



Tam O'Shanter Park

Master Landscape Plan

**Master Landscape Plan Report
For Stark County Park District
Preliminary Submittal
August 2019**

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Prepared by:



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Introduction

Tam O'Shanter Park is located just north of the Village of Hills and Dales in Jackson Township, Stark County, Ohio. The property is accessed from Hills and Dales Road NW on the south, and within the block created from Everhard Road NW, Fulton Drive NW, and Dressler Road NW. Tam O'Shanter Park is a golf course repurposing project and being developed on a large portion of the original Tam O'Shanter golf course, which was established in 1928. The new park is 207 acres, which includes an 18-acre shrub forest and 189 acres of the original golf course property. The original golf course was an expansive 291-acre, 36-hole golf course. The golf course property was acquired through a coordinated effort between Stark County Park District (Stark Parks), Jackson Township, and ABC Development LLC, with each entity acquiring portions of the original golf course property.

The three entities strategically planned the development of the property into separate, coordinated uses early in the process. ABC Development LLC is in the process of acquired 62 acres for a commercial development, Jackson Township acquired 40 acres for an active recreation park, and Stark Parks retained the remainder of the golf course as a passive park, with the commercial development and passive recreational uses separated by the active park. This stratified approach synergizes benefits between complementary uses while creating separation between less compatible uses.

The major milestones within the planning and development process began with ABC Development LLC rezoning the 62 acres of golf course land fronting Everhard Road and Fulton Drive late in 2017 from residential to commercial use. The commercial development is now referred to as Greens at Belden. Jackson Township began planning in the fall of 2018 to develop the active recreation area into several sports fields with supporting facilities including vehicular parking and other supporting facilities. Although Jackson Township park has begun the planning process, their plans are not available for inclusion in this report at this time. Stark Parks also began planning the passive park in the fall of 2018. Stark Park District's portion of the park is now referred to as Tam O'Shanter Park.

Further coordination occurred between the three entities for stormwater management, vehicular access, and signage. Stark Parks agreed to allow a majority of stormwater runoff from both Greens at Belden and Jackson Township Park site to be detained on Tam O'Shanter Park's property. ABC Development LLC will construct the stormwater conveyance and detention system, which will serve all three entity's properties. The stormwater system within the commercial development will consist of final stormwater features including catch basins, drainage pipes, sediment basins and wetland basins. The stormwater system within Jackson Township Park site will consist of both drainage pipes and swales. A system of swale, three wetland basins, and some minor drainage pipes will be constructed within the Tam O'Shanter Park.

Since the Jackson Township Park is located between the commercial development and Tam O'Shanter Park a dedicated right-of-way will provide vehicular access from Fulton Drive through the commercial development to the Jackson Township Park. Signage for the Jackson Township Park and Stark Parks' Tam O'Shanter Park will also be located on the Greens at Belden property at the entry road off Fulton Drive. It is anticipated that this cooperative effort will benefit all three parties.

In coordination with the commercial development and active park managed by Jackson Township, vehicular access will only be provided to Tam O'Shanter Park from Hills and Dales Road. This will assure that no flow-through traffic will be directed through the parks between Fulton Drive and Hills and Dales Road. It will also provide an appropriate vehicular separation between the active and passive parks, which will clearly attach vehicular parking to the appropriate uses while encourage strong pedestrian connections.

The property retained as Tam O'Shanter Park was purchased with Clean Ohio Funds, which is overseen by the Ohio Public Works Commission (OPWC). When these funds are used to purchase park property certain use restrictions apply. Under the Clean Ohio funds, the park was defined for passive recreational uses including trails for walking, hiking or biking, picnicking, nature-based playgrounds,

and environmental education. Uses such as frisbee golf courses, dog parks, sports fields, or large play structures are generally not allowed. In response to interest expressed from several members of the community with a frisbee golf course and dog park within Tam O'Shanter Park, Stark Parks performed an inventory of these two activities in the area. The results of this study are located in appendix B.

The OPWC states that the development of amenities should enhance the use of open space and should be consistent with the natural state and character of the open space acquired. Generally, no new enclosed buildings are allowed. However, existing enclosed buildings can be maintained if their uses are consistent with the character of a passive, natural park. At the time of the writing of this report, the first phase of acquisition (94 acres) had been completed with the second and final phase of acquisition scheduled for late 2019 for the remaining property.

Three parcels make up the land acquired for Tam O'Shanter Park, the 18-acre shrub forest parcel on the west and two other parcels split generally east and west between the remainder of the park. Stark Parks acquired the east parcel and west shrub forest parcel of the park and placed the west parcel under a lease in December of 2018. Within the leased parcel, the master plan report explores options to section off a portion to be separately purchased by Stark Parks with non-Clean Ohio funds. This would facilitate a portion of the park to offer activities and programming opportunities that may not comply with the OPWC restrictions. This portion of the park plan will be discussed in the master plan chapter of the report.

The park planning process was facilitated by the Stark Parks planning committee which includes the following members:

Bob Fonte – Director
Sarah Buell – Projects & Administer Manager
Talula Kock – Natural Resources Manager
Rick Summers – Operations Manager
Aimee Engelhart – Marketing Administrator
David Pildner – Education Manager
Ryan Varga – Natural Resources

The committee has been instrumental in facilitating the project providing insight, vision, and direction for the project. They have also championed the uniqueness, value and potential that the existing Tam O'Shanter golf course as a passive park represents to the community.

As a part of the planning for the park, the Friends of Stark Parks group retained Environmental Design Group (EDG) to perform master planning services for the site. These services include preparing a concept for the future development of the

property as a passive public park, assisting with the public engagement process, and providing final presentation materials including this report.

The master planning process began with a kick-off meeting for EDG staff and Stark Parks staff to understand the history and general information about the project and site, expected design process and other general expectations of the project. EDG staff then performed several site visits, developed the site facilities and inventory map, analyzed and then presented the information to the public at the first public meeting on March 12, 2019. General ideas, thoughts, and concerns were obtained during this meeting. An online survey was launched at the conclusion of the meeting for a duration of one month. After the online survey was completed, information from both the public meeting and survey were gathered and analyzed and preliminary concepts were developed. These concepts and compiled survey information were presented to the public for review and comment at the second public meeting on May 13, 2019. The meeting was followed by an on-line comment period open until May 21st. Based on comments gathered during the second public meeting and on-line, the preliminary master plan report was developed and sent to the SCPD board members for their July 3rd meeting, again being made available for public comment on-line. The report was then refined and formally presented before the board in August 2019.

