

A photograph of a lush green park with large trees and a grassy field. The text is overlaid on the image.

**Rolling Hills Community Park
Site Inventory & Analysis
Revised Draft Master Plan Update**

January 2019

Current Activities Summary

▶ Property Maintenance – Duration Annual Contracts

- Mowing: New contract on BCC agenda **Jan. 8, 2019**
- Lake Management: Monthly

▶ Cleanup & Assessment – Duration Through Spring 2019

- Existing Structures
- Infrastructure
- Physical Environment – Ponds, etc.

▶ Remediation:

Soils: Begun **Oct. 22, 2018 – BAR?**

Water: Contract approved **Dec. 11, 2018**


Duration Approx. 60 Days after NTP

Buildings & Structures



Property Address:
1749 Art Hagan Place
Longwood, FL 32750

Existing Structures

 Demolished



Maintenance Building



Photo: Oct. 12, 2018

Buildings & Structures



Buildings to Remain:

1. *Clubhouse*
2. *East Restroom*
3. *Pump House*

Inventory & Analysis



Inventory & Analysis

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.)

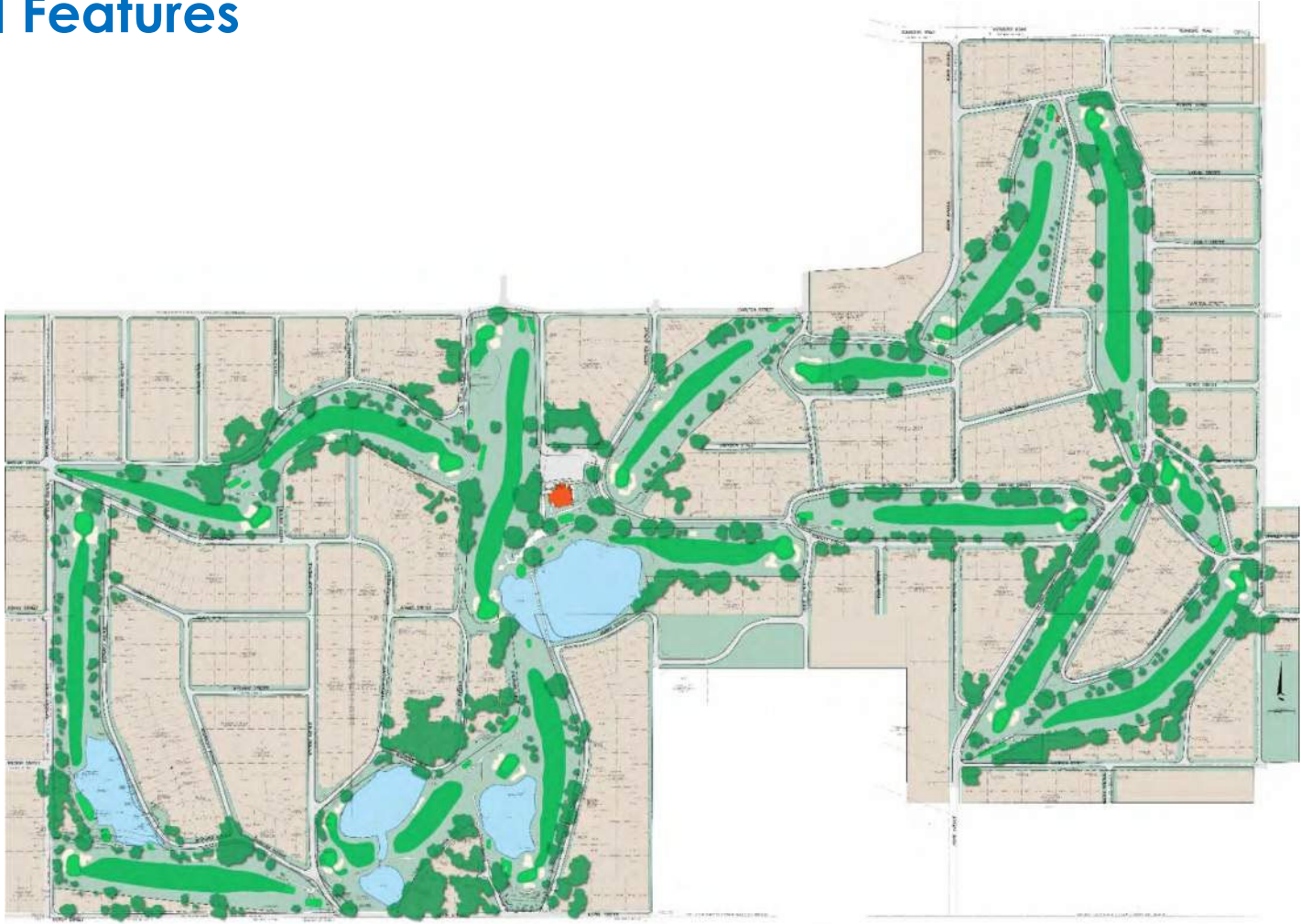
6. Man-Made Features

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

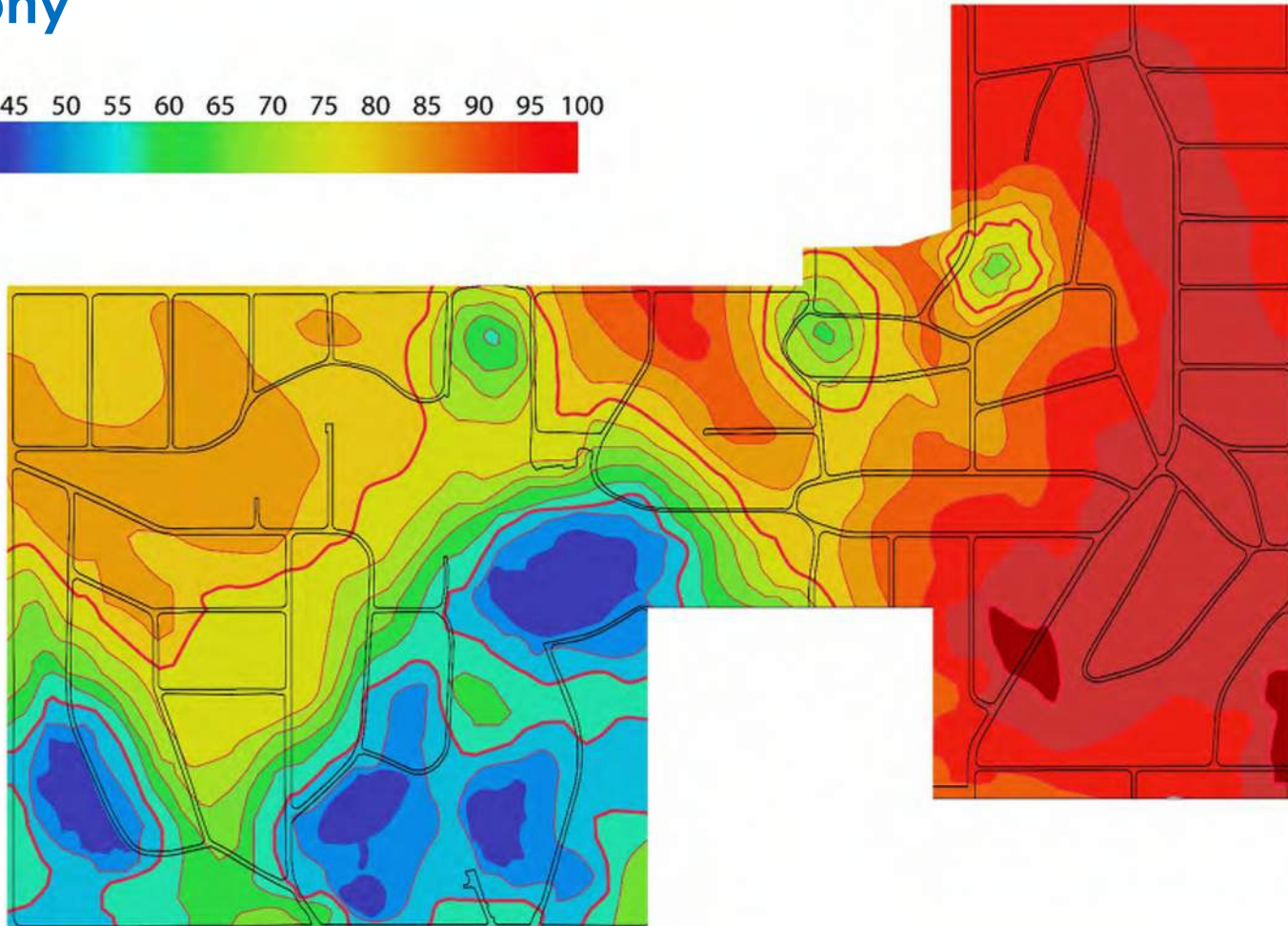
7. Utilities

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

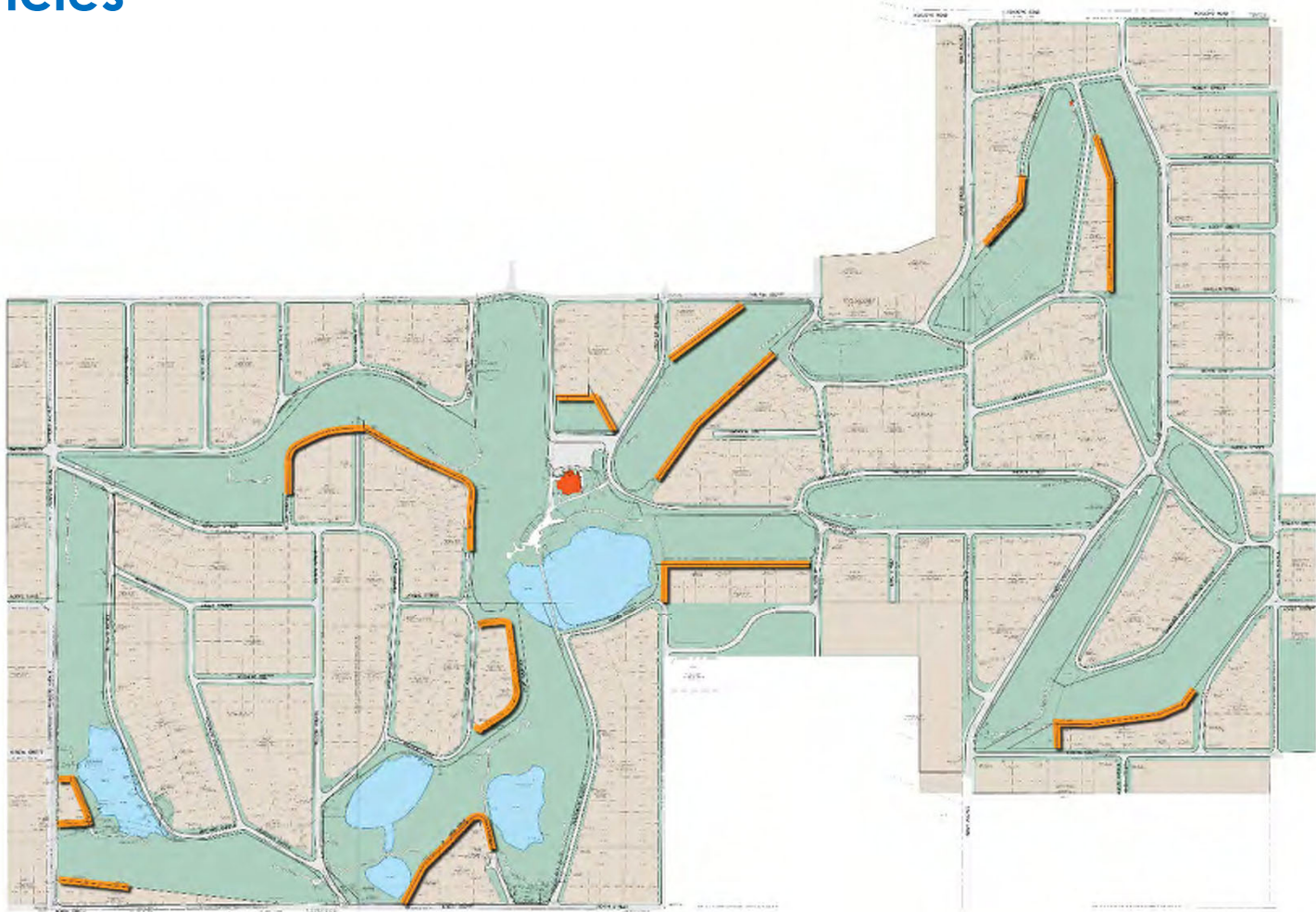
