

Submitted By: Troy Simon
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Email: fltroy@gmail.com

Project Type: Greenway, Parks, Rails-to-Trails related projects - Leisure Services Department
General Program Goal: Social Well-Being

Previously Submitted and Rejected: No
Continuation Project: No

Project Total Cost: \$ 2,353,000 **Total Annual Operating Cost:** \$ 15,000

Abbreviated - Project Description: This project provides funding for a parking lot and multi-use trail from Nowhere Road to Sandy Creek Nature Center, at the end of Campsite Drive.

Project Location/Address: 1075 Nowhere Rd.

Is the Site currently owned by the Unified Government of Athens-Clarke County? Yes

Is the Site within State Highway Rights-of-Way? No

Site Specific Information: Proposed project would be located near an existing driveway on Property from Nowhere Rd., site Parcel number 143 007.

Does this Project require the acquisition of any land rights, whether existing sites, new site, easements, or Rights-of-Way? Yes

Project/Program Description: Multi-Use trail with parking connecting Athens Clarke County Property located at 1075 Nowhere Road to existing Sandy Creek Park (SCP) trail system. This project will expand access to SCP for Clarke County residents living to the east of the park. The proposed project will pave a 20-car paved parking lot near an existing driveway to the property and build. A paved cement Multi-Use trail for bicycles and pedestrians will provide access to SCP, beginning at the parking lot and terminating at the end of Campsite drive (approximately ½ mile long). The Sandy Creek Park admission fee would be collectable via mobile app at this location.

Project Mission Statement/Selection Criteria: The mission of the proposed project aims to provide additional access to recreational opportunities to the North Athens Community. Currently, no county parks exist on the north side of Athens outside of Loop 10, except Sandy Creek Park and Holland Youth Sports Complex Park. Despite Sandy Creek Park being a relatively short walking or driving distance from many residents on the east side of the park (as close as 300 feet), entering the park currently requires a 14-20 minute drive Via the Loop 10. In keeping with the Triple Bottom line goals of the TSPLOST program for Social Well Being, the proposed project clearly improves equitable access to public facilities and infrastructure for the North Athens community. Additionally, the proposed project meets the following Program Goals: 1) Protects the community's existing Transportation Infrastructure Investments, 2) Reduces Pavement Maintenance deficit, 3) Reduces vehicle miles traveled and traffic congestion, 4) Reduces time spent traveling in vehicles, 5) Promotes increased

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access to existing public facilities, 6) Promotes Health and Safety, and 7) Continues Sidewalk & Multi-Use Trail construction.

How is this Project recommended/included in any approved ACCGov Land Use Plan, Master Plan, Corridor Study, or Service Delivery Plan? N/A

How is this Project included in the Madison Athens-Clarke County Oconee Regional Transportation Study (MACORTS) long-range Transportation Improvement Plan (TIP)? N/A

Attachments:

[Attachment 1 - Google Map](#)

[Attachment 2 - Letters of Support](#)

PROJECT JUSTIFICATION

How will the Project meet one or more of the Selection Criteria?

Promotes the Goal of improving Equitability of capital improvements throughout the Community:

The North Athens Community east of Nowhere Rd. has no access to recreational parks, despite many residents being within walking distance to the boundary of the County's largest recreational area, Sandy Creek Park. This project would allow easy access to the park via a Multi-Use trail and parking area and provide the North Athens Community at least one recreational area close to their homes (see attached letters of support).

Protects the community's existing Transportation Infrastructure Investments: This project would greatly reduce vehicle travel time by residents on the north side of Athens who wish to utilize Sandy Creek Park, and thus reduce use of infrastructure, by changing a 14-20min drive via the Loop10 to a 1-5min drive to the Multi-Use trailhead and parking lot off Nowhere Rd. (see attached Google Map).

Reduces Pavement Maintenance deficit: By reducing vehicle travel time and distance by residents who wish to utilize Sandy Creek Park east of Nowhere Rd., we could reduce the use of roadways such as Loop 10 and Hwy 441, thereby reducing maintenance.