This report summarizes the outcome and constitutes the concluding steps of the master planning process for Tam O'Shanter Park. After the report is accepted by the board, the plan will be presented to the OPWC to ensure compliance with the Clean Ohio Fund restrictions.

Existing Site Facilities and Site Inventory

This section is a summary of site facilities and site inventory of the project, which is generally presented within the site inventory maps contained in appendix A. The park site generally contains the remnants of the pre-existing golf course. The existing site for the Tam O'Shanter Park consists of portions of approximately 26 pre-existing golf holes, a two-story enclosed clubhouse building, two enclosed cart storage buildings, one open-air driving range building, one enclosed maintenance building, an open-air meeting pavilion, and a pond. Existing vehicular access to the park is from Hills and Dales Road and directs traffic to two parking lots surrounding the clubhouse. The two existing parking lots are both located near the club house, one approximately 250-stall lot southwest of the clubhouse and a smaller 50-stall lot southeast of the clubhouse, near the pond.

Utilities

An electric transmission line runs northwest beginning near the southeast corner of the site. The line and easement occupy the lower depressional areas at the east of the property and the drainage swale and proposed wetland basins. The wetland basins were identified before the formal master planning process occurred as a part of the coordination between ABC Development LLC, Jackson Township, and Stark Parks.

A high-pressure natural gas line runs from the corner of the Willowcrest Drive neighborhood southeast across Wackerly Drive and under Hills and Dales Road. Another medium-pressure natural gas line runs from the west property edge along the north side of Hills and Dales road until it connects with the high-pressure natural gas line.

The golf course club house is currently serviced with sanitary service line that runs northeast and then curves south to the southeast property corner. A septic system currently serves the existing shelter, located west of the club house. Also, a current sanitary trunk line runs along the existing tributary within the west wetland parcel. Two separate irrigation systems served each 18-hole golf course with two wells on site, one just south of the club house near the drive entry, and the other southwest of the existing pavilion. The site is served with electricity from a series of poles initiating from a power line located adjacent to the existing main entry drive.

Drainage

The site generally drains from the north to the south with a minor ridge at the southern central portion of the site that splits drainage to the east and to the

southwest. The southwest portion of the site drains to a tributary to Sippo Creek. The east portion of the site drains to a large wetland on the adjacent property and then to a tributary to the West Branch of the Nimishillen Creek. Significant offsite drainage comes from the north into the east drainage area, which includes both the Jackson Township Park and most of the proposed commercial development area.

Topography

The site is made up of rolling topography with slopes generally under 10 percent. Several locations on the site provide relatively flat areas with only small undulations. A few more dramatic slopes of over 20 percent occur near the west property line, adjacent to the abutting residential Amesbury Hills subdivision. A prominent knoll within the site begins near the southwest corner of the Amesbury Hills subdivision and continues westerly until it tapers just west of the existing clubhouse. The lowest areas of the sites occur both at the southwest and east. These areas are both relatively flat with small depressions.

Soils

The site is made up of almost all highly permeable soils. The soil classes found on site include Chili and Wheeling soil series, which are both silty loams and gravelly loams. The soils are directly related to the dramatic geology of the site. The site is part of the southernmost edge of the glacial expansion of the last ice age that deposited thick layers of sand and gravel. East of the property are several wetlands. The soils in this area of the site are generally Carlisle muck, which is very poorly drained soil. Due to the high percolating sandy soils on the site, there are few areas that hold water permanently. One exception is a forested wetland near the northwest corner of the site.

Somewhat unique to the site, several depressions exist that do not have positive surface drainage. Based on a historic map from the 1920s, several depressions on the western portion of the site existed. In the historic map, these depressions were labeled as “swamps” to be drained and filled. Understanding the history of these depressions provides a historic precedent to possibly restore vernal pockets where existing depressions exist.

The depressions do not normally hold water due to the highly permeable soils on site. As more impervious areas are added to the park, the fact that several non-surface-draining depressions exist will be an important factor to consider where trails, roads, buildings, or other impervious structures are proposed. If significant impervious areas are added to a non-surface-drainage depression, minor grading or drain tile may be necessary to facilitate positive flow through these areas.

Natural Resources

The property consists of several forest pockets and individual trees scattered along former fairways. Most of the trees along the fairways are 24-inch to 30-inch caliper trees, however, a large proportion of the tree species are non-native evergreens and very few of the other trees are extraordinary or specimen trees. A mature oak stand exists around the existing meeting pavilion and which provides significant value to the area and should be preserved. A wet forest pocket exists near the north west property line as mentioned above.

The landscape is still strongly influenced by almost 100-years of golf course maintenance. As a golf course, most of the site is planted in turfgrass. The pre-existing tees and greens still exist but are not maintained to the same level of a golf course. Several sand traps also exist through the site.

Site Analysis

This section is a summary of the site analysis of the project, which is generally presented within the site analysis map contained in appendix A.

Site Parcels

The site is currently made up of main two park parcels which split the main portion of the parcel in half, north to south, and an 18-acre parcel to the west, separated from the main portion of the site by Wackerly Drive. This road severely limits the pedestrian access to the west parcel and reduces the value of the park parcel to the community.

Adjacent Land Uses

Adjacent uses of the property are made up of approximately ½-acre to 2-acre lots on the south side of Hills and Dales Road, a fire station near the intersection of Everhard Road & Hills and Dales Road, the Willowcrest Drive neighborhood north of the fire station, the Amesbury Hills subdivision along the west property line, a large private residence and Jackson Township Park along the north property, and a church and commercial plant nursery on the east side of the property. Although these surrounding uses represent several minor constraints, no major conflicts are expected. One concern is uncontrolled access from the Amesbury Hills subdivision due to the existing dead ends within the subdivision that ends at the park. More about the proposed solutions to this issue will be discussed in the Master Plan chapter of this report.

