

Rolling Hills Community Park

Master Plan Update



Rolling Hills Community Park

Introductions



Rick Durr ~ *Director of Leisure Services*

Bill Pandos ~ *Division Manager, Greenways & Natural Land*

Keith Welty ~ *Project Manager*

Seminole County Staff ~ *Leisure Services + Public Works / Engineering*



Pete Sechler ~ *Director of GAI Community Solutions Group*

Keith Oropeza ~ *Landscape Architecture Director, GAI / CSG*

GAI / CSG Design Team ~ *Frank Bellomo, Kevin Aust, Ian Molgaard, Andrea Penuela, Youchu Wu*

Rolling Hills Community Park

Agenda for Today's Review

1. **Project Summary ~ Background, Inspiration and Plan Development**
2. **Project Website ~ Information, Tools, Review and Input Opportunities**
3. **Master Plan Review ~ Phase 1 Trail and Park + Long Term Vision Plan**
4. **Community Input ~ Website Input, Suggested Plan Refinements**

Rolling Hills Community Park Project Assignment

1. Phase 1 Trail and Park Master Plan

- a. Inventory Site, Background Materials
- b. Build upon existing 2019 Conceptual Master Plan and Inspiration
- c. Define Conceptual Route for Primary Multipurpose Trail
- d. Locate Florida Communities Trust Program Elements
- e. Incorporate Planned Traffic Calming elements adjacent to Park
- f. Estimate of Probable Cost (Phase 1 budget)

2. Long Range Vision Master Plan

- a. Build upon 2019 Vision for park places, 'outdoor rooms' and inspiration
- b. Utilize Phase 1 Trail as an initial investment to form future park outdoor rooms

3. Plan Communication Strategy (COVID Adapted)

- a. Develop comprehensive website with project background, site info, Plans, Videos and Renderings
- b. Include Tools for Community Comments: Annotated Plans, Survey and Comments
- c. Track Data Input: zip code location, user contact info (if provided)
- d. Respond to major community input topics with possible plan refinements

