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CITY OF MILTON Comprehensive Parks and Recreation Master Plan
Summary

The City of Milton has been charged with a unique task: provide a parks and recreation Master Plan for their community. The City of Milton, City staff, and the consultant team working together with community leaders and the general public prepared this Comprehensive Parks and Recreation Master Plan to serve as the strategic planning tool for making parks, open space, facility and program decisions over the next twenty years. The Master Plan identifies the actions that the City will be required to implement in satisfying the expectations of the community. It includes recommendations that give guidance for improving programs, creating a financially responsible organization, identifying potential land acquisitions, protecting natural open space, integrating existing and on-going City of Milton planning efforts, improving and establishing new facilities and instituting continuous parks and recreation improvement processes.

The City of Milton is experiencing unprecedented growth. With this development come new issues, expectations and demands for expansion and protection of the unique rural and equestrian character of the city. The anticipation of these changes has led to the research and design of this Master Plan in the hopes that every one of these demands are met, and that the City of Milton will find itself among the best communities in the Atlanta metro region.

The City of Milton is growing and becoming more diverse in its economic development. In Milton, parks and recreation services will become an integral part of establishing and sustaining a higher quality of life while supporting an image and character that is unique to the City of Milton. To this end, parks and recreation services can affect the city by their ability to:

• Provide social benefits within the community regardless of income, background and ability;
• Provide economic benefits by improving the quality of life in the community and helping to attract businesses and residents to the city;
• Provide protection of the environment by establishing greenways, natural areas and open spaces managed by the city; and
• Provide health benefits to individuals and the community by promoting physical fitness and self-improvement.
The process used to shape this Master Plan included the following tasks:

- Evaluating current services and operations of the Parks and Recreation Department and parks-related services provided by other City of Milton departments;
- Evaluating current and future needs for parks, recreation services, recreation facilities, open spaces, and trails;
- Creating equity matrices and mapping of park facilities to visualize and determine gaps in services; and
- Developing recommendations and implementation plan for the future that will provide the greatest benefits to the residents.

The Master Plan approach emphasizes connectivity utilizing existing transportation systems and multi-use trails and trails to connect park facilities to urban centers, residential enclaves and commercial nodes. Each park project is a journey that speaks of the challenges to overcome, the opportunities harnessed and the collaborations achieved. The result is dynamic park and recreation Master Planning process and that embraces the needs and desires of the community resulting in “outdoor living spaces” incorporating both function and emotion. The Master Plan includes parks and recreation facilities spanning every scale, setting and nature of park and recreation project. This Master Plan includes three elements as outlined below.

- Milton Comprehensive Parks and Recreation Master Plan
- Birmingham Park Master Plan
- Milton Trail Plan Update

This Master Plan document was the result of actively engaging local citizens who were encouraged to take part in the design process. This included delving into analysis of existing park conditions, refining park programming, and developing sustainable preliminary engineering design. The goal of this document is to create sustainable solutions for the City of Milton parks and recreation system. City of Milton staff was an integral part of the design process as advisors and helped to achieve common goals described in this document. In a quest for the innovative concepts and ideas were combined together and carried forward into a City of Milton Comprehensive Park and Recreation Master Plan.

**Milton Comprehensive Parks and Recreation Master Plan**

The City of Milton Comprehensive Parks and Recreation Master Plan has three notable qualities; First and foremost, create a parks environment which its natural processes through sustainable design, construction practices including resource management, storm water management, maintenance and social capital and waste reduction strategies. Thirdly, through a creative and imaginative design process, the Master Plan will ensure the creation of a multi-seasonal park setting that will foster the imaginative and explorative spirit within the user. Over and above these three notable attributes, the master planning process will provide for recreation, enjoyment and social interaction for users of all age groups and different cultural backgrounds. As described previously, integration of the park with future surrounding development and the existing land uses around the each park site will be critical to ensure that they becomes an amenity that serves the surrounding community. Connectivity to the existing and proposed bike and recreational trails in the City of Milton will be fundamental in establishing the Milton park system as an extension of the regional open space and recreational system of Fulton County; thereby embracing the overall vision for the region. The following park projects will be included in the Milton Comprehensive Parks and Recreation Master Plan:

- Bell Memorial Park
- Birmingham Park
- Providence Park
- Bethwell Community Center
- Crabapple Community Center
- Pocket Park at the corner of Webb Road & Deerfield Parkway

**Birmingham Park Master Plan**

The Project Team used the Birmingham Park Master Plan produced in 2005 as a starting point for the revised Master Plan. The existing Birmingham Park was presented in the public involvement process to gauge its relevance. After careful consideration and an imaginative conceptual design process, the “new” plan specifically services the residents of the City of Milton. The departure point was in discovering the unique needs of the Milton community for the newly created Birmingham Park Master Plan. Accepted level of service standards were applied to the City of Milton demographic strata as part of the design process. Programming for Birmingham Park is blended with the Milton Comprehensive Parks and Recreation Master Plan and Milton Trail Plan. We view all these elements as inextricably interrelated.

**Milton Trail Plan Update**

The purpose of the Milton Trail Update is to develop a Master Plan that provides the City of Milton with the physical infrastructure and policy framework to make bicycling, walking, and other modes of non-motorized transportation, safe and convenient for people of all ages. Whether one’s purpose is functional, such as commuting to/from work, or recreational in nature, bicycling and walking are both very effective means of reducing pollution, encouraging socialization and promoting healthy lifestyles. Each of these results of non-motorized transportation is essential to the high quality-of-life not only in Milton, but connecting to Fulton County recreational facilities and the region as a whole. The Milton Trail Update will illustrate recommendations for new bicycle/pedestrian facilities, provide an educational program designed to inform the public of new facilities and lastly to promote their use and funding strategies to ensure implementation of the Master Plan.

The Master Plan will refine the existing plan including a system of sidewalks, bike lanes, paths, sidewalks, greenways and trails within the City. The system should provide integrated and continuous corridors for non-motorized transportation that enhances both wildlife habitat and recreation opportunities throughout the City in a manner that is sensitive to the needs of various user groups, the natural and built environment, facilities management and maintenance, and the potential funding capabilities for the proposed projects. The Master Plan will also evaluate alternative locations and design criteria that will result in a well-balanced and integrated pedestrian and bicycle connectivity system. The system includes improved and unimproved facilities for bicyclists, pedestrians, in-line skating, equestrians, and other users.

**Resource Inventory and Analysis**

The estimated population of Milton in 2010 was 32,600 and will approach 43,000 by the year 2030. Most of the growth will occur in the Crabapple Community located in the southwest portion of Milton and the Deerfield area located in the southeast and adjacent to the GA 400 corridor. The City is comprised of 38.2 square miles most of which is relatively low density single family housing and small horse farms. The park system is greatly deficient in parks and recreation facilities for active and passive use. The City’s greatest needs are:

- Active recreation facilities most notably youth baseball and soccer;
- Multi-use indoor recreation space for all age groups;
- Outdoor event space for large gatherings;
- Multi-use trails system which is urgent due to development pressure;
- Urban greenways and trails;
- Acquisition of park space for active recreation;
- Renovations to existing parks; and
- Completion of Birmingham Park

Moreland Albottelli Associates, Inc.
Programs for all ages are needed. The level of service of maintenance needs to be improved including increased manpower.

Public Involvement Process

The consultant team and City staff conducted a series of public involvement meetings including a Focus Group Meeting Series held November 17, 2011 and November 22, 2011, Public Workshop/Charrette held November 29 and November 30, 2011, Public Workshop/Charrette held December 14 and 15, 2011, and City Council Workshop held January 18, 2012. In addition, the consultant team met with various special interest groups as required. The agendas for each meeting and meeting notes are included in the Appendix of this Master Plan.

The Milton Parks and Recreation Master Plan Committee was formed to provide a liaison between the consultant team and the City staff and provided input on Milton stakeholder groups. Stakeholder Meetings were held November 17, 2011 and November 22, 2011 with the following groups:

- Parks and Recreation Advisory Board (PRAB);
- Hopewell Youth Association (HYA);
- Finance;
- Public Safety;
- Public Works;
- Milton School Principals;
- Milton Grows Green (MGG), Crabapple;
- Crabapple Community Association (CCA);
- Milton Disabilities Awareness Committee (MDAC);
- Horse Council;
- Milton Business Alliance (MBA); and
- City of Milton Planning Commission

Several workshop/charrette meetings were held to get input from the public on issues related to parks and recreation. Workshop #1 covered the Comprehensive Parks and Recreation Master Plan on evening one. Evening two was reserved for a discussion of the Milton Trails Update. Both evenings provided invaluable information on the wants and needs for parks and recreation facilities in the City. Workshop #2 was solely devoted to Birmingham Park. This workshop was structured to include conceptual “bubble” diagrams of the park and an analysis of programming needs.

Workshop #2 – December 14th & 15th
Interactive Charrette Workshop - Birmingham Park
Day 1 – Programming
Day 2 – Conceptual Design

Level of Service Park Standards

Level of Service Standards for parks facilities and programs was developed to provide an accurate guide for park development needs. Criteria included adaptation of National Recreation and Parks Association (NRPA) national standards, information gathered in the City of Milton Parks and Recreation Needs Assessment completed in May 2010 and the public involvement program facilitated during the production of this Master Plan. Standards were developed that determine the type and number of park facilities and programming needs. These standards will be used to determine current deficiencies in the existing park system and future needs based on the population and demographic information for the City of Milton.

Master Plan

The City of Milton Comprehensive Parks and Recreation Master Plan includes two major sub-components: Birmingham Park Master Plan and Milton Trail Update. The Master Plan includes a phasing plan for physical improvements to the park system. Programming deficiencies are outlined for the near term and as the park system develops, newly developed City of Milton facilities will fill gaps now filled by shared use facilities such as schools and churches, neighboring communities’ parks facilities and private development. The first phase describes new improvements that are needed in order to meet the recommended level of service standards for the existing population. This plan requires significant improvements and expansion of Bell Memorial Park, implementation of the Birmingham Park Master Plan and a measured approach to trails construction that includes capitalizing on capital improvements already underway or in the planning stage.

The following phases are designed to accommodate the expected population growth for the year 2030. This plan anticipates growth of the City based on projects provided in the City of Milton 2030 comprehensive Plan. This plan anticipates park needs to for an expected population of 43,000.

Implementation Plan

The Implementation Plan is the most important aspect of the Master Planning process. It proposes a set of strategies for the City of Milton to put in place in order to realize the various elements of the plan. The Implementation Plan is divided into three sections:

1. Park Land and Facilities Development,
2. Land Use Policy, and
3. Management and Administration.

The Park Land and Facilities Development section is essentially a capital improvements plan. As such, it includes the projected costs of the needed improvements as well as a funding strategy to pay for the desired improvements. The second section, Land Use Policy, includes an analysis of existing initiatives currently underway that have a parks and recreation component. These include but are not limited to the Crabapple Form-Based Code and Milton Highway 9 Livable Centers Initiative Master Plan. This plan also includes proposals for adjustments to and changes to current land use plans and regulations. These proposed changes would assist the City in funding new facilities that will be needed as the population grows. The third section of the Implementation Plan proposes adjustments to the departmental structure, operations organization and the financial planning of the Milton Parks and Recreation Department’s services delivery system.

Conclusion

The City of Milton’s parks and recreation system, including park lands, facilities and recreational programs is striving to meet the needs of the City’s growing population. Citizen input obtained as part of the Master Plan focuses on the need for additional neighborhood parks, updating the trails system, master planning for Birmingham Park, preservation of open space, additional athletic fields, an indoor multi-purpose center and expansion and enhancement of Bell Memorial Park and Providence Park. Other important needs include special use facilities such as a dog park, additional community centers and a plan for sharing facilities within the City limits.

This Master Plan defines a new set of guidelines related to the number of parks required to meet the current and future needs of the growing population. Guidelines are defined for recreation facilities. In addition, this plan addresses future planning, programming, development, management, maintenance and funding. This plan also outlines a land acquisition program related future facility needs and location factors. Implementation of the plan’s recommendations will ensure that the parks, recreation and open space within Milton will meet the needs and demands of the citizens while becoming one of the best park systems in Fulton County and the region.
Context

Northern Georgia, including Fulton County, was originally part of the Cherokee Indian Nation. Native American Cherokee Indians and European settlers lived in peace together until the State of Georgia appropriated the Cherokee’s land in 1830 and then arbitrarily carved the land into counties and distributed parcels to bidders during the 1832 land lottery. The remaining Cherokee Indians were removed to what is now Oklahoma.

Milton County was created in 1857 from parts of Cobb, Cherokee, DeKalb, Gwinnett, and Forsyth Counties and was named after Georgia’s first secretary of state, John Milton. The depression created hard times for Milton County and in 1932; Milton County was merged with Fulton County through an act of the state legislature to save it from bankruptcy. The result of the merger between the two counties was lower taxes, improvement in the public school system, and a revitalized economy as Georgia progressed through World War II and into the affluent second half of the 20th century. In January of 2005, State Representative Jan Jones introduced a bill to incorporate the city of Milton. And, in the July of 2006, voters went to the polls and voted to incorporate and become the new City of Milton.

Throughout time, parks and open spaces have provided a unifying community structure and aesthetic identity to our urban environments as well as providing recreational opportunities. While it is difficult to place a precise value on our parks and open space systems, it is clear to all that they provide a variety of benefits that contribute to the “livability” of our cities such as:

• Accommodate recreational activities;
• Attract recreation enthusiasts;
• Increase property values;
• Provide public access to natural recreation areas and significant sites;
• Provide and enhance animal and plant habitats;
• Conserve, preserve, and protect historic character;
• Contribute to the city’s identity and marketability;
• Enhance aesthetic quality; and
• Contribute to clean air and water
Parks and recreation opportunities contribute to the health of residents, provide a variety of recreational and educational activities for all ages, and preserve and enhance the quality and integrity of the natural environment. Parks and recreational opportunities are also significant in attracting new residents to the community and businesses and thus contribute to economic development. When a community has a comprehensive and interrelated system of parks and recreation opportunities that responds to the needs and values of local residents, the residents support their local government, become involved in their community activities, and reap the benefits of a “quality of life” community.

The City of Milton was part of north Fulton County prior to 2006 and local citizens utilized the Fulton County parks system which is designed as a regional system. Until recently, small local parks and community parks were completely absent. There are two long established parks, Bell Memorial Park and Providence Park. However, neither is well suited to serve the needs of the entire City. Milton also has 202 acres of undeveloped park property located in the northwest portion of the City referred to as Birmingham Park. Bell Memorial Park is the only active recreation park and Providence Park is a passive park and due to environmental limitations cannot be adapted to active recreation activities.

The City of Milton is known throughout the state as an equestrian community and is proud of the high quality of their rural environment. Great effort has been made to preserve the quality of this agrarian cultural mystique despite development pressures from the Atlanta metro region. Current planning efforts are underway to accommodate the influx of new residents by focusing new development in existing urban centers through a variety of innovative land planning measures. The Deerfield and Crabapple areas are generally the repositories for new residents and each has its own unique qualities. Crabapple is known for an appropriateness of scale and benefits from a “New Urbanism” approach to development. It serves as the “main street” for Milton and the focus for community events and activities. It is praised for the quality of shops and restaurants and the quality of the public spaces and pedestrian-oriented urban amenities. This “desirability” factor has put pressure on the City as evidenced by residential communities that have been recently built directly outside the Crabapple area or within proximity. The Crabapple community is now being planned for increased densities in an effort to preserve the rural character of Milton while maintaining a quality environment through Form-Based Code implementation and appropriate Design Guidelines. The Deerfield area is primarily a commercial and employment center and is located within easy access to the GA 400 corridor. It features intensive commercial development, office complexes and high density residential. Plans are currently underway to institute design guidelines for commercial corridors and enhancements to other public spaces.
DEMOGRAPHIC CONTEXT

City of Milton - Parks Master Plan
Population Distribution (Block) Map
**NATURAL RESOURCES**

The City of Milton is endowed with many locally significant historic resources as well as environmentally sensitive areas, including lakes, streams, floodplains, and wetlands. The Comprehensive Plan for Milton discusses the subject of natural and cultural resources to great detail with emphasis on the issues and opportunities along with policies and strategies for the preservation, protection and conservation of these resources.

The City of Milton is largely comprised of gently rolling terrain with a few scattered areas of steeper slopes. It is drained by the Little River in the northwest, Chicken Creek in the north and central sections of the city, and Copper Sandy Creek in the south. Despite the presence of narrow 100-year flood plains along the major streams and the Little River, Milton is mostly well-suited for both walking and bicycling.

A summary of issues related to natural and cultural resources include: the disappearance of rural scenery, tree canopy and specimen trees which deviates from the community’s aesthetics, threatens environmentally sensitive areas, and exacerbates heat-island effects experienced throughout the metropolitan area. Evidence of environmental pollution and contaminated properties further compromise public health and welfare and warrant mitigation. A lack of active/passive recreation programs and recreational areas for the community exists. And finally, the lack of necessary regulations to adequately protect our historic resources was identified as a key factor for their loss or deterioration. Therefore, apart from the natural resources protected by state and local legislation, citizens have identified preservation of tree canopy and wildlife habitat as important priorities that contribute to the rural character and rural lifestyle that are central to the community identity.

Despite the issues and concerns, there exists a definite window of opportunities to effectively address the preservation, protection and conservation of these natural and cultural resources.

Some of the opportunities listed in the Comprehensive Plan for Milton include:

- Development of Birmingham Park according to a master plan with sensitivity to the vision of Milton’s citizen expectations, would provide active/passive recreational and green space amenities for the city.
- Development of Providence Park could create opportunities for active and passive recreation for citizens of all ages, lifestyles, and abilities.
- Giving priority to the protection of environmentally sensitive areas with further compliance with state and federal environmental regulations and avoid detrimental actions to our natural ecosystem and costly fines and/or penalties for lack of compliance.
- The development of pocket parks in areas that are already established would enhance the community’s green space and provide recreational opportunities for its citizens.
- Develop policy that would mitigate the loss of tree canopy and specimen trees.
City of Milton - Parks Master Plan
Rural Viewshed Scenic Buffer Map
**EXISTING LAND USE**

The development pattern in Milton is most dense in the south-eastern section of the city, where it is traversed by the Highway 9 corridor while the central and northern portions of the city which make up large tracts of land are relatively less developed thereby giving Milton a predominantly rural character. Of the 12,000 parcels in the city totalling about 30,000 acres, about 6,400 parcels are larger than 1 acre, and these parcels include 27,600 acres or 93% of the area of the City. There are 580 parcels over 10 acres in size, representing 45% of the City area.

The major state roads in the City are Arnold Mill Road in the far southwest, Route 9 in the southeast, and Birmingham Highway in the west and mostly oriented in a north/south direction. Major east/west roads are lacking in the City as are interstate highways barring GA 400 which runs along the City edge in the far southeast. The nearest medium-sized cities are Alpharetta to the southeast and south and Roswell further to the south.
City of Milton - Parks Master Plan

Existing Land Use
City of Milton - Parks Master Plan
Undeveloped Lands Map
PROPOSED LAND USE

City of Milton - Parks Master Plan
Proposed Future Land Use Map
PROPERTY VALUES

City of Milton - Parks Master Plan
Assessed Property Values Map
TRAILS SYSTEM

City of Milton - Parks Master Plan
Trails System Map
WALKABILITY ANALYSIS

City of Milton - Parks Master Plan
Walkable Accessibility Map
PUBLIC OWNED LANDS

City of Milton - Parks Master Plan
Public Ownership Map
City of Milton Strategic Plan – 2012 to 2015 (June 2011)

A Strategic Plan for the City of Milton was developed by a planning team to create a strategic roadmap for 2012-2015 through a Strategic Management Process. Key Stakeholders for the 2012 – 2015 Strategic Plan include families (including youth), the business community and the equestrian community.