Existing Vehicular Access and Traffic

Several street intersections and driveways exist on Hills and Dales Road opposite the Tam O'Shanter Park property. The four street intersections are Bowdale Avenue, Tremont Circle, Dunkeith Drive, and Westdale Road. Six other residential driveways exist on Hills and Dales Road in this section. The only existing access drive into the park is opposite of a cluster of four residential driveways, none of which line up directly with the park drive. The total number of existing parking stalls on site is approximately 300.

The site lines for the existing park access drive are adequate but not preferable. The road grade to the west, towards Dunkeith Drive, contains two small undulations in the road. The two peaks occur approximately 200 and 800 linear feet west of the park access drive. The middle trough of the undulations occurs at about 500 linear feet west of the park access drive and is approximately 4.5 feet below the peak of

the first road undulation. This minorly limits views from the park access drive of oncoming traffic from the west. The site line to the east of the park access drive is desirable, with open views for several hundred feet.

Traffic lights currently exist at the intersections of Everhard Road & Hills and Dales Road and Dressler Road & Hills and Dales Road. A flashing yellow traffic light also exists at the intersection of Hills and Dales and Dunkeith Drive. Hills and Dales Road is classified as an urban minor arterial. The existing average daily traffic on Hills and Dales Road is 7,771 through this section per Ohio Department of Transportation 2018 traffic counts. The average daily traffic has been increasing an average of 3.5% per year.

Existing Trails

The existing asphalt cart path network is generally non-contiguous and often quite steep. Two existing cart path segments provide some south to north connections, with one asphalt path servicing the clubhouse. These paths provide some value to the existing park and should be considered for temporary use as the park master plan is phased in over time. However, the longitudinal slopes of these asphalt trails are often steep due to the constraints of direct routes for paths required from the original golf course.

Views

Several significant views exist on the site due to the varied topography. These include:

- views to the south and southeast from the northern most portion of the site,
- views to the north and to the south from the largest knoll located near the southeast corner of Amesbury Hills subdivision,
- views to the southeast from near the northwest corner of the site,
- views to the southwest from the north central area (pedestrian connection to Jackson Township Park),
- views to the clubhouse from near the existing 18th golf hole tee (south portion of the proposed wetland basin),
- views to the northeast from the clubhouse.

Preserving and enhancing these views should be considered when identifying and defining park spaces, locating trails and pavilions, and natural resource enhancement planning.

A major view is located from a small knoll located at a likely future pedestrian connection to Jackson Township Park at the north central portion of the site. Controlling the view at this location is key since it will likely provide the designated pedestrian entrance from Jackson Township Park.

Natural Resources

Only a few specimen trees were identified on the site. Surprisingly, most of the trees located along existing fairways are not the size or caliper that one would expect if planted 90 years ago. However, the few identified specimen trees found on site, including the mature oak stand near the existing meeting pavilion, provides significant value to the park. The existing wetland forests and wetlands on site also provide significant ecological and educational value to the park.

Currently, the only major residential properties directly adjacent to the park is the Amesbury Hills subdivision, the Willowcrest Drive neighborhood, and adjacent large private residence to the north. The existing forest patches along the western and north western property line provide a natural buffer between the park and these residential areas which should be preserved, enhanced, and possibly expanded. The recommended minimum buffer width between park open space and adjacent residential property is 50 feet.

There are several naturally low areas located along the eastern portion of the site. Although some of these areas temporarily hold water after storms, few or no wetland areas currently exist in the area. With the possibility of these low depressions receiving stormwater from the north, new wetland areas should be considered in these areas.

Wind

The natural wind patterns in the summer blow from the southwest and the winter winds blow from the west. Park use in the winter is expected to be somewhat limited except for possible winter activities within the proposed outdoor adventure area and cross-country skiing. Consideration should be given to install coniferous trees west of areas that may be utilized for winter activities.

Public Engagement Process

The public engagement process was conducted principally through two public meetings with weeks long public display after meeting for further public comment and an eight-question survey. This gave the public opportunities to provide comments through survey questions and about the existing site and proposed concepts. The meetings were advertised by Stark Parks staff through the park districts newsletter, website, and on Facebook.

The first meeting was held on March 19th, 2019, on site at the club house. The public was presented with general information about the site; however, no concepts were presented. Stark Parks staff presented an overview of the park district's goals and objectives and the general parameters guiding the master planning process for Tam O'Shanter Park. EDG staff then presented the site facility and inventory maps, site analysis for the site, and survey questions. General ideas, thoughts, concerns, and answers to a general survey were obtained during this meeting. Over 100 people attended the meeting and the public sentiment was generally positive about the proposed project.

After the first meeting, the public survey was distributed to participant of the first meeting and to the general public through an on-line format. The survey had eight multiple-choice questions that asked about preferences concerning future park uses. The questions asked survey participants their preferences about future activities within the park, what the existing club house should be used for, what type of natural resources are most important, and preferences concerning adventure-type activity.

After the survey results were gathered, the information from both the first public meeting and survey was then analyzed. The full list of survey questions and survey results are presented in appendix C. With this information and with the guidance of Stark Parks staff, preliminary concepts for the master plan were developed.

During the second public meeting, the preliminary concepts were presented for public review and comment. This meeting was held on May 23, 2019. Approximately 40 people attended this meeting. Three main points were discussed at this meeting. The first was that residents within the Hills and Dales village were opposed to aligning a new park entrance to the Hills and Dales Village subdivision entrance (Dunkeith Drive). The second point was that early in the property acquisition process, it was agreed that the Jackson Township active portion of the park and the Stark Park's Tam O'Shanter Park would have strong pedestrian connections, but no vehicular connections. Most everyone at the meeting agreed

with this premise and some participants noted the concern that Jackson Township Park users may use the limited parking within the northern-most proposed parking lot in Tam O'Shanter for large events. The third point was that the Amesbury Hills subdivision dead end on Blackthorne Street would not be vehicularly connected to the park, but some subdivision residents may use the street in this area for parking when accessing the park. The noted issues and possible solutions will be discussed later in this report. The full comments received at both the first and second public meetings are presented in appendix D.

Based on comments gathered during the second public meeting, the preliminary master plan report was further developed and then submitted to the Stark Parks board members in June 2019. The report was then refined and formally presented before the board July 3, 2019.