Physical Features



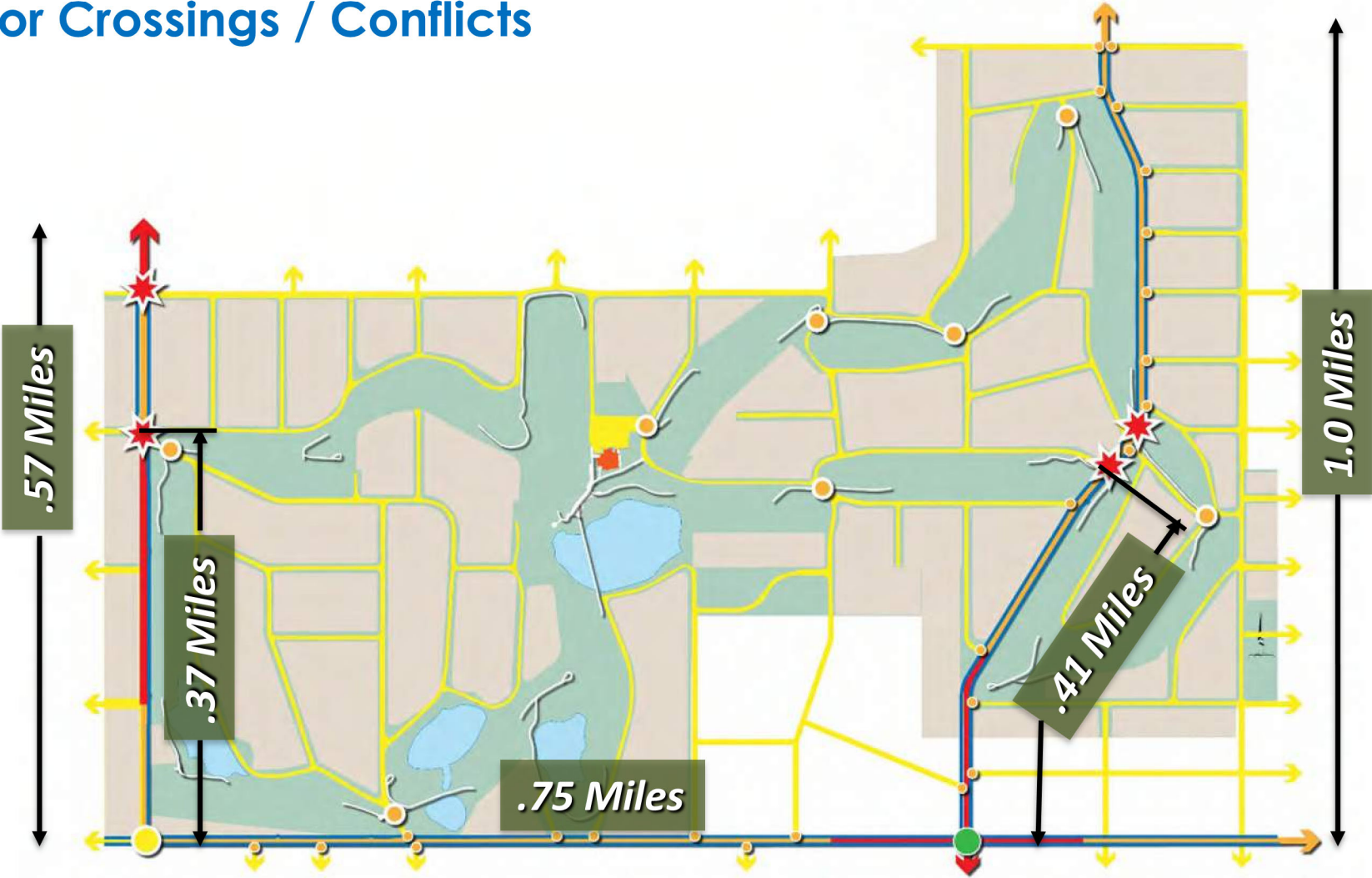
Topography



Adjacencies



Major Crossings / Conflicts



Inventory & Analysis

'To Do' Items

1. Update zoning to PLI
2. Need for Topographic Survey in specific areas with Tree Locations
3. Include edge of pavement in surveys
4. More detailed soils information to establish new plantings
5. Verify stormwater system inventory with Public Works

Design Considerations

1. Part of site in Bear Management Area
2. Need for upgraded pedestrian crossings on Raymond, North and Palm Springs
3. Focus/enhance positive views
4. Factor adjacency conditions into Master Planning effort
5. Utilize & restore 'natural' plantings and systems – focus on sustainability

The Master Plan Design



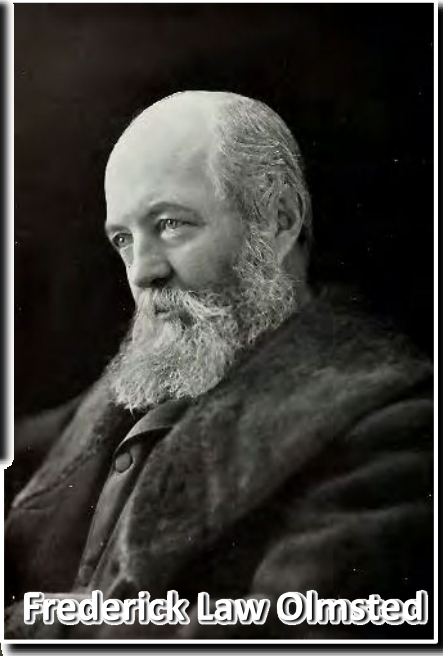
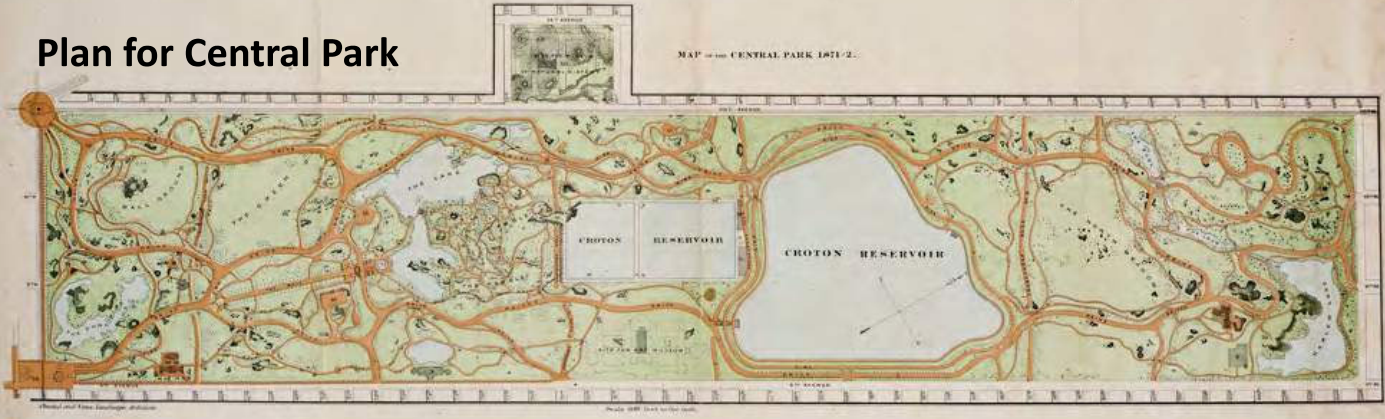
Comparables - 2015



- Begin early discussions with Rolling Hills owner
- Continue talks with FCT/FDEP
- Continue exploring park development opportunity / feasibility
- Meeting with concerned neighborhood homeowners
- Develop character imagery of possible park development

Frederick Law Olmsted

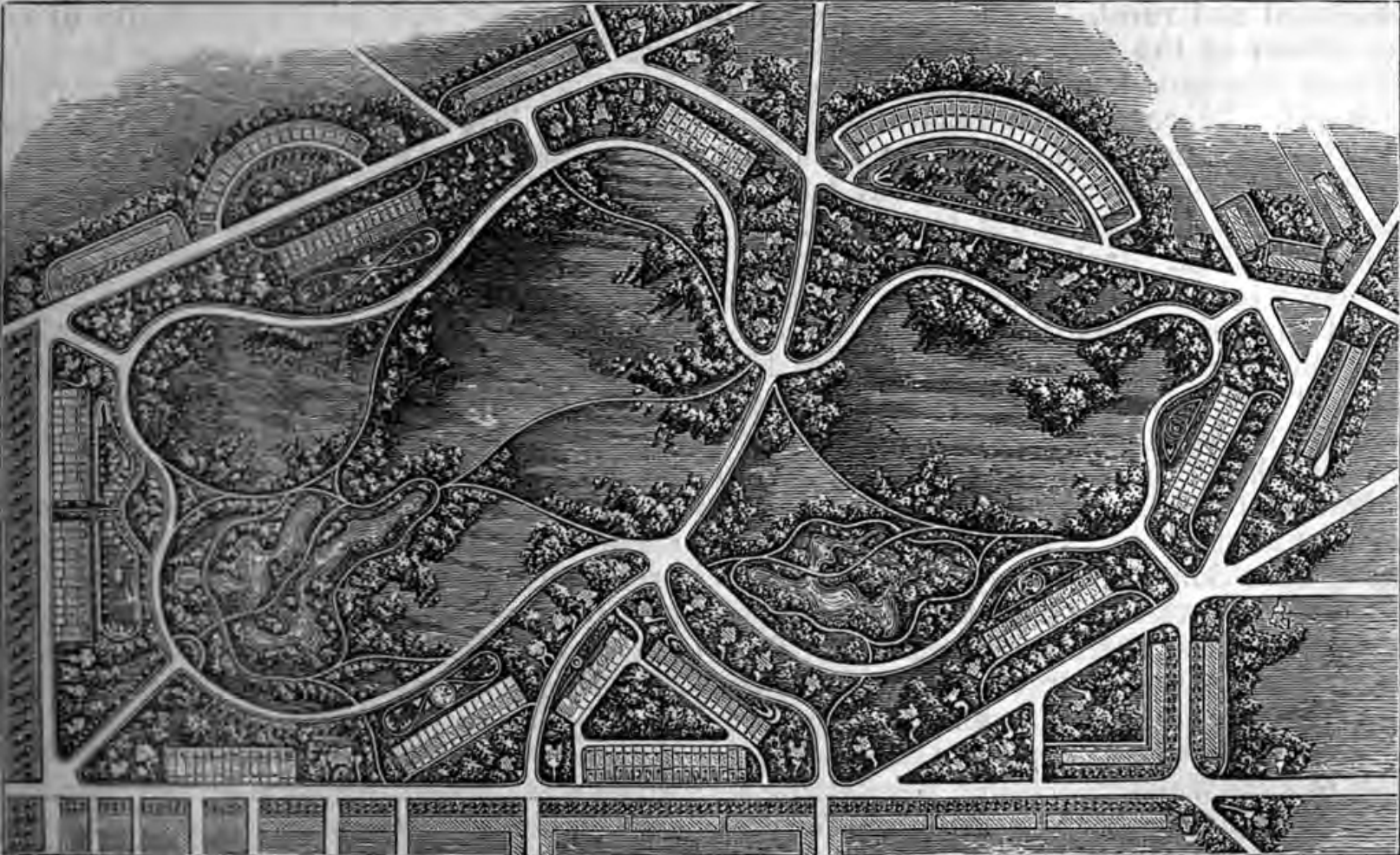
Plan for Central Park



Frederick Law Olmsted



Birkenhead Park, Liverpool, England (1847)