1. Rolling Hills Background

Laying the Groundwork

Rolling Hills Golf Club Closes:
June 2014

Submitted Application to FCT:
October 7, 2016

Conditional Approval from FCT:
February 7, 2017

Remediation Approval (Soils):
February 14, 2018

MSBU Vote Completion:
April 4, 2018

Public Workshop
April 26, 2016

BCC Approved Purchase Contract:
October 26, 2016

Environ. Analysis/Remediation:
February 2017 – November 2017

MSBU Public Meeting:
March 1, 2018

1. Rolling Hills Background Community Visioning Meetings



1. Rolling Hills Background

Property Acquired: August 31, 2018



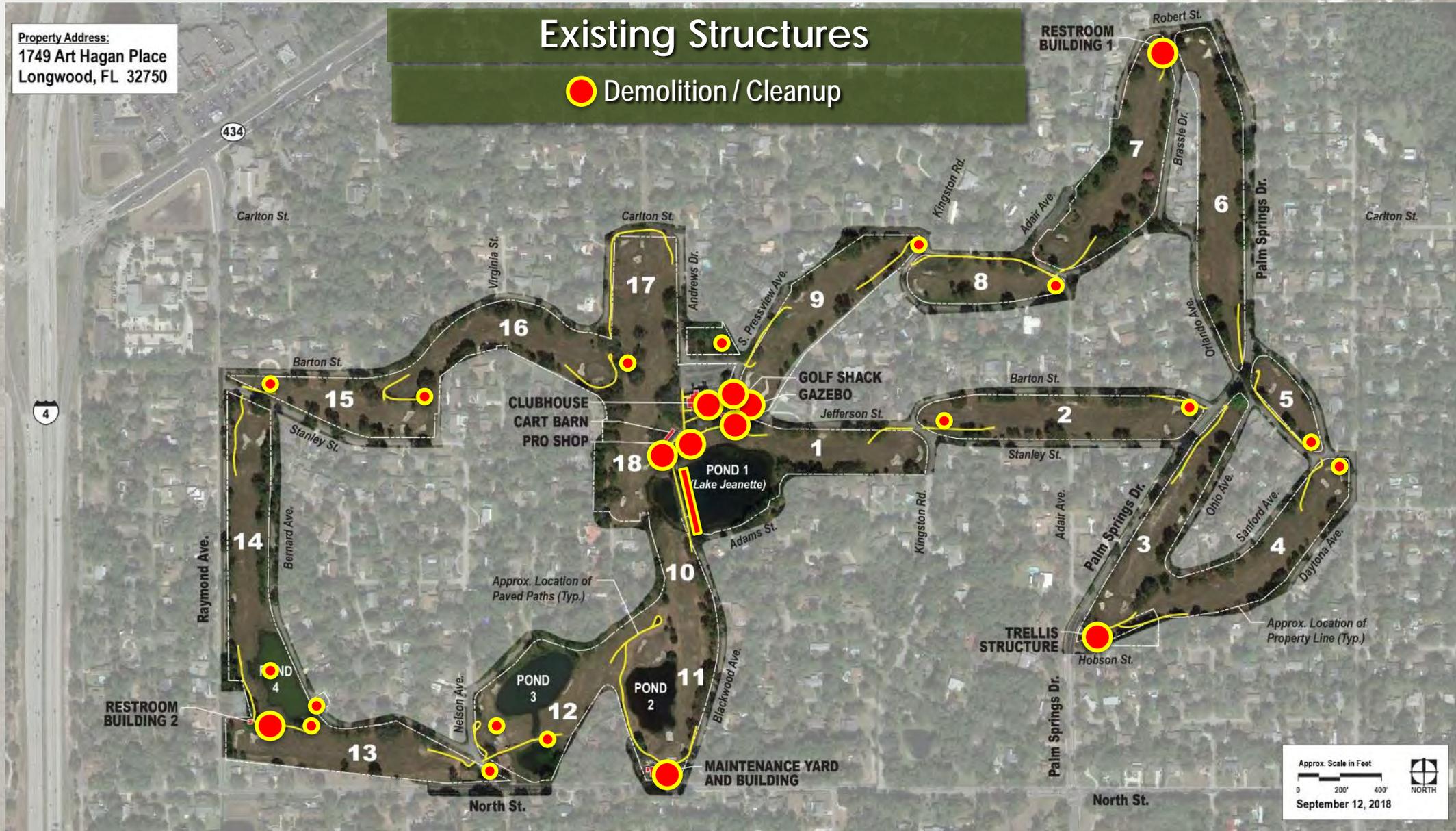
1. Rolling Hills Background

Property Cleanup and Caretaking

Property Address:
1749 Art Hagan Place
Longwood, FL 32750

Existing Structures

● Demolition / Cleanup



Approx. Scale in Feet
0 200' 400'
NORTH
September 12, 2018

1. Rolling Hills Background

Early Site Analysis & Due Diligence

1. Legal

- a) Boundary Survey
- b) Easements (Utility, Drainage, etc)
- c) MSBU Boundary

2. Context

- a) Land Use
- b) Zoning
- c) Topography (USGS)
- d) Soils
- e) Flood Maps
- f) Protection Areas (Wekiva, Bear)
- g) Drainage

3. Circulation

- a) Vehicular (Collectors, Residential Streets, etc.)
- b) Pedestrian (Sidewalks, Crossings)
- c) Conflict Points

4. Sensory

- a) Views (Positive, Negative)

5. Natural Physical Features

- a) Tree Inventory (ongoing)
- b) Water Bodies
- c) Topography (USGS/spot el.)

6. Man-Made Features

- a) Greens, Tees, Bunkers Located
- b) Buildings & Structures
- c) Adjacencies
- d) Encroachments

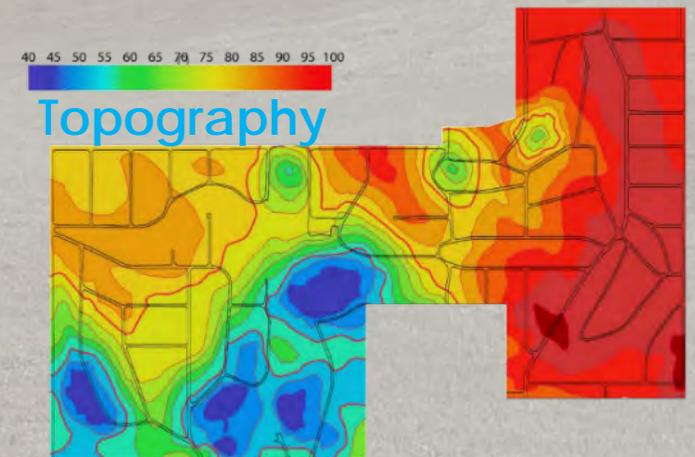
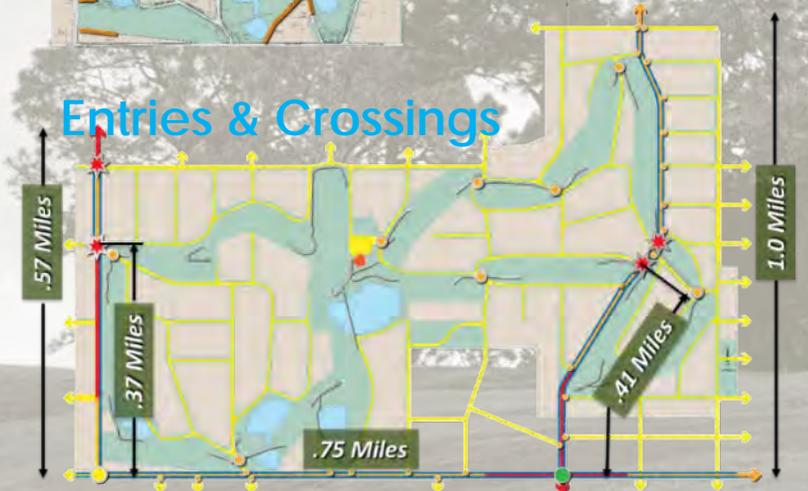
7. Utilities

- a) Stormwater Structures, Flows
- b) Overhead Utilities
- c) Electrical Infrastructure

Adjacencies



Entries & Crossings



1. Parks Design Inspiration

Guided by the tradition of Classic American Parks, Frederick Law Olmsted

Create designs that appear to have evolved through action of natural forces

Emphasize the indefinite edge of space, a sense of great extent beyond, gracefulness of gently modulated terrain

“To refresh and delight the eye, mind and spirit”



1. Parks Design Inspiration Recreation and Re-Creation in 2020+

The Ongoing Benefits of Environmental, Social, Emotional, & Physical Health found in Public Parks and Natural Open Space



SEMINOLE COUNTY LEISURE SERVICES DEPARTMENT

Providing Essential Services During a Health Crisis

According to health experts, being able to go outdoors while physically distancing during the COVID-19 pandemic, combined with virtual communication was, and is, a critical factor for maintaining both physical and psychological health. Seminole County was a leader in maintaining essential services at libraries, extension services, parks, trails and wilderness areas to provide that outlet.