Programming

Stark Parks' Education Department focuses on developing, coordinating, and presenting interpretive and educational programming and events in the areas of nature, history, and recreation throughout the county. Recent public outreach surveys show interest in recreational/adventure programming; increased types of winter activities; additional health and wellness programs; and increasing the frequency of the park's most popular programs.

Programs that have been successful at similar parks under Stark Parks' management, and which should be considered here would be field trips, summer adventure camps, large public events such as festivals should be considered. Specific programming that could be conducted at this site could include:

- Bioblitz programs,
- Adventures in birding hikes
- Parkrun
- Recreational hikes: hike-a-hundred hikes, fit Friday hikes
- Snow shoeing
- Cross country skiing
- Orienteering
- Archery
- GaGa pit
- Geocaching
- Kids move into fitness
- Pollinator programming

Master Plan

Master planning for Tam O'Shanter Park was a careful and thorough process, driven by comprehensive design and strongly guided by public engagement. Information, concerns, and preferences were carefully reviewed and analyzed in order to properly inform the design. After initial concepts were developed after the first public meeting, several coordination meetings were held to refine the design. These design coordination meetings between Stark Parks and EDG staff discussed design implications, ideas, and alternatives at length. The following master plan and alternatives are the result of these coordination efforts.

Due to the considerable size of the park and the major effort to reorganization spaces from defined golf fairways to larger, more cohesive park spaces, the design team divided the park into nine programming spaces. These spaces include the:

- Clubhouse
- Grand prairie
- North pavilion
- Knoll
- Great lawn
- Wetland basin
- Pond
- Outdoor adventure, and
- Shrub land.



In this way, the definitions of the programming spaces allow the site to be divided into smaller, more digestible areas. Preliminary plan concepts for each programming space considered proposed vehicular routes, pedestrian trails, pavilion locations, picnic/gathering areas, and general forested areas. The final master plan refined the preliminary plan concepts. Further consideration of details, design guidance, and proposed solutions to possible issues are contained within this chapter of the report. After an overview of items that span all or several programming spaces, the chapter is subdivided into subsections corresponding with the proposed programming spaces.

Trails

The master plan lays out several trail sections within the park. These trail sections are divided into major and minor trail segments. The proposed main trails consist of a 2.6-mile loop that generally follows the perimeter of the park. Due to the challenging topography of the site, constructing the loop trail that is fully accessible will require some grading.

A portion of the proposed loop trail is within the Jackson Township Park property, and thus further coordination with the development of the Jackson Township Park will be required to connect the loop trail and allow it to fully function between the two parks. A series of minor trail sections do provide an alternate route which is a fully contained loop within Tam O'Shanter Park and provides approximately the same length of loop trail. It is anticipated that the major trail within the Jackson Township Park will also connect to the sidewalk system of the proposed commercial development to the north.

The other proposed major trail section runs from the west end to the center of the park, connecting the Amesbury Hills subdivision to the clubhouse. This trail segment is anticipated to be accessible to both pedestrians and bikers, paved with crushed limestone and have surface slopes under five percent, and connect to a proposed regional trail to the north. Beyond Tam O'Shanter Park, the proposed trail would continue north west via on-street trails to Devonshire Park and then continue north.

The proposed drive through the park also acts as a major access route through the park. Since the drive route provides desirable access, scenic variability, and a significant length, a future bike lane adjacent to the road may be considered in the future. This would provide a secondary designated bike route and connection from Amesbury Hills subdivision to Hills and Dales Road NW.

Blackthorne Street, a street that dead-ends at the southeast corner of the Amesbury Hills subdivision, was identified as a possible location where individual residents of

the subdivision may park and access the park. Bramshaw Road, west of Blackthorne Street, also dead-ends into the park as a cul-de-sac but topography severely limits pedestrian access at this location and few if any park users are expected to use this area to access the park. To avoid issues with park users parking at the Blackthorne Street location, the master plan recommends that a “no on-street parking” signage be posted within the dead-end section of road and that the rule be enforced to deter parking in the area. Adjustments to the master plan to begin to address this issue were made by adjusting the park road and trail alignment away from the dead-end area.

The exact trail pavement for the separate trail sections is not specifically recommended in this report. Generally, the major trails should be paved with asphalt or chip and seal where grades are steeper to reduce trail erosion. The remainder of the major trails may be limestone aggregate. All minor trails can be nature or natural surface trails. Over time, it is recommended that Stark Parks monitor the minor trails and possibly add segments of limestone aggregate, chip and seal or asphalt pavement where trail use on minor trails warrant more robust surface materials.

Natural Resources

Although a portion of the current site is only leased, Stark Parks maintains the entire site. Before the master planning process had begun, Stark Parks created three public walking paths within the park which have been mowed consistently. After the concepts of the master plan were determined, Stark Parks began mowing the general areas identified as future turfgrass areas in the master plan. The remainder of the site’s turfgrass is being left to grow and eventually be converted into native plant communities.

The master plan generally defines forested areas to remain, proposed forest areas, existing and proposed wetland areas, native grassed areas, and areas to remain as mowed grass. The proposed forested areas are extensive and will require an ambitious reforestation and native planting effort to implement. One main design element extending throughout the park is the use of proposed forest areas to define separate spaces with different uses, particularly the grand prairie, the great lawn, and the formal lawn adjacent to the clubhouse. A long band of proposed forested area begins around the clubhouse and runs west to the southeast corner of the Amesbury Hills subdivision. This band serves to accentuate the central knoll and other hilly areas and create a green swath through the center of the park. It also complements the existing oak stand near the existing pavilion, protects and separates the grand prairie from Hills and Dales Road, and emphasize the lawn and prairie areas against a forested area. A map of the proposed expanded forested areas is shown in appendix A.



As a part of the coordination efforts between ABC Development LLC and Stark Parks, a portion of the unneeded topsoil from the commercial development will be provided to Stark Parks for use to fill in the sand traps. Approximately three feet of topsoil will be provided for all sand trap areas within the park. The developer will only be responsible for providing and stockpiling the topsoil on the Tam O'Shanter Park site. The proposed north pavilion building area was identified as an acceptable location for the stockpiled topsoil. The stockpiling effort will be completed during the initial commercial development site work, which is expected to occur within 2019. This coordinated effort will aid dramatically in changing the visual characteristic of the site from a golf course to a park aesthetic.