The Strategic Plan further identifies Innovation, Quality, Integrity, Transparency, Respect, Fiscal Responsibility, and Professional Development as the core values that the City of Milton Council, Administration and Staff will strive to live by, incorporate into their decision making and keep in the forefront in the way they treat their stakeholders. The core strategies outlined and defined in the plan include:

- Build Relationships;
- Promote the Equestrian Lifestyle;
- Protect and Preserve Open Space;
- Provide Responsible and Responsive Government; and
- Structure Economic Growth

The plan also lists action items towards each of these strategies. Listed here are some of the items that have a strong bearing on the parks and recreation facilities for the City of Milton-

- Promote and Retain the Equestrian Culture and Community.
- Include equestrian uses in the city-wide trail plan.
- Establish infrastructure requirements and development standards that are equestrian-friendly.

Open Space Protection

- Begin a “Greenspace Fund” for purchase of greenspace properties. *
- Study the implementation of Conservation Subdivision Regulations. *
- Define a Rural Protection Area. *

Open Space Preservation

- Create an Open Space Preservation Plan. *
- Develop a Transfer of Development Rights Policy. *

Engage in Proactive Planning

- Review and update existing ordinances.
- Study Best Practices of other organizations.
- Avoid density in rural areas and encourage development in areas identified by the Comprehensive Plan. *

City of Milton Comprehensive Plan – 2011 (June 2011)

The City of Milton initiated the preparation of the City’s first Comprehensive Plan in 2007. The Comprehensive Plan is intended to serve as a policy guide for future needs, limitations and opportunities facing the community and is one of the most important goals for Milton. The mission of Milton’s Comprehensive Plan is to:

- Provide an assessment of existing conditions;
- Identify future needs;
- Consider how the anticipated growth and changes will affect the health, safety, and welfare of present and future residents, workers, and visitors; and
- Advance the mission statement and values of the community through consistent policies and procedures.

In addition, the Comprehensive Plan is meant to advance the coordination of land use, transportation and service delivery. It also addresses the provision of infrastructure, supports sustainable economic development, protects natural and cultural resources, and aims to provide adequate housing for the entire community.

Community Issues

The Comprehensive Plan also identified community issues which include:

- The disappearance of rural scenery threatens the character of the community and detracts from the community vision.
- Loss of tree canopy and specimen trees detracts from community aesthetics, threatens environmentally sensitive areas, and exacerbates heat-island effects experienced throughout the metropolitan area.
- The effects of environmental pollution and contaminated properties compromise public health and welfare and should be mitigated.

- There is a lack of active/passive recreation programs and recreational areas for the community.

Community Agenda

A Community survey was undertaken to provide a guide to the development of the Community Agenda component of the Comprehensive Plan. Some of the key findings with regard to the parks and recreation agenda are:

- Respondents identified that providing incentives for the preservation of open space, natural areas, and environmental resources was regarded as a means of preserving community character.
- Respondents also identified that any additional tax revenue should be spent on improvements for transportation, parks and recreation, and greenways and trail systems.

Open Space Preservation Objective

Under the ‘Open Space Preservation Objective’, the Comprehensive plan mandates that new development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Developing and implementing Master Plans for Birmingham Park, Providence Park and Bell Memorial Park to ensure that multiple needs of multiple users are met (i.e. children, youth, adults, the elderly, individuals with disabilities, etc.) with a sensitivity towards the unique characteristics of the area in which the park is being developed and the land itself is touted as a key strategy for this objective.

City of Milton (Crabapple Community) Visioning Study (May 2010)

The Crabapple Community is an early settlement located in the heart of North Fulton County, Georgia. Recent times have brought about changes to the Community, sometimes called the Crossroad.

Lew Oliver, Inc., Roswell based town planners, were commissioned by the Mayor and City Council to study the Crabapple Community, review procedures and plans, and to make recommendations to repair and “complete” the vision for the hamlet. Extensive visual surveys, a series of 9 stakeholder meetings, and 3 public presentations with questions, answers, and written comments were held as background for new recommendations and plans. Key recommendations that are an outcome of the study with regard to parks and greenway trails from this document include:
Highway 9 Design Guidelines (December 2010)

Highway 9 corridor and its contiguous parcels are the commercial and transportation core of the City of Milton where there is a mixture of commercial, office, residential, and institutional uses to serve the community. The corridor is the major employment center and provides services to both commuters and local residents. Given its significance, the move to develop design Guidelines for Highway 9 was initiated by the Mayor of Milton and the City Council in 2009 to give this part of the City a more recognizable and cohesive appearance in the wake of current and future redevelopment. Additionally, the purpose of the Design Guidelines is to achieve and maintain a unified, pleasing aesthetic quality in site planning, architectural styles, landscaping, hardscapes, signage, lighting, and amenities in keeping with Milton’s equestrian atmosphere and small, rural town vision. Property owners are encouraged to follow these guidelines implementing the overall streetscape program including sidewalks, located on their respective properties.

The planning concepts outlined for Highway 9 cover the following aspects:

- Access
- Building Placement
- Landscape Buffers
- Parking/Pavement
- Open Space and Site Amenities
- Service Areas
- Stormwater Management Facilities

Design guidelines are formulated specifically to address the following aspects:

- Streetscape Character Areas
- Commercial Areas and non-Commercial Areas
- Secondary Streets - Commercial and non-Commercial
- Bicycle Amenities
- Street Furniture
- Lighting
- Fencing
- Street Trees
- Landscape Material
- Signage
- Architecture
- Amenities

These guiding principles emphasize several factors that shape one’s impression of the City, including:

- Consistent development themes that readily identify Milton from its surroundings
- Pleasing architecture and design that invite visitation.
- Ease of access and proximity of multi-use facilities that promote pedestrian traffic.

In addition, these Design Guidelines assist in reinforcing and interpreting the State Route 9 Overlay District but do not change any of the existing or future land uses for property within the City’s Comprehensive Land Use Plan including the State Route 9 Overlay District.

PAST STUDIES AND PLANS

City of Milton Parks and Recreation Assessment Plan (October 2009)

The Parks and Recreation Assessment Plan for the City of Milton was developed by EDAW following a ‘Request for Proposal’ released in December, 2008 by the City of Milton to review the existing conditions and conduct an inventory of, and potential for, site improvements for the park facilities in the city, and to develop a comprehensive and detailed set of recommendations. The Plan provides the base for determining how well the City’s existing parks and recreation system is meeting current needs, and the odds of these facilities being able to meet projected future needs.

The process and approach for the Assessment Plan involved a review of the existing conditions of the parks and recreation facilities in the City namely:

- Crabapple and Bethwell Community Buildings
- Bell Memorial Park
- Providence Park and
- Birmingham Park

As an extension of this review, a well illustrated set of design standards was also prepared in order for the City to employ the same look and theme for design of its parks and recreation facilities as far into the future as is reasonable. Apart from a general set of recommendations for all parks and recreation facilities for the City of Milton, specific recommendations were also made after assessing the existing conditions as well as reviewing relevant past studies for these four main parks and recreation facilities.

It also involved the review of the many existing studies mainly:

- City of Milton Comprehensive Plan
- Fulton County’s Focus Fulton 2025 Comprehensive Plan
- The Milton Trail Plan: Shared Use Trail Plan
- Crabapple Crossroads Plan

The Plan also had a public participatory component to it as it gathered input from the City of Milton staff, the Parks and Recreation Advisory Board, the Milton City Council, and the public through the course of five meetings. A short section was prepared outlining the recommended staffing requirements along with suggestions to meet these requirements for the City’s parks and recreation system.

And finally an assessment was made about potential recreational opportunities, providers and resources that exist within Milton such as schools, semi-public organizations such as YMCA’s, private providers and Home Owners Associations (HOAs).
City of Milton Parks and Recreation Assessment Plan – Pattern Book (October 2010)

The Pattern Book is prepared by EDAW AECOM as part of the Milton Parks & Recreation Assessment.

The purpose of a pattern book is to provide design guidelines for Milton's parks so that there is a continued emphasis on the rural qualities that define the city. This document presents design standards and examples with illustrations and descriptions to serve as guidelines for the overall character, building design, and landscape elements of Milton's parks. Design standards are outlined specifically for structures, site furnishings, signage, trails, roads, parking, bridges, landscaping and water resources. Some of the recommendations include using a combination of wood and stone since these two materials are consistent with the existing character of the area; simple landscaping; views of rolling hills; landmark elements and future patterns that reflect the city's logo – the horse.

A key feature of the pattern book is the advocacy towards sustainable approaches to be implemented in all Milton parks to enhance the natural environment. These include:

- Native plantings and adapted ornamentals in order to reduce watering
- Use of indigenous and "green" building materials
- Increased planting beds in place of lawn to reduce maintenance
- Proper shade tree placement to reduce solar gain
- Pervious paving surfaces and planting medians to enhance porosity
- Recycling programs to minimize waste
- Constructed wetlands, rain barrels, rain chains, and rain gardens to minimize storm water runoff and erosion and to catch rain water for irrigation
- Energy efficient approaches

Milton Comprehensive Plan

The State of Georgia has outlined Goals and Objectives that are broadly applicable to all of its communities. These include:

- Open Space Preservation Objective. New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

- Environmental Protection Objective. Air quality and environmentally sensitive should be protected from the negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

- Natural and Cultural Resources – Preservation, Protection and Conservation

   The City of Milton contains numerous examples of locally significant historic resources as well as environmentally sensitive areas, including lakes, streams, floodplains, and wetlands. In addition to those natural resources protected by state and local legislation, citizens have identified preservation of tree canopy and wildlife habitat as important priorities. All of these elements contribute to the rural character and rural lifestyle that plays a central role in community identity.

Opportunities

- Development of Birmingham Park according to a master plan with sensitivity to the vision of Milton's citizen expectations would provide active/passive recreational and greenspace amenities for the city.
- Development of Providence Park could create opportunities for active and passive recreation for citizens of all ages, lifestyles, and abilities.
- Giving priority to the protection of environmentally sensitive areas with further compliance with state and federal environmental regulations and avoid detrimental actions to our natural ecosystem and costly fines and/or penalties for lack of compliance.
- The development of pocket parks in areas that are already established would enhance the community's greenspace and provide recreational opportunities for its citizens.
- Develop policy that would mitigate the loss of tree canopy and specimen trees.
- Explore Transfer of Development Rights as a tool to preserve open space.

Policies

The following policies identify the recommendations of the community and give direction to community leaders for future decision-making. They are derived from the broad issues identified in the Community Vision and Issues and Opportunities and have been refined through feedback from CPAC and community members throughout the comprehensive planning process.

Consideration was also given to a variety of existing plans and small area studies adopted by the community, including The Crabapple Crossroads Plan (2003), Birmingham Crossroads Plan and Development Standards (2004), Maintaining Rural Character in Northwest Fulton County, Georgia (2001), The Milton Trails Plan (2007), The Milton Transportation Plan (2009) and the Partial Plan Update for the City of Milton, Georgia (2010).

Policy: We will invest in parks and open space to enhance the quality of life for our citizens.

Strategy: Develop and implement Master Plans for Birmingham Park, Providence Park and Bell Memorial Park, ensuring that multiple needs of multiple users are met (i.e. children, youth, adults, the elderly, individuals
with disabilities, etc.) With a sensitivity towards the unique characteristics of the area in which the park is being developed and the land itself.

Strategy: Ensure parks and parkland are developed with the city’s mission and vision statements in mind including the protection of the rural characteristics of Milton as well as “green” practices and development standards.

Strategy: Identify and protect other areas that serve as parks or parklands to the City’s residents, such as pocket parks, equestrian areas, greenways, and other recreational lands.

Strategy: Work with Fulton County to provide community parks, regional parks, and large active and passive recreation facilities, including consideration of barrier free access to all amenities, to serve City residents and visitors.

Strategy: Encourage parks and other green spaces to be protected in perpetuity through appropriate legal mechanisms.

We will seek opportunities to provide pleasant, accessible, public gathering places and parks throughout the community.

Strategy: Develop community gathering spaces and pocket parks in village and neighborhood centers to serve as meeting places and destinations.

Strategy: Establish appropriate requirements for new development to set-aside specific amounts of land for green space or meet acceptable alternative requirements to provide for future needs for green space.

Strategy: Ensure public gathering spaces have barrier-free, ADA compliant amenities.

Implementation
Facilities and Services Implementation Plan

• Create Pocket Parks: Small (1-3 acres) open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to green space and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.

• Create Trails and Greenway Networks: Trails and greenways positively impact individuals and improve communities by providing not only recreation and transportation opportunities, but also by influencing economic and community development. Study the feasibility of creating a Milton Greenway.

• Milton Trails Plan: Update the Milton Trails Plan to be consistent with the Milton Parks Master Plan.

Park Development: Develop and implement a comprehensive parks plan (including programming) that considers the entirety of parklands and/or programs available; work with surrounding communities to realize any economies of scale that are feasible. Ensure park plans and development include adherence with the Milton vision and mission including the preservation of the unique rural and equestrian character of the city. “Green” standards should be employed along with protection of specimen trees, woodlands, stream buffers, steep slopes, appropriate buffering, etc. when creating plans for any of Milton’s parklands. Preservation of the parklands for perpetuity via a conservation land trust is a consideration when planning our parklands to ensure active and passive parkland availability for future generations.

Development Standards

Develop Landscape Design Guidelines:
May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural scenic qualities, mitigation of building and parking lot impact, and addition of aesthetic character.

Promote Environmentally Sensitive Site Design:
Designing parkland or a development to protect environmentally sensitive areas and prevent mass grading and clear-cutting.

Development control regulations

• Create micro Parks.

• Create small (less than 1 acre) public spaces that may or may not be green, but will serve as gathering places and respite areas for the public. Typically these are found in commercial areas. They may also feature public art or other amenities. These are sometimes referred to as “micro-parks.”
Milton Trails Master Plan (Georgia Tech)

Committee Recommendations for Design Principles & Policies

During the course of its deliberations the Committee developed a set of recommendations for trail design principles and policies. Because the overall trail system consists of several different types of trails, the Committee recommendations are grouped by type of trail: gravel road, shared use trail parallel to state roads, shared use trail parallel to City roads, general policies, and rules for trail use.

Design principles for existing gravel roads to be incorporated into the trail system:

- As soon as practicable, the City should utilize the City Milton logo to create trail endpoint signs with maps of the entire network and trail rules, and place markers at the ends of all gravel roads included in the core network.
- Speed limits on the network’s gravel roads should be limited to a maximum of 15 miles per hour as submitted for the 2007 Radar Permit update.
- Gravel roads in the network should remain unpaved as part of the trail design.

Design principles for trails parallel to Georgia Department of Transportation state routes (Arnold Mill Road (SR 140), Crabapple Road (E-W SR 372), Birmingham Highway (N-S SR 372), and Cumming Highway (SR 9)):

- The Georgia Department of Transportation should be encouraged to adopt a new policy that would mandate state-funded construction of shared use trails when a major transportation project takes place along a state route where a trail has been designated by the local government’s officially adopted transportation plan, comprehensive plan, bicycle plan, pedestrian plan, or bicycle and pedestrian plan.
- Shared use trails parallel to state routes should be designed in accordance with the Right-of-Way Ordinance definitions and following design guidelines:
  a. In rural areas the trails should be 12 feet wide, have an asphalt surface, and be separated from the edge of pavement by designs in accordance with the AASHTO Roadside Design Guide, latest edition. This recommended policy is applicable to Birmingham Highway outside of the Crabapple Overlay District and Arnold Mill Road.
  b. In urban areas the trails should be 12 feet wide, have an asphalt surface and be separated from the back of curb by a grass strip minimum of 4 feet, except where utilities conflict and the strip may be reduced to an absolute minimum of 2 feet. It is applicable to Cumming Highway (SR 9) and Arnold Mill Road SR 140. This policy is intended to supersede the SR 9 Overlay Standard.
  c. Due to the Atlanta Regional Commission designation of Cumming Highway (SR 9) as a regional strategic bicycle corridor, for SR 9 only an acceptable alternative to a shared use trail is a combination of standard on-road-system bicycle lane with a 6 foot wide asphalt path behind the ditch section in accordance with the AASHTO Roadside Design Guide.

For urban areas in the Crabapple Overlay District, the Overlay District Standards will be maintained, including 7 feet grass strip with 6 feet of concrete sidewalk. This policy applies to Crabapple Rd (SR 372).

- In other urban areas with curbs, the grass strip width between the curb and the trail should be a minimum of four feet, excepting locations where the location of utilities may require a narrower strip that can be reduced to an absolute minimum of two feet.

Design principles for trails parallel to City of Milton roads designated for shared use trails:

- Shared use trails parallel to City roads should be located beside roads with low and moderate levels of traffic.
- As shared use trails are constructed, speed limits on the parallel roads should be limited to 35 miles per hour as submitted for the 2007 Radar Permit update.
- Trails should be 8 to 12 feet in width and separated from the edge of pavement by design in accordance with the AASHTO Roadside Design Guide.
- In urban areas with curbs, the grass strip width between the curb and the trail should be a minimum of four feet excepting locations were the location of utilities may require a narrower strip that can be reduced to an absolute minimum of 2 feet.
- Areas of the Milton roadway network shall always meet or exceed the related Overlay Districts. However; it is recommended that the following changes be made:
  a. Crabapple Crossroads area: Paths that are not parallel to rights-of-way may be either gravel or asphalt.
  b. Birmingham Crossroads area: increase minimum grass strip width to 4 feet with a utilize exception to 2 foot absolute minimum. Concrete shall be used within the limits of the overlay district.
  c. NW Fulton Overlay District: increase minimum grass strip width to 4 feet with a utilize exception to 2 foot absolute minimum.
  d. The surface of these trails should, where possible, be gravel, but constructed with a base so that asphalt can later be overlaid as necessary. Gravel sections are encouraged to have special underlayment to prevent erosion, horse rutting, and to better allow for drainage and ADA accommodations.
  e. The trail surface may be asphalt where expedient due to drainage, topography, or other engineering considerations. The trail surface may be asphalt or concrete if necessary for compatibility with existing trails or sidewalks.
  f. Trailheads should be located near parking facilities at the City’s parks, schools, and retail centers.
Recommended City policies related to trails:

- Milton trails should maintain the existing trees and tree canopy where feasible to produce shade for the trail. The trail may divide at times into two 4-foot wide sections to save a tree without passing directly beside the tree trunk. The City arborist should be involved in tree-related design considerations.
- The City should review all development proposals in the context of the Milton trails plan.
- When development takes place along a City road that has been designated as part of the Milton trails network, the developer should be required to construct a shared use path to the same design specifications that are used by the City.
- Developers should be required to provide inter-parcel non-motorized connectivity when adjacent to the Milton trail and as required by the Transportation Engineer.
- Pedestrians and bicyclists should be given routine accommodation in all types of development and redevelopment.
- Developers should receive incentives when they integrate showers and lockers into their shared facilities.
- To facilitate future bike, pedestrian, and passenger car mobility, developments with large numbers of cul-de-sacs should be discouraged and developments with greater internal and external connectivity should be encouraged.
- To maintain the rural character of the City, the lighting of trails is discouraged.
- The committee encourages accommodation of persons with disabilities where reasonable.
- Individual section of the trail system will be designated by separate colors.
- Trail directional signs will be posted at major trail branch points. These will ideally utilize existing signposts in the locale.
- Where a safety barrier is required, two-board or four-board fences will separate the trail from the road. This idea is intended to be utilized by the Community Services Department using standard engineering guidelines for safety installations.
- Funding should be included in the CIP plan for minor bridges where needed for stream crossings. These will include a 1 horse design weight limit.