Promotes increased access to existing public facilities: The North Athens Community east of Nowhere Rd. currently have no nearby recreational areas. This project would provide residents access to the existing facilities of Sandy Creek Park, by building a second point of entry on the east side of the park (see attached letters of support).

Reduces vehicle miles traveled and traffic congestion: This project would greatly reduce vehicle travel time for residents on the north side of Athens who wish to utilize Sandy Creek Park by changing a 15-20min drive via the Loop 10 to a 1-5min drive to the Multi-Use trailhead entering the Park. Moreover, the proposed project could reduce traffic congestion at the main park entrance on Hwy 441 by providing a secondary access point where bicycles and pedestrians could access the park off Nowhere Rd.

Reduces time spent traveling in vehicles: This project would greatly reduce vehicle travel by residents on the north side of Athens who wish to utilize Sandy Creek Park, by changing a 15-20min drive via the Loop 10 to a 1-5min drive to the Multi-Use trailhead. Moreover, a Multi-Use trail entrance would encourage the walking or biking into the Park instead of driving through the park in a vehicle.

Promotes Health and Safety: The proposed project provides access to the walking and hiking trails of Sandy Creek Park, which would provide ample exercise opportunities for the North Athens Community to east of Sandy Creek Park, where none currently exist. At present many residents walk or run along roadways without shoulders (especially along Smokey Rd.), many of which have speed limits of 50+MPH and thus present major health risk or death from vehicle accidents (see attached letters of support). Easy access to the large expanse of trails would not only protect residents who currently run and walk dangerous roadways, but also encourage residents to exercise who don't feel safe doing so currently. Exercise from walking, running, and bikes could greatly increase the health of residents in the North Athens Community.

Continues Sidewalk & Multi-Use Trail construction: The proposed plan would build approximately ½ mile of Multi-Use trail in an area of Athens where none currently exist.

Triple Bottom Line Impacts

Positive Benefits for the Economic Prosperity of Athens-Clarke County: This project would add to the appeal of Real Estate in North Athens on and to the east of Nowhere Rd., which could lead to increased building of homes in the area, as well as, increased property value leading in increased property tax revenue.

Detrimental Impacts to the Economic Prosperity of Athens-Clarke County: No negative impacts on economic prosperity are predicted to occur because of the proposed project.

Positive Benefits for the Social Well-Being of our Residents and visitors: Providing parking and a Multi-Use Trail on the property would allow both residents and visitors not only a second access point to Sandy Creek Park but promote bicycling and hiking within the park. Providing residents with additional recreational activities in the county, especially where none currently exist, would directly benefit the social well-being of residents and visitors. The proposed project would also provide equitable access to recreational parks where none currently exist in North Athens east of Nowhere Rd., despite many residents in this area living within sight of the boundaries of the east side of Sandy Creek Park. For additional information on the "Health and Safety Benefits" refer to section 2 under that title.

Detrimental Impacts for the Social Well-Being of our Residents and visitors: No detrimental impacts for the social well-being of our residents and visitors are predicted to occur because of the proposed project.

Positive Impacts on the Environment: This project would provide the public access to natural spaces which will increase environmental awareness and as a result, its protection. Finally, reduced driving time for residents of North Athens to access Sandy Creek Park would reduce air pollution.

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Detrimental Impacts on the Environment: There will be a small amount of negative environmental impacts from the construction of a paved driveway and parking lot, however these impacts will be minimal since no existing forest land or wetland are present on the proposed location of the parking lot. Moreover, a driveway and small parking area already exist at proposed location so it would not change the character of the landscape.

Positive/Negative Impacts on ACCGov Departments, Agencies, or other Organizations, if not covered in one of the above questions: The proposed project will provide additional income to the county resulting from park admission fees, collectable via mobile app at this location.