Birkenhead Park, Liverpool, England (1847)



*...improve the
quality of life in
congested urban
areas by escaping*

Birkenhead Park, Liverpool, England (1847)



*Pastoral retreat for
contemplating, sitting
and strolling*

Birkenhead Park, Liverpool, England (1847)



Passive: Harmonious with the concern for respecting the natural landscape

Active: Sports facilities provided separately elsewhere

Park Design Characteristics

*Sweeping lawns
enclosed by
naturalized plantings*



Park Design Characteristics

Contrasting dense shady woods often with rock outcrops



Park Design Characteristics

*Interconnected
network of
curvilinear walks*

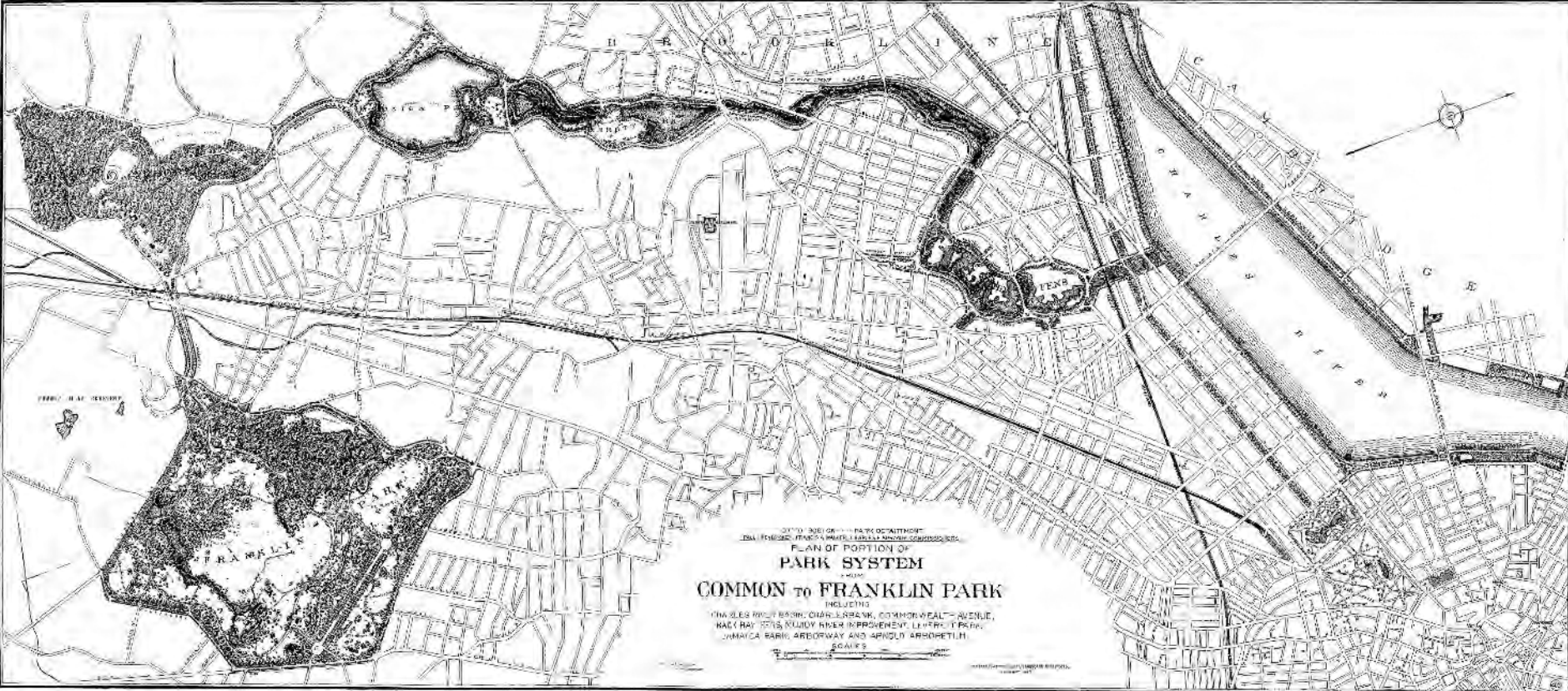


Park Design Characteristics

*Differently sized
open spaces for a
variety of groups*



Comparables



Comparables



Park Design Characteristics

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

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

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

- 1. Mystery – deep shadows and play of light and shadow*
- 2. Bounteousness – richness of foliage & lushness of growth*
- 3. Peacefulness – gently rolling meadows with scattered shade trees or small bodies of water reflecting light and sky*

Park Design Characteristics

No specimen gardens

Eliminate negative views

Develop in harmony with the natural setting of the place

“Narrative Power Of Scenery”



Photo: Huffington Post

Conceptual Master Plan

PHASE I PROGRAM

- 1 Nature Trail
- 2 Picnic Pavilion
- 3 Reception Signs
- 4 Interpretive Signs
- 5 Parking Area
- 6 Bicycle Parking Stands
- 7 Pedestrian and Bicycle Access
- 8 Landscape Improvements / Natural Areas

FUTURE PHASED OPPORTUNITIES

PASSIVE PARK ACTIVITIES:

- A Passive Open Space
- B Fishing Dock / Areas
- C Disc Golf / Foot Golf
- D Dog Park

HIGHER INTENSITY PARK ACTIVITIES

- E Playground Development
- F Gardens (Cores, Butterfly, Flowers)
- G Sand Volleyball

- 1 Proposed Pedestrian Entrance
- 2 Information Kiosk w/ Map
- 3 Environmental Education Info.
- 4 Bicycle Parking Stands



Approx. Scale in Feet
 0 200' 400'
 NORTH
 Revised July 5, 2017

Initial Park Development Summary

▶ Initial Park Development:

FCT Development Program:

1. Nature Trail
2. Picnic Pavilion
3. Recognition Sign
4. Interpretive Signs
5. Vehicular Parking Area
6. Bicycle Parking Stands
7. Pedestrian and Bicycle Access
8. Landscape Improvements

County Park Development Standards:

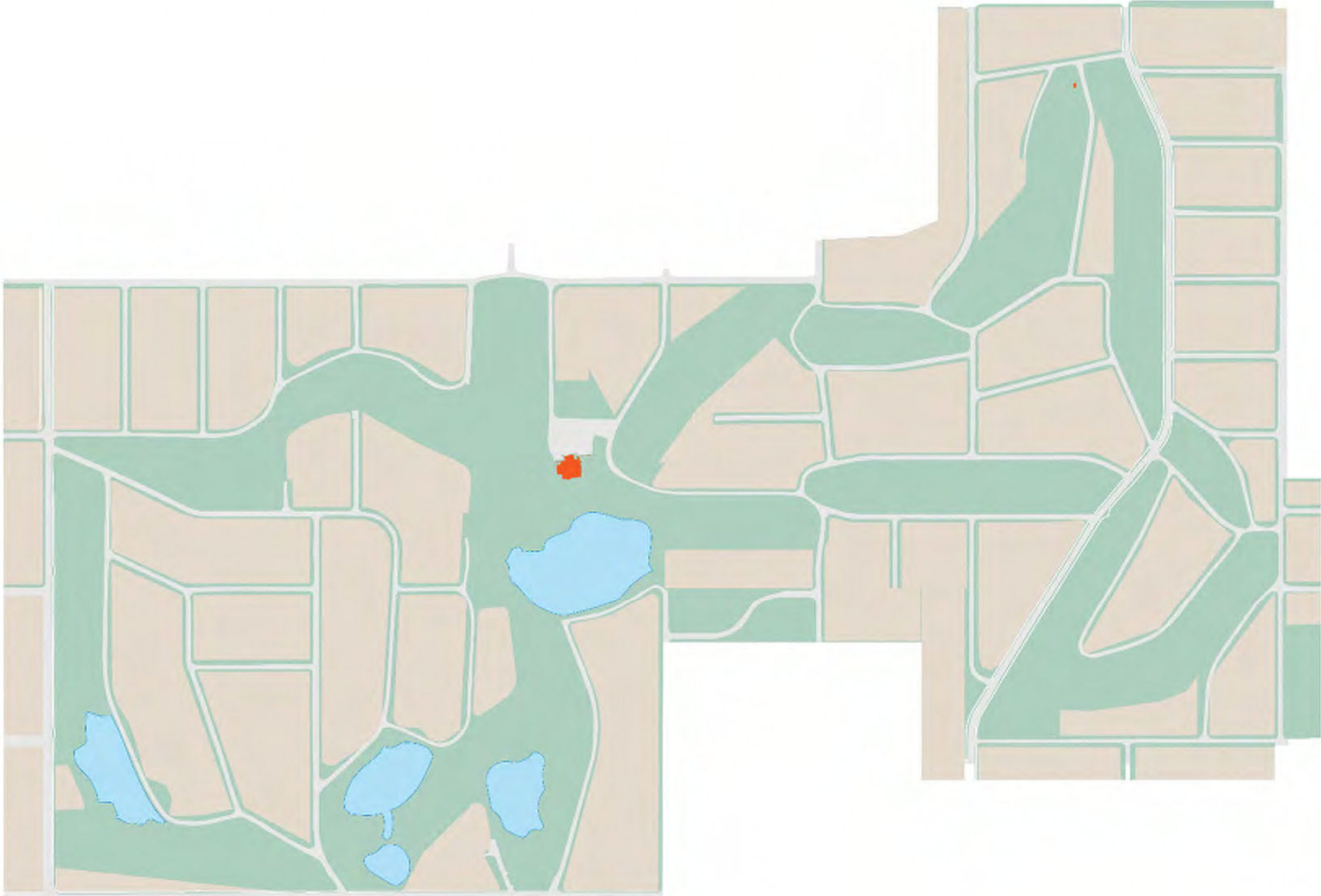
1. Main Entry Sign
2. Drinking Fountains
3. Kiosk / Welcome Station
4. Wayfinding and Information
5. Picnic Tables
6. Trash Receptacles
7. Grills
8. Park Benches/Seating