Recommended rules for trail use:

- Motorized vehicles are prohibited from the trails.
- Horses are permitted on gravel and asphalt sections of the trails.
- Trail users are required to remove all animal waste from the trail surface.
- Trail users with pets must keep their pets on leashes.

Implementation of the Milton Trail Network

There are multiple steps necessary for the successful implementation of this plan.

- The City must incorporate an annual expenditure of approximately $200,000 into the City's capital improvements program. This expenditure will allow the City to apply for transportation enhancement funding from the Georgia Department of Transportation.
- The City should begin development of a Safe Routes to School plan. This plan is a pre-requisite for applying for Safe Routes funding, and the majority of the core network falls within the geographic areas eligible for this funding. Although these two of the most promising external funding sources, the City will also want to pursue funding from the other state and federal program listed above.
- The City should incorporate the recommendations of the Milton Trail Plan into its comprehensive plan and transportation plan. As these plans are developed it is possible that some features of the Milton Trail Plan will need to be modified, but it is also essential that the City’s transportation and comprehensive plans take into account the Trail Plan. Over the shorter term, the City’s Right-of-Way (ROW) ordinance and development ordinances should be modified to take into account the policy and design recommendations listed in section IV, part C.
- It would make good sense to revisit the plan by re-convening, at least once a year, the Citizens Advisory Committee. The Committee could evaluate the success of the plan’s implementation, compare actual costs of construction to projected costs, and re-establish priorities as necessary. The Committee did excellent work, and its on-going input would help ensure the successful implementation of the plan.
Level of Service Standards, Park Types and Facility Needs
LEVEL OF SERVICE STANDARDS, PARK TYPES & FACILITY NEEDS

Existing Parks Inventory

The City of Milton possesses three dedicated parks under the direct jurisdiction of the Parks and Recreation Department:

- Birmingham Park (Undeveloped)
- Bell Memorial Park (Active)
- Providence Park (Passive)

Birmingham and Providence are largely undeveloped and Bell Memorial Park is currently over-booked and in need of renovation and expansion of existing active recreation facilities. The City also has the following recreation facilities:

- Crabapple Community Center
  12615 Broadwell Road
  Located on the southern part of the City off of Broadwell Road just across from the Alpharetta Art Center, this building is currently closed as final plans for the property are under consideration. The property is part of the Crabapple Crossroads area which boasts of upcoming new residential, mixed-use, and commercial development. However, the building itself is less than 1,000 square feet in size which limits its potential for a large facility in spite of possessing a number of mature hardwoods that provide a comfortable shaded park-like setting. A new road being constructed traverses through the site and causes additional strain on the already small parcel to accommodate a higher order recreational facility.

- Bethwell Community Center
  2695 Hopewell Road
  Located on Hopewell Road, the Bethwell Community Center was recently renovated and houses City of Milton Parks and Recreation programs and activities and summer day camp. This facility is slightly larger at around 1,340 square feet although the site itself is just under an acre in size.

Proposed facilities for Milton

- Park at Crabapple Crossing Elementary
  Located on Birmingham Highway, this 1.81 acre parcel is scheduled to be developed into a small neighborhood park via an intergovernmental agreement with the Fulton County Board of Education. Design elements include a small picnic pavilion, walking path, half court basketball and a play field.

- A one acre park site at the southwest corner of Deerfield Parkway and Webb Road was purchased in November 2010. A site plan has not been drafted yet.

CURRENT PROGRAMMING INVENTORY

<table>
<thead>
<tr>
<th>Activity</th>
<th>Current Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Public</td>
</tr>
<tr>
<td>Baseball 200’</td>
<td>4</td>
</tr>
<tr>
<td>Baseball 300’</td>
<td>0</td>
</tr>
<tr>
<td>Softball Adult</td>
<td>0</td>
</tr>
<tr>
<td>Softball Youth</td>
<td>0</td>
</tr>
<tr>
<td>Football/Soccer/Lacrosse</td>
<td>0</td>
</tr>
<tr>
<td>Basketball</td>
<td>0</td>
</tr>
<tr>
<td>Multi-purpose Court</td>
<td>0</td>
</tr>
<tr>
<td>Tennis</td>
<td>0</td>
</tr>
<tr>
<td>Playground (Structured)</td>
<td>1</td>
</tr>
<tr>
<td>Picnic Shelter/Pavilion</td>
<td>0</td>
</tr>
<tr>
<td>Golf Course</td>
<td>0</td>
</tr>
<tr>
<td>Skate Park</td>
<td>0</td>
</tr>
<tr>
<td>Dog Park/Off-Leash Area</td>
<td>0</td>
</tr>
</tbody>
</table>

* Includes North Park in Alpharetta, public and private schools & churches in Milton

CURRENT FACILITIES INVENTORY

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Current Inventory (2012)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
</tr>
<tr>
<td>Regional Park</td>
<td>0</td>
</tr>
<tr>
<td>Urban Park</td>
<td>0</td>
</tr>
<tr>
<td>Community Park</td>
<td>3</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>0</td>
</tr>
<tr>
<td>Community Centers</td>
<td>1</td>
</tr>
<tr>
<td>Family Entertainment Centers</td>
<td>0</td>
</tr>
</tbody>
</table>
Other providers in and around Milton
In addition to Milton parks, the City makes use of several other recreation providers that exist within Milton. These include schools, semi-public organizations such as private providers, Home Owners Associations (HOAs) and the YMCA which has soccer fields leased from the Baker Trust. The facilities available from these providers primarily include golf clubs, fitness clubs, pools, tennis centers and playgrounds and most require some type of membership fee to use the facilities.

Churches and schools also provide some type of recreation opportunities, ranging from facilities such as those mentioned above to events/programmed activities that simply require an interior or exterior space. Below is a list of schools in Milton and the facilities they share with the residents of Milton.

Collaborative efforts between private and public sectors is one way to bridge the gaps that have been identified in the needs assessment survey for parks and recreational facilities in Milton. Facilities such as gaming centers, exercise and fitness centers, golf courses and skating rinks could very well be provided through such collaborative efforts.

Alpharetta
The neighboring city of Alpharetta has traditionally provided an alternate source of recreational facilities to Milton residents. Alpharetta’s North Park in particular is a regular with Milton residents also because it is nearly almost surrounded by the City of Milton. Alpharetta has 16 youth baseball fields, 8 soft ball fields, 4 youth soccer fields, 2 football fields, and an adaptive sports complex distributed throughout the city in its many parks. In Alpharetta, it has been estimated that 600 of the 1,000 kids playing football are from Milton, and 400 of the 750 soft ball players are also from Milton. Milton residents in these programs pay 50% more than do Alpharetta residents. However, basketball programs are limited to Alpharetta residents because the programs are over-subscribed.

Roswell
Milton's proximity to the city of Roswell as well allows access to some of their recreational facilities although this may be limited only to Milton citizens who live in the southern end of the city or who commute to Roswell for other reasons. These include the following private facilities; the Swim Atlanta Roswell Swim Center which has a 25 yard indoor pool with 7 lanes and a 15-foot x 20-foot indoor instructional pool and Bally Total Fitness which houses a 25 meter long indoor Pool with 5 lanes, 3 Racquetball Courts and multi-purpose rooms.

Below is a list of various recreational facilities in Alpharetta and what they offer to the residents of Milton City -

<table>
<thead>
<tr>
<th>Name of school</th>
<th>Shared facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crabapple Crossing Elementary</td>
<td>1 multi-use field</td>
</tr>
<tr>
<td>Summit Hill Elementary School</td>
<td>1 multi-use field</td>
</tr>
<tr>
<td>Hopewell Middle School</td>
<td>4 tennis courts</td>
</tr>
<tr>
<td></td>
<td>1 track</td>
</tr>
<tr>
<td></td>
<td>1 basketball courts</td>
</tr>
<tr>
<td></td>
<td>1 ball field</td>
</tr>
<tr>
<td>Northwestern Middle School</td>
<td>4 tennis courts</td>
</tr>
<tr>
<td></td>
<td>1 track</td>
</tr>
<tr>
<td></td>
<td>1 football field</td>
</tr>
<tr>
<td></td>
<td>3 basketball courts</td>
</tr>
<tr>
<td></td>
<td>1 ball field</td>
</tr>
<tr>
<td>Milton High School</td>
<td>1 track</td>
</tr>
<tr>
<td></td>
<td>1 football field</td>
</tr>
<tr>
<td></td>
<td>1 practice football field</td>
</tr>
<tr>
<td></td>
<td>2 ball fields</td>
</tr>
<tr>
<td></td>
<td>2 rectilinear multi-use field</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of recreational facility</th>
<th>What they offer</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Park - Alpharetta</td>
<td>Lighted tennis courts</td>
</tr>
<tr>
<td></td>
<td>Football field with synthetic turf</td>
</tr>
<tr>
<td></td>
<td>Multi-purpose field</td>
</tr>
<tr>
<td></td>
<td>8 lighted soft ball fields</td>
</tr>
<tr>
<td></td>
<td>2 picnic pavilions</td>
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<tr>
<td></td>
<td>2 playgrounds</td>
</tr>
<tr>
<td></td>
<td>Adult Activity Center</td>
</tr>
<tr>
<td></td>
<td>Arts Building</td>
</tr>
<tr>
<td></td>
<td>Walking trail</td>
</tr>
<tr>
<td>Union Hill Park- Alpharetta</td>
<td>2 outdoor roller hockey rinks (1 covered)</td>
</tr>
<tr>
<td>Wills Park- Alpharetta</td>
<td>110 acre park</td>
</tr>
<tr>
<td></td>
<td>3 baseball fields</td>
</tr>
<tr>
<td></td>
<td>2 tee ball fields</td>
</tr>
<tr>
<td></td>
<td>6 picnic pavilions</td>
</tr>
<tr>
<td></td>
<td>Wacky World Playground</td>
</tr>
<tr>
<td></td>
<td>2 smaller playgrounds</td>
</tr>
<tr>
<td></td>
<td>Tennis courts</td>
</tr>
<tr>
<td></td>
<td>1.8 mile walking trail</td>
</tr>
<tr>
<td></td>
<td>Disc golf course</td>
</tr>
<tr>
<td></td>
<td>50 acre Equestrian park</td>
</tr>
<tr>
<td></td>
<td>Gymnasium</td>
</tr>
<tr>
<td></td>
<td>Multi-purpose room</td>
</tr>
<tr>
<td>Alpharetta City Pool</td>
<td>50 meter x 25 yard outdoor pool</td>
</tr>
<tr>
<td>Ed Isakson/Alpharetta Family YMCA</td>
<td>Indoor pool</td>
</tr>
<tr>
<td></td>
<td>Outdoor recreation pool</td>
</tr>
<tr>
<td></td>
<td>Gymnasium</td>
</tr>
<tr>
<td></td>
<td>Climbing wall</td>
</tr>
<tr>
<td></td>
<td>Multi-purpose rooms</td>
</tr>
<tr>
<td>Dynamo Alpharetta Swim Center</td>
<td>25-yard indoor pools (2 nos.)</td>
</tr>
<tr>
<td>Alpharetta/ Windward LA Fitness</td>
<td>25 Yard Indoor Pool</td>
</tr>
<tr>
<td></td>
<td>5 Racquetball Courts</td>
</tr>
<tr>
<td></td>
<td>Indoor Basketball Court</td>
</tr>
<tr>
<td></td>
<td>Fitness room</td>
</tr>
<tr>
<td>The Cooler – Alpharetta</td>
<td>Two ice skating rinks, one roller rink</td>
</tr>
<tr>
<td>Lifetime Family Fitness - Alpharetta</td>
<td>Indoor Pool</td>
</tr>
<tr>
<td></td>
<td>Outdoor Recreational Pool</td>
</tr>
<tr>
<td></td>
<td>Gymnasium</td>
</tr>
<tr>
<td></td>
<td>Climbing Wall</td>
</tr>
<tr>
<td></td>
<td>Fitness Rooms</td>
</tr>
<tr>
<td>Alpharetta Country Club</td>
<td>Undeveloped Property</td>
</tr>
<tr>
<td>Name</td>
<td>Size in acres</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Birmingham Park</td>
<td>203 Acres</td>
</tr>
<tr>
<td>Bell Memorial Park</td>
<td>17.75 Acres</td>
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<tr>
<td></td>
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<tr>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Providence Outdoor Recreation Center</td>
<td>41.75 Acres</td>
</tr>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Size in acres</td>
</tr>
<tr>
<td>--------------</td>
<td>---------------</td>
</tr>
</tbody>
</table>
| North Park   | 52.77 Acres   | Alpharetta | - Lighted tennis courts  
- Football field with synthetic turf  
- Multi-purpose field  
- 8 lighted soft ball fields  
- 2 picnic pavilions  
- 2 playgrounds  
- Adult Activity Center  
- Arts Building  
- Walking trail  
- Community Activity center and Seniors’ center |
| Newtown Park | 36.91 Acres   | Alpharetta | - 13 Picnic Pavilions  
- Softball  
- Baseball  
- Football Fields  
- Playgrounds  
- Basketball Courts  
- 3 Soccer Fields  
- 6 Tennis Courts  
- 1 Small Lake, Recreation Center  
- Two Mile Multi-Use Path System  
- Concession Building  
- Restroom |
| Ocee Park    | 110 Acres     | Alpharetta | - 7 Lighted Baseball & Softball Fields  
- 3 Picnic Shelters  
- 1 Football Field  
- Pavilion  
- Multi-Use Field  
- Playground  
- Practice Field and track  
- Concession Stand  
- Grills and Tables  
- *Restrooms Pending |
| Wills Park   | 110 Acres     | Alpharetta | - 10 Youth Baseball Fields  
- 6 Tennis Courts  
- 1 Olympic Size Swimming Pool  
- Wading Pool  
- Disc Golf Course  
- 1.8 Mile Walking Trail  
- 50 acre Equestrian park  
- 2 tee ball fields  
- 4 picnic pavilions  
- Wacky World Playground  
- 2 smaller playgrounds  
- 1.8 mile walking trail  
- Gymnasium  
- Multi-purpose room  
- 4 Outdoor Rings  
- 2.5 Acre Event Lawn  
- 298 Horse Stalls  
- 2 Show Offices  
- Concession Stands  
- Restrooms and Bathhouse  
- 40 Camper Hookups |
Parkland Level of Service Standards Overview

Each community is unique. Every City has its own “personality” that differs because of demographic make-up. Due to differing geographical, cultural, social and economic and environmental characteristics, each community must select a set of standards, which best serves them for the cost of delivering those services.

The parks and recreation system of a given City, needs to reflect the needs of the residents of that City by setting standards for appropriate service. The standards are an expression of the essential facilities needed to provide the level of park and recreation services required by the residents in each community. The City of Milton Level of Service Standards is established from three (3) sources each with varying weight. They are:

- Public Involvement Process (11/2011 & December 2011)
- City of Milton Needs Assessment Results (Schapiro 2010)
- National Recreation and Parks Association (NRPA)

Public Involvement Program

The first factor in determining the parks and recreation level of service for the City of Milton is the public involvement program. Several public meetings were held in November and December 2011 covering the various aspects of the Master Plan including Focus Group meetings and Public Workshop Charrette meetings.

Focus Group meetings were held November 17 and 22, 2011 and included the following groups:

- Parks and Recreation Advisory Board (PRAB)
- Hopewell Youth Association (HYA)
- City of Finance Department
- Public Safety
- Public Works
- Milton School Principals
- Milton Grows Green (MGG)
- Crabapple Community Association (CCA)
- Milton Disabilities Awareness Committee (MDAC)
- Horse Council of Milton
- Milton Business Alliance (MBA)
- City of Milton Planning Commission

The results of the Focus Group meetings are summarized below. A predominant issue was the need for trails and active recreation facilities by all groups. There was some mention of Birmingham Park and the need to resolve the Master Plan and finalize the program to meet the needs of the City of Milton. Schools were also viewed as a resource for recreation facilities but maintenance issues were mentioned as a priority for after school activities.

- Balance/reflect the city’s unique visual image with recreation needs & improvements...
- Define trail needs, users and destinations
- Consider land acquisition needs/strategies
- Look at need for lit, rectangular fields for use by several sports
- Horses prefer/need separate trails, open fields and a variety of topography
- Horses and vehicles don’t mix
- Loop trails desirable for both horses and people; trails as a destination vs a connection
- Public safety issues include access to remote trails and security
- Parks include active and passive uses; as well as cultural facilities
- Indoor facilities needed for sports and meetings; space for ‘free play’
- Plans need to consider maintenance and operations costs
- Avoid duplicating programs offered by adjacent jurisdictions
- Schools are a resource with limits
- Leverage private funding, non profits and church facilities
- Provide the “right program at the right price’
- Don’t discount value of prior studies
- Access for all citizens
- Coordinate recreation plans with other city planning activities
- Don’t “over-develop”; look at future demographic trends

Two Public Workshop Charrette workshops and a Workshop Presentation to the Milton City Council were provided to solicit comment and generate concepts and ideas for the Master Plan. Workshop #1 was held November 29 and 30, 2011. The first evening was dedicated to the City of Milton Comprehensive Parks and Recreation Master Plan and the second evening to the Milton Trail Update component of the Master Plan. All the work shops were well attended and sign up sheets are provided in the Appendix of this document. The meeting topics and schedule were as follows:

Charrette Workshop #1 – November 29 & 30, 2011
Interactive Charrette Workshop – Milton Comprehensive Parks & Recreation Master Plan and Trail Update
Day 1 – City of Milton Comprehensive Park Master Plan
Day 2 – Trail Update

Charrette Workshop #2 – December 14 & 15, 2011
Interactive Charrette Workshop - Birmingham Park
Day 1 – Programming
Day 2 – Conceptual Design

Presentation Workshop – January 18, 2012
City Council Presentation Workshop
Day 1- Charrette Workshop #1 was designed to solicit input on the Milton Comprehensive Parks & Recreation Master Plan. The results of Charrette Workshop #1 are summarized below.

As related to the Milton Comprehensive Parks and Recreation Master Plan:

Positive Aspects:

- Land available in Crabapple for a pocket park and community center
- Examine the “Lackey Road” site as a possible park for Milton
- Horse community in Milton could bring business to Milton
- Birmingham Park is a beautiful site good for equestrian trails
- Event opportunities at Hopewell House
- Public input for potential property acquisition
- Explore use for landfill site
- Add acreage to Providence Park
- Add property to Bell Memorial Park
- Possible park site at northeast corner of Thompson Road and Coach Road

Negative Aspects:

- Providence Park remains closed pending environmental clean-up
- Bell Memorial has baseball only
- North Park NOT owned by Milton
- Risk of over-development
- Community-sharing of school facilities
- Many recreation uses shared with Fulton County
- Lack of public accountability with few decision makers
- Loss of rural character
- Loss of wood lands
- ONLY chance to do it right
- Don’t build parks beyond City of Milton use
- Need to place ranch lands into a conservation trust in perpetuity
- Grant money dried up
- Rush to complete plans could limit public input
- Undue influence from business and financial interests on park development
Day 2 - Charrette Workshop #2. The results of Day 2 - Charrette Workshop #1 are summarized below.