Project Costs

Detailed project capital budget costs (to be funded from TSPLOST 2023 only):

Project Costs (round to thousand)	Amount
1. Land Acquisition / ROW / Easement:	\$ 160,000
2. Design Fees: (Min.12% of New Const.; 14% of reno.; 16% for LEED proj.)	\$ 165,000
3. Miscellaneous Fees: (Min. Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.	\$ 137,000
4. Construction:	\$ 1,369,000
5. Construction Contingency: (10% of the Construction line item)	\$ 137,000
6. Acquisition of Capital Equipment	\$ -
7. Testing:	\$ 42,000
8. Project Management: (4% of the total budget line items above)	\$ 81,000
9. Project Contingency: (10% of the total budget line items above)	\$ 201,000
10. Public Art: Calculated at 1% of the Construction line item.	\$ 14,000
11. Other 1:	\$ 0
12. Other 2:	\$ 0
Project Subtotal:	\$ 2,306,000
14. Program Management (2% of Project Subtotal):	\$ 47,000
TSPLOST 2023 Project Total:	\$ 2,353,000

Attachments:

[Attachment 3 - Conceptual Cost Estimate](#)

Operating Cost

Total Annual Net Operating Costs when Project is complete:

Only identify additional or net operating costs to be paid by ACCGov as a result of this Project. Identify the additional or net costs needed, above ACCGov's current operating budget, to operate the requested project; as well as 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	3,000
PROJECTED EXPENDITURES	
1. Personnel Costs: from Appendix A	13,000
2. Annual Utilities:	
• Natural Gas:	
• Electrical:	1,000
• Water:	
• Sewer:	
• Phone:	1,000
• Solid Waste Collection:	
• Other:	
3. Operating Supplies:	1,000
4. Equipment Maintenance:	
5. Facility Maintenance:	1,000
6. Other: Public Art Maintenance (minimum)	1,000
7. Other:	
8. Other:	
TOTAL EXPENDITURES	18,000
NET OPERATING COSTS OF PROJECT:	\$ 15,000

Project Financing

Is the proposed Project to receive funding from source(s) other than TSPLOST 2023? No

Other Attachments:

[Attachment 4 - SCPA Nowhere Road Entrance](#)

New Staffing

Position	Title	Hourly Rate	# of Hours /wk	# of Positions	Total Annual Expense
Part Time	Park Assistant	17	14	1	\$ 12,376

Park Assistant – Park Assistant - Responsible for monthly trail inspections, daily trash routes, cleaning, litter pickup, and assisting with any activities FS and PL need assistance with.

Site Criteria and Standards

Current Property Owner (if applicable): Jan and Elizabeth Pendergrass

Minimum acreage necessary for Project. ~ 3 Acres

Topography: Elevation 710 Feet and relatively flat relative to nearby County Property

Estimated cost per acre: \$53,500 per acre. Cost estimate based on experience with previous land acquisitions within Athens Clarke County.

Location/Accessibility

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

The site is located about halfway through the multi-use trail and will be easily accessible during and after construction.

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

No Vehicular access will be required after construction.

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

The property will be purchased to avoid a large ravine (which would require a costly bridge construction) between the parking lot on Nowhere Rd. and Campsite Drive in Sandy Creek Park. The construction cost of the Multi-Use Trail will be greatly reduced, reduce maintenance costs, and the trail will be easier to walk on by reducing elevation changes (hills to walk up and down).

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

Bicycle Access will be on the Multi-Use Trail. By putting a section of the trail across this property it will be much more accommodating to cyclists by reducing the elevation changes along the trail.

Gas

Groceries

Hotels

More

Proposed Entrance

Sandy Creek Park

Home

Georgia Department of Driver Services

Kroger Marketplace

Taqueria Juaritos

Athens Country Club

14 min
8.8 miles

Athens-Ben Epps Airport - AHN



Live traffic

Fast Slow

Map data ©2021

United States

Terms

Privacy

Send feedback

1 mi

To whom it may concern,

Thank you for considering expanding access to Sandy Creek park from Nowhere Road. Doing so would have a major impact on the local community. Though Nowhere Road lies alongside the park, families on this side of town can only access it by driving on the 4-lane 441 highway. A multi-use trail through to Nowhere Road would allow for a much safer access to the park for the community on the north side of Athens by bike or foot.

