$636,500
Contingency 10%	\$63,650
Estimate	\$700,150

Infrastructure

Site Work/Utilities	\$30,000
Technology/Security	\$20,000
Studies	\$0
Estimate	\$50,000

Professional Services

Consultant/Design	\$20,000
Estimate	\$20,000

Large Dog Park Drainage

<u>Sod</u> w/Base Option	\$217,500
Berms w/Tunnel x 2	\$10,000
Gravel (Border) Path	\$20,000
Estimate	\$247,500

Small Dog Park Drainage

Sod w/Base Option	\$217,500
Berms w/Tunnel x 2	\$10,000
Gravel Border (Path)	\$20,000
Estimate	\$247,500

Amenity Structures

Shade x 4	\$20,000
Additional Allowance	\$20,000
Estimate	\$40,000

Landscaping/Trees

Shade Trees x 10	\$6,500
Native Grasses/Plants	\$5,000
Estimate	\$11,500

Dog Rinse Stations

Stations w/Drainage x2	\$20,000
Estimate	\$20,000

Estimated Total Opinion of Probable Costs - All Projects & All Phases
Does Not Include ALL Costs Of Incomplete And New Greenprints Trails

Project(s) Estimation	\$37,008,294
Contingency 10%	\$3,700,829
Total Estimate	\$40,709,123

Little River Park

Trickum Road Park Zone	\$8,027,331
Linear Corridor Park Zone	\$6,570,944
The Woodlands Park Zone	\$4,910,769
Total	\$19,509,044

Dupree Park

Infrastructure	\$2,450,000
Professional Services	\$50,000
Playground	\$450,000
Spray Park & Water Play	\$350,000
Community Activity Center	\$3,550,000
Renovated Restroom	\$250,000
Pickleball Courts	\$430,000
Fishing Pond Renovation	\$50,000
Skate Park	\$250,000
Outdoor Fitness Stations	\$80,000
Restroom Upgrade	\$20,000
Pocket Park	\$40,000
Maintenance Facility TBD	\$0
Total	\$7,970,000

Downtown Playground Phase 2

Infrastructure	\$65,000
Professional Services	\$5,000
Playground Improvement	\$120,000
Total	\$190,000

The Park at City Center

Infrastructure	\$280,000
Professional Services	\$50,000
Centennial Clock	\$30,000
Fountain / Spray Area	\$50,000
Amphitheater Turf	\$110,750
Arnold Mill Trail	\$110,000
Trail Alignment / Addition	\$130,000
Dobbs Road Nature Trail	\$400,000
Amphitheater Upper Restroom	\$300,000
Total	\$1,460,750

Rubes Creek Trail / Springfield

Pavilion (Playground Replaced)	\$40,000
Professional Services	\$5,000
Fitness Trail	\$60,000
Rubes Creek Trail TBD	\$0
Total	\$105,000

Woofstock Park

Infrastructure	\$50,000
Professional Services	\$20,000
Large Dog Park	\$247,500
Small Dog Park	\$247,500
Amenity Structures	\$40,000
Landscaping Trees	\$11,500
Rinse Stations x2	\$20,000
Total	\$636,500

Civic Space Behind BJ'S

Infrastructure	\$205,000
Professional Services	\$10,000
Walking Path	\$330,000
Landscaping	\$10,000
Site Furnishings	\$23,000
Iconic Bridge TBD	\$0
Bocce Court TBD	\$0
Total	\$578,000

Olde Rope Mill Park

Infrastructure	\$1,600,000
Professional Services	\$230,000
The Rock Pavilion	\$20,500
Bridges & Docks	\$67,000
Swings & Hammocks	\$30,000
Trestle Rock Trail	\$2,350,000
Mountain Bike Trails	\$150,000
Parking Solutions TBD	\$0
Property Acquisition TBD	\$0
Total	\$4,447,500