► Future Park Development Opportunities:

- A. Fishing Platform & Programs
- B. Disc Golf / Foot Golf
- C. Gardens (Community, Butterfly, Flowers)
- D. Sand Volleyball
- E. Driving Range
- F. Dog Park
- G. Tree Planting Program
- H. Playground
- I. Community Building

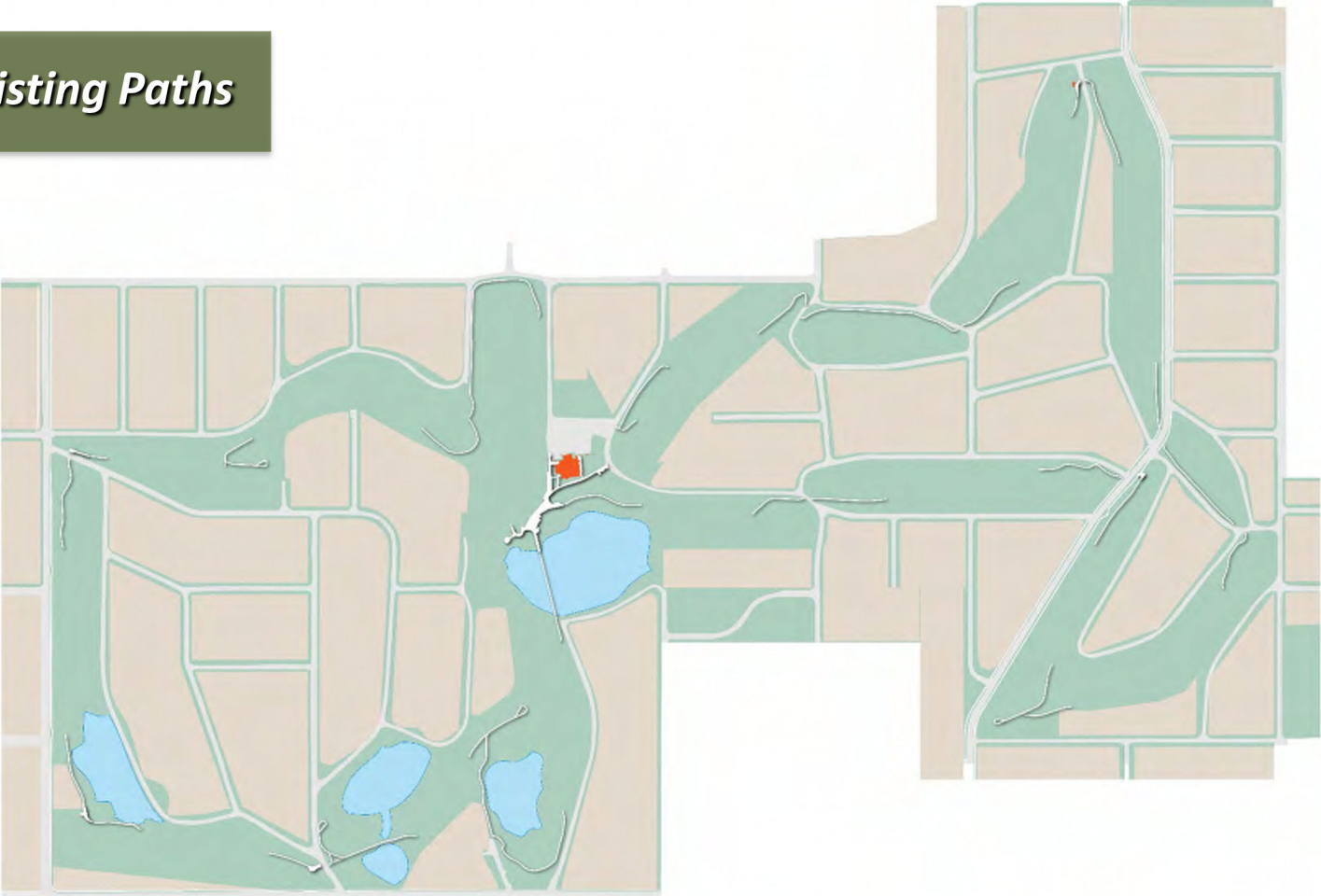
***Driven By
Partnerships,
Sponsorships &
Community
Involvement***