While many of these facilities were closed in adjacent counties, our staff were providing both access to the outdoors as well as virtual outreach and services to our citizens as well as visitors. Compiled below are some of the statistics on services that we proudly provided for the public during the months March through May, 2020:



TRAILS

380,000 trail users –
a **210%** increase
over the same time period
last year.



NATURAL LANDS

66,000 visitors to
4 wilderness areas –
a **690%** increase
over the same time period
last year.

PROGRAMS

164,000

residents were
provided on-line outreach
and education programs.



PROJECTS

290 new/maintenance
projects completed.



PARKS

15,976 tennis players
enjoyed a match on a total of
54 county courts.



LIBRARIES

Online library card registration **increased by 190%** compared to the same time last year;

A **50% increase** in ebook/eAudiobook checkouts;

Launched the new **curbside pick-up** service through libraries.



LEISURE SERVICES DEPARTMENT
Extension Services • Greenways & Natural Lands
Libraries • Parks & Recreation

www.seminolecountyfl.gov/leisure

1. Parks Design Inspiration in Central Florida

Appreciating 'Practical Parks': Lowlands, Greenspace and Florida's Natural Materials



1. Parks Design Inspiration in Central Florida

Appreciating Special Moments, Sociable Places and 'Garden Architecture'



1. Rolling Hills Character

Discovering the Place: Sociability and Exercise



1. Rolling Hills Composition

Character and Design Elements

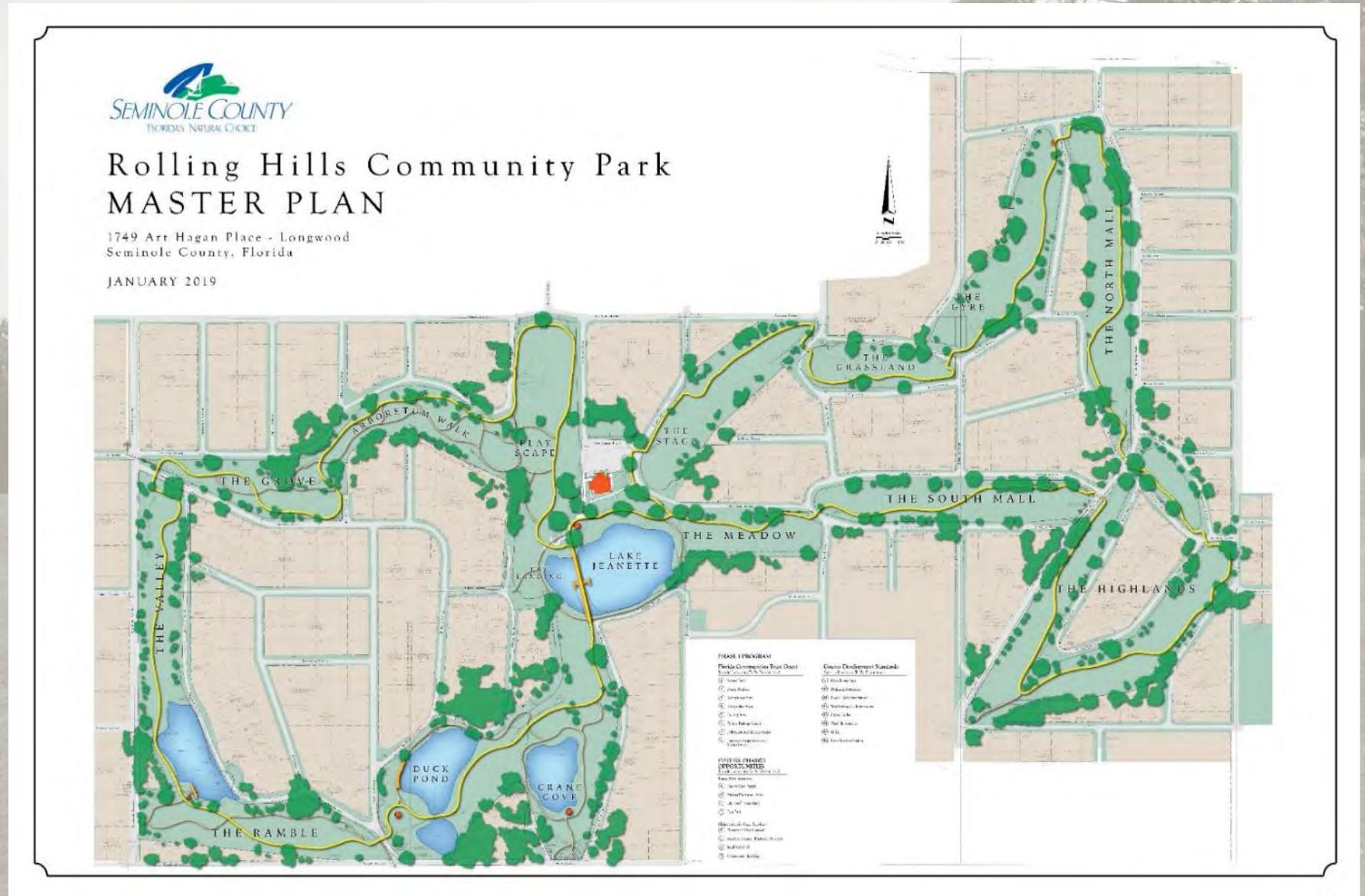
1. **Elevation** – Hills, Valley & Lawns
2. **Natural Places** – Lowlands & Uplands
3. **Viewsheds** – Enclosure & Expanse
4. **Urban Forest** – Oak, Pine, Cypress, Palm, Ornamental, Natives Diversity
5. **Light** – Shade, Shadow, Sun, Season
6. **Focal Points** – Scenic Landscapes, Garden Architecture, Follies and Art
7. **Edges** - Entries, Portals, Streets, Orientation of Homes
8. **Sensory** – Textures, Colors, Materials Wayfinding & Interpretation