As related to the Milton Trails Update:

- Utilize power line easements for trails
- Keep unpaved roads as dirt trails
- Have an internal horse trail at Birmingham Park
- Develop a “share the road” system for cyclists
- Need for trail head facilities at major parks
- Provide multiple trail uses at Birmingham Park
- Potential acquisition for park land at Freemanville Road crossing at Chicken Creek
- Possible acquisition at southeast corner of Providence Road and Bethany Road
- Three areas need internal connection
  - Southeast corner of Alpharetta’s North Park
  - Southwest corner of Crabapple
  - Birmingham Park
- Separate system for road bikers
- Equestrians should be off-road
- Provide external connections to Forsyth County and Alpharetta
- Road bike circular connecting routes
- Recognition that expanded ROW for trails will be difficult

Charrette Workshop #2 was designed to solicit input on Birmingham Park. Two evenings were devoted specifically to Birmingham Park. The first evening began with a PowerPoint presentation describing the history of the park including earlier Master Plan designs provided by Fulton County before Milton was incorporated. The goal for Workshop #2 was to develop concept plans for the park design and discuss issues and concerns surrounding the Birmingham Park Master Plan. Two “bubble” diagrams were completed according the notes and discussion generated by the two break out teams during the first evening and presented during Day 2 of the workshop.

Birmingham Park is discussed in greater detail in Chapter 4.0 – The Master Plan section of this document.

City of Milton Needs Assessment Results (Schapiro Group – May 2010)

The City of Milton Needs Assessment Results (Schapiro 2010) provides a refinement to the NRPA standards for park and recreation facilities through a survey process accomplished by direct mail. There were 2,629 responses to the survey for a response rate of 23%. It is revealing because it is responsive to the needs of the City of Milton residents. Combined with NRPA standards, the Parks and Recreation Needs Assessment gives a more detailed picture of how the Parks and Recreation Master Plan should be structured including recreation amenities, programs and funding options. The following factors were considered:

- Demographics
- Facilities and Programs
- Funding Options
- Parks and Recreation Usage

Demographics break down Milton by gender, age, home ownership, and family groups. The results show that the City is a relatively young community with 44% of the families having children age 18 or younger per household. Of those children, 49% are between the ages of 6 to 15. Facilities and Programs results indicate that the City favors trails, playgrounds, picnicking and natural open spaces. Youth recreation is also favored. The following summary was taken from the Schapiro study:

- Milton residents support the City providing a variety of facilities, particularly those that enhance their outdoor experience and those related to children’s activities;
- Milton residents spend a good deal of time in nearby parks, and they also take advantage of membership facilities and local private facilities in the area. Few visit Bell Memorial Park. Residents with children in their household are more likely to visit each of those locations “very often”;
- Residents also support a variety of programming options. The most popular are one-time citywide events, such as festivals and concerts. Programming for children also receives a great deal of support;
- The least popular facilities and programs are those that involve adult activities or less prominent sports;
- When residents visit parks or health/recreation facilities, they largely do so to exercise or simply to enjoy being outdoors. The other primary reasons are to take their children to play or have them participate in an athletic league.

It is important to note that the desire for trails, playgrounds and athletic fields was a dominant theme in the Schapiro study. The value in this study is in establishing a level of service standard that is derived specifically from a representative cross section of Milton citizens. It further validates the NRPA standards for parks and recreation facilities and brings into better focus what types of facilities should be provided specifically for the City of Milton.

Survey results: “Do you think the City of Milton should help provide PROGRAMS for the following (Top 10) items”

![Survey Results Chart]

Moreland Altobelli Associates, Inc.
National Recreation and Parks Association (NRPA) Level of Service Standards

Analysis of existing parks, open space, trails, and recreation systems are often conducted in order to try and determine how the systems are serving the public. A Level of Service (LOS) has been typically defined in the parks and recreation system Master Plans as the capacity of various components and facilities that make up the system to meet the needs of the public. This often expressed in terms of the size or quantity of a given facility per unit of population.

In order to help standardize parks and recreation planning, universities, agencies and parks and recreation professionals have long been looking for ways to benchmark and provide “national standards” for how much acreage, how many ball fields, pools, playgrounds and other facilities are required. The National Recreation and Parks Association (NRPA) have long sought to provide guidelines for standardizing recreation facility requirements. Several research documents have been published dating back to early in the twentieth century culminating with “Recreation, Park and Open space Standards and Guidelines” by Roger Lancaster in 1983. Since that time, various publications have updated and expanded upon possible “standards”, several of which have been published by NRPA.

Other factors are necessary to determine an accurate level of service, including:

- Quality of the facilities
- Condition of the facilities
- Location factors and ease of access
- Comfort especially the amenities associated with the facility

For the purposes of this Master Plan, it is necessary to realize that national standards can be valuable when referenced as “norms” for capacity but not necessarily the sole target for which a community should strive. The City of Milton is unique and in an effort to have the national standards respond to the needs of the City, other documentation is required including the City of Milton Needs Assessment Results (Schapiro Group – May 2010) and the Public Involvement Strategy meetings that were performed as part of this Master Plan study.


Taken together and through averaging techniques, calculations can be determined which accurately reflect park and recreation needs for Milton. The City of Milton Needs Assessment (Schapiro 2010) provides greater focus on the accepted national standards and other park and recreation master planning efforts. This study assists in setting priorities for facilities. The public involvement process also provides valuable data that has been incorporated into the following chart based on what the public wants and had expressed during the public meetings.

Park and Recreation Facility Requirements & Recommended Standard by Park Type

The City of Milton inherited a park and recreation system from Fulton County after annexation in 2005. The existing park system includes one notable exception, North Park. North Park is essentially an “enclave” within the Milton city limits and remains under the ownership and management of the City of Alpharetta. The City of Milton park and recreation inventory provided a listing of all current park facilities and programs. The projected NRPA-based level of service standards, City of Milton Needs Assessment and public involvement process provide a listing of park and recreation system requirements for the next twenty years. The first step in creating a Master Plan for implementation is to provide a description of park system facilities.

The present City of Milton parks system is under served, heavily utilized and somewhat scattered. As the City grows, parks will need to be enhanced and expanded to meet the programming and facility needs of the City. The Master Plan proposes to up-grade existing park facilities, utilize existing programs and facilities in neighboring communities not under jurisdiction of the City of Milton Parks and Recreation Department, utilize shared quasi-public facilities such as schools and churches and add new parks into under served areas through acquisition. In order to prepare these plans, it is important to first create a set of idealized park templates. Once these park templates are developed, they can then become part of the City of Milton Park and Recreation Master Plan. Improvements to existing parks will be described in detail and future parks will be located based upon their siting criteria. Birmingham Park will become the signature park for the City despite its location in the extreme northwest section of Milton. The Milton Trail Update will provide programs and connectivity within the park system and act as a standalone recreation facility. Both Birmingham Park and the Trail Update are discussed in greater detail in Section IV – The Master Plan of this document.

Development of these standard templates is a critical stage in the park planning process. The park types must be chosen to match accepted level of service standards and the desires of the citizens of Milton. An equally important criterion for the development of these standards is fiscal impact. Once a set of park standards is developed, then it is important to determine if the resulting annual cost of park capital improvements is an amount of money that the City can afford on an annual basis. The City will continue to have limited resources and priorities will be set that satisfy the needs for the parks and recreation system through creative approaches to programming and shared resources. Greater emphasis must be placed on satisfying recreation needs by developing existing park property. Land acquisition should be viewed as a long term option. The following is a description of the parks system that has been developed for the City of Milton.

The park system that has been developed for the City directly reflects the results of level service analysis, City of Milton Needs Assessment (Schapiro May 2010) and the public involvement workshops held in November and December 2011.

<table>
<thead>
<tr>
<th>FACILITY STANDARDS (NRPA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities</td>
</tr>
<tr>
<td>Regional Park</td>
</tr>
<tr>
<td>Urban Park</td>
</tr>
<tr>
<td>Community Park</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
</tr>
<tr>
<td>Community Centers</td>
</tr>
<tr>
<td>Family Entertainment Centers</td>
</tr>
</tbody>
</table>

Moreland Altobelli Associates,Inc.
There were four very strong park planning recommendations that have come from this analysis:

1. Adequate active recreation facilities are severely lacking in the City of Milton most notably “rectangle fields” for soccer/lacrosse and “triangular fields” for youth baseball;
2. The trails system as described in the Milton Trail Plan (May 2007) must be developed in implementable phases to provide recreation for families and satisfy the needs of the equestrian community;
3. Birmingham Park is a valuable asset for the City and should be designed to meet the needs of active and passive recreation enthusiasts;
4. There is a strong desire to develop a neighborhood-based park system as per the City of Milton Comprehensive Plan which states, “Develop community gathering spaces and pocket parks in village and neighborhood centers to serve as meeting places and destinations.”

It is important to note that citizen recommendations gathered during the public workshops supports the level of service analysis. The analysis revealed several important trends:

1. Milton residents are largely dependent on adjoining City of Alpharetta, City of Roswell and Fulton County (North Park) park facilities to meet the needs for active recreation;
2. The City has several active concurrent studies that support the Comprehensive Park and Recreation Master Plan most notably; Crabapple Vision Analysis – Crabapple Form-Based Code and Ga. 9 Livable Centers Initiative (LCI) study;
3. The City’s trail system although largely undeveloped, has many existing sections that receive heavy use suggesting a very strong desire for further implementation;
4. The City has undertaken an active role in developing neighborhood parks including the 1-acre park-site at the southwest corner of Deerfield Parkway and Webb Road and the 1.8 acre Park at Crabapple Crossing Elementary;
5. The rural image of the City of Milton is unique and must be preserved: including pastoral horse farms, environmentally sensitive open space, historic buildings, architecture, and landscape features.

### Recreation Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Roswell, GA</th>
<th>Forsyth County</th>
<th>Cherokee County</th>
<th>Alpharetta</th>
<th>NRPA Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation Centers</td>
<td>2.5 Sq Ft per Resident</td>
<td>1 per 20,000</td>
<td>n/a</td>
<td>2.56 Sq Ft per person</td>
<td></td>
</tr>
<tr>
<td>Community Centers</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>1 per 20000</td>
<td>na</td>
</tr>
<tr>
<td>Activity Buildings</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>1 per 20000</td>
<td>na</td>
</tr>
<tr>
<td>Senior Recreation Center</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Gymnasiums</td>
<td>na</td>
<td>na</td>
<td>3 per 75000</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Aquatic Facilities</td>
<td>1 per 50,000</td>
<td>na</td>
<td>na</td>
<td>1 per 20000</td>
<td>na</td>
</tr>
<tr>
<td>Indoor Lane/Competition Pool</td>
<td>na</td>
<td>na</td>
<td>1 per 80000</td>
<td>1 per 20000</td>
<td></td>
</tr>
<tr>
<td>Indoor Leisure/Family Pools</td>
<td>na</td>
<td>na</td>
<td>1 per 20000</td>
<td>1 per 20000</td>
<td></td>
</tr>
<tr>
<td>Outdoor Lane/Competition Pool</td>
<td>na</td>
<td>na</td>
<td>3 per 20000</td>
<td>1 per 20000</td>
<td></td>
</tr>
<tr>
<td>Outdoor Leisure/Family Pools</td>
<td>na</td>
<td>na</td>
<td>1 per 20000</td>
<td>1 per 20000</td>
<td></td>
</tr>
<tr>
<td>Outdoor Pools - All</td>
<td>1 per 50,000</td>
<td>na</td>
<td>1 per 20000</td>
<td>1 per 20000</td>
<td></td>
</tr>
</tbody>
</table>

**Field Facilities**

- **Baseball (Official):** 1 per 20,000
- **Softball:** 1 per 20,000
- **Baseball/Softball Diamonds:** 1 per 5,000
- **Adult Softball Diamond with Skinned Infield:** 1 per 5,000
- **South Softball Diamond with Skinned Infield:** 1 per 5,000
- **Adult Baseball Diamond with Graded Infield:** 1 per 5,000
- **South Baseball Diamond with Graded Infield:** 1 per 5,000
- **Football Fields:** 1 per 20,000
- **Field Hockey:** 1 per 20,000
- **Rectangle Fields:** 1 per 20,000
- **Soccer Fields:** 1 per 50,000
- **Lacrosse:** 1 per 40,000
- **Playgrounds:** 1 per 10,000
- **Skate parks:** 1 per 100,000
- **Tennis Courts:** 1 per 2,000
- **Basketball Courts:** 1 per 5,000

**Golf Courses**

- **Golf Courses (18-hole):** 1 per 50,000
- **Golf Course (9-hole):** 1 per 20,000

**County Park Acreage**

- **Local Space:** 6.25-10.5 acres per 1,000
- **Regional Space:** 15-20 acres per 1,000
- **Mini-Park:** 25 to 5 acres/1,000 people
- **Neighborhood Park:** 1 acre per 10,000 to 20,000
- **Community Park:** 5 to 8 acres per 1,000
- **Regional Park:** 5 to 10 acres per 1,000

Extracted from: City of Milton Parks and Recreation Assessment, October 2009, EDAW
Description of the System

Urban District Park
Urban parks serve the entire city and are typified by excellent access to urban centers, open green space for outdoor venues and nearby shared parking for events. They provide specialized urban amenities that are associated with the art, history and culture of the cities they serve. Urban park facilities are integral to the economic and social vitality of a community.

Family Entertainment Center
A Family Entertainment Center (FEC) is for-profit leisure center that range from 10,000 S.F. indoor children’s play centers to 50,000 S.F. large format self-contained play centers featuring bowling, video games, laser tag rooms, miniature golf, baseball batting cages, motion ride simulators along with food and beverage operations.

Community Center
A community center is generally described as a place where members of a community can gather for social or cultural activities. Typically, a Community Center offers programs and classes designed for a broad range of interests, skill levels, ages and backgrounds. They may include:

- Youth (Infants to 12-year-olds) – programs for cooking skills, local outings and child care instruction;
- Teens – driving skill improvement, participation in after-school programs, dance, other social events and scouting activities;
- Adults – programs for theater, fitness, dancing, parenting, yoga, travel, art and crafts, computer skills and other events;
- Seniors – travel and tour information sharing, gatherings for Mah Jongg, bridge and board game activities, theater events and classes.

Regional Park (City-wide)
Birmingham Park will meet the needs of the City of Milton for a City-Wide park for the next twenty years. By definition, a city-wide park is designed to serve the recreation needs of several communities with a serviceable population of 50,000 and must be a minimum of 200 acres. Due to their large acreage, these parks provide areas and facilities that are resource-based including natural areas, campgrounds and free-play areas. There is also enough acreage to accommodate active recreation facilities including baseball/softball, soccer/lacrosse, tennis, multi-purpose courts, shelters, rest rooms and equestrian facilities. Parking is generally a combination of hard surface and pervious/grass parking.

Community Park
A community park offers a wide range of program and facility opportunities for individuals and families. As the name implies, a community park is designed to meet the recreation needs of the entire community. Community parks can be either resource-based or active and are usually around 50 acres. Currently, Milton has two community parks; Bell Memorial Park located at 15245 Bell Park Road and Providence Park located at 13440 Providence Park Drive. Bell Memorial serves as the city’s sole active recreation park and is need of expansion. Providence Park is a 40-acre park that will remain passive and is currently closed pending a nearly complete environmental clean-up effort.

Neighborhood Park
The neighborhood park is a “walk to” park, generally located along streets where people can walk or bicycle without encountering heavy vehicular traffic. It serves the population of a neighborhood in a radius of up to one-half mile and generally range between two and five acres. They provide basic recreation needs including play structures, basketball, tennis courts and areas for picnicking and relaxing.

Multi-Use Trail
This Master Plan includes a comprehensive update of the City of Milton trails system. There are generally two types of trails: urban trails and greenway trails. Urban trails Urban trails are typified by their location within urban centers and urban roadway corridors. Generally bicycling becomes a separate traffic. It serves the population of a neighborhood in a radius of up to one-half mile and generally range between two and five acres. They provide basic recreation needs including play structures, basketball, tennis courts and areas for picnicking and relaxing.

Multi-Use Trail System
Includes rural and urban sections for casual and active recreation

Conservation and Preservation
Environmentally sensitive areas for habitat and wildlife preservation

* Requires shared urban center parking

CITY OF MILTON - PARKS AND RECREATION FACILITY NEEDS BY POPULATION

<table>
<thead>
<tr>
<th>Park Type</th>
<th>Location Criteria</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban District Park*</td>
<td>In an urban center with reasonable access to population centers</td>
<td>Large Outdoor Gathering Area, Programmed Activity (Concerts &amp; Festivals), Play Structures, Restrooms, Grassed Free Play Area</td>
</tr>
<tr>
<td>Family Entertainment Center</td>
<td>In a commercial center with excellent vehicular access major roads and population centers</td>
<td>Video gaming, bowling, billiards, restaurant/food service, children’s play structure, classroom space, party/activity rooms for rent</td>
</tr>
<tr>
<td>Community Centers</td>
<td>Located within maximum fifteen (15) minute driving radius</td>
<td>Recreation, cultural activities, education, health, wellness and fitness activities family life activities. Meeting rooms with A/V &amp; basic kitchen amenities</td>
</tr>
<tr>
<td>City of Milton Park (City-Wide)</td>
<td>On the periphery of an urban area - 30 to 60 minutes driving time</td>
<td>Active/passive recreation incl. soccer, baseball/softball, nature/bride paths, hard courts, picnicking, open shelters, play structures, restrooms</td>
</tr>
<tr>
<td>Community Park</td>
<td>Serves two or more neighborhoods (3 mile radius), served by arterial &amp; collector streets</td>
<td>Active/passive recreation incl. soccer, baseball/softball, nature and bride paths, hard courts, picnicking, open shelters, play structures, restrooms</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>Recreation/social focus, informal active and reflective recreation for all ages</td>
<td>Active recreation incl. children’s playground, hard court games and passive incl. connecting trails, seating structures &amp; open grassed play area</td>
</tr>
<tr>
<td>Multi-Use Trails System</td>
<td>Includes rural and urban sections for casual and active recreation</td>
<td>Urban section: min. 8’ paved cross-section, paved multi-use trail min. 10’ width and unpaved trails min. 4’ maintained width</td>
</tr>
<tr>
<td>Conservation and Preservation Open Space</td>
<td>Environmentally sensitive areas for habitat and wildlife preservation</td>
<td>Passive open space only and suitable for hiking, equestrian and biking use. Amenities may include boardwalks, overlook structures and camping</td>
</tr>
</tbody>
</table>

* Requires shared urban center parking
Urban District Park Standards

Population Served
All residents of the City and visitors

Land to population ratio
As needed

Service Area
City of Milton

Optimal Size
As appropriate

Facilities
- Shaded seating areas
- Open play area
- Urban gardens
- Picnic areas
- Esplanade
- Historic elements
- People watching space
- Connecting trail system
- Public gathering areas
- Access to shared event parking
- Festival space
- Fountains
- Market spaces
- Sculpture

Regional Park Standards

Population Served
All residents of the City and visitors

Land to population ratio
As needed

Service Area
City of Milton

Optimal Size
Minimum 200 acres

Facilities
- Competition Sports
- Fairgrounds
- Equestrian Centers
- Playground
- Game courts
- Athletic / Sports fields
- Tennis courts
- Open field play areas
- Gardens
- Pool or Aquatic Playground
- Community Center
- Exercise Trails
- Picnic Areas
- Performance Venues
- Restrooms
- Parking
- Dog Park

Community Park Standards

Population Served
1 park/10,000 population

Land to population ratio
4 acres/1,000 population

Service Area
1 mile radius

Optimal Size
Minimum 30 acres

Facilities
- Playground
- Game courts
- Athletic / Sports fields
- Tennis courts
- Open field play areas
- Gardens
- Pool or Aquatic Playground
- Community Center
- Exercise Trails
- Picnic Areas
- Performance Venues
- Restrooms
- Parking
Neighborhood Park Standards

Population Served
1 park/2,500 population

Land to population ratio
3 acres/1,000 population

Service Area
1/2 mile radius

Optimal Size
5 acres

Facilities
- Playground
- Open field play area
- Volleyball Court
- Basketball Court
- Tennis Courts
- Picnic Areas
- Drinking Fountains
- Restrooms
- Parking

Family Entertainment Center Standards

Population Served
All residents of the City and visitors

Land to population ratio
As needed

Service Area
City of Milton Region

Optimal Size
10,000 S.F. to 50,000 S.F.