Forested wetland exists in both the northwest area and western-most area of the park. The master plan recommends that these areas be preserved and enhanced. Another proposed wetland area is located within the proposed wetland basin. A discussion of wetland creation, wetland plantings, and wetland hydrology will be discussed under the "Wetland Basin" subsection of this chapter.

Clubhouse

The existing facilities within the club house area include the existing clubhouse building, the front entry drive, two existing parking lots, and the east enclosed cart storage building (cart barn #1). The clubhouse area is surrounded by the pond on the east, the wetland basin on the northeast, the grand prairie on the north, the knoll on the northwest, and the great lawn on the west. The total area of the clubhouse programming space is approximately 13 acres. This space currently acts as the face of the park to the community by way of Hills and Dales Road. The design of this space will be crucial for the park to present the character of the park to the public and successfully utilize the existing facilities within the park.

The clubhouse building is an old barn structure converted into a working golf course clubhouse. The interior ceiling beams are evidence of the historic nature of the building. The interior of the building is in working order, but it is anticipated that the building will need major renovation done to be converted to modern use for the park. If the building is utilized for other uses such as community education, special events, or concessions, then due to OPWC restrictions, the building must be reused and not demolished and then rebuilt.

Based on the survey results, the most preferred reuse for the clubhouse was meeting room rental and special events space. Thirty four percent of the survey respondents expressed an interest in meeting room rental and special events, while 30 percent of the respondents were interested in a concessions/café/restaurant option. The future uses of the clubhouse will be further studied and eventually determined with the aid of a professional architect.

In order to compliment the anticipated uses of the clubhouse, the master plan identified the open grass area west and northwest of the club house as a preserved lawn area. This area is framed by the club house, existing enclosed cart storage building (cart barn #1), natural bowl area west of the cart storage building (cart barn #1), and a mix of existing and proposed forest areas. It is anticipated that this lawn area will be a formal area and will be used for larger functions and events within the park. The natural bowl area at the terminus of the formal lawn area was identified as a possible informal performance space. The enclosed cart structure could be used as an outdoor eating area or support structure for large outdoor events.

The existing entrance to the park currently positions the clubhouse as a terminus to the entry drive. The entry drive ends at a tee intersection just before the clubhouse, with both teed ends leading to parking lots. The only existing drop-off area in the park is located near the entry drive terminus and is rather small and substandard for the anticipated park needs.

The proposed master plan recommends generally maintaining the existing vehicular circulation in the clubhouse area with the following exceptions:

- expand the east parking lot from 50 stalls to approximately 80 stalls,
- direct the drop-off route through the eastern parking lot and locate the drop-off area at the northwest end of the parking lot, expanding the number of drop-off stalls from 2 to 5 while allowing for bus capacity,
- restore approximately 120 stalls of the west parking lot to forest to create a buffer between the parking lot and the great lawn,
- extend the west park drive to the west between the great lawn and knoll area.

Several of the existing asphalt golf cart paths near the clubhouse are proposed as minor trail connections and can be reused.

Grand Prairie

The grand prairie area is the amalgamation of several north-to-south aligned golf course holes that took advantage of an area with minimal slopes. The grand prairie area is surrounded by the wetland basin on the east, the north pavilion on the north, the knoll on the south, and the clubhouse on the southeast. The total area of the clubhouse programming space is approximately 22 acres. This space will act as the heart of the park and is buffered on all ends by other park areas or existing or proposed forested areas. The restoration of this space into a prairie will significantly define the feel and character of the natural portions of the park.

Several trees currently exist within the grand prairie. The master plan recommends that only a handful of specimen trees within this area be preserved with trees being removed over time and turfgrass replaced with a native prairie mix. The entire prairie will undergo a multi-year transformation as prairies take 3-5 years to establish. Considering the size of the prairie, both short-grass and tall-grass prairies could be installed to showcase these distinct types of prairies.

Proposed trails in the grand prairie provide a peripheral path around the area with a few trails minorly dissecting the prairie. Several pavilions and two picnic areas face the flat, open area and will benefit from the open views provided by the prairie. The northeast portion of the prairie includes a natural valley which drains the eastern half of the prairie. A large portion of this valley is proposed to receive forest plantings.

North Pavilion

The north pavilion area will serve the park as the gateway, and major connection to, the Jackson Township Park. The north pavilion area is surrounded by the grand prairie on the south, the Jackson Township Park on the east and north, and the Amesbury Hills subdivision on the west. The wetland basin is located just to the southeast of the north pavilion area. The total area of the north pavilion programming space is approximately 18 acres. The end of the park drive ends with a looping parking area. Proposed improvements also include a large pavilion, playground area, nature play area, picnic area, and several minor trails connecting the improvements. The development of this space, specifically the pavilion, will require significant thought and cooperation with the Jackson Township Park to connect the two parks while distinguishing the facilities apart from Jackson Township Park, informing park visitors of the change in park ownership.

The pavilion is located on a slightly elevated area to take advantage of views into the grand prairie. The pavilion would be based on Stark Parks' Design Standard Manual for large shelter with restroom (68' x 43') and would accommodate 107 people. It is anticipated that sanitary and potable water service will be provided to this area from Jackson Township Park. Patches of proposed park trees and existing tree groves are strategically located around the pavilion to provide a separate space from the grand prairie and Jackson Township Park. A row of park trees along the two park's boundaries is proposed to maintain a visual connection while allowing the pavilion to occupy a distinct, separate space from Jackson Township Park. The specific planting plan in this area should be refined after the Jackson Township Park plans are developed.

The nature play area, playground area, and picnic areas are all located in this area to take advantage of the synergy of both parks and the proposed pavilion in the area. The nature play area is located on an existing knoll just east of the proposed pavilion. It is anticipated that due to significant grading needed within the Jackson Township Park site, which is directly adjacent to the proposed nature play area, that the knoll will be more prominent after the active park is developed. The playground area is located very near and just northwest of the north pavilion. The specific equipment installed in this area is subject to the review and approval of the OPWC.