1. Rolling Hills Background

The 2019 Conceptual Master Plan

*Our Journey to
create a Community
Park distinct to
Seminole County
and Florida*



1. Rolling Hills Community Park Phase 1 Trail and Park

2020 Plan Development



1. Rolling Hills Community Park Long Range Vision Plan

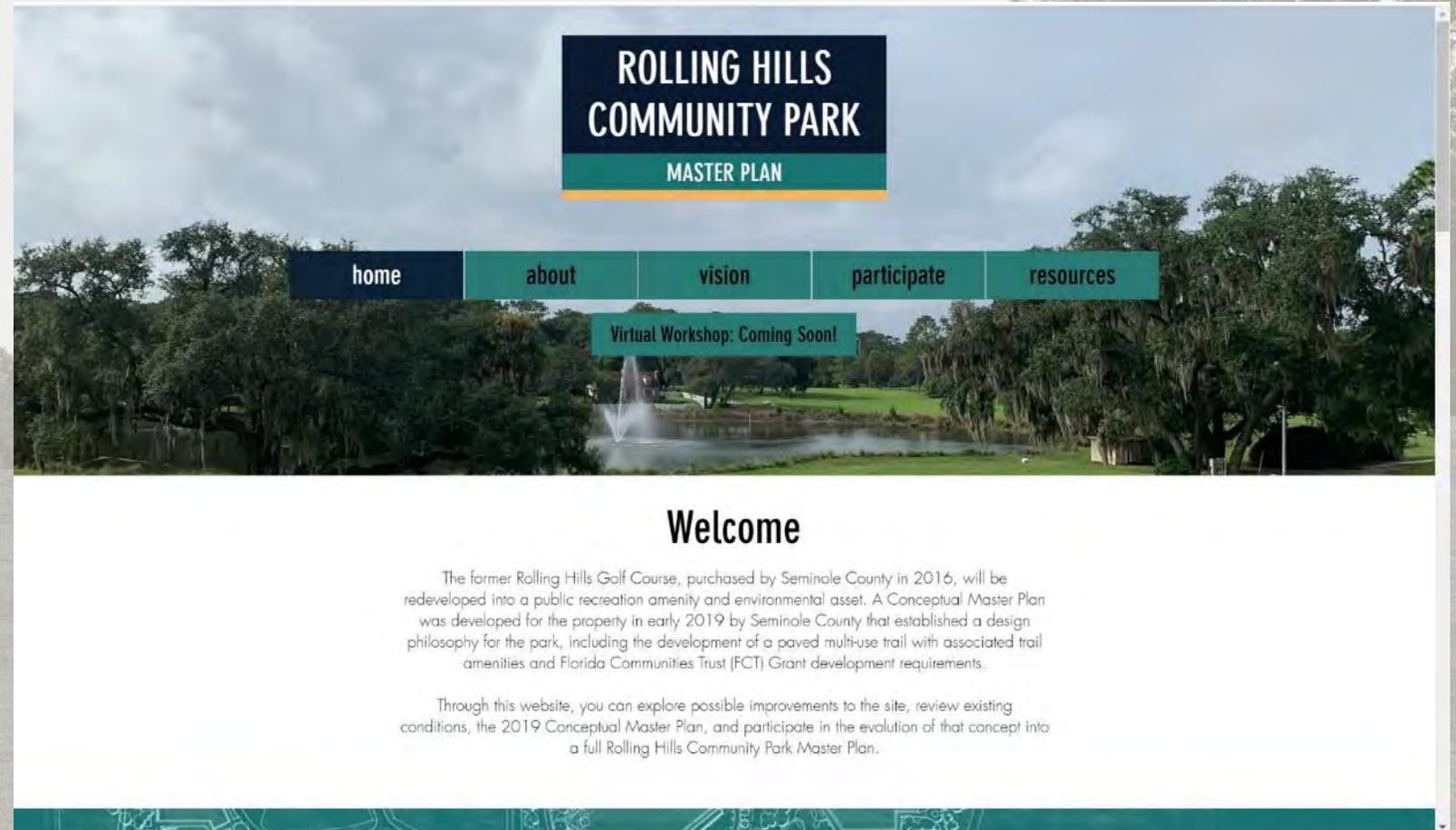
2020 Plan Development



2. Rolling Hills Community Park Website

www.rollinghillsparkplan.com

- Launched Sept 2, 2020
- 5,808 Page Views on 10/6 by Seminole County Zip Codes
- 1,384 Unique Visitors on 10/6 by Seminole County Zip Codes
- Includes:
 - History of Site + Background
 - Site Photographic Tour
 - Plan Presentation Videos
 - Plan Comment Maps
 - Written Survey & Comments



2. Rolling Hills Community Park Website

www.rollinghillsparkplan.com

about



Many factors and strategies need to be considered in order to effectively reimagine the former Rolling Hills golf course. Before we can consider what Rolling Hills can become we need to first look at the site conditions and what best practices exist for converting this site into a recreational amenity. Learn more about the current Rolling Hills site and history by visiting our [About](#) page.

vision



Seminole County is developing a vision for Rolling Hills Park. Learn more about the existing Rolling Hills site and explore the vision for Rolling Hills Community Park by visiting the [Vision](#) page.

participate



We want to know what you think! Visit the [Participate](#) page to participate in public engagement activities and learn about future virtual workshops and events.