Sincerely,

Marguerite Turner
(770) 605-1630

Jennifer Ingle
5038 Smokey Rd
Athens, GA 30601

August 13, 2021

To Whom It May Concern:

I am writing in support of the proposal to add a Nowhere Road entrance to Sandy Creek Park. Currently residents of our area of Clarke County have to drive to the Loop and then back up to the Park, and there are no other public parks in our area of the county. Adding a Nowhere Road parking lot and multi-use trail into the park would give us convenient access to this great park and hiking trails that already exist in our area. Please strongly consider adding this proposal to the next TSPLOST project list.

Sincerely,

Jennifer Ingle

To whom it may concern

I live off Nowhere road in Athens and would be very eager to see a connection made to Sandy Creek Park from our area.

Many of us here would be able to access the park for recreation much easier if we had a park access near us. Currently we need to drive about 10 miles so we use it less than we would if we were closer.

In my development alone, there are multiple families who would surely use this if available.

I'm located at:
160 Cherokee Forest Dr
Athens 30601

Thank you for your consideration.
Carol Crosby

To Whom it May Concern,

I am writing in support of the proposal to use TSPLOST funds to create a parking area and multi-use trail that goes to Sandy Creek Park on Nowhere Road in north Athens. I live off of Nowhere Road, and my family and I go to Sandy Creek Park regularly. It has been a long-time frustration that the park backs right up to our neighborhood, but we have to drive down to the Loop and drive around to get to the entrance on the other side of the park! Our little corner of the county is rural and a bit isolated, though we are very close to town – we don't have any recreation areas or biking/walking trails close to our neighborhood. Sandy Creek Park is within biking and walking distance if there were an access point on Nowhere Road! I am also in support of the Greenway Commission's proposal to create a multi-use trail from Sandy Creek Park to the Nature Center, which would expand access to town for many bikers and walkers. If both of these proposals are approved, we would have an alternative to biking on Nowhere Road or North Avenue to get to town, which is extremely dangerous.

I am so excited about the possibility of park access on our side of the park, and I urge you to please consider this proposal. This would save our family and many others gas and time, and give us easy access to the lake, hiking, boating, etc. I would also create recreation access for an underserved area of our community. We are really hoping you approve this proposal!

Warmly,
Aura Morris

A handwritten signature in black ink that reads "Aura Morris". The script is cursive and fluid, with the first name "Aura" and last name "Morris" clearly legible.

To Whom It May Concern:

I am writing in support of expanding access to Sandy Creek Park via a multi-use trailhead through TSPLOST funding.

It is my understanding that the TSPLOST 2023 Program Goals and Project Selection Criteria include

1. Economic Prosperity

- *“Provide new or maintain existing infrastructure needed to grow economic development as may be identified in previously adopted plans.”*

The New trailhead will improve property currently owned by Athens Clarke County and potentially provide economic development for the North Athens community (a community that seems to be all too often forgotten when it comes to use of ACC resources).

2. Social Well-being

- “Maintain, expand, or improve equitable access to public facilities and infrastructure across the community.”

There currently is no access to the park and limited recreational opportunities for the North Athens community. It seems that application of TSPLOST funds has not been equitable to North Athens and this project would help to alleviate this.

3. Environment

- “Protect and Enhance the quality of natural areas that provide for recreation, clean water and habitat preservation.”

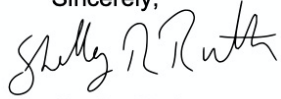
Currently, residents must walk along a very busy and dangerous Smokey Rd and Nowhere Rd for recreation and exercise. The trailhead would alleviate this very dangerous situation. Providing natural areas for recreation is a clearly stated goal of the program.