Facilities
- Bowling
- Laser Tag
- Video Arcade
- Baseball Batting Cages
- Pool/Billiards
- Motion-ride Simulators
- Food Service
- Miniature Golf
- Sculpture
Overview

The Master Plan recommends focused targeted actions: to address deficiencies and imbalances in the present park system; to anticipate future recreation and open space needs for the City of Milton; and to build on the existing heritage of small ranches, preserved natural lands, access to the regional park system and other recreational opportunities.

Achieving the Master Plan’s vision of the parks and open space system for the year 2030 will require the development of parks according the Current and Future Facility Needs chart illustrated below. By the year 2030 these requirements must be met:

1 Regional Park (City-Wide)
   Birmingham Park

2 Urban Parks
   Crabapple Village Green
   One Additional in the Deerfield Area

4 Community Parks
   Bell Memorial Park
   Providence Park
   Two Additional Sites

11 Neighborhood Parks
   11 Additional Neighborhood Parks selected on an as needed basis
   1-acre park-site at the southwest corner of Deerfield Parkway and Webb Road
   Park at Crabapple Crossing Elementary
   Nine Additional Parks selected on an as needed basis

2 Community Centers
   Bethwell Community Center
   Crabapple Community Center

One Additional Community Centers in strategic geographic locations

3 Family Entertainment Centers
   Deerfield Area (market driven)
   Crabapple Area (market driven)
   One Additional site

The Current and Future Facility Needs chart identifies the quantity of parks required in the City of Milton for the next twenty years. Programming needs should also be met through a combination of existing and proposed facilities and shared use with quasi-public facilities such as schools, churches and private development. The projected programming needs for the City are illustrated in the City of Milton Program Needs chart:

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Current Inventory (2012)</th>
<th>Standards</th>
<th>Milton Baseline Requirement by population*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Acreage</td>
<td>Population Served (NRPA)</td>
</tr>
<tr>
<td>City of Milton Regional Park</td>
<td>1</td>
<td>-</td>
<td>Variable</td>
</tr>
<tr>
<td>Birmingham Park</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Park</td>
<td>0</td>
<td>-</td>
<td>Variable</td>
</tr>
<tr>
<td>Crabapple Village Green</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Additional in the Deerfield Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Park</td>
<td>2</td>
<td>55.76</td>
<td>1 park per 10,000-20,000 residents</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>0</td>
<td>-</td>
<td>1 park per 2,500-5,000</td>
</tr>
<tr>
<td>Crabapple Crossing Elementary</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nine Additional Parks selected on an as needed basis</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Centers</td>
<td>2</td>
<td>0.78</td>
<td>1 center per 10,000-20,000 residents</td>
</tr>
<tr>
<td>Bethwell Community Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crabapple Community Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Additional Community Centers in strategic geographic locations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family Entertainment Centers</td>
<td>0</td>
<td>-</td>
<td>Market Driven</td>
</tr>
</tbody>
</table>

Moreland Altobelli Associates, Inc.
## ADDITIONAL ACREAGE NEEDED BASED ON PROPOSED STANDARDS

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Current Inventory (2012)</th>
<th>Standards</th>
<th>Additional Acreage Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Year 2012</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>32,600</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Population Served (NRPA)</td>
</tr>
<tr>
<td>City of Milton Regional Park</td>
<td>1</td>
<td></td>
<td>Variable</td>
</tr>
<tr>
<td>Urban Park</td>
<td>0</td>
<td></td>
<td>Variable</td>
</tr>
<tr>
<td>Community Park</td>
<td>2</td>
<td>55.76</td>
<td>1 park per 10,000-20,000 residents</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>0</td>
<td></td>
<td>1 park per 2,500-5,000</td>
</tr>
<tr>
<td>Community Centers</td>
<td>2</td>
<td>0.78</td>
<td>1 center per 10,000-20,000 residents</td>
</tr>
<tr>
<td>Family Entertainment Centers</td>
<td>0</td>
<td></td>
<td>Market Driven</td>
</tr>
</tbody>
</table>
Programming needs are immediate for active recreation in the City and several strategies have been discussed. Birmingham Park, Bell Memorial Park and Providence Park will accommodate many of the critically needed active and passive recreation program requirements as identified in the public meeting process, Schapiro Needs Assessment and nationally recognized standards but other park facilities must be expanded or acquired. Birmingham Park is presently undeveloped but is currently used for passive recreation. Bell Memorial Park is the primary facility for active recreation and plans have been developed for acquiring adjacent property and building additional baseball and soccer fields. These improvements will be sufficient for the next five to ten years with the utilization of shared facilities located in the City of Milton. An acquisition program is necessary to fully meet all the recreation requirements to the year 2030.

### CITY OF MILTON - RECREATION PROGRAM NEEDS BY POPULATION

<table>
<thead>
<tr>
<th>Activity</th>
<th>Resources/Facility</th>
<th>Population Served</th>
<th>Milton Baseline Requirement by population*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum</td>
<td>Maximum</td>
<td>Year 2012</td>
</tr>
<tr>
<td>User-Oriented Activities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baseball 200’</td>
<td>Fenced Field</td>
<td>1 per 6,000</td>
<td>1 per 5,000</td>
</tr>
<tr>
<td>Baseball 300’</td>
<td>Fenced Field</td>
<td>1 per 5,000</td>
<td>1 per 4,000</td>
</tr>
<tr>
<td>Softball Adult</td>
<td>Fenced Field</td>
<td>1 per 6,000</td>
<td>1 per 5,000</td>
</tr>
<tr>
<td>Softball Youth</td>
<td>Fenced Field</td>
<td>1 per 8,000</td>
<td>1 per 6,000</td>
</tr>
<tr>
<td>Football/Soccer/Lacrosse</td>
<td>Maintained level fields</td>
<td>1 per 8,000</td>
<td>1 per 6,000</td>
</tr>
<tr>
<td>Basketball</td>
<td>Hard Surface Basketball Court</td>
<td>1 per 6,000</td>
<td>1 per 5,000</td>
</tr>
<tr>
<td>Multi-purpose Court</td>
<td>Hard Surface striped court</td>
<td>1 per 4,000</td>
<td>1 per 3,000</td>
</tr>
<tr>
<td>Tennis</td>
<td>Fenced and lighted</td>
<td>1 per 3,000</td>
<td>1 per 2,000</td>
</tr>
<tr>
<td>Playground (Structured)</td>
<td>ADA Approved Structure</td>
<td>1 per 2,000</td>
<td>1 per 1,500</td>
</tr>
<tr>
<td>Picnic Shelter/Pavilion</td>
<td>Open/Size Varies</td>
<td>1 per 2,000</td>
<td>1 per 1,500</td>
</tr>
<tr>
<td>Skate Park</td>
<td>Progressive Levels of Skill</td>
<td>1 per 25,000</td>
<td>1 per 20,000</td>
</tr>
<tr>
<td>Dog Park/Off-Leash Area</td>
<td>Fenced</td>
<td>1 per 25,000</td>
<td>1 per 20,000</td>
</tr>
<tr>
<td>Resource-Based Activities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Use Trails**</td>
<td>On-road Bike lanes</td>
<td>1.0 miles per 1,000</td>
<td>1.5 miles per 1,000</td>
</tr>
<tr>
<td>Off-road Paved Multi-Use Trail</td>
<td>0.5 mile per 1,000</td>
<td>0.7 mile per 1,000</td>
<td>16 - 22 Miles</td>
</tr>
<tr>
<td>Unpaved Hiking/Biking/Equestrian</td>
<td>0.2 mile per 1,000</td>
<td>0.4 mile per 1,000</td>
<td>6 - 8 Miles</td>
</tr>
<tr>
<td>Open Space Guidelines</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation Open Space</td>
<td>Passive Use</td>
<td>10 ac per 1000 residents</td>
<td>10 ac per 1000 residents</td>
</tr>
<tr>
<td>Preservation Open space</td>
<td>Limited Use</td>
<td>25 ac per 1000 residents</td>
<td>25 ac per 1000 residents</td>
</tr>
</tbody>
</table>

* Population projections City of Milton Comprehensive Plan
** Source - Municipal Research and Services Center of Washington
GOALS AND OBJECTIVES

A. General

Goal: Ensure City of Milton Park and Recreation Legacy for Future Generations

Objectives:

• Develop fully programmed, fully operational and well-maintained parks, facilities and programs that meet both current and future park and recreation needs;
• Keep the public and local leaders informed about the value, benefits, conditions and needs of the City of Milton park system;
• Coordinate the planning, management, development and funding of parks, natural resources, trails and recreation needs and concerns with other City of Milton departments and city, county, and regional planning efforts; and
• Engage residents to become stewards of City of Milton’s park and recreation system to help preserve the legacy for future generations.

B. Park Land and Facilities

Goal: Design, Build and Maintain Excellent Parks and Recreation Facilities

Objectives:

• Develop a park system that adequately serves the citizens’ current and future needs in an efficient and affordable manner;
• Develop a set of park design standards that preserve the quality of the park and recreation system for future generations;
• Develop each park, natural area and open space to respect the unique attributes of each site and its neighbors and according to its role in the overall park and recreation system;
• Develop park and recreation facilities that are accessible and available to all residents. Meet and, where possible, exceed the requirements for the Americans with Disabilities Act (ADA);
• Use environmentally friendly, sustainable methods to build and care for parks, natural resources and recreational facilities; and
• Protect City of Milton parks, natural resources and facilities by developing a set of low maintenance design standards for the park system.

Goal: Preserve, Protect and Restore Milton’s Natural Resources

Objectives:

• Identify environmentally sensitive areas and conservation sites for future acquisition and preservation;
• Preserve open space and natural areas for the protection of habitat and biological diversity, to provide recreational opportunities to enhance Milton’s image and community identity and buffer the impacts of urban development; and
• Protect, expand and restore interconnected ecosystems and wildlife corridors.
Goal: Develop Parks and Recreation Facilities and Programs that Promote “Community in the City”.

Objectives:
- Build public plazas and “green connections” in neighborhoods and along main streets;
- Provide unique public spaces that give Milton a special and attractive identity that reinforces the existing character of the city;
- Develop a beautification strategy to visually tie the city together with design continuity, beauty and character;
- Partner with other public agencies, schools and private organizations to maximize parks and recreation opportunities, facilities and programs; and
- Provide a wide diversity of arts, culture, historical and civic amenities in the system.

Goal: Provide a master plan for Birmingham Park that reflects the facility needs for the residents of the City of Milton

Objectives:
- Adopt NRPA LOS standards in determining programmed facilities for Birmingham Park;
- Provide a balance of active and passive recreation activities supported by the Parks and Recreation Needs Assessment and public involvement process;
- Provide a master plan with the following elements: best design practices and guidelines, advocates for green buildings and open space, and includes an analysis of life cycle costing and implementation; and
- Includes an Implementation Plan for Sustainability.

Goal: Provide an update of the Trails Master Plan that builds on the Trails Master Plan produced by Georgia Institute of Technology in 2005

Objectives:
- Integrate pertinent elements of the on-going “City of Milton Visioning Study & Crabapple Overlay Zoning District Form Based Code project in the Crabapple community and the Ga 5 Livable Centers Initiative in the Deerfield community;
- Has an implementation program that can be phased within a workable time frame;
- Provides reasonable opportunities for area residents to walk or bicycle to the office, store or local business or connect with public transportation; and
- Provides a master plan with the following elements: best design practices and guidelines, advocates for green buildings and open space, and includes an analysis of life cycle costing and implementation.
C. Land Use and Policy Planning

Goal: Provide Appropriate Set of Land Management Regulations to Accomplish the Long Range Needs of the Park System

Objectives:
- Develop a long range strategic plan for the city that enables the city to plan and develop specific future park sites and greenways within the context of a well-orchestrated land development scenario;
- Provide draft language for the Land Development Regulations that requires the set-aside and dedication of land in new developments to be used for parks, trails and open space;
- Support the standards in the City of Milton 2030 Comprehensive Plan that assures adequate and appropriate parks, recreation and open space system; and
- Support regulations that require that require new development to provide pedestrian and bicycle access into and through new developments.

D. Administration and Management

Goal: Provide adequate park maintenance and management

Objectives:
- Establish appropriate maintenance standards to upgrade and enhance the level of maintenance for parks and recreation areas;
- Implement a parks and recreation improvement program, including redevelopment of existing areas, and maintenance, improvement and renovation of all public areas and facilities; and
- Maintain, secure and manage existing and future parks and open space in a manner that encourages appropriate use.

Goal: Encourage and Promote a Variety of Recreational Opportunities including Cultural Activities, Community Activities and Special Events to Enhance Recreation and Educational Opportunities for Residents

Objectives:
- Provide public recreation facilities and programs that promote cultural activities such as interpretive historic signage and trails;
- Develop recreation programs and facilities based on the changing needs of the city residents with respect to socio-demographic characteristics of the population including age, income, family and household composition; and
- Coordinate programs with other jurisdictions to provide comprehensive and efficient programming.

Goal: Strive to Provide Funding to Maintain or Exceed the Minimum Level of Service Standards and Create a Sustainable Economic Base for Parks and Recreation

Objectives:
- Seek monies from a wide variety of funding sources including grants and joint public-public-private partnerships;
- Explore various funding sources including general bond issues, recreation user fees, utility fee transfers and recreation park tax districts; and
- Devise a funding system whereby future development pays its own way for the necessary parks and recreation facilities.
Ritchie Altobelli Associates, Inc.

OCTOBER 2012

City of Milton - Comprehensive Parks and Recreation Master Plan

Regional Park (City-Wide Park)

The requirement for Regional Parks that will serve the needs of the entire City is a single park facility. Birmingham Park is a 202 acre property owned by the City of Milton and was originally designated as Regional Park by Fulton County prior to the incorporation of the City of Milton in 2006. As Milton’s only regional park, it has unique programming requirements. Birmingham Park is located in the northwest corner of the City of Milton. A Preliminary Master Plan for Birmingham has been prepared as part of this Master Plan and is described in later in the chapter.

Urban Parks

It is projected that two Urban Parks will be required by 2030. One potential site (Urban Park 1) is the area designated “Village Green” as identified in the Crabapple Form-Based Code document. This site located directly on Mayfield Road extending from Freemanville Road southerly to and including a small lake located on the north side of Mayfield Road. It will be served by a proposed multi-use trail that will also connect to existing Northwester High School which provides parking during events.

Another potential urban park site (Urban Park 2) is the parcel located at the northeast corner of Deerfield Parkway and Alpharetta Highway (State Highway 9). This parcel is identified in the as “Undeveloped” on the Milton Highway 9 LCI Plan. It benefits from being located on the proposed multi-use trail system and close to a significant population center.

Community Parks

Four Community Parks will be required within the next twenty years. This will require the addition of two Community Parks to the existing community parks in- Bell Memorial Park (Community Park 1) and Providence Park (Community Park 2). Bell Memorial is planned to be expanded through acquisition of adjacent property. A preliminary master plan is included as part of this Master Plan. Providence Park will remain a passive park with no plans for active recreation. Community parks are generally fifty acres in size and can be any combination of active and passive recreation.

Legend

New Regional Park

New Community Park

New Urban Park

Existing Community Park

Existing Community Center

Existing Neighborhood Parks needed in strategic geographic locations

New Regional Park

Existing Neighborhood Parks needed in strategic geographic locations

Existing Community Center

New Community Center

New Urban Park

Legend

City of Milton - Parks Master Plan

Parks Facility Mapping

Legend

New Neighborhood Parks

Existing Community Parks

Existing Community Centers

Existing Neighborhood Parks needed in strategic geographic locations

City of Milton - Parks Master Plan

Parks Facility Mapping

Legend

New Regional Park

Existing Neighborhood Parks needed in strategic geographic locations

Existing Community Center

New Community Center

Legend

New Regional Park

Existing Neighborhood Parks needed in strategic geographic locations

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New Regional Park

Existing Neighborhood Parks needed in strategic geographic locations

Existing Community Center

New Community Center

Legend
The addition of two community parks will require additional lands within the City limits. Opportunities to locate these additional facilities may include collaborating with the Fulton County Board of Education for converting underutilized school-board owned properties into parks and recreation facilities. Potential sites may include:

**Fulton County Board of Education** Site located off Freemanville Road just south of the White Columns community. This site is largely undeveloped and was originally purchased as a potential school site. Those plans have been abandoned leaving this site as an excellent opportunity for active and passive recreation. A portion of the site is open and there is a large lake on the property. And access from Phillips Circle and Wood Road which has also been designated as a multi-use trail corridor.

There is an opportunity for a park site on Freeman Road near the Laconia Road intersection referred to as Community Park Site 4 – Water Tower site. Currently under the ownership of Fulton County, this site offers passive and active recreation potential. The site has a large water tower but also includes open and wooded areas.

**Neighborhood Parks**

Eleven Neighborhood Parks will be required within the next twenty years. There are several opportunities for small neighborhood or micro-park sites available within the City limits. It is recommended that these parks be distributed around the various neighborhoods in the City- preferably within a quarter-mile walking radius from existing and proposed residential areas. Potential sites for neighborhood parks include:

- Neighborhood/ Pocket Park 1 - One acre park-site at the southwest corner of Deerfield Parkway and Webb Road, and
- Neighborhood/ Pocket Park 2 - Park at Crabapple Crossing Elementary

**Community Centers**

Bethwell and Crabapple are the two existing community centers serving the area residents. Two new community centers will be required within the next twenty years.
Birmingham Park Master Plan

Much has been written and discussed concerning Birmingham Park as part of this Master Plan including public workshops, focus group meetings and discussions with City Council and City staff. Birmingham is the largest contiguous publicly owned property in the City of Milton and must serve many diverse programming needs ranging from low-impact passive use to active recreation facilities. The Draft Master Plan was developed with the needs of the entire City in mind through a comprehensive public involvement process, application of nationally accepted level of service standards and results from the Schapiro Needs Assessment Study completed in 2009.

Birmingham Park is approximately 203 acres and is located in the northwest corner of the City of Milton. It is currently being utilized for passive recreation use including outdoor concerts, recreation equestrian and biking trails, hiking and other passive recreation activities. Current access is via Old Bullpen Road off Hickory Flat Road directly adjacent to an existing fire station and church property. Other possible points of access include north/south Birmingham Highway adjacent to the existing commercial property and New Bullpen Road north of the Birmingham Highway/New Bullpen Road split. A main access point off Birmingham Highway through the existing power easement was discussed during the public meeting process. However, automobile stacking to the Birmingham/Hickory Flat intersection appears problematic in addition to acquiring permission from the power company for an improved access road. A better solution is creating two access points: a new road from Hickory Flat Road and another access on New Bullpen Road. This arrangement will provide a loop road through the park for added safety and ease of ingress/egress.