2. Rolling Hills Community Park Website

www.rollinghillsparkplan.com

1. Project Background



2. Design Inspiration



3. Rolling Hills Character



41:29 Of Video

4. Rolling Hills Community Park 2020 Master Plan Vision



Part 1 Phase 1 Trail and Park



Part 2 Master Plan Vision

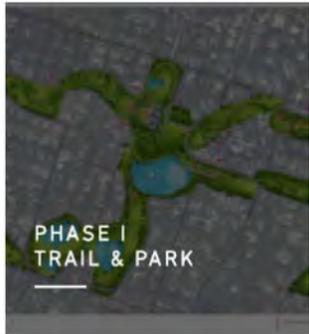


2. Rolling Hills Community Park Website

www.rollinghillsparkplan.com

Tell us your thoughts.

Click on the activity cards below to participate.



Virtual Public Workshops

Join us to learn more and let us know what you think.
Check back for updates!

Upcoming Events



(1 of 2)

Comment Type

attribute overview test

Comment

Should be parking spots here.

Edited on Saturday at 3:57 PM

Cancel Save

2. Rolling Hills Community Park

Getting the Word Out!



1. County Website Links
2. Social Media Push (Weekly Facebook Posts On Various County Accounts, NextDoor)
3. Signs & Posters Deployment at Public Sites
4. Magnetic Signs on County Vehicles
5. Cross-Linked to the Trails Project Web Site
6. Direct Email to Department Staff
7. Direct Email to Interested Residents
8. Coordination Through PPAC
9. Weekly Monitoring of the Website
10. Publishing of Public Meeting Agendas

3. Rolling Hills Community Park Phase 1 Plan

Objectives

- Define the Places
- Unifying Trail Structure
- Begin Reforestation
- Central Activity Park (with New Parking)
- SW & NE Trailheads
- Specific 'Places' via ADA
- Water Access Pier
- Include FCT Partnership Program



3. Rolling Hills Community Park Phase 1 & FCT

FCT Program

- 1 Nature Trail
- 2 Picnic Pavilion
- 3 Recognition Sign
- 4 Interpretive Signs
- 5 Parking Area
- 6 Bicycle Parking Stands
- 7 Ped & Bicycle Access
- 8 Landscape Improvements / Natural Areas