Further I believe that the project will meet the following criteria required by the TSPLOST guidelines:

- Promotes the goal of Improving equitability of capital improvements throughout the community – to include North Athens.
- Promotes increased access to existing public facilities to the North Athens community.
- Reduces vehicle miles traveled and traffic congestion on the GA 10 Loop and current neighboring properties surrounding the one and only park entrance.
- Reduces time spent traveling in vehicles by providing an additional park entrance

- Promotes health and safety
- Continues sidewalk & multi-Use Trail Construction

Sincerely,

A handwritten signature in black ink, appearing to read "Shelley Ruth". The signature is written in a cursive, flowing style with a large initial "S" and "R".

Shelley Ruth

August 12, 2021

Greetings,

I'm writing in support of Troy Simon's TSPLOST proposal to fund the construction of a parking lot and multi-use trail entrance to Sandy Creek Park at county owned property on Nowhere Road. My family always buys an annual pass and frequents Sandy Creek Park, and we would love to be able to access the park via the proposed entrance. I am confident that many of our neighbors, as well as residents of northern Clarke County east of 441 in general, would be far more likely to use the recreation opportunities of Sandy Creek Park & Cook's Trail with better access. It is the closest recreational facility to this area, but currently requires a relatively long drive to access it.

Sincerely,

Tom Baker

170 Cherokee Forest Dr

To

From Annie White

This family have lived at 130 Kevin Lane for about 50 or more years.

our neighborhood do not have a recreation Area.

we have no recreational facility out here.

we agree that it will be good, reasonable and convenient if we can get a parking area and easy access from nowhere road to Sandy Creek.

This is much needed.

Sincerely

Annie L White

To: The TSPLOST Committee,

My name is Mary Ida Sherrer, I have lived at 190 Kevin Lane for more than 40 years. Currently we have no recreational areas near our neighborhood and many folks walk and jog along Smokey Road, which is very dangerous since there are no shoulders and cars drive fast. I support adding a parking lot and Multi-Use trail into Sandy Creek Park. Sandy creek Park is very close to our neighborhood, but we currently have no access on our side of the park.

Thank you for your consideration of this application.

Sincerely,

Mary Ida Sherrer 8.13.21

TO THE COMMISSIONERS

I am James Witcher, an live at
4055 Smokey Rd.

I would like to see us have adsets to
Sandy Creek Park From our side.

It would be nice to have a place to walk
with out having to walk on side of the Road
were Cars are going so fast and there is
No sidewalk.

So it would be nice if we had adsets to
Sandy Creek Park from the Wauwre Road.

And I hope you can find a way to
do this for us.

Thanks,

James Witcher

Sandy Creek Park Nowhere Road Trailhead and Multi-Use Trail Improvements

Conceptual Cost Estimate

8/10/2021

Nowhere Road Trailhead and Multiuse Trail

Erosion Control	\$162,750.00
Site Construction	\$875,220.00
Landscape, Signage and Site Furniture, and Security Lighting	\$131,431.75
Sub-Total	\$1,169,401.75