Conceptual Master Plan



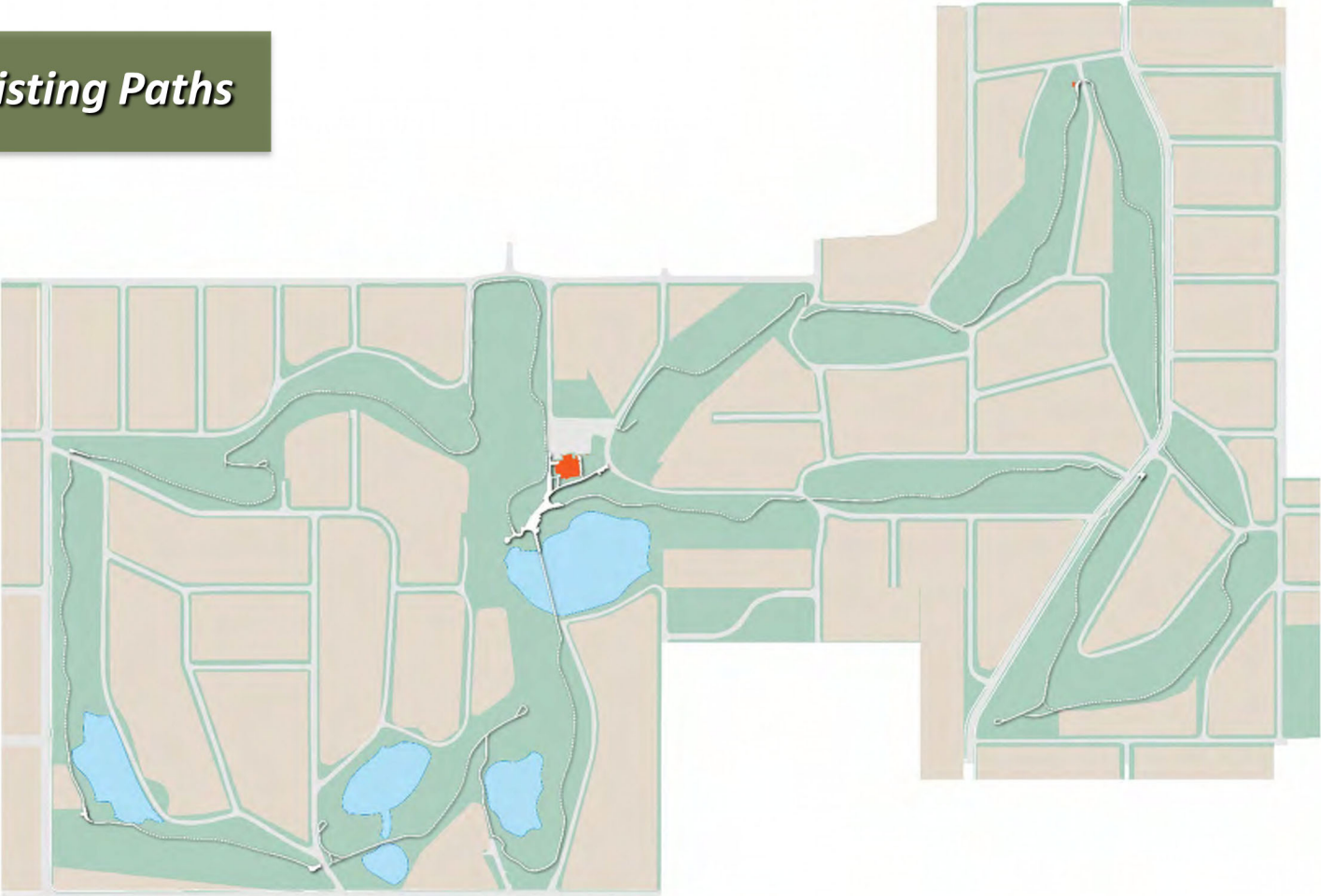
Conceptual Master Plan

Unite Existing Paths



Conceptual Master Plan

Unite Existing Paths



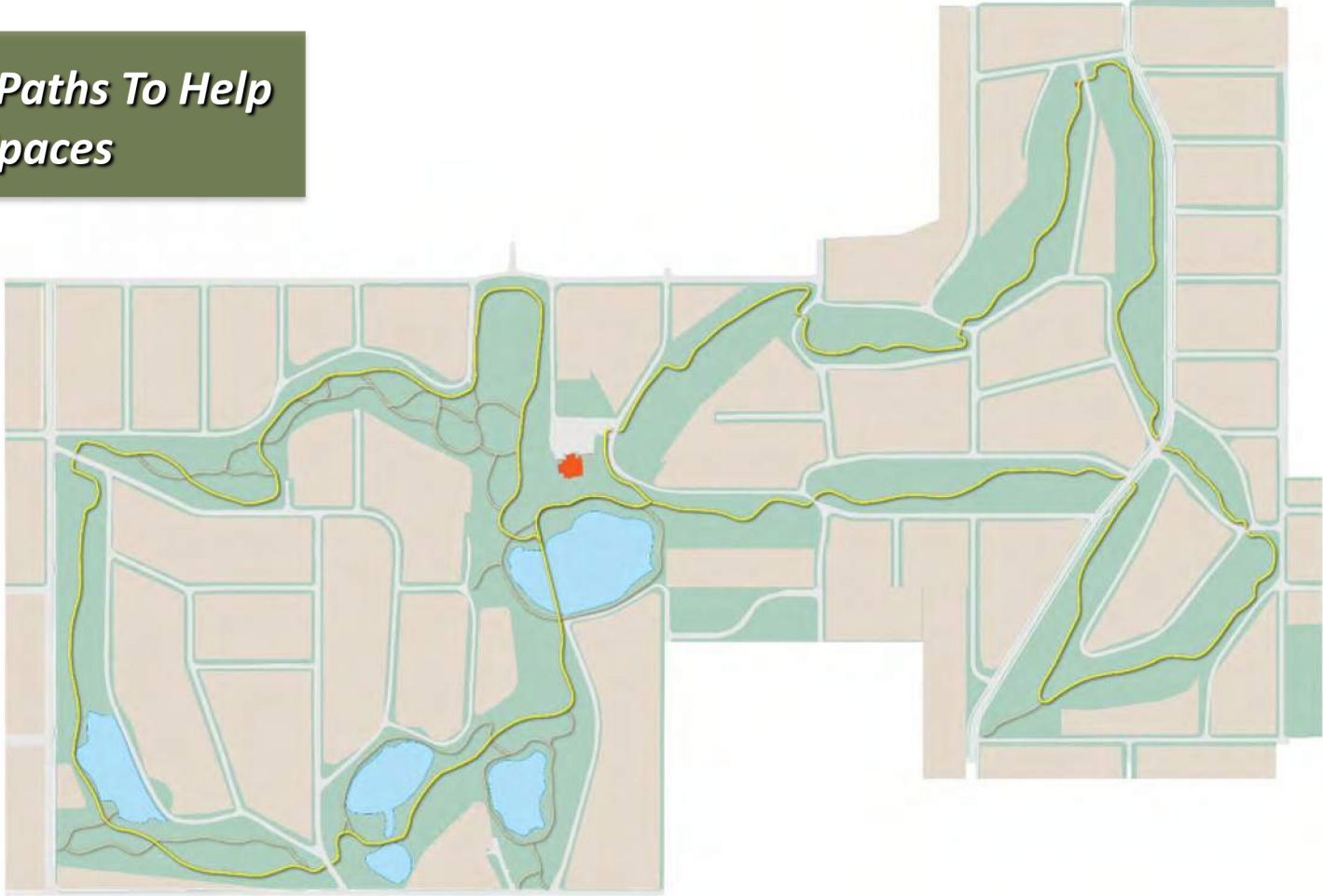
Conceptual Master Plan

Refined Main Path



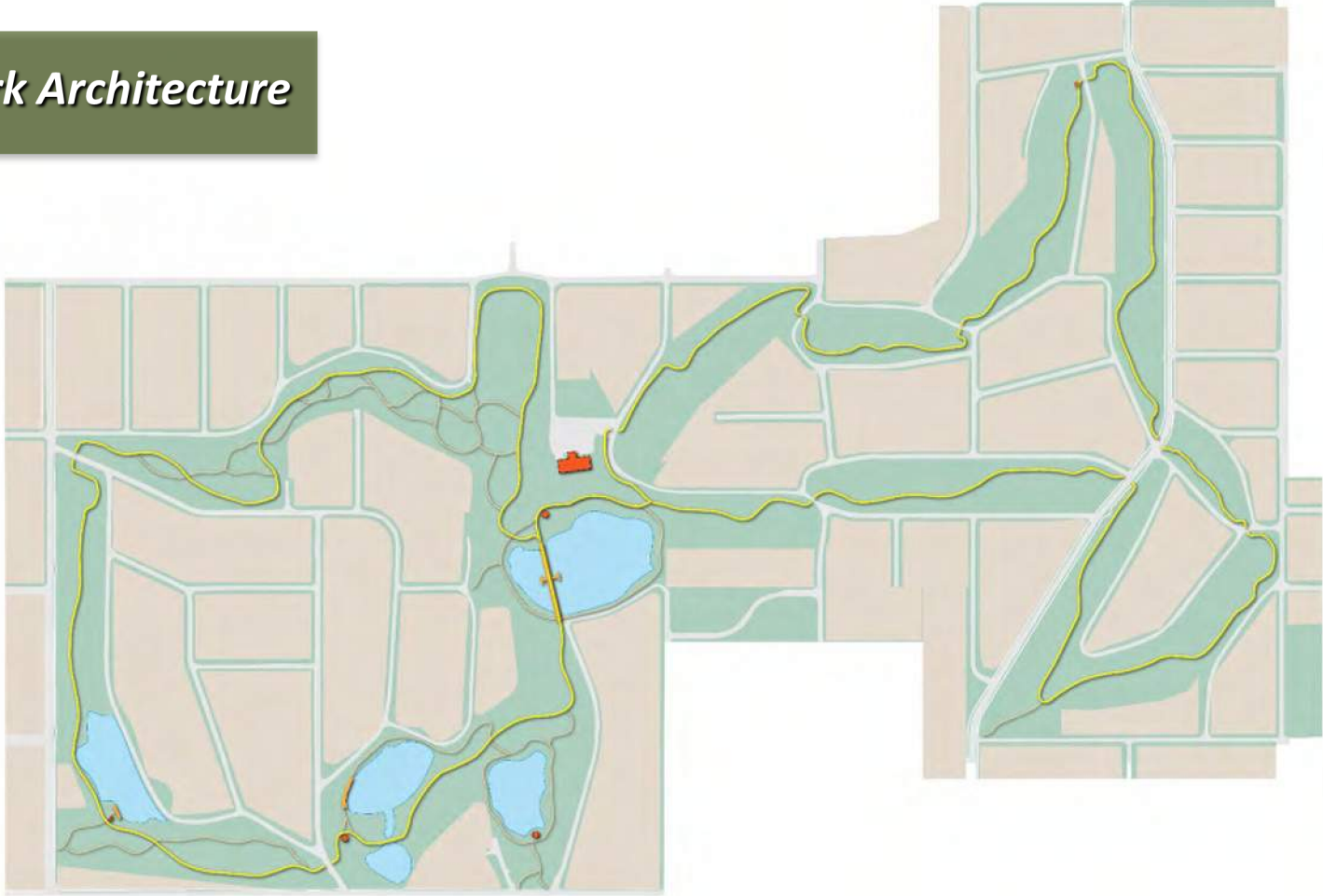
Conceptual Master Plan

Smaller Paths To Help Define Spaces



Conceptual Master Plan

New Park Architecture



Conceptual Master Plan

*Define Spaces Through
Planting Design*



*Develop and Define The
Narrative of The Place*







1st Hole





THE STAGE

THE GRASSLAND

THE GYRE