At the northwest corner of the north pavilion area is the highest point of the park, which is programmed for open space, reforestation, and trails. An existing wetland forest is located within the southwest portion of the area. This forested wetland area includes two separate wetlands, unique existing planting, and significant

topographic change. Significant reforestation efforts are recommended in both the northwest and west spaces within the north pavilion area.

Knoll

The knoll area takes advantage of the hilly terrain at the center of the park and creates a natural vertical boundary between the great lawn, which will act as the front of the park along Hills and Dales Road, and the grand prairie, which will act as the heart of the park. The knoll area is surrounded by the great lawn on the south, the clubhouse on the east, the grand prairie on the north, and the outdoor adventure area on the west. The total area of the knoll programming space is approximately 11 acres.

Within the knoll area, the proposed park drive begins running west along the south border of the area and then runs north at the western border of the area. A proposed looped parking area, teeing off from the main drive is proposed to serve as a gathering and picnic area. Beyond vehicular infrastructure, proposed improvements include a large pavilion, a smaller pavilion, and picnicing amenities. The large pavilion is located at the center of a natural saddle in the landscape with the proposed parking turn-around area nearby. The large pavilion would be based on Stark Parks' Design Standard Manual for large shelter with restroom (68' x 43') and would accommodate 107 people. The small pavilion is located at the top of the knoll and intended for users that desire more commanding views while requiring a longer and much steeper walk from nearest parking area. The small pavilion would be based on Stark Parks' Design Standard Manual for small shelter (40' x 24') and would accommodate 60 people. It is anticipated that both pavilions will receive electricity from extending the service from the existing west cart storage building (cart barn #2) while the cart storage building itself will be removed. Potable water and sanitary service for the large pavilion could also be extended from the existing pavilion/west cart storage building area.

An existing cart storage building (cart barn #2) and existing pavilion are located at the areas southeast corner. To facilitate the vehicular drive and parking in this area, the existing cart storage building (cart barn #2) has been slated for removal. The existing pavilion, which is surrounded by an oak tree stand, is intended for continued use.

The knoll area is intended to serve as both the separating element and the viewing location for both the grand prairie and the great lawn. Along the north edge of the knoll, the main trail acts as the separation between the knoll and the grand prairie. Along the south edge of the knoll, the proposed park drive acts as the boundary between the knoll and the great lawn. Both the trail and the park drive provide different viewing opportunities for park users into the adjacent spaces.

Great Lawn

The great lawn serves the park as the largest park feature the public will see from Hills and Dales Road, creating broad views into adjacent areas of the park. The great lawn area is surrounded by the clubhouse on the east, the knoll on the north, and the outdoor adventure area on the west. The total area of the great lawn programming space is approximately 10 acres. This space will act as a flexible space for the park and expected to retain some of the past native natural passive character of the park. As one of the main frontage spaces of the park, it will play a role in presenting the character of the park to the public.

The topography of the great lawn is generally suitable for large field activities such as informal sports, kite flying, relaxing, and picnicking. The lawn area is generally about 10 to 15 feet higher than Hills and Dales Road and continues to slope up at both the west and east end. The topography of the area creates an ideal half bowl for passive recreational activities. Only a few trails are proposed through this area, including the major perimeter trail along Hills and Dales Road.

Similar to the grand prairie area, several trees currently exist within the space. A few, if any, trees within this area are recommended to be preserved. Most existing trees within the space should be removed over time. As was mentioned in the beginning of the master plan chapter, this area is currently being mowed by Stark Parks after the initial concept identified this area as future mowed grass lawn.

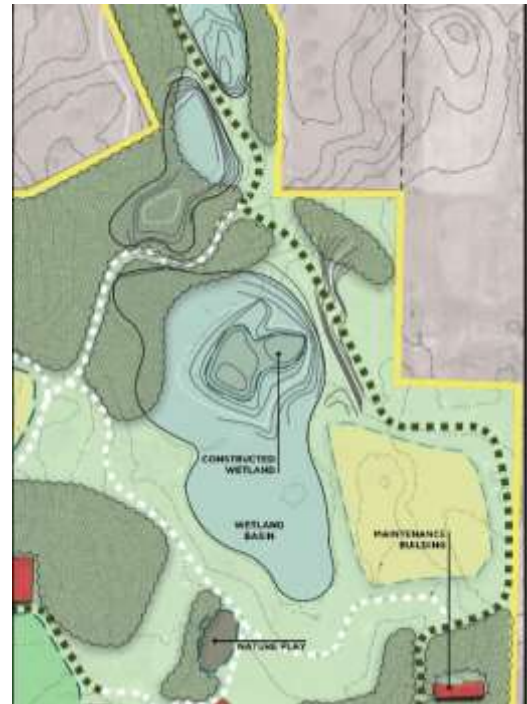
Wetland Basin

The wetland basin will serve Tam O'Shanter Park, Jackson Township Park, and much of the commercial development to the north as a means of meeting stormwater regulations for proposed impervious areas on nearly all the formal golf course property. In addition to functioning as a detention facility, the area is intended to also function as a wetland, which is somewhat difficult to achieve on a site that has sand and gravel soils. The wetland basin area is surrounded by the pond on the south, private property with wetlands and a pond on the east, the Jackson Township Park on the north and northwest, the grand prairie on the west, and the clubhouse on the southwest. The total area of the wetland basin programming space is approximately 17 acres.

The concept for the wetland basin originated at the beginning of the coordination effort between the three entities. Since the wetland basin is required for the construction of the commercial area, specific grading and stormwater plans were required before the completion of the master plan. Through a coordination effort,

the commercial developer's engineer and EDG developed and submitted plans for this area in May of 2019.

The wetland basin has a contributing drainage area of approximately 200 acres. The design for the wetland basin includes a series of three separate basins. Captured stormwater runoff is directed through underground stormwater pipes and discharged into the first basin at the north end of the basin area. Although this basin will act as a sediment basin, most of the stormwater will have already passed through upstream sediment basins before reaching this point. Flow will then be directed into the second basin, which is larger and flatter than the first. This wetland basin will detain and attenuate storm flows. Stormwater pipes will then direct flows into the third and final basin, which will act as the wetland basin. Both lower basins would be planted with mesic or floodplain species for the periodic flooding that is expected to occur within the basin areas. The lower wetland basin is intended to hold approximately 12 to 18 inches of permanent water. However, due to the sandy soils in the area, the wetland basin may only hold water temporarily as water percolates into the ground. After this basin fills, the final flow will be directed into an existing swale and then offsite to a large pond to the east.