The Heart of Rolling Hills Community Park

Phase 1: Gathering Entry, Trails, Playground & Lakefront



ARBORETUM
WALK

CENTRAL
GATHERING

THE
STAGE

THE
LANDING

LAKE JEANETTE

THE
MEADOW

THE
GRASSLAND

THE
SOUTH MALL

Future Barrier
Free Inclusive
Playground

Future Garden
House, Event Lawn
& Strolling Garden

The Long
Slope

The Portal
Knolls

Rain
Garden

Lake Jeanette
Pier

Lake Jeanette
Terraces

New Places for People

Lake Jeanette Pier and Overlook



New Places for People

Lake Jeanette Pier and Overlook



New Places for People

Lake Jeanette Pier and Overlook



Northwest: Presenting all the Landforms

Phase 1: Upland Trail Promenade, Enclosure, Slope and Valley Vista



Northwest Park Entrance

Valley Overlook

THE GROVE

ARBORETUM WALK

CENTRAL GATHERING

Future Barrier Free Inclusive Playground

THE STAGE

Future Garden House, Event Lawn & Strolling Garden

THE LANDING

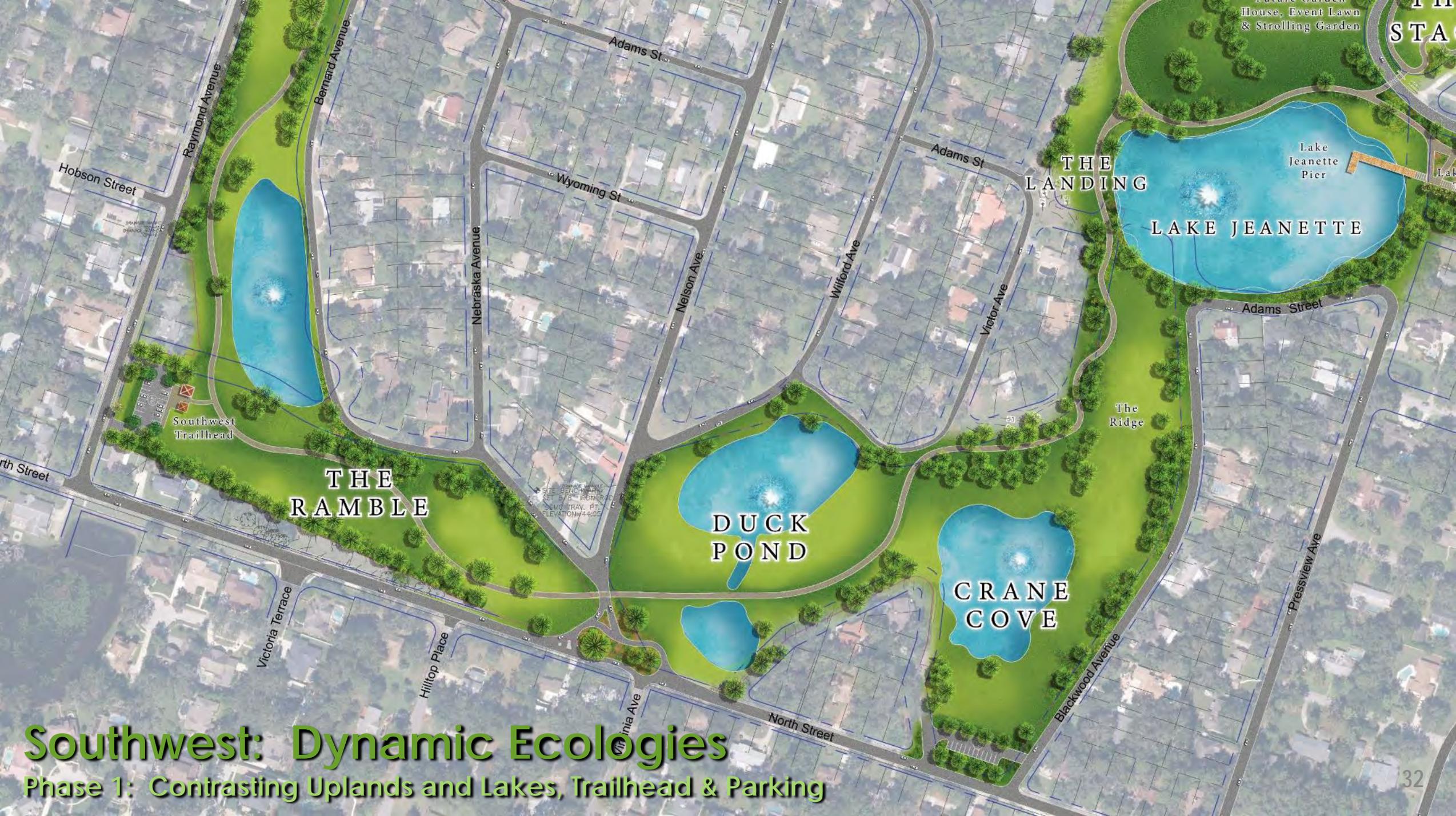
LAKE JEANETTE

Lake Jeanette Pier

Lake Jeanette Terraces

ME

3



THE
RAMBLE

DUCK
POND

CRANE
COVE

THE
LANDING

LAKE JEANETTE

Southwest: Dynamic Ecologies

Phase 1: Contrasting Uplands and Lakes, Trailhead & Parking



LAKE JEANETTE

THE MEADOW

THE SOUTH MALL

THE HIGHLANDS

Southeast: Upland Meadows

Phase 1: Linked Trails, Canopy Spatial Definition, Open Play and Neighborhood Recreation

Lake Jeanette Pier

Lake Jeanette Terraces

East Park Entrance

The Long Green

The Pine Flats

Adams Street

Pressview Ave

Jefferson Street

Country Club Drive

Bodie Street

Barton Street

Adair Avenue

Boyer Street

Orlando Ave

Stanley Street

Palm Springs Drive

Ohio Avenue

Lakeland Avenue

Sanford Avenue

Sanford Avenue

Daytona Avenue

Adams S

Hobson Street

Alberta Street

New Places for People

Lake Jeanette Terrace Walk



New Places for People

Lake Jeanette Terrace Walk



New Places for People

Lake Jeanette Terrace Walk



Northeast: Celebrating Powerful Landforms

Phase 1: NE Trailhead, Spatial Definition, Juxtaposing Landscapes



THE STAGE

THE GRASSLAND

THE GYRE

THE NORTH MALL

Northeast Trailhead

Barrier Exclusive Ground

Future Garden House, Event Lawn Strolling Garden

Lake Jeanette Pier

Lake Jeanette Terraces

SITE BENCHMARK SET 5/8" IRON ROD SSVC TRAV. PT ELEVATION=95.99

SITE BENCHMARK SET 5/8" IRON ROD SSVC TRAV. PT ELEVATION=72.89

New Places for People Trail Experience at Portal Knolls



New Places for People Trail Experience at Portal Knolls



New Places for People Trail Experience at Portal Knolls



3. Rolling Hills Community Park Phase 1 & Trails

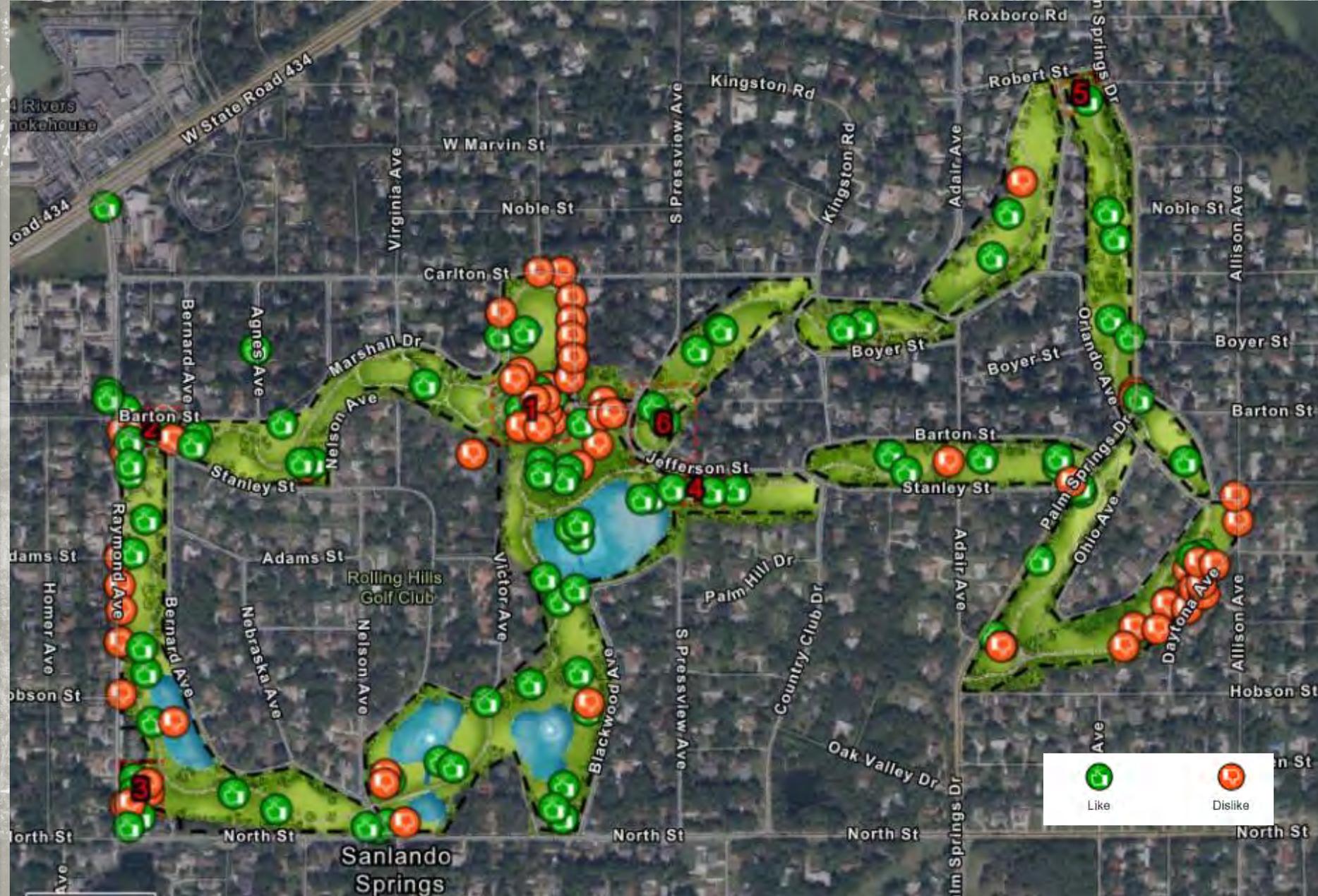


3. Rolling Hills Community Park Vision Plan



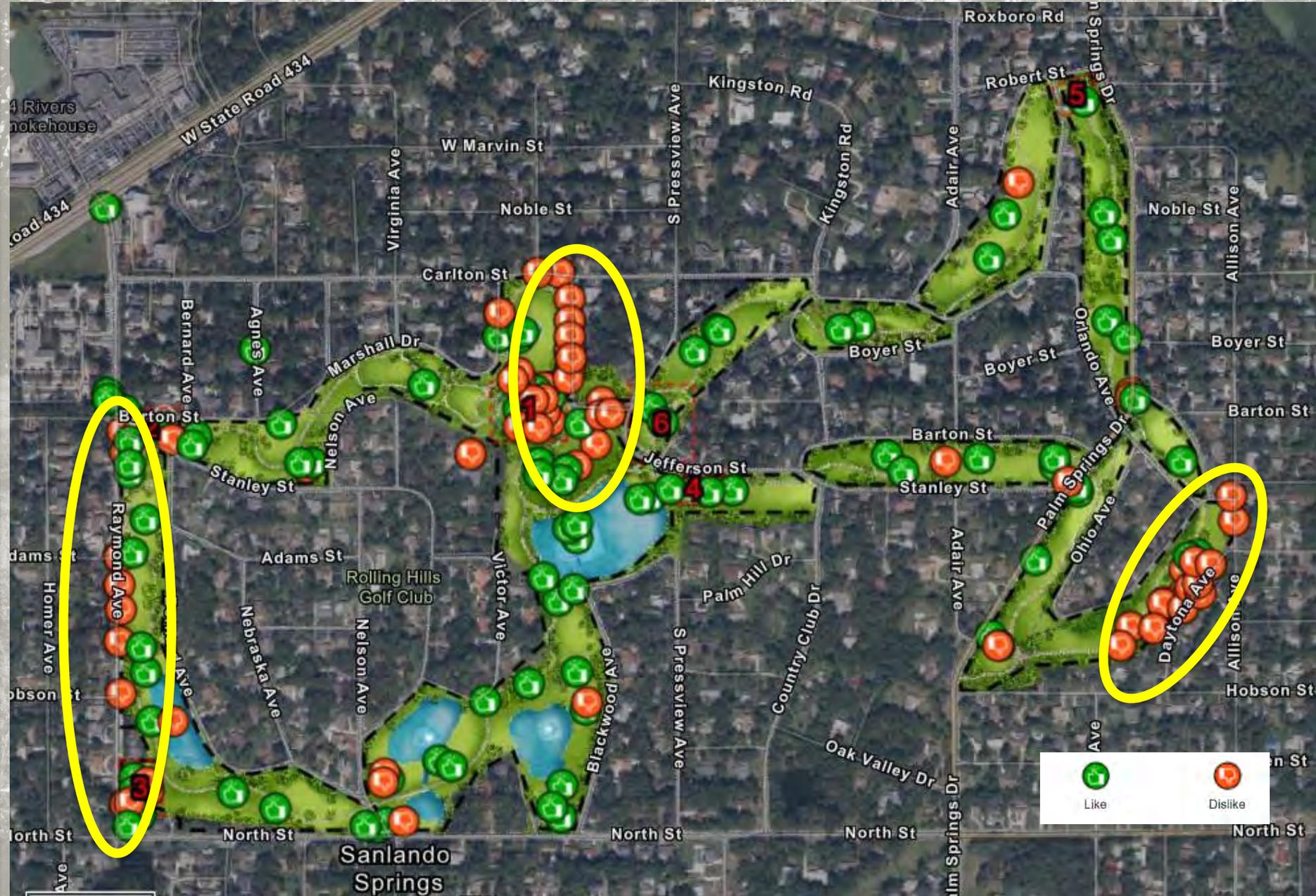
4. Phase 1 Trail and Park Comments: Positive