Built on Foundation of Past Studies:


Goals & Objectives
- Meet ALL Programming Needs
- Preserve Beauty of Site
- Maintain Community Involvement
- Follow Milton “Pattern Book”
- Implementation Strategy

Inventory – Existing Conditions
- Birmingham Context
- Legal Park Boundary
- Easements
- Adjacent Land Uses
- Wildlife Habitat
- Topography/Drainage
- Soils, Vegetation
- Wetlands
- Park Access
- Connectivity

Inventory – Park Amenities
- Existing Structures Inventory
- Property Settlement History
- Present Park Recreation Activities
- Current Park Use
- Observed & Perceived Site Issues
- Current Maintenance Activities
- Safety and Security Issues

Site Analysis - Demographics
- Recreation Performance Standards
- Milton Demographic Trends
- Recreation Use Standards
- Existing City of Milton Facilities
Site Analysis – Site Criteria

As for analysis of the physical plan, the Birmingham Park Master Plan produced in 2006 has all the necessary data for the design of the park recognizing the following criteria:

- Topography and Hydrology
- Slopes Analysis
- Soils Analysis
- Existing Vegetation

The Birmingham Park Master Plan is guided by limitations of the site for development based on the criteria listed above. Based on these studies, the pockets of the park site area that are unsuitable for construction were determined. The pockets that were absolutely unsuitable for any kind of development include areas with slopes greater than 15%, land within the 75-foot stream buffers and on the flood plains, zoning property buffers and areas with unsuitable soils. The total area of the site deemed unsuitable for construction is 112 acres which amounts to 55% of the total park area.

Further, areas of limited suitability were also determined which include the transmission line easement since Georgia Power, the state power company, requires that no construction should occur within 25 feet of a guy wire or beneath a guy wire. Obstructions within the easement are also not allowed since the power company must also be able to access the transmission easement at any time. Additionally, land bearing the Worsham soil series is also limited in its ability to accommodate recreational use due to its poor suitability. Careful planning was done to ensure that impacts to the site will be minimized and follow accepted practices for engineering and design.

Generally the site is open on the eastern section and very heavily wooded and steeply sloped to the west. The active recreation components are only suitable to the east side of the site. This split of suitability creates active and passive park opportunities as illustrated on the Birmingham Park master Plan.
Park Programming – Birmingham Park

It is clearly recognized by the City of Milton that Birmingham Park represents a sizable investment in the future of parks and recreation. It is unique in that it is the largest contiguous property in the City designated specifically for park and recreation activities. As such, it must accomplish the following:

- Provide Flexibility as a Service Provider
- Be Responsive to the Park Demand Analysis
- Excel in the Quantity of Facilities
- Recognize that the Park Service Area is the City of Milton
- Responds to Connectivity Issues to neighborhoods and other park and recreation facilities
- Provides Programs Appropriateness for the City of Milton including: Active and Passive Recreation
- Provide Program Diversity, Quality, and Availability

The program for Birmingham Park is based on the above analysis and information gathered from the public meeting series, Schapiro Needs Assessment Study produced in 2010 and recognized as an accurate representation of park and recreation needs in the City and national standards set by the National Recreation and Parks Association (NRPA). Program elements were carefully considered in the Birmingham Park Master Plan.

Park Programming – Related and Past Studies

Park Programming – City of Milton Comprehensive Plan (6/2011)

Analysis of Birmingham Park was guided by the findings of the Community Survey that was undertaken to provide a guide to the development of the Community Agenda. Respondents identified that providing incentives for the preservation of open space, natural areas, and environmental resources were regarded as a means of preserving community character. Respondents also identified that any additional tax revenue should be spent on improvements for transportation, parks and recreation, and greenways and trail systems.

Community Issues included the “disappearance of rural scenery threatens the character of the community and detracts from the community vision”.

And, “Loss of tree canopy and specimen trees detracts from community aesthetics, threatens environmentally sensitive areas, and exacerbates heat-island effects experienced throughout the metropolitan area”. It was also noted in the Comprehensive Plan that the effects of environmental pollution and contaminated properties compromise public health and welfare and should be mitigated. Most importantly and related directly to the Birmingham Park Master Plan, “there is a lack of active/passive recreation programs and recreational areas for the community.

Park Programming - Recreation Needs Assessment Results (The Schapiro Group - 2010)

Summary:

- Milton residents support the City providing a variety of facilities, particularly those that enhance their outdoor experience and those related to children’s activities.
- Milton residents spend a good deal of time in nearby parks, and they also take advantage of membership facilities and local private facilities in the area. Few visit Bell Memorial Park. Residents with children in their household are more likely to visit each of those locations “very often.”
- Residents also support a variety of programming options. The most popular are one-time citywide events, such as festivals and concerts. Programming for children also receives a great deal of support.
- The least popular facilities and programs are those that involve adult activities or less prominent sports.
- When residents visit parks or health/recreation facilities, they largely do so to exercise or simply to enjoy being outdoors. The other primary reasons are to take their children to play or have them participate in an athletic league.

This comprehensive list was later prioritized into the following program analysis:

“A” List

- Multiple Access Points
- Preservation of Existing Habitat
- Adequate Perimeter Buffers
- Non-paved Trails
- Open Field Passive Play (public gathering area)
- Basic Equestrian Facilities (water, hitching posts, shelter, etc.)
- Rectangle Field (free-form soccer & football)
- Baseball Fields (Non-lighted)
- Non-paved Trailer Parking (looping)
- Paved Parking (ADA accessibility)
- Paved Multi-Use Trails

“B” List

- Community Center Building (4,000 – 8,000 s.f. w/ restrooms)
- Off-leash Dog Area
- Picnic Pavilions
- Interpretive Pavilions & Wayfinding Signs
- Tot Lots (for varying age groups)
- Tennis Courts (non-lighted)
- Soccer/Football/Lacrosse Field (min. of 2)
- Sand Volleyball
- Concession Structure
- Basketball Courts (non-lighted)
- Horseshoe Pitching Area

“C” List

- Structured Amphitheater
- Restroom Facilities
- Shuffleboard Courts
- Adventure Playground
- Water Park
- Organized Skate Park
- Sand Volleyball
- Community Garden Plots
- Lighted Baseball/Softball (200’ to 300’ for varying age groups)
**Conceptual Park Design – Birmingham Park**

The conceptual design was derived from the inventory and analysis and programming needs analysis. It is reflective of national standards, scientific assessment studies and a comprehensive public involvement program.
The Master Plan - Birmingham Park

The final master plan represents a refinement of the Conceptual Plan and includes the following amenities:

**General Purpose:**
- Community Center Complex (5000 – 10,000 S.F)
- Trailhead Building with restrooms for mountain biking trails
- Large concession/press box building
- Small Concession building
- Trails overlook structure with restrooms
- Two large picnic shelters
- Nine small picnic shelters
- Stage/amphitheater
- Parking (paved and non-paved overflow)

**Active Recreation:**
- Two 300-foot lighted baseball fields
- Four 250-foot lighted baseball fields
- Four non-lighted soccer/lacrosse fields
- Four basketball/multi-use courts
- Four non-lighted tennis courts
- Two sand volleyball courts

**Passive Recreation:**
- 12-foot Multi-use paved trail (1/2 mile loop)
- 10-foot multi-use trails
- Un-paved biking trails

**Equestrian Facilities:**
- Trailer parking
- Pony ring
- Small stables and tie-up areas
- Un-paved equestrian trails

**Implementation Strategy**

Funding for Birmingham Park will come for a combination of grant funding and public funding through the City of Milton. There are no acquisition costs for Birmingham Park and implementation of the park can begin as a phased project when funding becomes available. The improvements recommended by the Master Plan fall within realistic evaluation of the City’s financial capabilities. This chapter discusses a broad range of potential measures including those historically used by other similar cities, Fulton County and some additional innovative techniques that should be considered to undertake the Master Plan’s implementation.
Bell Memorial Expansion Plan

Bell Memorial Park will be expanded with the acquisition of land adjacent to the park. Improvements to the park include:

- Three 250-foot lighted baseball fields
- Four 175-foot lighted baseball fields
- Two soccer/lacrosse fields
- Large press/concession building
- One basketball/multi-purpose court
- Four batting cages
- Three picnic shelters
- Connecting trail system
- Additional parking

The design is preliminary and will undergo a comprehensive due diligence process that will include cost opinions, zoning review, conceptual permit review and funding analysis.
The Milton Trail Plan Update

**Goal of The Milton Trail Plan**

The City of Milton adopted the Milton Trail Plan in 2007 prepared by City and Regional Planning Program at the Georgia Institute of Technology with support from the Georgia Institute of Technology Center for Quality Growth and Regional Development and Center for Geographic Information Systems. The study incorporated the following goals and content of the study:

“The purpose of this study is to develop a Bicycle and Pedestrian Plan for the newly established City of Milton, Georgia. The plan will propose a network of multiuse trails to connect Milton’s neighborhoods with its parks, schools, libraries, stores, sports facilities, and other public spaces. The study will consider the needs of the entire population of Milton, but it will also adopt a special focus on the needs of schoolchildren. To lower expenses and connect as much as the city as possible, the majority of the network will consist of multiuse trails paralleling existing roads.”

The complexity and comprehensive approach of The Milton Trail Plan warrants only an update for the purposes of this Master Plan. Two recent studies greatly influence the Milton trails system; “Milton Highway 9 LCI Plan” and the “Crabapple Form-Based Code”. Each has included more detailed information on the location of the existing trails as designated in the Milton Trail Plan and offer suggestions for improving the system with greater detail and specific locations.

The Milton City Council has adopted a vision statement for the City: “Milton is a distinctive community embracing small-town life and heritage while preserving and enhancing our rural character.” A Citizens’ Advisory Committee was established and developed a goal for the Milton Trail plan that was in full accord with the City Council’s vision statement.

The primary goal of the Milton Trail Plan was:

“to preserve the rural quality of life in the City of Milton by creating an easily accessible shared use trail system connecting the City’s schools, parks, neighborhoods, and other points of interest”

According to the study, a primary function of bicycle and pedestrian planning was to increase the opportunity to use non-motorized means of transportation both for work and recreational trips. One way to accomplish this within a bike and pedestrian infrastructure is to ensure connectivity, both internal and external. The goal of achieving external connectivity is a highlight of both Milton highway LCI Plan and Crabapple Form-Based Code Study. Other external connections were included in the original Study and are valid as of the drafting of this Master Plan. While internal connectivity is often a vital part of the planning process, external connectivity requires a case-by-case approach and is often defined by the type of trail connection to be achieved. Multi-Use trail connections are the most difficult as they require ROW easements and are destination dependent. However, “share the road” connections are a much more simple process and can often be implemented with additional road striping and cooperation with the neighboring jurisdiction. Ensuring external connectivity involves knowing what current and future connections are possible and working with the appropriate planning agencies (state, regional, and local) to discover connective potential as well as the potential funding and planning advantages that cooperation and coordination will bring. The following map illustrates external connections of the Milton Trail Plan:
STATEWIDE BICYCLE/PEDESTRIAN PLANS
Georgia Department of Transportation (GDOT)

Georgia State Bicycle and Pedestrian Plan
http://www.dot.state.ga.us/travelinggeorgia/bikepedestrian/Pages/default.aspx

REGIONAL BICYCLE/PEDESTRIAN PLANS
Atlanta Regional Commission (ARC)

Atlanta Regional Bicycle Transportation and Pedestrian Walkways Plan

North Fulton comprehensive Transportation Plan
http://atlantaregional.com/transportation/studies/north-fulton-ctp

Bike Suitability Maps
http://www.atlantaregional.com/transportation/bicycle--pedestrian

Georgia Regional Transportation Authority (GRTA)

Northern Sub-Area Study/GA-400 Corridor Analysis

ADJACENT COMMUNITIES BICYCLE/PEDESTRIAN PLANS
(Big Creek Greenway)

City of Alpharetta

Forsyth County

(Park Facilities List)

Cherokee County
http://www.crpa.net/II

The Big Creek Greenway is of particular interest because it passes parallel to GA 400 near the Windward Parkway interchange. A connection through the Deerfield area must be considered one half mile north of the interchange and passing below the highway at the existing creek crossing. Links to the proposed greenway are listed above for City of Alpharetta and Forsyth County sections.
The Milton Highway 9 and Crabapple Form-Based Code studies also include trail elements. The proposed plans are shown below:

The following information was taken from the Milton Trail Plan to be incorporated into this master Plan. The Milton Trail Plan developed a set of recommendations for trail design principles and policies.

Design principles for existing gravel roads to be incorporated into the trail system:

- As soon as practicable, the City should utilize the City Milton logo to create trail endpoint signs with maps of the entire network and trail rules, and place markers at the ends of all gravel roads included in the core network.
- Speed limits on the network’s gravel roads should be limited to a maximum of 15 miles per hour as submitted for the 2007 Radar Permit update.

Design principles for trails parallel to GDOT state routes (Arnold Mill Road (SR 140), Crabapple Road (E-W SR 372), Birmingham Highway (N-S SR 372), and Cumming Highway (SR 9)):

- The GDOT should be encouraged to adopt a new policy that would mandate state-funded construction of shared use trails when a major transportation project takes place along a state route where a trail has been designated by the local government’s officially adopted transportation plan, comprehensive plan, bicycle plan, pedestrian plan, or bicycle and pedestrian plan.
- Shared use trails parallel to state routes should be designed in accordance with the ROW.

Ordinance definitions and following design guidelines:

- In rural areas the trails should be 12 feet wide, have an asphalt surface, and be separated from the edge of pavement by designs in accordance with the AASHTO Roadside Design Guide, latest edition. This recommended policy is applicable to Birmingham Highway outside of the Crabapple Overlay District and Arnold Mill Road.
- In urban areas the trails should be 12 feet wide, have an asphalt surface and be separated from the back of curb by a grass strip minimum of 4 feet, except where utilities conflict and the strip may be reduced to an absolute minimum of 2 feet. It is applicable to Cumming Highway (SR 9) and Arnold Mill Road SR 140. This policy is intended to supersede the SR 9 Overlay Standard.
- Due to the Atlanta Regional Commission designation of Cumming Highway (SR 9) as a regional strategic bicycle corridor, for SR 9 only an acceptable alternative to a shared use trail is a combination of standard on-road-system bicycle lane with a 6 foot wide asphalt path behind the ditch section in accordance with the AASHTO Roadside Design Guide.
- For urban areas in the Crabapple Overlay District, the Overlay District Standards will be maintained, including 7 feet grass strip with 6 feet of concrete sidewalk. This policy applies to Crabapple Rd (SR 372).
- In other urban areas with curbs, the grass strip width between the curb and the trail should be a minimum of four feet, excepting locations where the location of utilities may require a narrower strip that can be reduced to an absolute minimum of two feet.

Design principles for trails parallel to City of Milton roads designated for shared use trails:

- Shared use trails parallel to City roads should be located beside roads with low and moderate levels of traffic.
- As shared use trails are constructed, speed limits on the parallel roads should be limited to 35 miles per hour as submitted for the 2007 Radar Permit update.
- Trails should be 8 to 12 feet in width and separated from the edge of pavement by design in accordance with the AASHTO Roadside Design Guide.

- Areas of the Milton roadway network shall always meet or exceed the related Overlay Districts. However; it is recommended that the following changes be made:
  - Crabapple Crossroads area: Paths that are not parallel to rights-of-way may be either gravel or asphalt.
  - Birmingham Crossroads area: increase minimum grass strip width to 4 feet with a utilize exception to 2-foot absolute minimum. Concrete shall be used within the limits of the overlay district.
  - NW Fulton Overlay District: increase minimum grass strip width to 4 feet with a utilize exception to 2-foot absolute minimum.

- The surface of these trails should, where possible, be gravel, but constructed with a base so that asphalt can later be overlaid as necessary. Gravel sections are encouraged to have special underlayment to prevent erosion, horse rutting, and to better allow for drainage and ADA accommodations.

- The trail surface may be asphalt where expedient due to drainage, topography, or other engineering considerations. The trail surface may be asphalt or concrete if necessary for compatibility with existing trails or sidewalks.

- Trailheads should be located near parking facilities at the City’s parks, schools, and retail centers.
Recommended City policies related to trails:

Milton trails should maintain the existing trees and tree canopy where feasible to produce shade for the trail. The trail may divide at times into two 4-foot wide sections to save a tree without passing directly beside the tree trunk. The City arborist should be involved in tree-related design considerations.

- The City should review all development proposals in the context of the Milton trails plan.
- When development takes place along a City road that has been designated as part of the Milton trails network, the developer should be required to construct a shared use path to the same design specifications that are used by the City.
- Developers should be required to provide inter-parcel non-motorized connectivity when adjacent to the Milton trail and as required by the Transportation Engineer.
- Pedestrians and bicyclists should be given routine accommodation in all types of development and redevelopment.
- Developers should receive incentives when they integrate showers and lockers into their shared facilities.
- To facilitate future bike, pedestrian, and passenger car mobility, developments with large numbers of cul-de-sacs should be discouraged and developments with greater internal and external connectivity should be encouraged.
- To maintain the rural character of the City, the lighting of trails is discouraged.
- The committee encourages accommodation of persons with disabilities where reasonable.
- Individual sections of the trail system will be designated by separate colors.
- At each trailhead and major road/trail intersection, trail signs will be posted that are constructed of wood or a close facsimile; are designed to reinforce the rustic nature of the trail; and include the City’s horse logo, a map of the entire trail system with a table of trail mileages, and hitching posts beside the sign.
- Trail directional signs will be posted at major trail branch points. These will ideally utilize existing signposts in the locale.
- Where a safety barrier is required, two-board or four-board fences will separate the trail from the road. This idea is intended for use in areas to aid children crossing side streets. Where a heavier barrier is required guardrails in the style of National Park Service timber guardrails will be used. This idea is intended to be utilized by the Community Services Department using standard engineering guidelines for safety installations.
- Funding should be included in the CIP plan for minor bridges where needed for stream crossings.
- These will include a 1 horse design weight limit.

For the Update of The Milton Trails Plan, the trails system includes four trail types:

- **Type 1 – Urban Trails**
- **Type 2 – Paved Multi-Use Trail (Off-Road)**
- **Type 3 – Share-the-Road Trails (On-road)**
- **Type 4 – Unpaved Greenway Trails**

As the name implies, Type 1 – Urban Trails are designed for city streets and commercial districts where bicycle lanes are designated in vehicular use areas. A 4-foot wide bicycle lane is designated for “road warrior” type cyclists’ where high speed touring conflicts with casual cyclists and pedestrian traffic. The combined casual cyclist and pedestrian path is 10 feet wide and is located within the ROW. In high-use urban areas the pedestrian path is for pedestrians only and often provides seating gathering and seating space for restaurants and other businesses. Crabapple Road between Itaska Walk and Broadwell Road is presently the currently only section of Urban Trails or streetscape (typical “Main Street”) area that features pedestrian gathering space and bicycle-only traffic within vehicular travel lanes. The Crabapple Form-Based Code documents will provide further detail for the design of this type of Urban Trail.

Type 2 – Paved Multi-Use Trails are the most difficult types of trails to implement along existing ROW and through developed property. They generally require easements through private property or additional ROW. However, these types of trails can also be included in large community and city-wide parks as closed loops with provisions for connectivity to trails outside the park boundary. The Birmingham Park Master Plan features extensive paved Multi-use trails for shared bicycle and pedestrian use. Both Crabapple Form-Based Code area and Milton Highway 9 LCI Study area include paved Multi-use trails. Milton Highway 9 LCI area includes sections of Multi-use trails on SR 9 (Alpharetta highway), Windward Road and Deerfield Parkway. The Milton Highway 9 LCI Plan will provide detail concerning locations of Multi-use trails.

Type 3 - Share-the-Road Trails (On-road) are located throughout the City of Milton and provide the most extensive trail system. They are designated for touring bicyclists and generally include a higher degree of risk due to their proximity to vehicular travel lanes. Typically this type of trail is a 4-foot wide area near the roadway shoulder that is striped and signed specifically for bicyclists. The typical “road warrior” or touring cyclist prefers the higher speed bicycle lanes without conflicts from pedestrians and slower casual bicyclists.