<i>Construction General Conditions (7%)</i>	\$81,858.12
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<i>Construction Overhead and Profit (10%)</i>	\$116,940.18
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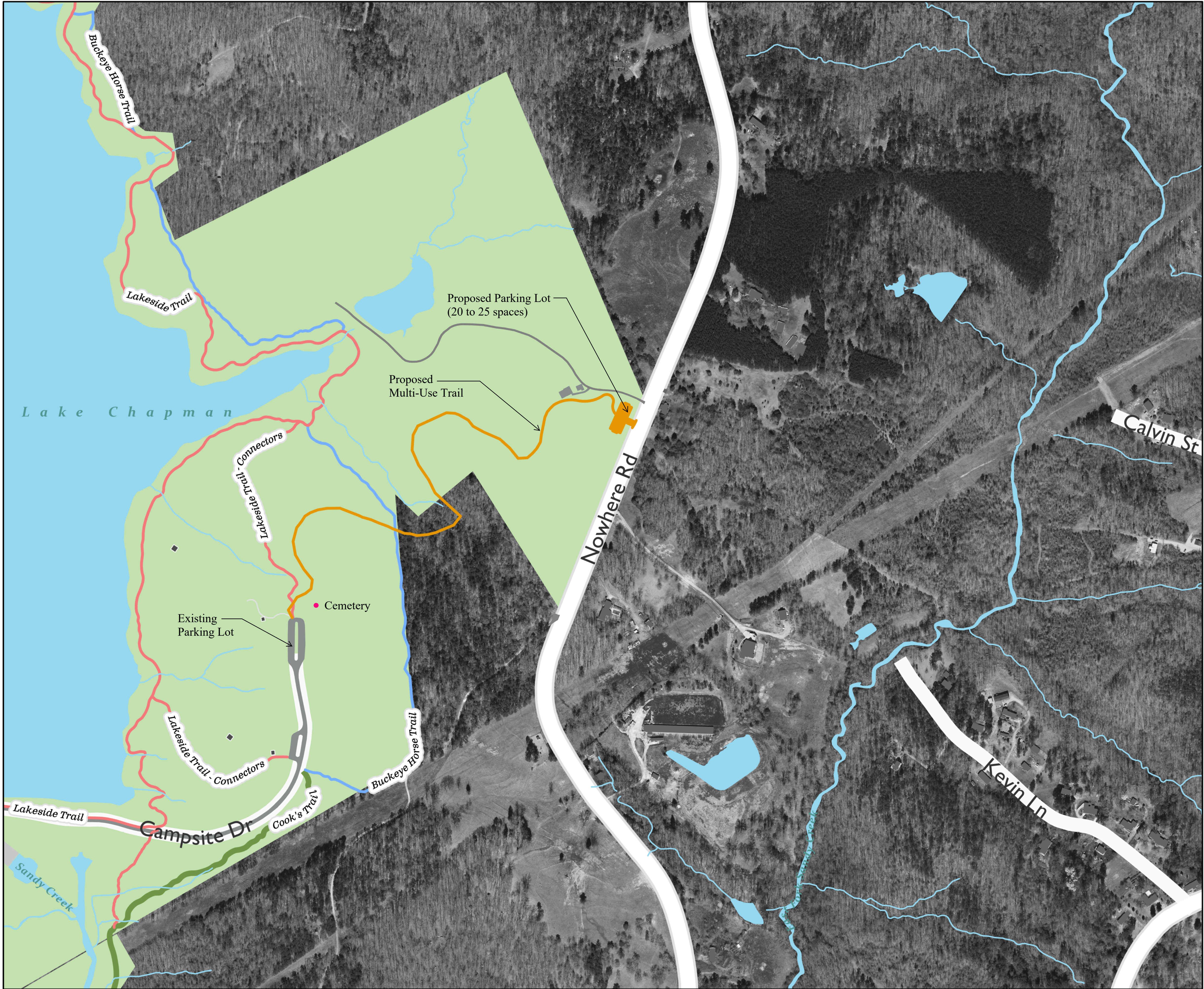
TOTAL	\$1,368,200.05
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Project Cost round to thousand)