THE NORTH MALL





7th Hole

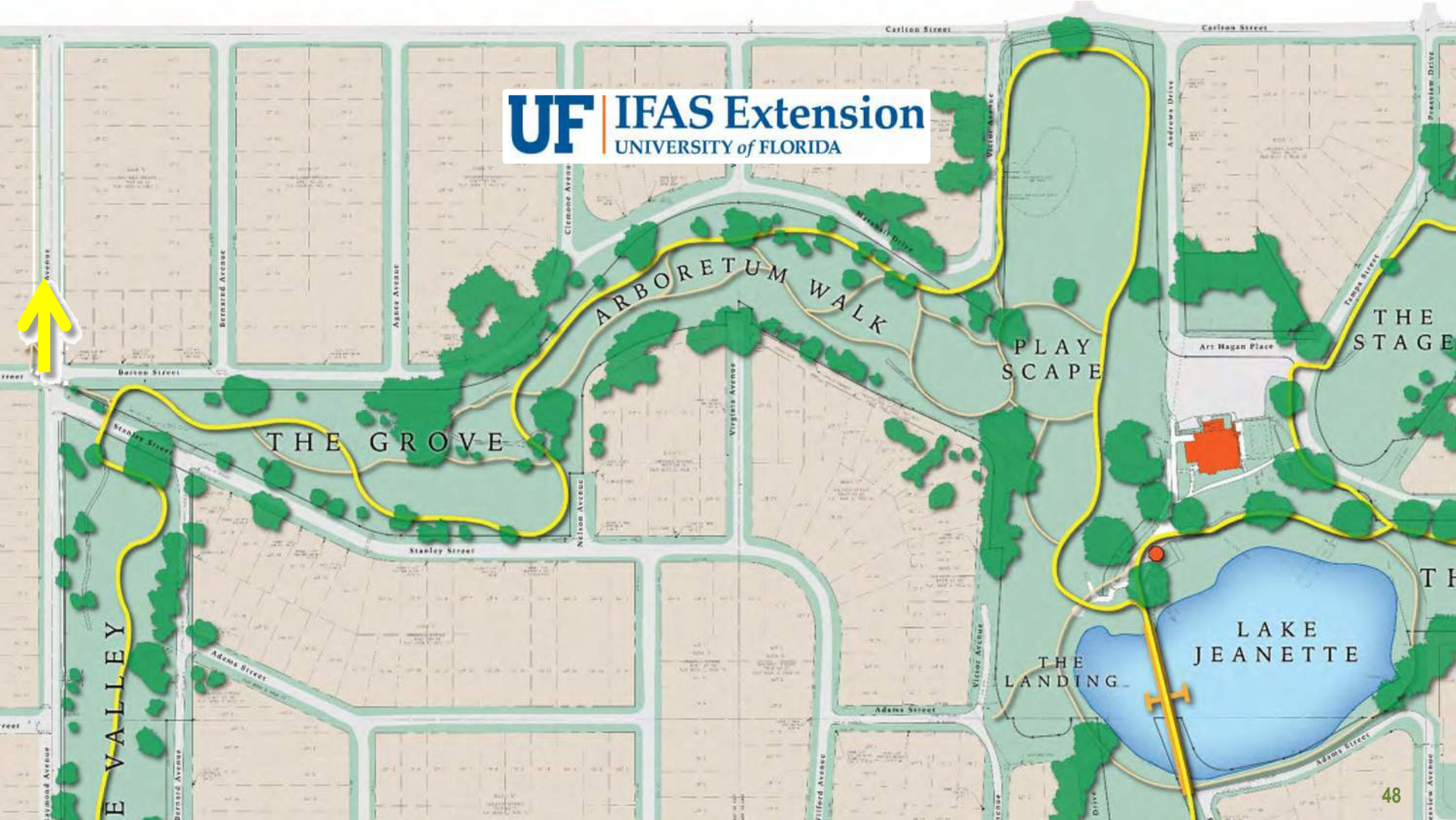




9th Hole

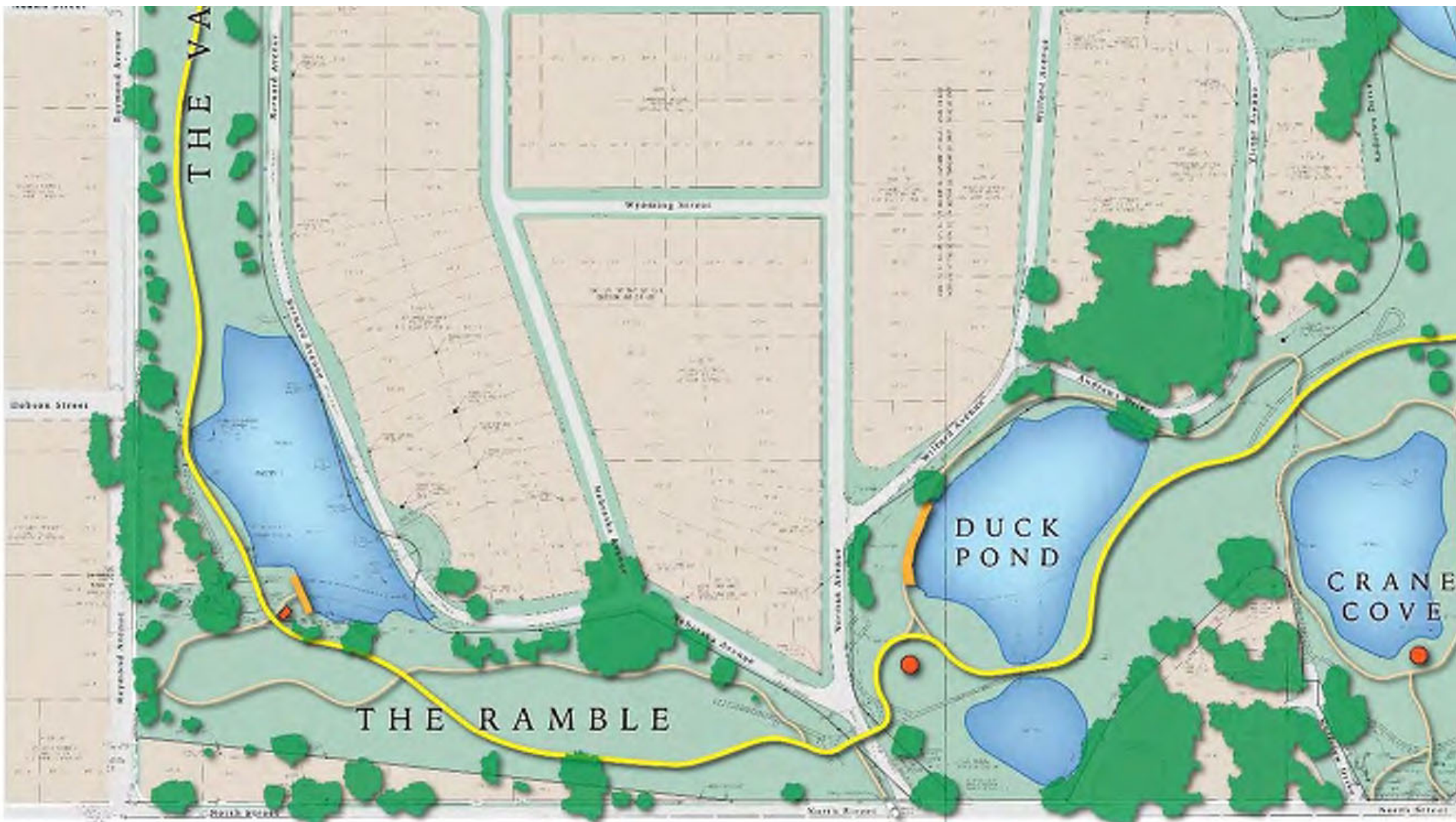


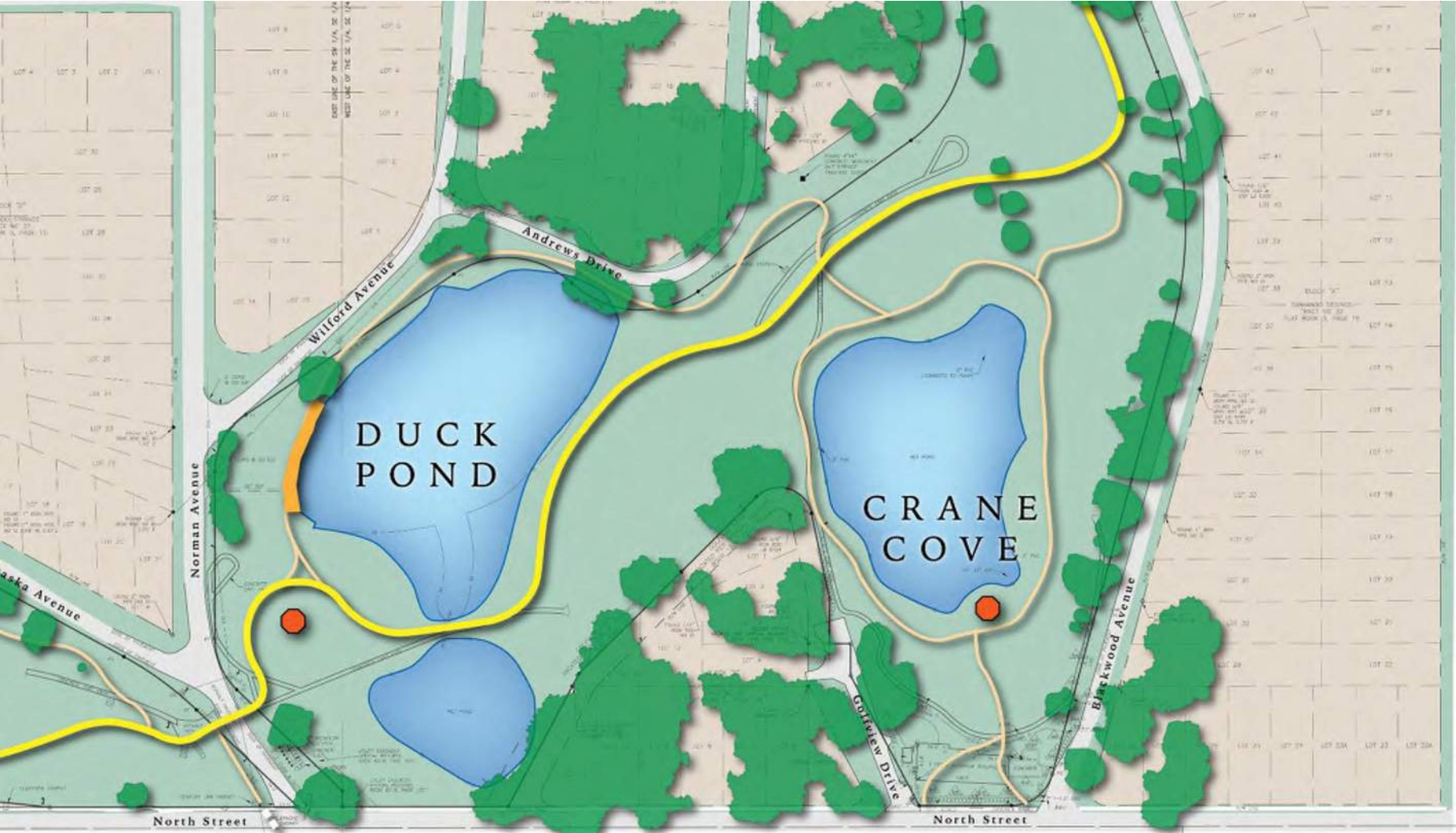
UF IFAS Extension
UNIVERSITY of FLORIDA





14th Hole





MEASURED TO DATE



12th Green



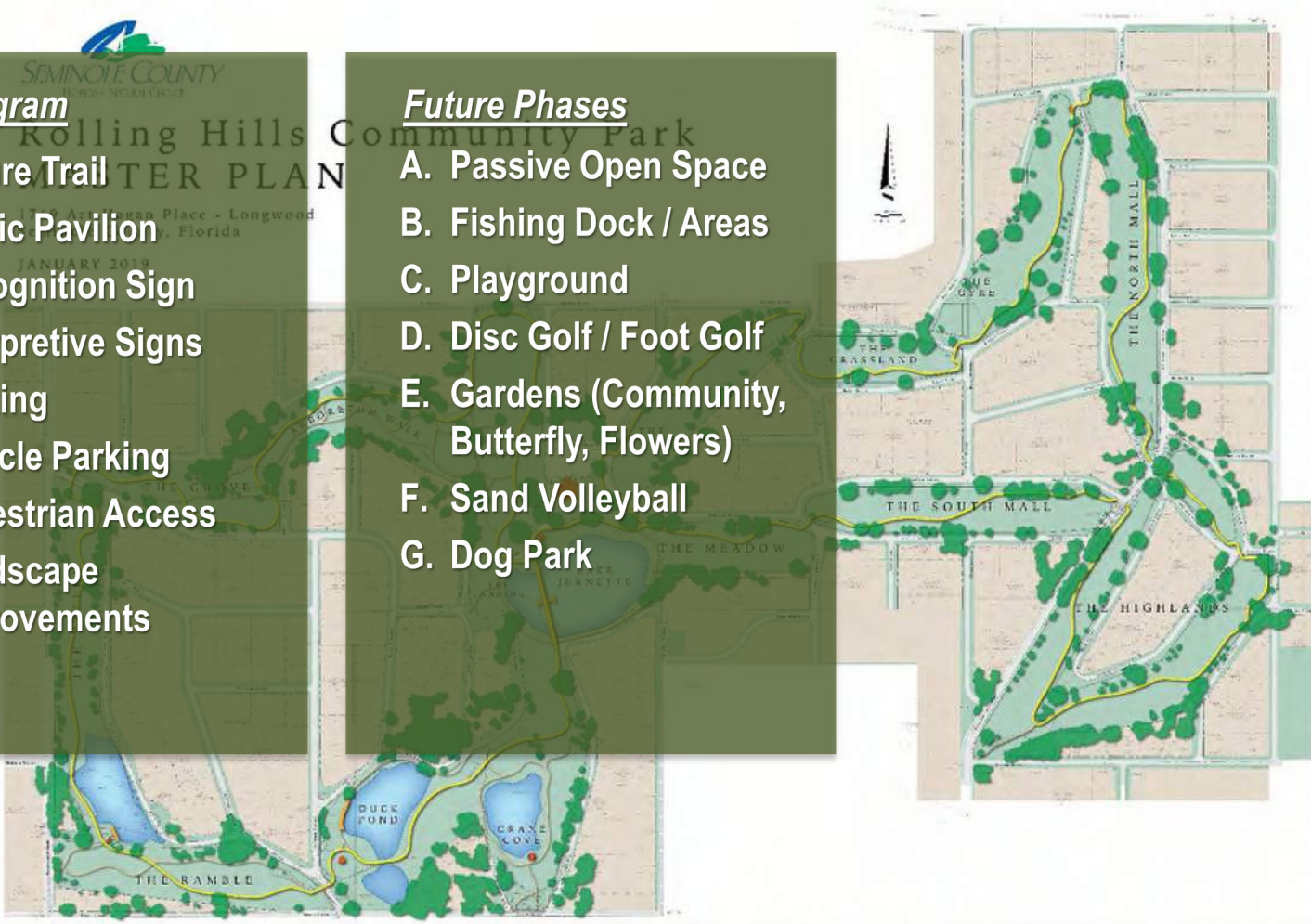
SEMINOLE COUNTY
FLORIDA

FCT Program

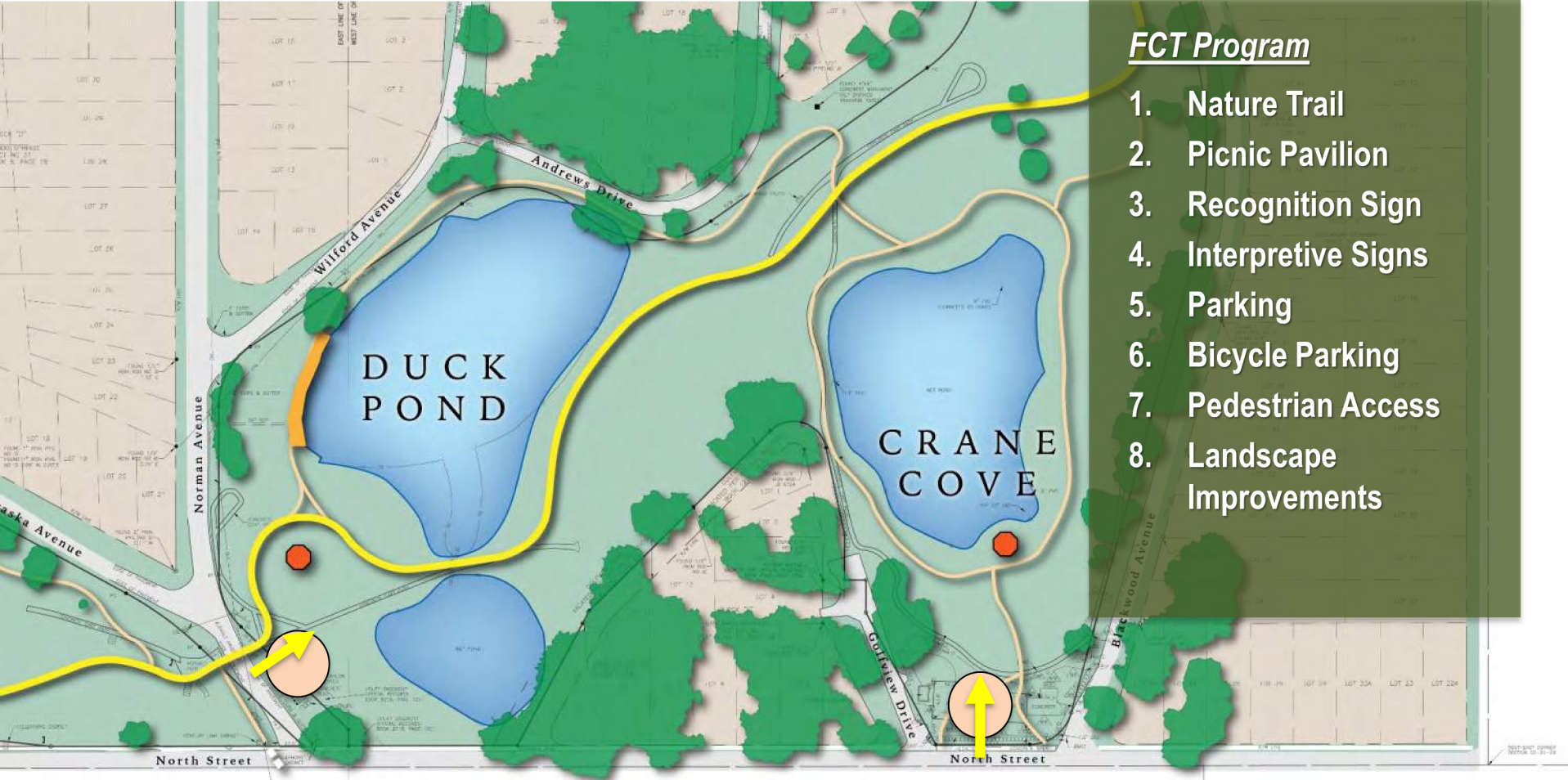
1. Nature Trail
2. Picnic Pavilion
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4. Interpretive Signs
5. Parking
6. Bicycle Parking
7. Pedestrian Access
8. Landscape Improvements

Future Phases