The main perimeter trail traverses much of the wetland basin area. Since a major transmission line also runs through the area, the trail and berms were coordinated to generally stay within the transmission line area. Currently the topography within the transmission line area is hilly and steep. By locating the berms and trail within the transmission line area, a much flatter accessible route for both trail and transmission line maintenance will be provided.

The wetland area is intended to be permanently wet and thus have wetland plantings. Although some plants will naturally colonize within the area, specific wetland plantings, preferably installed through plugs, live stakes and seeding methods, are recommended to initiate a healthy wetland flora. The other areas of the wetland basin are intended to be installed with native plantings appropriate for the stratified water regime in the area.

The nature of the wetland basin is intended to match the character of a natural stream bed. Due to the moderate contributing drainage area, flow is expected through the basins intermediately between storms. Additional boulders and gravel may be added at locations within the concentrated flow area to reduce the velocity of water coming through the system and to match the desired aesthetic. Several shrub and tree plantings could be installed within the area to both enhance the ecological and aesthetic value of the area.

Pond

The existing facilities within the pond area include an existing driving range open-air building, an existing two-story enclosed maintenance building, a single story residence, and the pond. The pond area is surrounded by a private commercial parcel on the east, the wetland basin on the north, and the clubhouse on the west. The total area of the pond programming space is approximately 6 acres. This space is currently dominated by the 0.7-acre pond and center fountain. As modest changes are made to this space, it will contribute to modifying the character of the park from a formal golf course frontage space, to a more natural one.

The proposed improvements in this area include retrofitting the driving range building into a pavilion, adding a nature play area northwest of the proposed pavilion, modifying the area just north of the existing pond into a lacustrine wetland, and upgrading the maintenance building for park use. The retrofitted driving range building and proposed nature play area will be served by the east extended parking lot within the clubhouse area.

The nature play area is strategically located near the east parking lot, clubhouse and the wetland basin, with additional vegetation proposed to screen the clubhouse and leave an open view into the wetland basin. Only minor grading and wetland plantings should be necessary to create the proposed lacustrine wetland area adjacent to the existing pond. Additional investigation is necessary to understand the existing pond's hydrology.

The east portion of this area includes the two-story enclosed maintenance building and the single-story residence. The maintenance building is approximately 7,000 square feet and has several large bay doors that could store maintenance equipment. Although the residence and the maintenance building are approximately 250 feet apart, they are connected by an existing gravel road. The combination of these two facilities could provide Stark Parks with a valuable asset for maintenance equipment, storage and staff at the park.

Outdoor Adventure

The outdoor adventure area is located at the southwest corner of the site which has the most diverse topography within the site. The northwest corner of the area is highest, with the slope dropping over 75 vertical feet to the south. The area is surrounded by the great lawn on the east, the knoll on the northeast, Amesbury Hills subdivision on the north, Willowcrest Drive neighborhood on the west, and the shrub land on the southwest. The total area of the outdoor adventure programming space is approximately 19 acres.

The uses proposed within this area represent several adventure activities that would occur on land separately purchased by the Stark Parks. This would enable the area to house specific revenue-generating activities in accordance with identified compatible program elements that are outside of the OPWC restrictions. Proposed activities might include rock climbing, zip lining, a high ropes course, sledding and tobogganing. An activity building could house an indoor rock-climbing course, a high ropes course, food options, rentals, and other sales.

Since the capital and maintenance cost for the outdoor adventure area would likely require a fee-based entry, the financial viability of this area should be explored if this option is pursued. Market research on the specific activities, the size and scope of the activity building, and local financial impact on the surrounding area is also recommended. The survey results for this area indicate that the most preferred activity is a zipline. Both the toboggan run and a ropes course options tied as the second and third preferences of survey respondents. Since additional research and internal Stark Parks decisions needs to be performed before the Stark Parks will determine if the improvements and associated activities will be pursued, the information presented within this report is preliminary.

A new, separate entrance from Hills and Dales Road is proposed for the additional and separate vehicular traffic this area's activities is anticipated to bring to the site. The new proposed entrance will be aligned with Westdale Road. This entrance would serve both the 170-stall parking lot and act as a secondary entrance and exit for the park onto Hills and Dales Road. The secondary entrance drive would also serve the great lawn with an additional parking bay off the drive. This entrance would also increase the visibility of the park from Hills and Dales Road, providing a narrow, but protected viewshed from the road to the proposed activity center.

Shrub Land

The shrub land area is the most isolated portion of the park. As mentioned in the site analysis chapter, the parcel is currently physically separated by Wackerly Drive. The area includes native wetland shrub vegetation and a stream. The area is not part of the original golf course and only contains turfgrass along the western edge. The shrub land area is surrounded by the outdoor activity area on the east, the Willowcrest Drive neighborhood on the north, a fire station on the west, and Hills and Dales Road on the south. The total area of the shrub land programming space is approximately 14 acres. This space adds a secluded, yet cohesive natural habitat to the park. The varied plant communities also add interest within this area. They include riparian woods, vernal wetlands, floodplain wetland, mesic, dry prairie, and dry woods.

Proposed improvements to the shrub land include a perimeter trail, a boardwalk over the existing stream, and a parking area associated with the alternate Wackerly Drive cul-de-sac. Since the area is separate from the remainder of the park, the few parking stalls near the alternate Wackerly Drive cul-de-sac could serve users intending to use only this area of the park. A single picnic table within the north portion of the area is recommended.

Alternatives

As options were explored through the design process, a few alternate concepts were identified. *These alternate concepts are not formally a part of the adopted master plan*, however, the ideas all have significant merit and the proposed layout and design thought process is included in this section.

Drive Entry Realignment

As noted in the “Site Analysis” chapter, the location of the existing entry drive on Hills and Dales Road is located opposite of several residential drives and the site lines from the existing park entry drive on Hills and Dales Road to the west are unpreferable. Without a second park entry drive, the location of the existing entry drive requires all park traffic to pass through a single three-way stop at the intersection near the clubhouse.