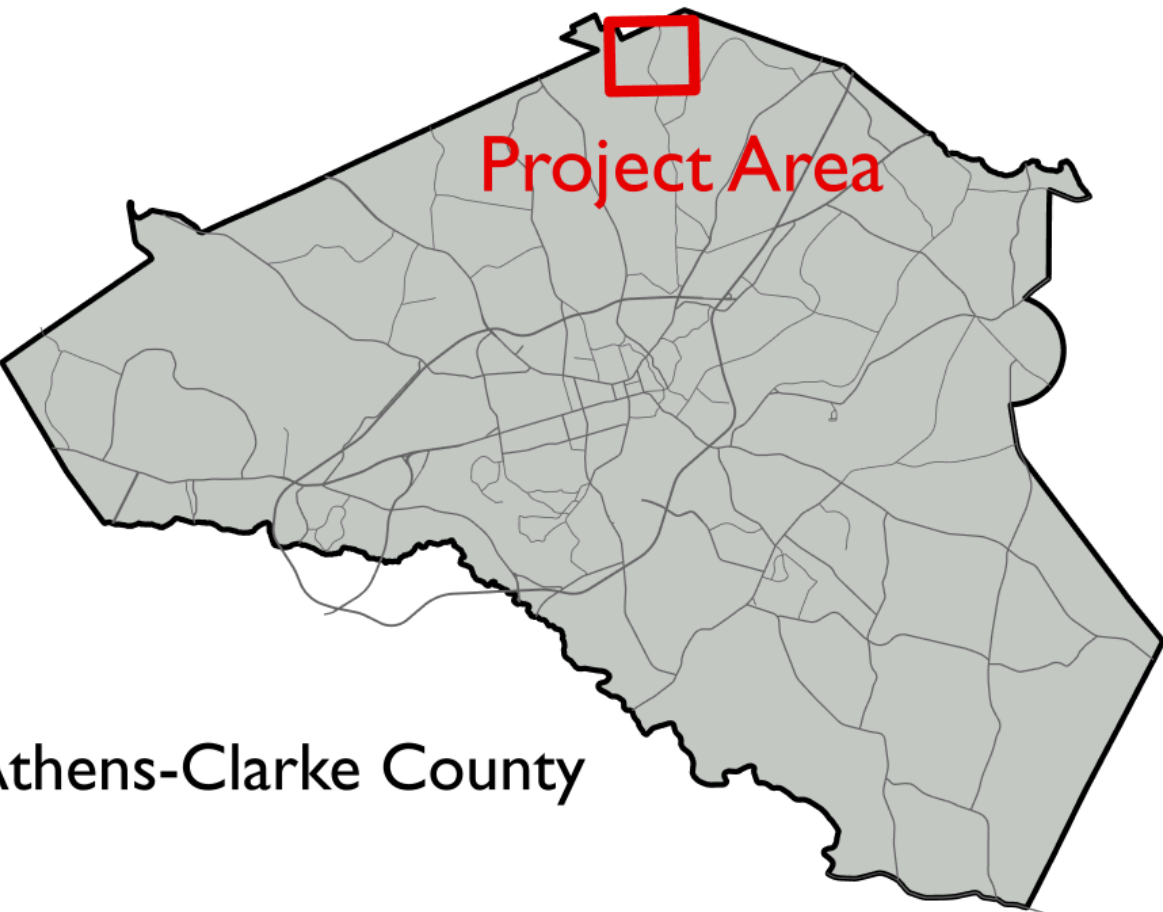
Sandy Creek Park Nowhere Road Trailhead and Multi-Use Trail Improvements

Rounded #

1. Land Acquisition / ROW / Easement: Estimated value of property.	\$160,000
2. Design Fees Minimum of 12% of Construction costs for New Construction	\$165,000
3. Miscellaneous Fees: Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.	\$137,000
4. Construction: Provide a detailed cost estimate of this component.	\$1,369,000
5. Construction Contingency: Calculated at 10% of the Construction line item. If additional Construction Contingency is needed, use one of the "Other" fields below.	\$137,000
6. Acquisition of Capital Equipment	\$0
7. 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.	\$42,000
8. Project Management Calculated at 4% of the total budget line items above.	\$81,000
9. 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.	\$209,000
10. Public Art: Calculated at 1% of the Construction line item.	\$14,000
11. Other	\$0
12. Other	\$0
Project Subtotal:	\$2,314,000
13. Program Management (2% of Project Subtotal):	\$47,000
TSPLOST 2023 Project Total:	\$2,361,000



Location Map



Legend

Proposed TSPLOST Improvements

Nowhere Road Trailhead

Hydrology

Surface Water

Stream

Infrastructure

Buckeye Horse Trail

Cook's Trail

Lakeside Trail

Lakeside Trail - Connectors

Buildings

Park



SANDY CREEK PARK

Nowhere Rd Trailhead

TSPLOST 2023 Application

400 Bob Holman Rd,
Athens, Georgia 30607

August 13, 2021

Sheet 1 of 1