Type 4 – Unpaved Greenway Trails support all trail users with the exception of touring cyclists. The Unpaved Greenway Trail is typically 4 to 6 feet wide and can be utilized by equestrians, mountain bicyclists and hikers. They can also be closed loops and Birmingham Park serves as a primary example. The Birmingham Park Master Plan includes an extensive system of unpaved trails for equestrians, mountain bicyclists and hikers. To reduce conflicts with bikers and pedestrian, equestrian facilities are on a separate loop. The Milton Trail Plan includes a number of existing gravel roads as Unpaved Greenway Trails and are included as part of this Master Plan. Also, the public meeting series for Milton Trails included a greenway concept connecting Birmingham Park to Crabapple along the west boundary of Milton through a series of utility easements and natural stream ways.

The Milton Trail Plan from 2007 illustrates several phases of trail implementation. This plan has been refined as part of this Master Plan to include the four trail types designated above and includes the trails implemented as part of the Crabapple Form-Base Code and Milton Highway 9 LCI Plan.
Capital Improvements

Implementing the recommendations of the Master Plan, including new facilities, land acquisition and improvement, and enhanced maintenance and programming, allow the City to effectively respond to the citizens’ needs for recreation. The benefits of a well-planned and well-placed supply of recreation opportunities are rich and diverse: organized play among children builds community spirit; an exercise class or a walk on a community trail, biking or horseback riding through the woods can improve health, well-being and longevity for adults and elderly citizens; and a good park system can enhance a community’s bond rating, as well as its attractiveness to new residents. These are significant returns on a relatively modest investment.

The improvements recommended by the Master Plan fall within realistic evaluation of the City’s financial capabilities. This chapter discusses a broad range of potential measures including those historically used by other similar cities, Fulton County and some additional innovative techniques that should be considered to undertake the Master Plan’s implementation.

Milton Park System Probable Capital Costs

Capital Costs have been estimated for the two facilities that the master plan process developed conceptual site plans for; the expansion of Bell Memorial and the development of Birmingham Park. Additional cost opinions have been developed for Providence Park, the Proposed Village Green Urban Park Spaces and several neighborhood park sites based on site visits, workshop feedback and staff input. The cost of acquiring property over a thirty year period is difficult to project, a wide range of factors influence the seller’s final price; including, but not limited to adjacent sales, site conditions and the seller’s willingness to sell. Generally, an acre of undeveloped property in the City of Milton has an average value of $110,000. The total projected acreage needed to serve the City’s needs is, from page 11 over 400 acres.

Future needs to meet projected demand for park space by 2030 would require acquisition of approximately 251 additional acres. At an annual inflation rate of 5%, the future value of park land acquisitions would be in excess of $108 million; a relatively flat rate of inflation at 2% per year reduces the future value to approximately $48 million. The low probability of the city being able to absorb these costs means a more likely improvement scenario involves upgrading existing properties and working closely with adjacent developers and the City’s emerging code framework to secure public open space at below market rates. The cost opinion table uses the current average value with the assumptions that the market for land sales is likely to remain depressed in the short term; as well as the possibility of land acquisition being financed in the early years of the planning period and development costs deferred.

Some of these near term projects to improve existing assets would include:

Expansion and Renovation of Bell Memorial (Refer Table on page 78)

Phase I improvements to Birmingham Property to include: utility infrastructure; athletic fields and support facilities; trail head development, roadways, sidewalks and parking – including trailer parking and fencing for equestrian trail use. (Refer Table on page 79)

Providence Park Upgrades:

- New 5,000 SF Multi-use building at $175/SF = $875,000
- Shelters and site furniture budget $250,000
- Outdoor amphitheater $125,000
- Lake access improvements $250,000
- Parking and driveway improvements $180,000
- Climbing wall and ropes course $100,000
- Trails, campgrounds and open space development $175,000
- Total: $1,955,000

Pocket Parks at Crabapple Crossing and Deerfield/Webb Road Property at approximately $500,000 each; total $1 million.

Village Green Facilities would include open lawn area, limited paving, site furniture and lighting at approximately $750,000 each or a total of $1.5 million. These could be developed through a public/private partnership with adjacent developers.

Improvements to Crabapple Community Center sites, approximately $500,000.

Improvements to three school sites for irrigated multi-use rectangles at approximately $500,000.

Trail Development Costs are influenced by a wide range of factors including available ROW, schedule of facility development concurrent with adjacent roadway improvements in corridor, typical section and requirements for signage, pavement markings and possible traffic signal upgrades.

The following average costs illustrate this:

- 5-foot wide sidewalk behind existing curb section, minimum shoulder improvements: $20/LF
- New curb and gutter, 5-foot wide sidewalk, significant shoulder improvements; including storm drainage: $110/LF; increase trail width to 12-foot wide and average price per foot is $175
- New asphalt Trail, exclusive of ROW costs: $90/LF

<table>
<thead>
<tr>
<th>MILTON PARK FACILITIES CAPITAL COST OPINIONS</th>
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<tbody>
<tr>
<td><strong>Short Term – 2012 to 2015 (1)</strong></td>
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<tr>
<td>Bell Memorial Expansion and Renovation</td>
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<tr>
<td>Crabapple Property Improvements</td>
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<tr>
<td>Pocket Parks at Crabapple Crossing and Deerfield/Webb Road</td>
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<tr>
<td>Birmingham Ph 1 Development</td>
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<tr>
<td>School Fields (3 sites)</td>
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<td><strong>TOTAL</strong></td>
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<tr>
<td><strong>Mid Term – 2016 to 2020 (2)</strong></td>
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<tr>
<td>Providence Park Improvements</td>
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<tr>
<td>Birmingham Ph 2 Development</td>
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<td>Village Green Developments</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<tr>
<td><strong>Long Range to 2030 (3)</strong></td>
</tr>
<tr>
<td>Acquisition, 251 acres</td>
</tr>
</tbody>
</table>

Notes:

- Improvements to currently owned property
- Assumes public/private development of Village Green Spaces with no acquisition costs
- Average cost per acre: $110,000
## Expansion and Renovation of Bell Memorial

### Concept Cost Opinion

#### Bell Memorial Expansion

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QUANT.</th>
<th>UNIT</th>
<th>COST TOTAL</th>
</tr>
</thead>
<tbody>
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<td>E&amp;S</td>
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### Light Construction

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<tr>
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<td>$175,000.00</td>
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</table>

**SUBTOTAL** $5,999,300.00

| LIGHTING ALTERNATIVE | 10.00 | EA | $40,000.00 |

**SUBTOTAL** $6,399,300.00

| 20% CONTINGENCY | TOTAL | $7,679,160.00 |

| SOCCER OPTION | 
| DELETE TWO 200'; ONE 250' AND ONE 175' FIELDS | $-233,030.00 |

**SUBTOTAL** $7,446,130.00

| ADD SOD AND IRRIGATION FOR SOCCER | TOTAL | $110,000.00 |

**TOTAL** $7,556,130.00

A **ESTIMATE ANTICIPATES REALIGNMENT OF 250 LF OF BURGE ST. TO ALIGN WITH PARK DRIVE, FUTURE TRAFFIC SIGNAL, TURN LANES, AND ENTRY SIGNAGE, LONG RANGE**

B **LONG RANGE BUDGET ITEM**

C **UNIFORM WIDTH/DRAINAGE IMPROVEMENTS, LONG RANGE**

D **PLACEHOLDER FOR GRAVITY COLLECTION AND TIE TO FORCE MAIN**
### Concept Cost Opinion

**Birmingham Park Development**

**Moreland Altobelli**

**City of Milton**

**April 16, 2012**

**Phase 1**

### Site Development Costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Quant.</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear and Grub Site</td>
<td>50.00</td>
<td>AC</td>
<td>$7,500.00</td>
<td>$375,000.00</td>
</tr>
<tr>
<td>E&amp;S</td>
<td>50.00</td>
<td>AC</td>
<td>$3,500.00</td>
<td>$175,000.00</td>
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<tr>
<td>Drainage/Stormwater Control</td>
<td>50.00</td>
<td>AC</td>
<td>$20,000.00</td>
<td>$1,000,000.00</td>
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<tr>
<td>Water Service/Outdoor Fountains</td>
<td>1.00</td>
<td>LS</td>
<td>$150,000.00</td>
<td>$150,000.00</td>
</tr>
<tr>
<td>Sewer Service</td>
<td>1.00</td>
<td>LS</td>
<td>$250,000.00</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>Electrical Service</td>
<td>1.00</td>
<td>LS</td>
<td>$250,000.00</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td>$2,200,000.00</td>
<td>$2,200,000.00</td>
</tr>
</tbody>
</table>

#### Finished Amenities/Support Facilities

| Community Center | 10,000.00 | SF | $225.00 | $2,250,000.00 |
| Trail Head Restroom Building | 600.00 | SF | $150.00 | $90,000.00 |
| Large Concession/Press Box | 1,800.00 | SF | $175.00 | $315,000.00 |
| Small Concession/Restroom Bldg | 900.00 | SF | $175.00 | $157,500.00 |
| Trail Overlook Structure with Restrooms | 300.00 | SF | $150.00 | $45,000.00 |
| Large Shelters | 2.00 | EA | $30,000.00 | $60,000.00 |
| Small Shelters | 9.00 | EA | $15,000.00 | $135,000.00 |
| Stage/Amphitheater | 1.00 | LS | $250,000.00 | $250,000.00 |
| Paved Parking | 580.00 | SPACES | $1,500.00 | $870,000.00 |
| Overflow Parking/Stabilized Turf | 12,500.00 | SY | $12.00 | $150,000.00 |
| Entry Intersections | 1.00 | LS | $200,000.00 | $200,000.00 |
| Internal Roadway Paving | 12,700.00 | SY | $31.50 | $400,050.00 |
| Concrete Header Curbs | 45,000.00 | LF | $12.00 | $540,000.00 |
| Paved Trails 10 to 12' Wide (Inc. Stream Xings) | 7,000.00 | LF | $90.00 | $630,000.00 |
| Unpaved Natural Trail Development | 18,000.00 | LF | $15.00 | $270,000.00 |
| Kiosks | 10.00 | EA | $2,500.00 | $25,000.00 |
| Dog Park | 1.00 | LS | $25,000.00 | $25,000.00 |
| Site Amenities Allowance | 1.00 | LS | $250,000.00 | $250,000.00 |
| Play Ground Development | 1.00 | LS | $250,000.00 | $250,000.00 |
| Sidewalks/Plazas | 140,000.00 | SF | $3.00 | $420,000.00 |
| Landscape Allowance | 25.00 | AC | $10,000.00 | $250,000.00 |
| Subtotal |       |      | $7,582,350.00 | $2,517,550.00 |

### Active Sports Facilities

#### 300' Diamond w/Irrigation & Lighting

<table>
<thead>
<tr>
<th>Item</th>
<th>Quant.</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.00</td>
<td>EA</td>
<td></td>
<td>$185,000.00</td>
<td>$370,000.00</td>
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<tr>
<td>300' Diamond w/Irrigation &amp; Lighting</td>
<td>4.00</td>
<td>EA</td>
<td>$155,000.00</td>
<td>$310,000.00</td>
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<tr>
<td>Soccer/Lacrosse/Multi Use Fields w/Lighting</td>
<td>4.00</td>
<td>EA</td>
<td>$85,000.00</td>
<td>$170,000.00</td>
</tr>
<tr>
<td>Bunting Boxes</td>
<td>8.00</td>
<td>LS</td>
<td>$7,500.00</td>
<td>$60,000.00</td>
</tr>
<tr>
<td>Tennis Courts</td>
<td>4.00</td>
<td>EA</td>
<td>$40,000.00</td>
<td>$160,000.00</td>
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<tr>
<td>Soccer/Lacrosse/Multi Use Field</td>
<td>160,000.00</td>
<td>SF</td>
<td>$0.50</td>
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<td>Outdoor Basketball Courts</td>
<td>4.00</td>
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<tr>
<td>Sand Volleyball Courts</td>
<td>2.00</td>
<td>EA</td>
<td>$15,000.00</td>
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<td>Subtotal</td>
<td></td>
<td></td>
<td>$1,760,000.00</td>
<td>$900,000.00</td>
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#### Equestrian Facilities

<table>
<thead>
<tr>
<th>Item</th>
<th>Quant.</th>
<th>Unit</th>
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<tr>
<td>Trailer Parking</td>
<td>4,500.00</td>
<td>SY</td>
<td>$31.50</td>
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<td>Pony Ring Development</td>
<td>1.00</td>
<td>LS</td>
<td>$300,000.00</td>
<td>$300,000.00</td>
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<tr>
<td>Stables</td>
<td>12,000.00</td>
<td>SF</td>
<td>$40.00</td>
<td>$480,000.00</td>
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<tr>
<td>Fencing</td>
<td>1,500.00</td>
<td>LF</td>
<td>$20.00</td>
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<tr>
<td>Subtotal</td>
<td></td>
<td></td>
<td>$951,750.00</td>
<td>$171,750.00</td>
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#### Total Facility Types

<table>
<thead>
<tr>
<th>Item</th>
<th>Quant.</th>
<th>Unit</th>
<th>Cost</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Parking</td>
<td></td>
<td></td>
<td>$12,494,300.00</td>
<td>$5,789,300.00</td>
</tr>
<tr>
<td>20% Contingency</td>
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<td>$2,498,860.00</td>
<td>$1,157,860.00</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td>$14,993,160.00</td>
<td>$6,947,160.00</td>
</tr>
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</table>

**Moreland Altobelli Associates, Inc.**

**City of Milton - Comprehensive Parks and Recreation Master Plan**

**OCTOBER 2012**

**CITY OF MILTON - Comprehensive Parks and Recreation Master Plan**
Staffing

The staffing and maintenance of a local government park’s department and facilities generally follows one of the following models:

1. All staff; including management, program and maintenance personal are direct employees of the local government.
2. Management, maintenance and oversight staff are local government employees, but program staff – i.e. coaches, schedulers, and trainers are volunteers or employees of an organization under contract to provide sport specific services.
3. All services are provided on a contractual basis – either by volunteer organizations or fee based firms - and the local government staffing is limited to policy oversight and contract management.

The current staffing situation in Milton is best described by the third model. The advantages to the City are the ability to recover a significant portion of the program costs through the vendor’s fee structure and deferring, or avoiding completely, investing in program specific equipment. Contracting maintenance functions also allows the city to avoid the initial purchase or lease of vehicles, mowers, tractors and the need to stock supplies and replacement parts. This also applies to agreements between the Fulton County School Board for use of indoor and outdoor facilities.

In terms of cost control, the contracting model allows periodic renegotiation of contract terms and costs through the procurement process. The trade off is the possibility that a multi-year contract may not offer the flexibility to adapt to changing program demands or maintenance needs quickly. The cost of contracted labor and services is typically less than the cost of direct employment by the city because the overhead costs – insurance, taxes, benefits, etc. – are spread over a wider base of clients when private firms are hired.

To forecast what the City of Milton’s future recreation budget needs might be, the following table estimates the costs on a per acre basis for various combinations of future facilities. The per acre figure is neutral concerning the service delivery method. Comparing national data, budgets of adjacent municipal departments and county programs, an operational budget number of $12,000/acre is recommended for planning purposes. This is a composite number which includes costs for salaries, utilities, equipment and supplies.

### FACILITIES OPERATIONAL COST OPINION TABLE

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bell Memorial</td>
<td>18 acres</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crabapple and Bethwell Properties</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Fields and Neighborhood Parks</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Bell Expansion</td>
<td>5</td>
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<tr>
<td>Neighborhood Parks</td>
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<td></td>
</tr>
<tr>
<td>Providence Improvements</td>
<td>42</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Birmingham Phase 1</td>
<td>103</td>
<td></td>
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</tr>
<tr>
<td>TOTAL ACRES</td>
<td>21</td>
<td>34</td>
<td>39</td>
<td>81</td>
<td>184</td>
</tr>
<tr>
<td>TOTAL COST @ $12,000/ACRE</td>
<td>$252,000</td>
<td>$408,000</td>
<td>$468,000</td>
<td>$972,000</td>
<td>$2,208,000</td>
</tr>
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</table>

### POPULATION DENSITY

<table>
<thead>
<tr>
<th>CITY</th>
<th>AREA SQ MILES</th>
<th>AREA ACRES</th>
<th>2010 CENSUS DENSITY PERSONS/SQ MI</th>
<th>DENSITY PERSONS/ACRE</th>
<th>MEDIAN AGE</th>
<th>POPULATION OWNER OCCUPIED HOUSING UNITS</th>
<th>% TOTAL POP</th>
<th>POPULATION RENTER OCCUPIED HOUSING UNITS</th>
<th>% TOTAL POP</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALPHARETTA</td>
<td>26.9</td>
<td>17,216</td>
<td>57,551</td>
<td>2139.44</td>
<td>3.34</td>
<td>36.8</td>
<td>40,676</td>
<td>70.68%</td>
<td>16,806</td>
</tr>
<tr>
<td>JOHNS CREEK</td>
<td>30.7</td>
<td>19,648</td>
<td>76,728</td>
<td>2499.28</td>
<td>3.91</td>
<td>38.4</td>
<td>62,779</td>
<td>81.82%</td>
<td>13,949</td>
</tr>
<tr>
<td>MILTON</td>
<td>38.5</td>
<td>24,640</td>
<td>32,661</td>
<td>848.34</td>
<td>1.33</td>
<td>36.7</td>
<td>25,910</td>
<td>79.33%</td>
<td>6,747</td>
</tr>
<tr>
<td>ROSWELL</td>
<td>40.7</td>
<td>26,048</td>
<td>88,346</td>
<td>2170.66</td>
<td>3.39</td>
<td>37.6</td>
<td>58,768</td>
<td>66.52%</td>
<td>29,062</td>
</tr>
<tr>
<td>MARIETTA</td>
<td>23.1</td>
<td>14,784</td>
<td>56,579</td>
<td>2449.31</td>
<td>3.83</td>
<td>32.6</td>
<td>22,848</td>
<td>40.38%</td>
<td>31,962</td>
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### BUDGET COMPARISON

<table>
<thead>
<tr>
<th>CITY</th>
<th>CITY BUDGET</th>
<th>REC DEPT BUDGET</th>
<th>REC BUDGET PER CAPITA</th>
<th>% TOTAL BUDGET</th>
<th>TOTAL ACRES</th>
<th>COST/ ACRE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALPHARETTA</td>
<td>$52,531,591</td>
<td>$6,683,764</td>
<td>$116.14</td>
<td>12.72%</td>
<td>757</td>
<td>$8,829.28</td>
</tr>
<tr>
<td>JOHNS CREEK</td>
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<td>$1,514,798</td>
<td>$19.74</td>
<td>3.38%</td>
<td>448</td>
<td>$3,381.25</td>
</tr>
<tr>
<td>MILTON</td>
<td>$17,390,380</td>
<td>$356,292</td>
<td>$10.91</td>
<td>2.05%</td>
<td>225</td>
<td>$1,583.52</td>
</tr>
<tr>
<td>ROSWELL</td>
<td>$63,424,039</td>
<td>$9,786,577</td>
<td>$110.78</td>
<td>15.43%</td>
<td>918</td>
<td>$10,660.76</td>
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<tr>
<td>MARIETTA</td>
<td>$47,532,038</td>
<td>$4,905,469</td>
<td>$86.70</td>
<td>10.32%</td>
<td>421</td>
<td>$11,651.95</td>
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</table>
Implementation Strategies
Implementation Program

The implementation strategies presented in this chapter intend to facilitate proposed improvements identified in the Master Plan in a manner that maximizes public access to the recreational facilities and supports the long-term vision and objectives developed by the citizens and leaders of the City of Milton.