Due to the aggregation of these factors, the design team considered the option of realigning this park entrance. The realignment option proposes to replace the existing entrance with a new entry drive to the west, aligned with Dunkeith Drive which is the main northern exit from Hills and Dales village. The intersection currently has a set of blinking yellow lights, which warn drivers on Hills and Dales road of the intersection. The existing entry drive would be removed and filled with approximately three feet of soil to match the adjacent grades on both sides of the drive. This would reconnect the landscape in the area and provide an improved surrounding landscape and sound buffer for the clubhouse. The benefits of realigning the entry drive in this location include the following:

- creates a more preferable traffic flow within the park that directs the main flow of traffic into the north section of the park and creates a designated section of drive for clubhouse traffic,
- provides longer queuing length for vehicles exiting the clubhouse parking lot after events,
- aligns park traffic with Dunkeith Drive, which consolidates traffic in the area entering onto Hills and Dales Road and reduces intersections within the road section. Fewer intersections on a road section decrease possible traffic conflicts, including slow down spots and the opportunity for rear-end accidents. This also eliminates the limited site distance concern of the existing park drive, bringing the separate intersections into compliance with current design standards, and generally increasing the safety of this section of Hills and Dales Road,

- provides a more natural, park-like entrance that highlights the features of the park, instead of the large clubhouse and parking pavement,
- and better defines the west edge of the clubhouse area and the east edge of the great lawn, aiding first-time park users in navigating through the park as they drive into the site.

When the park entry realignment option was presented to the public, it was opposed by the Village of Hills and Dales residents due to a concern that the added park traffic at the Dunkeith Drive intersection would negatively impact traffic flow and increase the likelihood of a lighted signal at this location in the future. The proposed traffic conditions within the park would change from the current condition due to the addition of a second park entrance opposite of Westdale Road and shift of parking stalls within the site. Currently, the total existing stalls on site is approximately 300. The proposed parking stalls proposed near the current park entrance would be 210. However, the total park stalls proposed when the park is fully developed is 500, many of which would likely access the second (west) entrance of the park.

As the Site Analysis chapter of this report notes, the current traffic counts on Hills and Dales Road are 7,771 average daily traffic. The standards for adding signalized traffic lights is based on several factors, but most significantly on traffic loads at an intersection. Generally, a traffic light would only be warranted at this location if the hourly traffic for Dunkeith Drive and the aligned park drive totaled over 150 vehicles per hour for eight or more hours during an average day. This minimum standard would have to be met before a traffic light could be requested for the intersection.

The drive realignment option provides several design benefits but at this point, may be unpalatable to the public and Stark Parks. Therefore, the master plan recommends maintaining the existing entrance at its current location. However, the master plan also recommends reconsidering the drive realignment option in the future to determine if circumstances or public sentiment have changed sufficiently to allow the implementation of the option.

Another option that may be explored in the future is to abandon the existing entry drive and direct all park traffic through the new entrance opposite of Westdale Road, near the proposed outdoor activity area. Although this option would increase the drive length from the park entry to the clubhouse building, the increased length is not anticipated to be problematic.

Wackerly Drive Cul-de-sac

As discussed in the “Site Analysis” section, Wackerly Drive dramatically cuts off the western parcel of the park and significantly impedes the connectivity of the park.

The continuity of the park would greatly benefit from the section of Wackerly Drive that runs adjacent to Tam O'Shanter Park property being abandoned and a cul-de-sac being constructed near the southeast end of the drive. Currently this portion of road only services six residences. If the right-of-way were abandoned and a cul-de-sac provided, the route going east for these residences would be approximately 400 linear feet longer, with stop light at the intersection of Everhard Road & Hills and Dales Road. Stark Parks staff plan to further explore this possibility by contacting the possibly affected individual residents, obtaining their consent, and initiating the process with Jackson Township, in coordination with Stark County, to abandon the right-of-way in this section.

Next Steps

The proposed improvements and options within the master plan would be implemented over an extended period. The proposed improvements reflect an ambitious effort. Constructing these improvements in phases will allow the Stark Parks to attain funding over time and adapt to the anticipated increased park usership as the improvements attract more people to the site.

Phasing recommendations are only a guide with several factors and coordination efforts that may require adjustment. Initial phasing recommendations for the park improvements include the following:

1. Continue utilizing existing facilities and mown trails. The existing pavilion, clubhouse, maintenance building, and current parking are significant existing assets to the park. Minor improvements and continued maintenance of these facilities is recommended. From the public meetings and comments, it appears that the three mown trails are generally popular and should be maintained until significant trail construction projects are initiated.
2. It is anticipated that the grading and stormwater utility improvements will be performed during the summer or fall of 2019 by ABC Development LLC. Although temporary erosion control and seeding will be performed at that time, it is recommended that wetland planting installation be performed consecutively or shortly after construction in this area. Initial tree and shrub plantings in the area are recommended, particularly where grading and other site disturbance activities are expected to occur.
3. The main proposed park drive, extending from the existing west parking area to the north pavilion is the first major improvement recommended. Extending the main park drive opens the park, particularly the north area, to the public and begins to define the park areas. The drive extension could be initially paved with limestone gravel.
4. Possibly at the same time as the proposed park drive improvements, the major park perimeter trail is recommended for construction. Minor trails can be cleared and mowed. The boardwalk within the shrub land could be constructed at this time as well.
5. Tree removal and prairie grass restoration within the grand prairie should be performed early in the implementation process since the restoration process requires years to establish.

6. If the Jackson Township Park has begun development, it is recommended that the large pavilion construction within the north pavilion area, including the picnic area and nature play area, be initiated. This will provide a pavilion at both the south-central portion of the park (the existing pavilion) and at the north portion of the park.
7. The large pavilion, picnic area, and looped parking area within the knoll area are recommended.
8. Adjustments to the two existing parking lots, conversion of the driving range building, and installation of the nature play area are then recommended.
9. Finally, the outdoor adventure activity center, activities, parking lot and entry drive are recommended for construction. If the new drives throughout the park are only aggregate, this may be an opportune time to pave these drives with asphalt.

Appendix A

Site Inventory and Analysis Maps



Appendix B

Disc Golf and Dog Park Inventory

Appendix C

Public Survey Results

Appendix D

Public Meeting Comments

Appendix E

Master Plan Maps