- A. Passive Open Space
- B. Fishing Dock / Areas
- C. Playground
- D. Disc Golf / Foot Golf
- E. Gardens (Community, Butterfly, Flowers)
- F. Sand Volleyball
- G. Dog Park



FCT Program Development?



FCT Program

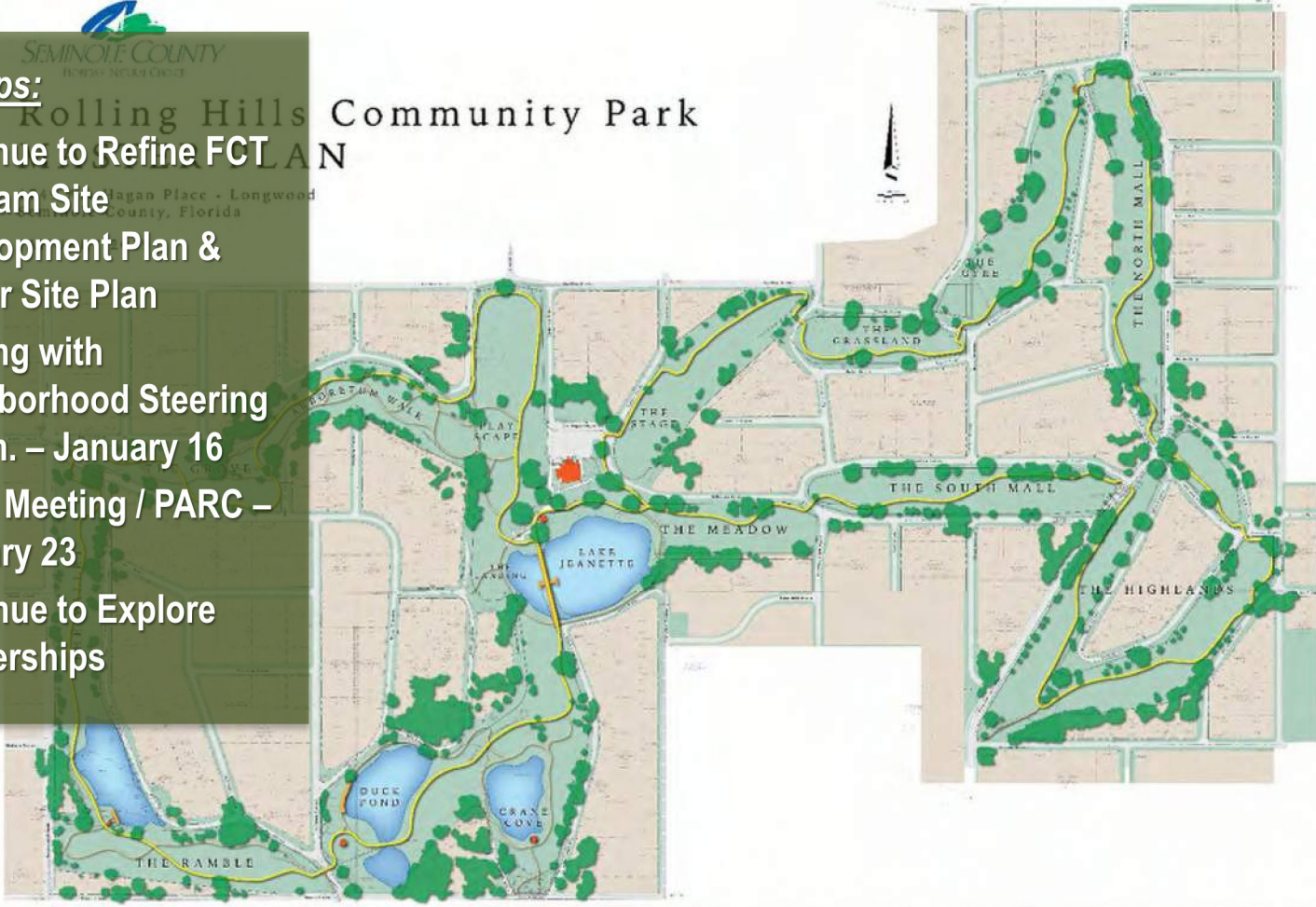
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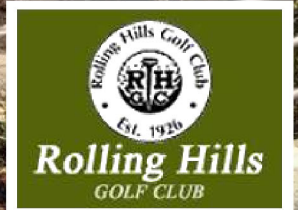
Next Steps:

1. Continue to Refine FCT Program Site Development Plan & Master Site Plan
2. Meeting with Neighborhood Steering Comm. – January 16
3. PPAC Meeting / PARC – January 23
4. Continue to Explore Partnerships