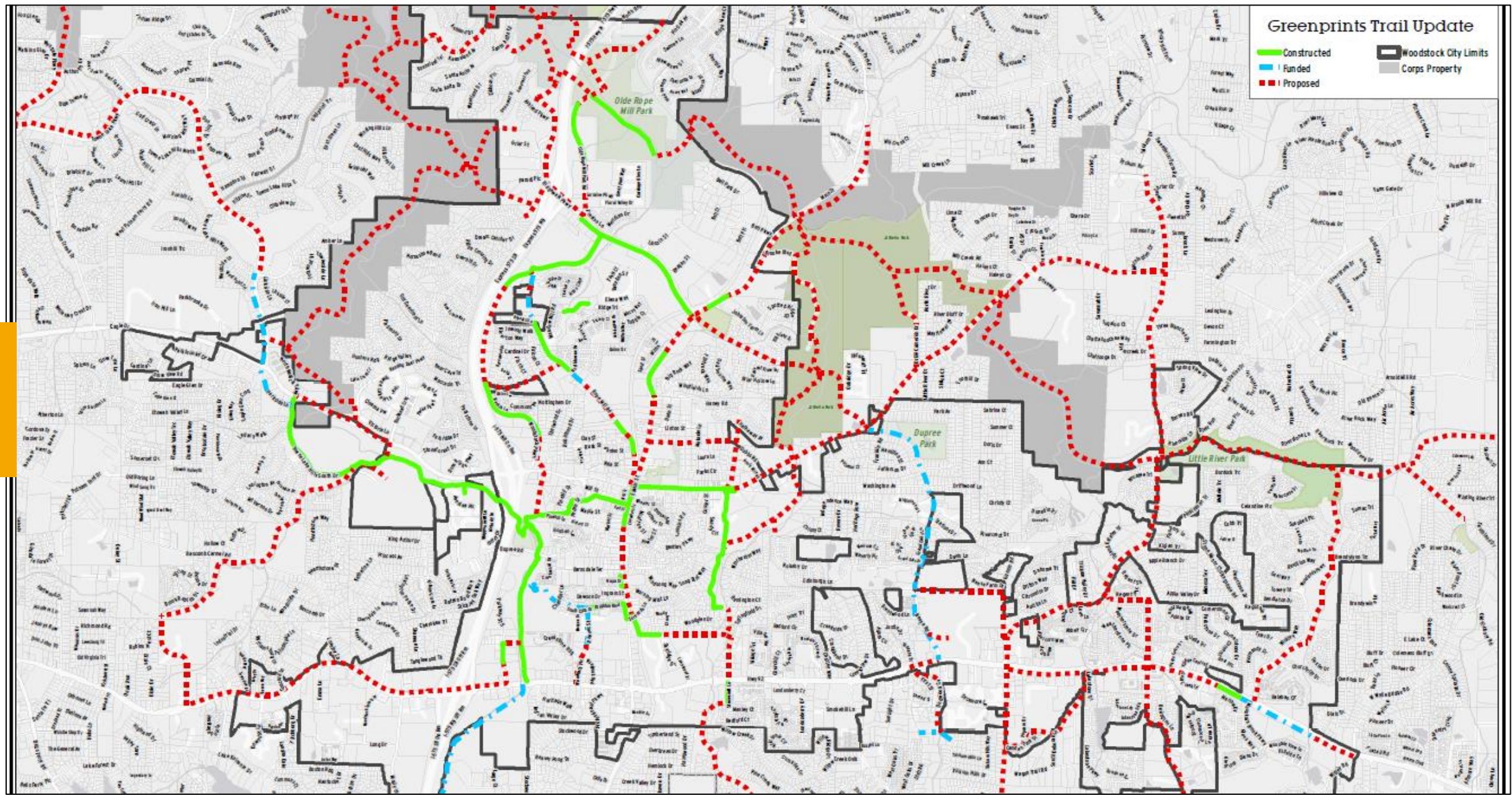
Johnston Property

Infrastructure	\$1,525,000
Professional Services	\$30,000
Community Garden	\$81,500
Educational Facility	\$400,000
Site Furnishings	\$35,000
Educational Facility	\$5,000
Nature Trail	\$35,000
Total	\$2,111,500



GREENPRINTS

Trail System Connection Priorities



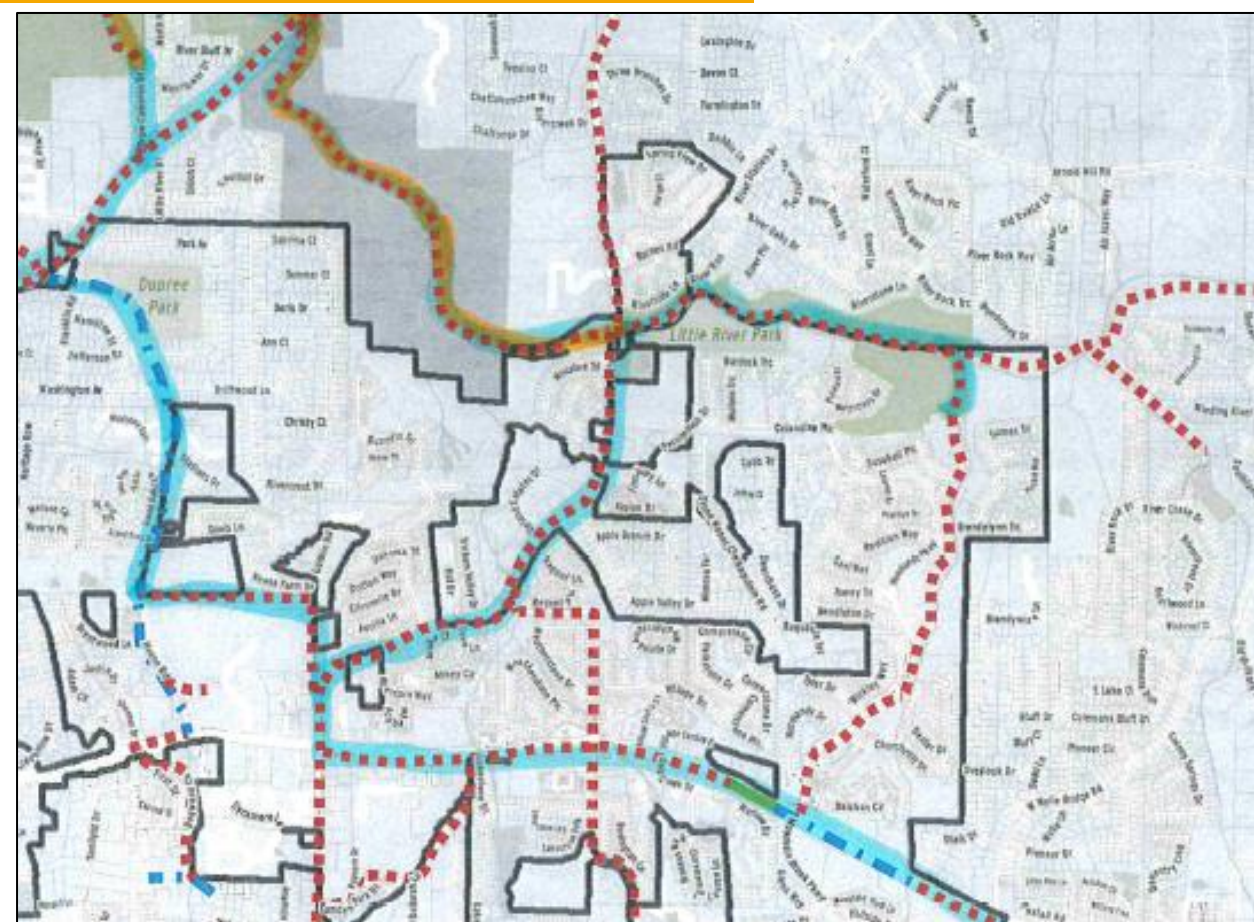
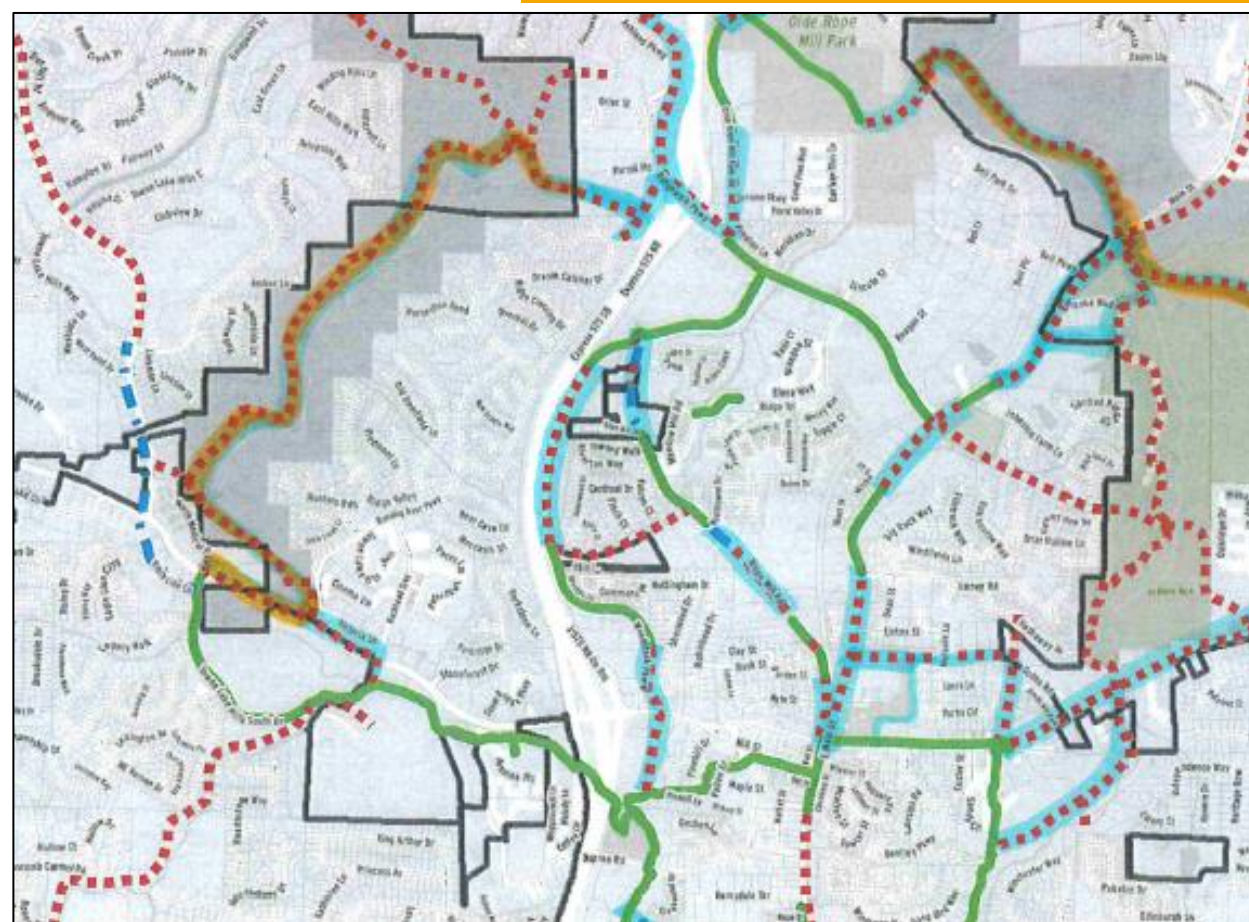
2021 UPDATE – NOT YET APPROVED

Highlighted Priorities

Blue = More Immediate

Orange = Longer Term

Many Sections Are Part Of Overall Park Projects



Plan Needs More Prioritization Along With Park Projects

OPINION OF PROBABLE COSTS

Orange (ALL): \$10+ Million

Blue (ALL): \$10+ Million

Park Projects (ALL): \$40+ Million

Full Picture

Parks Bond Priorities Still Need To Be Established.

Parks & Recreation Department & Parks & Recreation Advisory Board Initial Recommendations Forthcoming!