The City of Milton Parks, Recreation and Trails Master Plan reflects a coherent vision for upgrading existing facilities and programs, identifying new park development opportunities, and trail network within the City of Milton limits. The implementation strategy anticipates that the trail system will become the link that connects the neighborhoods and activity areas within the community with recreational facilities, as well as create opportunities for connections with the regional trails network in the long-term. Over the last six months, the parks master planning process has helped establish pivotal relationships between key players in this effort and the City must utilize the opportunity presented by the Plan to strengthen these efforts and implement key strategies identified in this plan.

This section of the Plan outlines the implementation functions and organizational framework that are critical components for successful realization of the planning and design objectives that have been developed for the Master Plan. The Plan recognizes the importance of prioritizing projects in dealing with a complex improvement program of this magnitude. The success of this Plan ultimately rests on the coordinated efforts of the community’s various stakeholders and agencies including the City Council, City staff, GDOT, Fulton County, Fulton County Board of Education, neighborhood associations, area institutions land owners, and residents.

The phasing plan lists specific action strategies and tasks that should be undertaken by the City staff in partnership with various agencies and stakeholders. The Plan envisions that the parks system and trail will be built through a number of incremental and coordinated investments as capital programs are executed over the course of the next 20 years. The organization framework section delineates the roles played by various stakeholders.

Organizational Framework

The formation of an effective organization structure that will provide the system to carry the plan forward, is a critical component of the implementation process. The administrative structure will determine the mechanism to establish lines of communication between various stakeholders. The formation of strong public-private partnerships will be crucial to the realization of the envisioned master planning effort.

Furthermore, the management and administration framework will ultimately be charged with ensuring that the proposed projects and activities are addressed in a timely manner, and the interactive process of community and stakeholder involvement that has informed the process is implemented on an ongoing basis.

City Council, Parks and Recreation Advisory Board

The City of Milton Parks and Open Space Master Plan presents an opportunity to strengthen relationships with residents, private sector, and numerous governmental and non-governmental entities. Achieving the parks, recreation and trails system will require a strategic combination of implementation mechanisms described in this section. The City Council and the Advisory Board are expected to lead the development program and will also require significant City staff commitment for building its capacity to manage a broad spectrum of tasks and activities on a daily and seasonal basis. The City’s role in the implementation of the proposed master plan should be directed towards the following elements:

- Examine the feasibility of supporting innovative financing mechanism to fund the proposed waterfront improvements such as instituting a Special Taxing District to pursue identified improvements or by increasing millage rates;
- Formulate policy changes and amendments to the existing land development regulations, as it relates to increasing flexibility in providing open space and streetscape improvements, stormwater management requirements, regulating right-of-way areas, and controlling development impact on the area’s natural resources;
- Designate City staff to coordinate project related activities of various city departments;
- Establish an investment framework agreement with Fulton County and the Board of Education to construct, maintain, and administer completed trails, parks and recreational facilities;
- Contact large public and private landowners to determine their level of interest and commitment in participating the proposed trail and open space development projects;
- Initiate discussions with Fulton County, State of Georgia, and Federal agencies to explore opportunities for joint construction, operation and usage of recreational facilities;
- Earmark funds in the annual budget to initiate design, engineering, and construction phases;
- Establish contact with land conservancy groups such as the Trust for Public Land to explore provision of educational opportunities, and assistance in developing land acquisition strategies; and
- Prepare a Land Acquisition Strategy to purchase strategic lands that may be used for developing recreational facilities. Some strategies include:
  - Lease to Purchase Contracts;
  - These contracts allow a community to begin use of a tract of land without acquiring all of the money to needed to purchase the property. Sometimes, the lease fee is higher than the interest on bonds; however, it does provide a means to convince citizens that unless the community comes up with the money to purchase the land, the recreation opportunities enjoyed on the land will be foregone; and

Parks and Recreation Department and other City staff

The City’s Parks and Recreation staff should act as the overall coordinator for the implementation, communication, and community outreach for the proposed improvements. The City of Milton Parks, Recreation and Trails Master Plan has generated significant community support. The staff, working in collaboration with other city departments, should pursue immediate catalyst projects and long-term planning to build on the momentum generated through this planning process. Some of the action steps that should be undertaken include:

- Develop measurable performance indicators to review the program’s overall success in achieving its waterfront revitalization goals.
- Develop annual work programs to provide the necessary continuity of effort and momentum needed to keep the proposed program moving towards its goals.
- Create a framework for initiating public-private partnerships for the shared trail to be built on private properties.
- Initiate design, construction and permitting of identified public improvements.
- Develop collateral marketing material to communicate the City’s efforts to increase citizen awareness about existing and proposed amenities and resources, and educational aspects of the program such as habitat restoration and environmental conservation.
- Encourage sustainable building practices in construction of new recreational facilities or renovation of existing facilities. Strive to design projects that qualify for “green design” certification from organizations such as the U.S. Green Building Council.
- Monitor and review provisions impacting the relationship between new developments and street environment to ensure consistency with the proposed trails and open space design guidelines.
- Continue to work with the City’s grants division to secure additional funds for pursuing proposed recreation improvements.
- Develop a program for year-round special events and recreation activities to increase park usage.
- Consider developing a pricing strategy and user fee policy for operation and maintenance of future recreation facilities.

Moreland Altobelli Associates, Inc.
Parks and Recreation Department Staffing

The staffing of a local government park’s department generally follows one of the following models:

- All staff, including management, program and maintenance personal are direct employees of the local government.
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Partnerships

Through forging strategic partnerships with various governmental agencies, area institutions, private sector, and adjoining municipalities such as Alpharetta, Roswell, and Cherokee County, the City will provide better access to recreational facilities and programs for area residents, while at the same time create a cumulative impact in the area. The following section discusses the roles and responsibilities of various stakeholders and entities that can help the City in minimizing the costs associated with providing needed facilities for its citizens and maximizing available resources.

Fulton County Administration and Fulton County School Board

The City should continue working with Fulton County to highlight common goals between the City’s recreational needs and over arching goal to create a high quality livable community accessible to the population residing in the larger region. Public schools in the area play an important role in addressing the community’s recreational needs. The City should explore more opportunities to initiate a joint-use program for operation, maintenance and usage of the school’s facilities for the larger community.

Intergovernmental Coordination

The cities of Alpharetta and Roswell, and Cherokee County are critical partners in enhancing the community’s access to recreational programs and facilities, as well as serving as a potential user base for City of Milton’s facilities. The City should initiate discussions with the administration of these neighboring communities to sign agreements for shared-use of facilities at lower costs for area residents.

Area institutions

The City should also work in close collaboration with the faith-based organizations to develop shared use recreational facilities programs to address the urgent needs of the citizens in the short-term.

Private Sector

The City of Milton may employ a combination of strategies including site assembly, land acquisition, jointly funded projects in collaboration with large private land owners to address the existing gaps in the parks and recreation system.

Financing

The City of Milton has been successful in securing funds for some of the individual projects presented in the plan. Land acquisition for future recreational facilities, constructing a continuous trail network, and upgrading existing facilities are critical to the success of the various projects and programs identified in this master plan. While opportunities exist to construct trails on existing open space and pursue trail easements where undeveloped land acquisition is not possible, it is critical to devise a long-term financing and revenue generation strategy to develop a dynamic process that confronts and resolves issues proactively rather than reacting to changing conditions.

The City should continue, working with other governmental and non-governmental entities, to pursue implementation of multiple elements outlined in the plan; and to utilize innovative financing tools, including, but not limited to:

- Inter-governmental partnerships and cost-sharing
- Issue revenue bonds, notes, certificated, or other forms of indebtedness
- Combine trail projects with other infrastructure projects
- Exploring trail/conservation easement opportunities
- Land and/or trail dedications from development
- Secure additional funding from grants and joint projects
- Direct Budget Allocations
- Establish a Parks Development Trust Fund to accept contributions and grants from corporate entities, non-profit organizations, and individuals

Grants

State and federal grants have long been a source of funds for public improvement projects. Sources that have been used by other cities to fund recreational programs include the Community Development Block Grant (CDBG), Georgia Trails and Greenways Recreational Trails Program, and Land and Water Conservation Fund. The Parks and Recreation Department should consider developing a grant stacking strategy to obtain financial assistance for implementing the projects identified in the master plan.

Debt Financing

This financing tool essentially requires a community to sell bonds or otherwise borrow money to be repaid from an annual automatic lien on the general fund. Alternatively, a community can pay for its infrastructure in the same way a person borrows money to purchase a home. In both instances, the capital need is immediate and high, the equity appreciation reasonably assured, and the monthly or annual principal and interest payments generally fixed. Like all forms of infrastructure financing, there are some disadvantages and risks. One major risk is voter aversion to approving bond issues, which means an increase in their property taxes.

Reserves

Reserves are those surplus funds in a local government coffers that are either intentionally built up for a “rainy day” or accrue because the budget requirements were less than the revenues collected. By having sufficient reserves, a municipality does not have to try to sell bonds or borrow capital improvement funds.

Special Taxing Districts

Taxing districts are established to provide funds for certain types of improvements that benefit a specific group of affected properties. Improvements may include landscaping, park furnishing, public art, supplemental services for improvements and promotions and cultural enhancements.

Special Events and Fund-raisers

Many park and recreation agencies have special events on an annual basis to help cover the costs of specific programs and/or capital projects, while providing desired activities for area residents.
Real Estate Transfer Fees
As cities expand, the need for infrastructure improvements grows. Since parks add value to neighborhoods and communities, some cities have turned to real estate transfer fees to fund parks and recreation needs. Usually transfer fees amount to 1½% to 1½% on the total sale of the property.

Revenue Generation

User Fees
While user fees are not initially popular with users, a proper marketing and information effort should help users understand the necessity of this strategy. Because Milton residents pay a higher fee for use of parks and facilities in other jurisdictions, a shared fee schedule may be developed for residents of Fulton County.

Naming Rights
Many cities have turned to selling the naming rights for new buildings or the renovation of existing buildings and parks for the cost associated with the improvement.

Facility Rentals
As the new parks and trail system is completed added to the system, a pricing strategy for rental facilities should be developed. The fees should be set to cover true cost of the facility including utilities, personnel costs and clean up, and produce revenue for the City. Picnic shelters can be used on a first come-first served basis; however, guaranteed use can be made through a reservation program that includes a rental and clean-up fee. Facility rental should be competitive with private facilities. Rental of equipment such as tables, chairs, tents, stages, bicycles, roller blades, etc. could also be used to augment revenues for maintenance and operation.

Utility Round-up Programs
Some park and recreation agencies have worked with the local utilities on a round-up program whereby a consumer can pay the difference between their bill up to the even dollar amount and they then pay the parks and recreation department the difference.

Advertising
This revenue source is for the sale of appropriate advertising on park and recreation related items such as the City’s program guide, scoreboards, dasher boards, fences or other visible products or services that expose the product or service to many people.

Adopt-a-Park Program
The development of a formal Adopt-A-Park program would establish rules and guidelines of responsibilities for the adoptee. Interested stakeholders include neighborhood organizations, homeowners associations, businesses, and nonprofit organizations.

Volunteering
The use of volunteers to do clerical work and programming can be a useful tool in augmenting the staffing levels. Volunteer programs should be formalized and include background checks, regular schedules, job descriptions and evaluations to assure the safety of the clientele and the quality of the volunteers. It should be recognized that the development of a formalized process would require considerable work by the Parks and Recreation and Human Resources staff; however, in the long run, it would be a useful tool in helping augment recreation staff.

Maintenance Guidelines
Maintenance Guidelines should be developed in order to monitor the cost and efficiency of maintenance of park structures and park areas. Creating activity-based costing models for each area will assist in determining efficiencies in the department, eliminating duplication of processes and identifying areas for contracting services.

Contracting of Maintenance
Because of the high cost of employee benefits, it is often more cost-effective to contract the routine maintenance. Certainly some staff is needed for emergencies or for areas that require a higher level of maintenance. It is likely that the parks will receive a higher level of maintenance because the contracted staff will not be utilized for other jobs. They will maintain a strict schedule. Additionally, the cost of purchasing and maintaining equipment becomes the responsibility of the contractor.

Computerized Irrigation Systems
Standardizing and computerizing the irrigation systems in Milton could result in a reduction in water costs, immediate identification of breaks and leaks, electrical problems, broken irrigation heads and more. Additionally, many systems can adjust water usage based on plant stress, moisture depletion at the root zone, site microclimate, soil type, slope, root zone depth, plant type and precipitation rate. There is an initial capital cost. Amortization depends of the type of system and the cost savings.

Computerized Maintenance Tracking
Computerized tracking of man-hours, equipment costs and material costs can indicate if one area is costing more than other areas so that the situation creating that higher cost can be identified and rectified.

Phasing Plan
In addition to developing an effective organizational structure and ensuring that use of resources is maximized through formulating strategic partnerships, the ultimate realization of the City of Milton Parks Master Plan will require several phases to implement the identified priorities. The Master Plan represents a long-term vision containing several major projects that will be realized in the next two decades.

The following section sets forth a phasing strategy based on the preliminary design concepts related to the trail system, parks development, and related activities.

The preliminary cost estimates associated with the implementation tasks are not a pledge of expenditures of funds on a given project in any given year. The Master Plan is not a specific development plan that is expected to be implemented in the near term. Actual funding allocations will be determined annually through the City of Milton budgeting process. The implementation costs are based on a measure of the order of magnitude for prioritized individual projects.

Ultimately, project costs will be refined during the design and construction phase for any given project. It should be noted that the specific project costs are preliminary estimates based on conceptual design and planning strategies presented in this Plan.

The following matrix lists the preliminary phasing and costs related to the waterfront design recommendations presented in this Plan, categorized into the following three categories:

- Short-Term (0-5 years)
- Mid-Term (6-10 years)
- Long-Term (10 years and beyond)
Appendix A: Public Involvement
The Public Involvement Program included Focus Group meetings two sets of public meetings. **Three sets of meetings were scheduled:**

- Focus Group Workshop Series (November 17 and November 22, 2011)
- Interactive Charrette Workshop #1 – MCPMP & Trail Update (November 29 and November 30, 2011)
  - Day 1 – City of Milton Comprehensive Park Master Plan
  - Day 2 – Trail Update
- Workshop #2 – Interactive Charrette Workshop #2 - Birmingham Park (December 14 and December 15, 2011)
  - Day 1 – Programming
  - Day 2 – Conceptual Design

**Needs/ Ideas**

- Nature center Birmingham park
- Acquire land around Bell park
- Expand baseball here and not at Birmingham park
- Finish cleaning Providence park so it can be utilized
- Explore waste management land to be use as park land (120 acres)
- Partner with Alpharetta for North park
- Talk to Birmingham United Methodist Church regarding using their land
- Explore possibility to use land across from fire station / Birmingham park - Philips property 12 acres
- Lackey property could possibly be a good equestrian park
- Partner with schools to use school fields and courts
- Acquire land while prices down
- Pocket park at Hopewell + Thompson (old general store)

**Strengths**

- Equestrian
- Lots of open space – need to preserve them
- Private public partnership (bell park) can work well
- Clean slate opportunity
- Prevalence of informal sports activities
- Biggest park in Fulton County
- Unique green space
- Large equestrian community
- Gravel roads as part of trail system
- Natural topography and woodlands
- Indigenous wildlife – flora and fauna
- Night sky preservation
- Shared interest in ecology / preservation /environment
- Economic wealth of the area
- Park employment opportunities
- Sense of community / ‘know your neighbors’
- School partnerships /churches
- Milton’s historic structures
- Milton City Mission & Vision statements as core values
- Availability of raw land
- Septic policies as a strength
- Diversity of areas within the city- Allows for different types of parks and uses
- Environmental restrictions – helps to preserve prized lands

**Weakness**

- Traffic congestion
- Lack of trails
- Lack of facilities catering specifically to girls/ women
- Lack of field space for baseball or other sports leading to overcrowding
- Time line for realization of additional facilities too long - need to be consider more options of land for immediate acquisition
- Funding
- Cost of land
- Budgetary constraints- higher cost of permanent facilities versus natural
- Environmental restriction renders some land not available for certain types of park use
- North Park is not ours - Fees and availability
- Lack of intergovernmental agreements with sister cities namely Roswell and Alpharetta- need to leverage their facilities
- Lack of trails
- Need diversity of trails types – Gravel /paved /dirt
- Higher up-front costs on smaller population
- Lack of pedestrian infrastructure
- Lack of bicycle infrastructure
- Too few community meetings for planning related projects
- Location of parks -too few and far between
- Lack of impact fees on developers for park land within their development

**Opportunities**

- Inter connect
- Collaboration / coordinate offerings such as indoor pools- such arrangements need to be mutual and complimentary
- Encourage privately run programs
- Purchase consecutive land
- Acquire North Park from Alpharetta
- Provision of golf carts
- Convert building on Hopewell and Thompson a community center
- Public education- Usable land in Birmingham park will not allow for everything
- To set a national standard for city and parks
- Help brand the city with the quality of our park and trails
- Look nationally and internationally for great park examples
- Build a park system that is interconnected by trails
- Look at CT, VT, VA for rural park standards
- Preserve development rights
- Build a park system that is interconnected by trails
- Uphold the city horse logo
- Gain access / leverage public utility easements
- Gain national recognition for our equestrian/ parks/ trails system
- Use park land for education opportunities
- Need to move away from the notion of recreation as only organized sports activities and explore other types of recreational activities for the parks system
- Balance organized sports with ‘pickup games’
- Leverage conservation easements for wealth or private land access for trails
- Comments and concerns
- Bright lights
- State of being beholden to public/private investment or to the private interest
- Concern that one or two parks have to meet ALL the needs within the in boundaries
• What will the implementation phase look like? Will it balance all activities and interests
• Need to balance design with preserving beauty and natural resources
• Active space needs to be buffered from passive space
• Need to engage youth focus groups
• Need for unstructured open space
• Need room for entertainment in parks - Music/ Theatre/ Weddings/ Family reunions/ Celebrations

**Threats**

• Funding
• Excessive development
• Be cognizant of the reasons we move here
• Beholden to investment in public/private deals
• Loss of rural character
• Loss of woodlands for permanent facilities
• ‘Don’t build parks for beyond our citizen use’
• Need to put the parkland into a conservation trust for perpetuity
• Milton county- Increased traffic from outside Milton
• Grant money dries up
• Land instability
• Rushing with a plan could limit public input and compromise outcome
• Undue influence of business/financial interest on park development

**Concerns**

• Cost vs benefit
• Land acquisition
• Deployment time
• How to incorporate a Milton county- explore collaborations with various stakeholders to make this viable
• Density – what is the optimum?
• Desire to keep Birmingham passive in terms of the nature of development
• Decision making is restricted to a few without much public accountability. This is counterproductive to all the efforts.
• Providence Park being closed
• Bell Park limited to only base ball as an activity
• Non-ownership of North park
• Risk of over development
• Community sharing of school facilities
• Shared use with Fulton county
• Positives
• Land available in Crabapple for pocket park and community center
• Lackey site property in southwest Milton
• Large equestrian community- Could bring business/ money to Milton. For example, Wood road has 100 horses
• The size and aesthetic appeal of Birmingham park – equestrian trails very much possible within
• Event hosting opportunities at Hopewell house
Photo Inventory
Moreland Altobelli Associates, Inc.

OCTOBER 2012

City of Milton - Comprehensive Parks and Recreation Master Plan

Moreland Altobelli Associates, Inc.