Rolling Hills Community Park



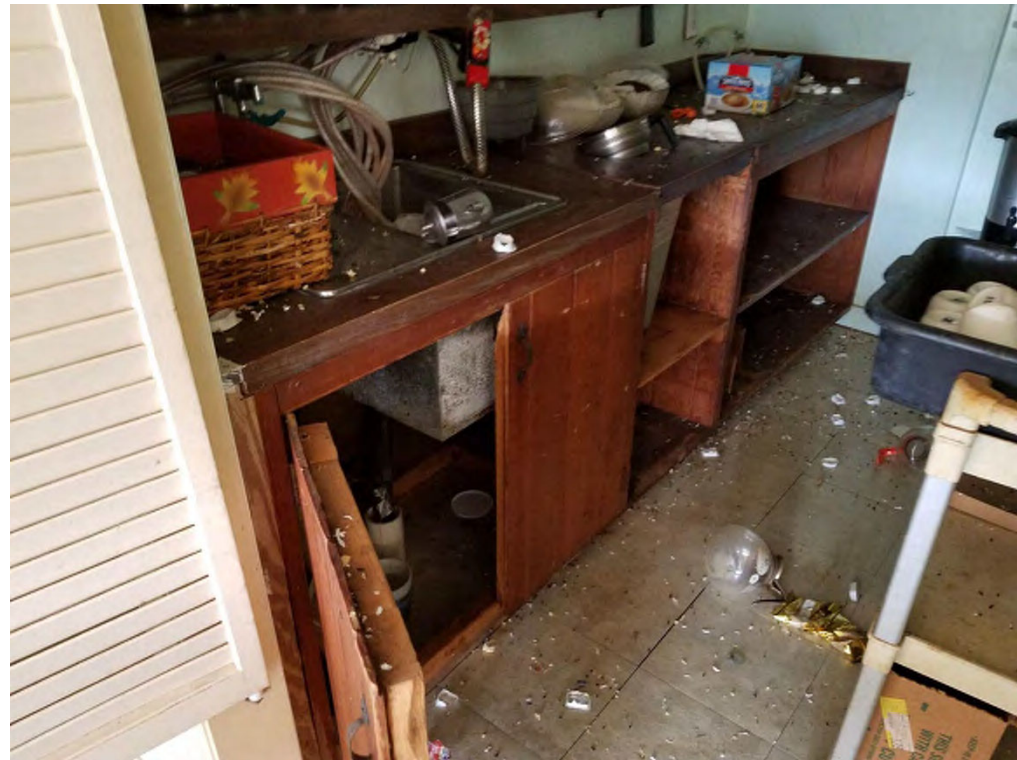
The Clubhouse Building



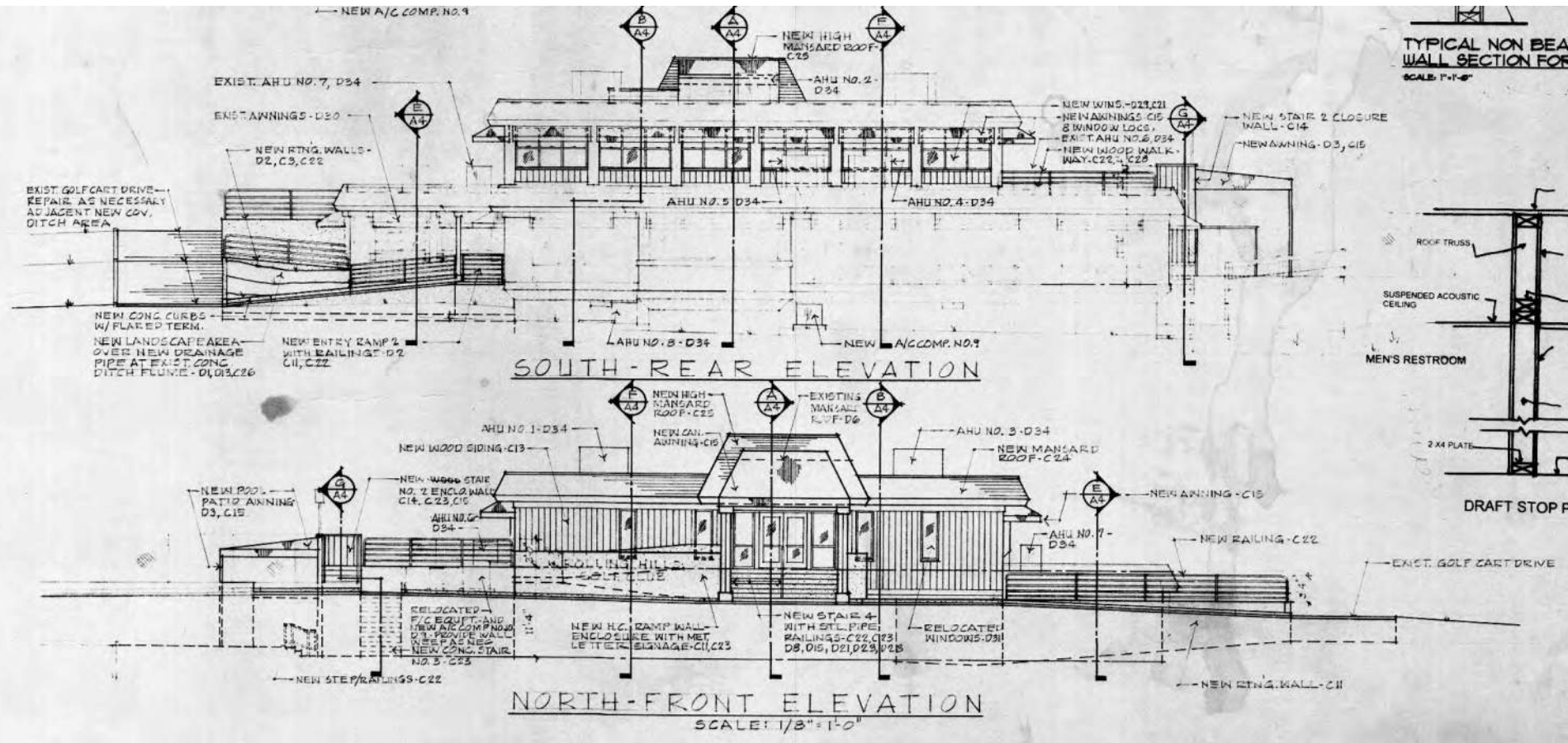
The Clubhouse Building – Interior Conditions



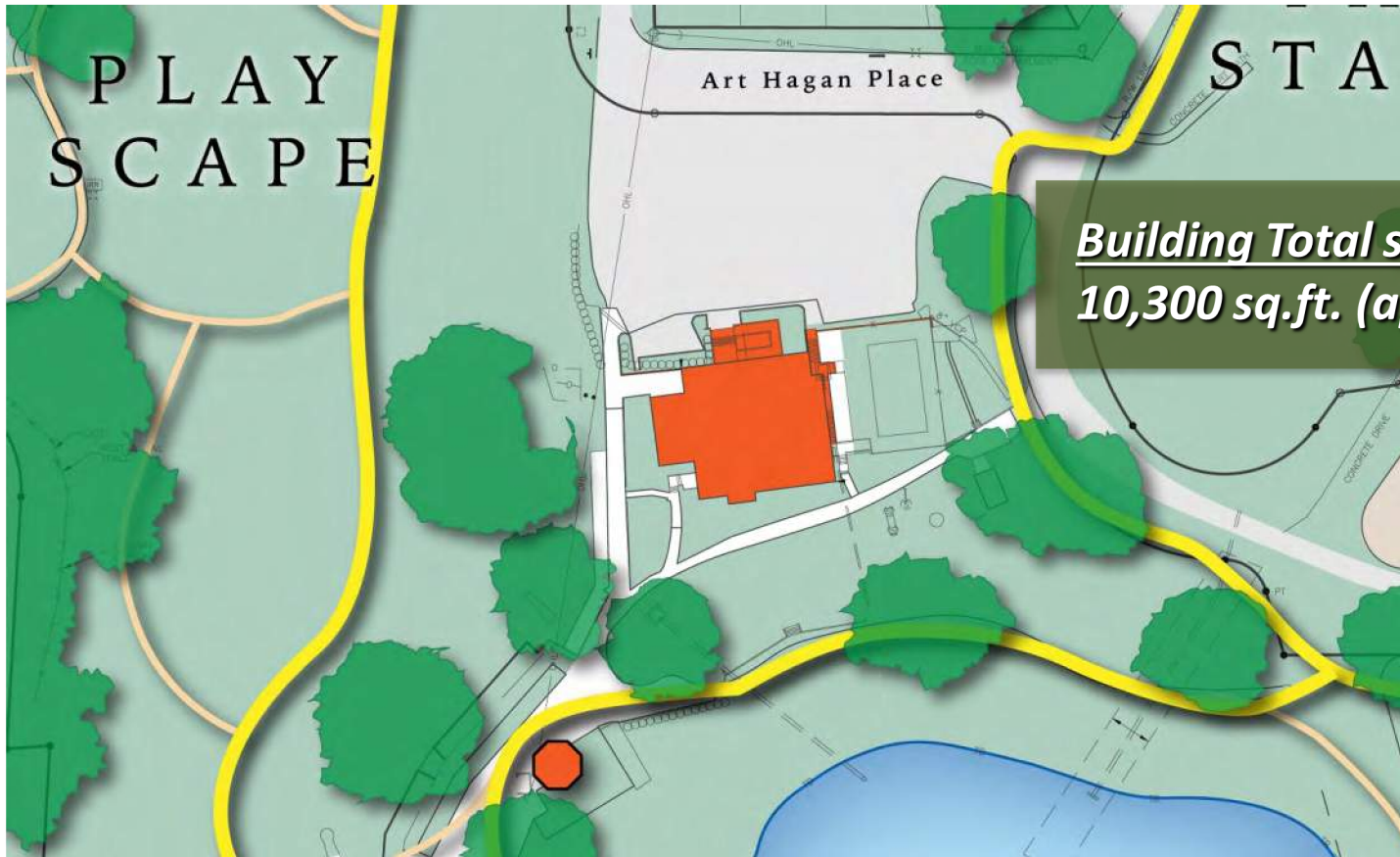
The Clubhouse Building – Interior Conditions



The Clubhouse Building – Permit Plans (1998)



The Clubhouse Building – Existing Structure and Grounds



Building Total sq. ft.:
10,300 sq.ft. (approx.)

The Clubhouse Building – Current Status

- ▶ Evaluation of Cleanup & Stabilization Effort
- ▶ Evaluation of Potential Re-use / Renovation Effort
- ▶ Assess Possible Demolition Option
- ▶ Potential / Options for New Construction



Rolling Hills Park

“Play Fore All” Playground

an Inclusive
Playground Project



Why build an Inclusive site?

- 56M people in US live with a disability
- 1 out of every 6 children have a developmental disability
- In 2017 the CDC is spending 70M to address the menu of special needs in children, families to help them live a better life
- Fastest growing concern is Autism Spectrum Disorders
 - In 2017 affects 1 out of every 150 children
 - In 2015 affects 1 out of every 68 children

Two successful projects in Florida

Common Grounds Park - Lakeland, FL
Built 2007 - 8,300 sq ft - Cost \$900,000



Lake Idamere Park - Tavares, FL
Built 2003 - 15,000 sq ft - Cost \$750,000



Additional big projects

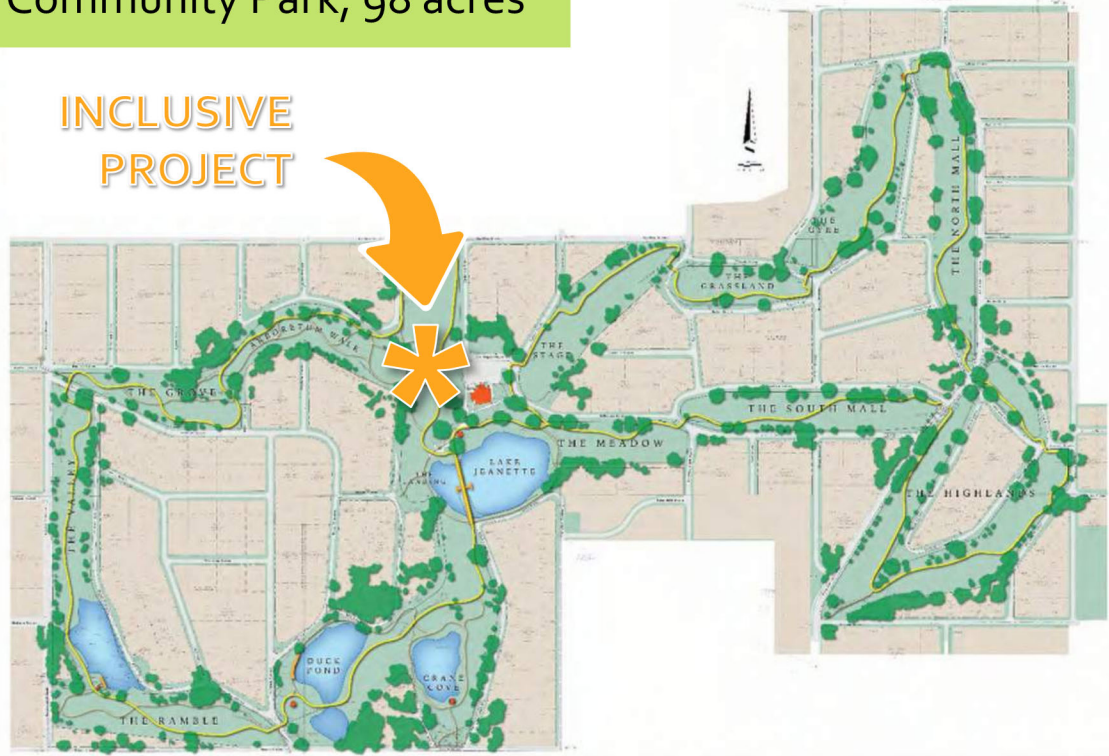
- 2001 Space Coast Early Intervention Center
- 2005 United Cerebral Palsy Bailes Campus
- 2008 Matthews Boundless Playground, Give Kids the World Kissimmee
- 2010 Nemours Hospital
- 2010 Jacobs Park, Boynton Beach
- 2016 Pirate Playground, Fernandina Beach
- 2017 Young Pine Community Park
(Mayor Jacobs initiative)

Estimated that each major Playground Mfg (7 of them) are all involved with 45 new "inclusive" projects annually across the US

Rolling Hills Community Park, 98 acres

Proposed Location

INCLUSIVE PROJECT





Catalyst Organization is the PARCS Foundation

Other Key Design & Planning Partners

- Inclusive Playground Expert ▪
- Play Equipment Manufacturer ▪
 - Landscape Architect ▪
- Seminole County Government ▪
- Community Partners & Leaders to join with our PARCS Foundation ▪

"Build our Team to get to the Dream"

Will you join our Team?

Timeline

*aggressive fundraising
goal defined in
18 month
project timeline*

Mar 2019

..... Project Launch Date March 2019

Apr-Nov 2019

..... Presentations to Rotary Clubs, meetings with business partners, workshops for PARCS Foundation

Jan 2020

..... Fundraising milestones, Committee Meetings

Apr 2020

..... Continue fundraising, internal partners meetings, equipment selection

July 2020

..... BCC approval, order equipment, finalize fundraising, plan installation

Sept 2020

..... Grand Opening at Rolling Hills play area



from a
kid's eyes...











Funding the Project

- Capital dollars
- