

Submitted By: Athens-Clarke Heritage Foundation
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Project Classification: Social Well-Being
Project Focus: Quality of Life
Project Type: Park Renovation, Improvements, or Expansion

Previously Submitted and Rejected:

Continuation Project: Yes - SPLOST 2011 28-Greenspace Acquisition Program

Project Total Cost: \$ 13,684,000

Total Operating Cost: \$ 179,000

Project Description: Beech Haven has been called "one of the most significant examples of a vernacular Arts and Crafts-style landscape in the southeastern United States." It is an exceptional natural and cultural enclave, previously owned and designed by the Rowland family, has the potential to become a premier destination for Athens residents and visitors. Athens-Clarke County Unified Government (ACC) currently owns 149 acres along the Middle Oconee River at Beech Haven. The property conserves seven of the Georgia Department of Natural Resource's "High Priority Habitats" as well as an extraordinary assemblage of Arts and Crafts style structures and landscapes. It is one of the last remaining greenspaces along the Atlanta Highway commercial corridor and is easily accessible to many residential neighborhoods. In addition, two of its most celebrated historical architectural achievements on the site - an entryway bridge to the core site and an elaborate Summer House that, when restored, has the potential for educational and family programming - were built by local African-American craftsmen. These cultural artifacts, along with plans to connect this site via walkway to Oglethorpe Elementary, lends this project valuable historical, cultural, and educational potential.

However, the county has not been able to open the area for public use due to a lack of appropriate development and management safeguards. The project will follow the Mayor and Commission approved project development process in developing the master plan and final design elements to be constructed as part of this project. This project is to include design and construction of park elements such as a multi-use paved bridge over the river, paved multi-use trails, restoration of the historic house, picnic pavilion, restrooms, wayfinding signage, hiking trails, hiking trail bridges, and numerous neighborhood access points.

Project Mission Statement/Goals & Objectives: Develop Beech Haven into a viable public park space that incorporates the natural surroundings, enhances existing facilities, and incorporates new park amenities to support the development of a resource-based natural park.

Projected Useful Life of Project: An established and properly managed Beech Haven Park open for

all citizens of and visitors to Athens-Clarke County will have many decades of useful life. It would be comparable to the useful life of the Athens-Clarke County Courthouse, a historic structure which has continued to be in service for more than 100 years.

To meet the Project Goals & Objectives, when should this project be completed? Over the past 3 years, representatives from the Athens-Clarke Heritage Foundation, the Athens Land Trust, the Oconee Rivers Greenway Commission, the Oconee River Land Trust, the State Botanical Gardens of Georgia, and the University of Georgia College of Environmental Design along with participants from the Athens-Clarke County Leisure Services and Sustainability Office have been meeting regularly to discuss the Beech Haven project, potential uses and interests for each organization, and efforts to protect and educate our related interest groups and members. With parties lined up already aware and eager to participate, this group feels a master plan and initial phase 1 development efforts should be completed within the next 4 years.

The Leadership in Energy and Environmental Design (LEED) Green Building System compliance: Planning and design of Beech Haven Park will be aligned with the requirements of the "LEED for Neighborhood Development" program. This LEED program emphasizes an integrated process for determining appropriate development locations, including use of previously disturbed sites, avoidance of sensitive lands (e.g. wetlands, prime farmlands), protection and restoration of natural and cultural resources, and equitable physical accessibility to quality environments. The planning and implementation to establish this new public park will be compatible with these LEED guidelines.

How will this project help meet the Public Safety, Basic Facilities/Infrastructure, and/or Quality of Life needs in Athens-Clarke County? The Beech Haven project will protect significant greenspace along Atlanta Highway and Middle Oconee River corridors, protect important natural habitats, and protect potential historic landmarks. In addition, it will address the following needs:

Public Safety: Beech Haven park will extend safe, accessible, navigable infrastructure for the residents of Athens-Clarke County, extending from Oglethorpe Avenue to the Atlanta Highway Corridor

Basic Facilities/Infrastructure and Quality of Life: All residents of Athens-Clarke County deserve access to culturally significant, accessible, and naturally beautiful parks and recreation sites. Currently, residents of the western side of Athens-Clarke County have been unable to access such basic facilities and infrastructure. It is our hope that this project would extend our park infrastructure in the direction of the westside and serve as an eventual conduit to a western network of parks.

The ultimate goal of the project is to open Beech Haven for public use. The project includes funding to implement phase I of the master plan to provide basic facilities for management staff and public access such as entry roads, parking, walking and bicycling trails.

How is this Project recommended/included in any approved ACCGOV Land Use Plan, Master Plan, Study, Service Delivery Plan, Envision Athens, etc.? Over the past decade, the Athens-Clarke County Greenspace Program has provided a total of \$1,338,546 for land acquisition at Beech Haven, recognizing the outstanding value of the place.

Beech Haven is identified in the approved Athens Clarke County Greenway Network Plan 2016 Update (GNP) as an "Exceptional Resource Area" in need of special site planning because of its high natural and cultural values, sensitivity, and potential role as a resource-based public park. The GNP is incorporated into the Athens Clarke County Comprehensive Plan. In addition, the Athens Clarke County Sustainability Plan recognizes the need for a long term ecological management plan for Beech Haven.

The Envision Athens Action Agenda references Beech Haven in the discussion of historic resources in the county. Additionally, the proposed master plan and subsequent implementation actions at Beech Haven would contribute to multiple "goals and priority actions" listed in the envision document under the topics of land use, environment, education, health, arts and culture, civil engagement, and transportation.

Triple Bottom Line Impacts

Positive Benefits for the Prosperity of Athens-Clarke County: Tourism is an economic engine for Athens and is essential to its economic vitality and sustainability. Beech Haven, as a destination park, has a unique blend of natural and cultural resources. It can attract tourists interested in nature-based tourism such as birding, hiking, photography, botany, etc. as well as tourists interested in history, culture and heritage tourism. Heritage tourism travelers spend more money and stay longer than average U.S. travelers. Beech Haven's cultural resources have national significance representing Arts and Crafts historical themes which can attract visitors nationwide. The late Arts and Crafts expert, author, and television host Paul Duchsherer visited Beech Haven on three occasions and described the site as a premier cultural landscape. Duscherer declared, "Beech Haven is going to bring people to Athens and become a defining feature of the town".

Beech Haven is located within the Atlanta Highway commercial corridor, an area of focus for redevelopment and reinvestment to improve the area as a gateway and vibrant commercial district. Beech Haven provides a substantial, attractive greenspace and its development as a distinctive amenity will contribute to the future success of the corridor redevelopment.

Developing high quality public parks with a diverse range of resources attracts businesses and helps promote economic and civic vitality. The desirable amenities at Beech Haven could help motivate business relocation and new business development. Prospective employees are also attracted to outdoor parks and easy access to nature in their neighborhoods.

National studies have found that access to parks and greenspace is a significant factor for 65% of home-buyers, and this desirability influences property values. In fact, a recent study in Athens found that property values within a third of a mile from the Sandy Creek Greenway/Cooks Trail were 7% higher than properties more removed from that linear park. The value of all properties with 0.3 miles of Beech Haven total \$327 million and generate an annual property tax income to Athens Clarke County of \$4.2 million. If property values increase by 7% in response to opening Beech Haven as a public park, that could increase the annual tax revenue to \$4.5 million, an annual increase of approximately \$300,000 to the county.

Detrimental Impacts to the Prosperity of Athens-Clarke County: A total of approximately \$2 million has been spent to date for acquiring property for a public park at Beech Haven. The land needed to protect the resources of Beech Haven has been acquired through the ACC Greenspace Acquisition Program, state and federal grants, and cash and land donations from individuals and organizations. While the core of the park has been acquired, some additional land may be needed to provide adequate resource protection and public access.

Additional land needs will be identified through the community planning process. Any land acquired would result in a reduction of property tax revenues. However, revenue losses will be off-set by increased adjacent land values and the other economic benefits of new tourist destination areas and attractive recreational amenities.

The new park will also require additional public expenditures for maintenance, staff and operations. However, again, the impact is anticipated to be off-set by economic revenue gains such as real estate valuations, sales tax, business growth, and tourist expenditures.

Positive Benefits for our Citizens and Visitors: Cultural and Historical: Three of its most celebrated historical architectural achievements on the site are an entryway bridge to the core site, the Camelback Bridge, and an elaborate Summer House. When restored, these features have the potential for educational and family programming. They were built by local African-American craftsman - Ike Osborn, Master Stonemason and Jim Glen, Master Carpenter, in collaboration with the Rowland family. In the context of the park setting, these constructions allow the park to introduce visitors to a unique and complex history of the racial and social relationship in Athens over our history, the history of class and race in Athens, as well as the impact of African-American entrepreneurs and craftsman on our community.

Educational: With proper on-site resources - including markers and literature - Beech Haven has the potential to introduce visitors to an untold portion of Athens History, including a discussion on wealth, class, race, architecture, and our social fabric. Once restored, the Summer House has the potential to serve as a site for educational and social interactions, possibly even becoming a Lyndon House-type historical house museum that would be easily accessible for the western residents of Athens-Clarke County. Visitors, volunteers, community organizations, classroom, families, and more would be able to play, teach, serve, meet, and interact in this unique and beautiful outdoor setting.

Other project benefits

Celebration of local African-American Craftsmanship and History: The architectural elements allow the park to introduce visitors to a unique and complex history of the racial and social relationships in Athens, the history of class and race in Athens, as well as the impact of African-American entrepreneurs and craftsman of our community.

Cultural Resource Protection Goals: Maintain outstanding Arts and Crafts structures as integral to the cultural landscape at Beech Haven. Determine the appropriate management and public use for sustaining the Summer House, the Camelback Bridge, and other historic features.

Natural Resource Protection Goals: Sustain the natural beauty of Beech Haven, the extraordinary diversity and abundance of native plants and animals, and the ecological integrity of the site. Continue to remove and control non-native, invasive plants and restore affected areas. Restore and maintain water quality and flows in Boulder Creek and its tributaries and protect water quality entering the Middle Oconee River at Beech Haven.

Public Use and Enjoyment Goals: Support active recreation appropriate to the site such as hiking, bicycling, fishing, paddling, and wading. Integrate the trail system within the park with Oconee Rivers Greenway Network trails. Identify interpretive infrastructure and programs to educate the public about ecological and cultural values at Beech Haven. Provide opportunities for contemplative appreciation of the area through nature study and the arts. Work with local neighborhood groups, area schools, garden clubs, and other organizations to instill appreciation for Beech Haven and provide for volunteer activities to engage citizens in managing and protecting the park. In addition, the long-term plan for the park includes safe and accessible walkways between Beech Haven and Oglethorpe Elementary, providing an important benefit and resource for local educators and families.

Detrimental Impacts for our Citizens and Visitors: We do not anticipate any detrimental impacts for our citizens and volunteers. It is certainly true that this park does not completely address the need for additional westside parks and that this park should only be a first step in a western network of parks in the county. With that said, this park resolves any concerns of inadequacy by helping to bridge two important westside corridors - Oglethorpe Avenue and Atlanta Highway - and extending the direction of our park system in a western direction.

Environmental Benefits, including but not limited to Positive impacts on existing Infrastructure/Systems: Establishing Beech Haven Park and developing a master plan for its management will aid in protecting seven of the Georgia Department of Natural Resources' "High Priority Habitats" for the Piedmont eco-region present on the property. These are:

Bottomland Hardwood Forests, Mesic Hardwood Forests, Oak-Hickory-Pine Forests, Medium-Large Rivers, Rocky/Cobbly River Shoals, Springs and Spring runs, and Streams

Much of the forested areas of Beech Haven have been infested by invasive plant species. The county has had some success in recent years removing invasives and restoring native plants. This program will continue under the proposed plan and forests will be protected, with impacts limited to minor disturbance from natural surface trail development.

The aquatic habitats have been impacted in the past from multiple sources. These include downward erosion from amplified storm water runoff from residential developments at the top of the watershed and from sewer line overflows in the Boulder Creek drainage. Leisure Services and the Sustainability Office will work with Public Utilities to mitigate these threats. Interpretive and educational programs at Beech Haven Park will be aimed at raising public awareness and appreciation of riverine environments. Improved public understanding in turn will garner wider support for environmental conservation.

The master plan will limit the footprint of new development within the historic core at Beech Haven. To the extent practical, parking and staging facilities will be sited on the margins of the property to avoid disturbance to cultural resources and the historic scene.

Detrimental Impacts for the Environment, including but not limited to Negative impacts on existing Infrastructure/Systems: As noted above, the most serious detrimental environmental impacts to resources at Beech Haven have been from invasive plants and water pollution related to failures of the sewer line that transects the property. The causes of these problems are unrelated to the proposed project, and are being addressed by the county.

Opening Beech Haven to public access potentially increases the risks of littering, vandalism, and other inappropriate activities at the site. The proposed master plan will include strategies for avoiding these problems.

Positive/Negative Impacts on ACCGOV Departments, Agencies, or other Organizations, if not covered in one of the above questions: Covered in the above questions.

Project Costs

Detailed project capital budget costs (to be funded from SPLOST 2020 only):

Project Costs (round to thousand)	Amount
1. Land Acquisition / ROW / Easement:	\$ 100,000
2. Design Fees: (Min.12% of New Const.; 14% of reno,; 16% for LEED proj.)	\$ 1,359,000
3. Miscellaneous Fees: (Min. Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.	\$ 255,000
4. Fixtures, Furniture, and Equipment (for a facility): A detailed estimate is preferred – but dependent upon the specific project, utilize at a minimum \$15 to \$20 per square foot.	\$ -
5. Construction:	\$ 8,493,000
6. Construction Contingency: (10% of the Construction line item)	\$ 850,000
7. Acquisition of Capital Equipment:	\$ 77,000
8. Testing:	\$ 255,000
9. Project Management: (4% of the total budget line items above)	\$ 456,000
10. Project Contingency: (10% of the total budget line items above)	\$ 1,185,000
11. Public Art: Calculated at 1% of the Construction line item.	\$ 85,000
12. Other 1: Ecological Restoration (2% of total cost)	\$ 170,000
13. Other 2:	\$ -
Project Subtotal:	\$ 13,285,000
14. Program Management (3% of Project Subtotal):	\$ 399,000
SPLOST 2020 Project Total:	\$ 13,684,000

Operating Cost

Total Annual Net Operating Costs when Project is complete:

Only identify additional or net operating costs to be paid by ACCGOV. Identify the additional or net costs needed above ACCGOV's current operating budget to operate the requested project and any additional project related revenues that would be generated. Provide budget costs for each identified category below.

Operating Costs (round to thousand)	Estimated Impact for Annual Operating Expenditures
TOTAL PROJECTED REVENUES FROM PROJECT	-
PROJECTED EXPENDITURES	
1. Personnel Costs: from Appendix A	142,000
2. Annual Utilities:	
• Gas:	1,000
• Electrical:	2,000
• Water:	2,000
• Sewer:	2,000
• Phone:	2,000
• Solid Waste Collection:	1,000
• Other:	-
3. Operating Supplies:	9,000
4. Equipment Maintenance:	6,000
5. Facility Maintenance:	2,000
6. Fuel:	4,000
7. Other: Contract Hazard Tree Felling	2,000
8. Other: Landscape Contract Labor	3,000
9. Other: Building Alarm System	1,000
TOTAL EXPENDITURES	179,000
NET OPERATING COSTS OF PROJECT:	\$ 179,000

Project Financing

Is the proposed Project to receive funding from source(s) other than SPLOST 2020? No

New Staffing

Position	Title	Hourly Rate	# of Hours /wk	# of Positions	Total Annual Expense
Full Time	Maintenance Worker II			1	\$55,410
Full Time	Police Officer (Park)			1	\$62,410
Part Time	Park Assistant	\$16	29	1	\$24,128

Maintenance Worker II – Responsible for all janitorial services at the historic Summer House and restroom buildings as well as facility maintenance of the trails.

Police Officer (Park) – Forms a Park Patrol team that is responsible for patrolling Beech Haven facilities and trails

Park Assistant – Responsible for monthly trail inspections, biweekly trash and litter pickup, trail tread and corridor maintenance, and assisting with volunteer workdays and programming.

Project Site

Will the proposed Project require any land, whether existing sites, new site, easements, or Rights of Way? Yes

Will the proposed Project be on a site currently owned by ACCGOV? Yes

Approximately how many acres is available or will be needed for the new facility or Park? 149

Project Location/Address (Existing or Proposed):

3 Beech Haven Drive Athens, Georgia 30606

Will the Project require fee simple additional land acquisition? Unsure

Will the Project require Rights-of-Way or Easement acquisition? Unsure

Site Criteria and Standards

Current Property Owner (if applicable): Unsure

Minimum acreage necessary for Project. 149

Topography: Rolling hills, bottomland hardwoods, river floodplain, with a varied topography throughout

Estimated cost per acre: ACC has already acquired the land

Location/Accessibility

Define location relative to the Project's service area that best meets the Goals and Objectives.

Beech Haven is adjacent to the Atlanta Highway redevelopment corridor, the Middle Oconee River, Hampton Park, Forest Heights, and Hawthorne Ave. It is centrally located in Athens and is within 10 minutes driving distance from the majority of the county.

If necessary to meet the Goals and Objectives, describe what types of vehicular access will be required.

We will need to identify and construct vehicular access points along Atlanta Highway.

If necessary to meet the Goals and Objectives, describe what types of pedestrian access will be required.

Pedestrian access will need to be constructed as part of the implementation. We will connect to existing sidewalks in the neighborhoods surrounding the park and create pedestrian entry points for at least 5 neighborhoods. This property is identified as a Exceptional Resource area within the Greenway Network Plan and this property will act as a major nexus for the future greenway trail along the Middle Oconee River.

If necessary to meet the Goals and Objectives, describe what types of Bicycle access will be required.

This property is identified as a Exceptional Resource area within the Greenway Network Plan and this property will act as a major nexus for the future greenway trail along the Middle Oconee River. The Athens

in Motion Plan has identified multiple road improvements that will be able to tie into Beech Haven and the surrounding neighborhoods.

Beech Haven Conceptual Improvements					
11/8/2018					
Item	Unit Price	Unit	Quantity	Sub-Total	
Master Planning					
Planning Process	\$200,000.00	EA	1.00	\$ 200,000.00	
Site Construction					
Asphalt Trail (optional)	\$100.00	SY	5867.00	\$ 586,700.00	
Multiuse Trail	\$1,500,000.00	MI	0.50	\$ 750,000.00	
River Bridge	\$4,000,000.00	EA	1.00	\$ 4,000,000.00	
House Renovation	\$700,000.00	EA	1.00	\$ 700,000.00	
Site Furnishings	\$75,000.00	EA	1.00	\$ 75,000.00	
Parking Lot (15 spaces)	\$150,000.00	EA	3.00	\$ 450,000.00	
Hiking Trails	\$4.00	LF	18480.00	\$ 73,920.00	
Architecture					
Picnic Pavilion	\$100,000.00	EA	1.00	\$ 100,000.00	
Restroom	\$145,000.00	EA	3.00	\$ 435,000.00	
Signage					
Wayfinding Sign	\$2,750.00	EA	3.00	\$ 8,250.00	
Park Rule Sign	\$2,750.00	EA	3.00	\$ 8,250.00	
Vehicular Notice Sign	\$1,360.00	EA	3.00	\$ 4,080.00	
Rubble Masonry Entrance Sign	\$25,000.00	EA	2.00	\$ 50,000.00	
Rubble Masonry Entrance Column	\$3,500.00	EA	5.00	\$ 17,500.00	
SUB-TOTAL				\$7,258,700.00	
CONSTRUCTION GENERAL CONDITIONS (7%)				\$508,109.00	
CONSTRUCTION OVERHEAD AND PROFIT (10%)				\$725,870.00	
GRAND TOTAL				8,492,679.00	

Project Cost

Firefly Trail Conceptual Improvements

Rounded #

1. Land Acquisition / ROW / Easement: Estimated value of property.	\$100,000
2. Design Fees Minimum of 12% of Construction costs for New Construction, 14% for renovations, and 16% for LEED designed projects.	\$1,359,000
3. Miscellaneous Fees: Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.	\$255,000
4. Fixtures, Furniture, and Equipment (for a facility): A detailed estimate is preferred – but dependent upon the specific project, utilize at a minimum \$15 to \$20 per square foot.	\$0
5. Construction: Provide a detailed cost estimate of this component.	\$8,493,000
6. Construction Contingency: Calculated at 10% of the Construction line item. If additional Construction Contingency is needed, use one of the "Other" fields below.	\$850,000
7. Acquisition of Capital Equipment	\$77,000
8. Testing Minimum of 3% of construction costs for projects whose construction component is over \$1 million and 5% for those whose construction component between \$1 million and \$500,000 and 10% of construction costs for projects less than \$500,000.	\$255,000
9. Project Management Calculated at 4% of the total budget line items above.	\$456,000
10. Project Contingency Calculated at 10% of the total budget line items above. If additional Project Contingency is needed, use one of the "Other" fields below.	\$1,185,000
11. Public Art: Calculated at 1% of the Construction line item.	\$85,000
12. Other: Ecological Restoration (2%)	\$170,000
13. Other	\$0
Project Subtotal:	\$13,285,000
14. Program Management (3% of Project Subtotal):	\$399,000
SPLOST 2020 Project Total:	\$13,684,000



Location Map

Percentage Slope

- 0 - 2% Slope
- 2.1 - 5% Slope
- 5.1 - 10% Slope
- 10.1 - 25% Slope
- 25.1% + Slope

Basemap

- Surface Water
- Shoals
- Tributaries

Concept Symbology

- Primary Greenway Corridor
- Connector Trail
- Possible Bridge Locations
- Potential Parking Area
- Potential Vehicular Entrances
- Greenway Connections
- Potential Neighborhood Connections



BEECH HAVEN OPPORTUNITIES

Beech Haven Vision Plan
PRELIMINARY CONCEPT DEVELOPMENT

JUNE 2018 Illustration #11

Prepared by
ACC Leisure Services
Office of Park Planning



for Athens
Clarke County
Sustainability Office