- Positive Activities, Safer if People Using the Park
- Traffic Calming Will Protect Bike / Ped Users
- Regional Trail Links
- Trailheads At Each End, Dispersed Parking / Access
- 4 Mile Trail Is A Great Length
- Phase 1 Program Sets Up Biggest Viewsheds
- Phase 1 Sets Up Lake Jeanette As Focal Point
- Diverse Native Landscapes Will Transform Golf Course
- Phase 1 Sets Up Future Program To Be Nestled In Cohesively



4. Phase 1 Trail and Park Comments: Concerns

- Traffic On Andrews Drive
- Traffic / Speed On Raymond Ave. and Palm Springs Drive 'Cut Thru' to SR 434
- Placement of New Central Parking Lot (vs Existing Lot)
- More Distributed Parking to Disperse and Dissuade Parking on Street
- SW Trailhead at Reynolds Ave May Impact Homes
- Future Playground and Restroom May Be Too Intense For Homes on Andrews Avenue
- Future Dog Park at Daytona Ave Will Draw Traffic to a Local Street., Relocate?
- Add Disc Golf & Pitch / Putt,



4. PHASE 1 PLAN **REVISED** Central Gathering & Parking

August
Phase 1
Plan



Revised Plan

PHASE 1 PLAN *REVISED* Southwest Trailhead

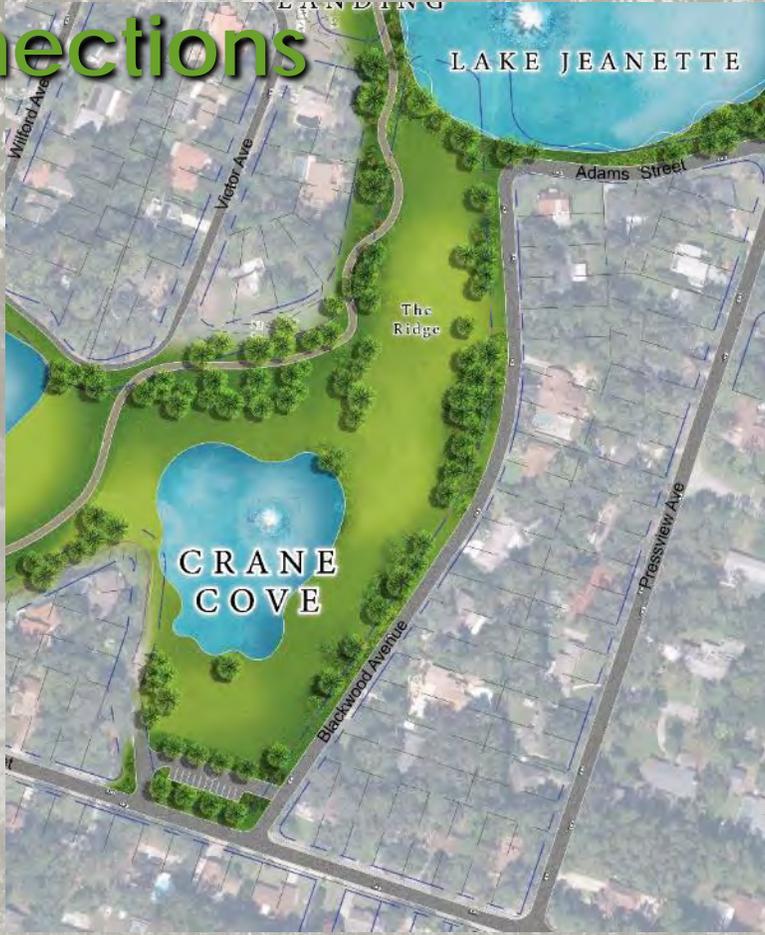


August Plan



Revised Plan

PHASE 1 PLAN **REVISED** Crane Cove Parking & Connections



August Plan



Revised Plan

4. Rolling Hills Community Park Livable Streets

Raymond Avenue Corridor Improvements:

- Reduced speed limit, from 30 MPH to 25 MPH
- Roundabout at the Raymond / Barton / Stanley intersection
- On-Street Parking added between the roundabout and Hobson St.
- Trail connection to SR 434

North Avenue Corridor Improvements:

- Reduced speed limit, from 30 MPH to 25 MPH
- Roundabout at the North / Nelson / Virginia intersection
- Trail connection from park to Palm Springs Dr. along north side of street

Palm Springs Corridor Improvements:

- Reduced speed limit, from 30 MPH to 25 MPH
- Roundabout at the Palm Springs Dr / Barton St. intersection
- Roundabout at the Palm Springs Dr / Stanley St. intersection
- Landscaped median provided between the two roundabouts
- Raised crosswalks where the Rolling Hills Community



4. PHASE 1 **REVISED** Trail and Park Master Plan



Updated Phase 1 Estimate of Probable Cost / Budget

Primary Trail System (~4Miles): ~\$2.25M

12' Primary Trail
Landscaping and Earthwork
Bridges, Terraces and ADA

Florida Communities Trust Program: ~\$1.0M

(Some items included in Overall Trail System)

Other Park Amenities: ~\$1.62M

Pavilions and Pier Overlook
Secondary Pathways
Site Furnishings
Parking Renovations and Access
Tree Canopy and Landscape
Gateways and Signage

Total Project Cost as Envisioned: \$4.31M*

Capital Improvement Cost : \$3.87M*
Project Design + Permitting \$440,000

* Includes 15% Contingency ~\$480,000

Not Included: (3) Restroom Buildings ~\$750,000

(1 large, 2 small at Trailheads + Soft Costs)

Rolling Hills Phase 1 Trail and Community Park

Questions and Discussion

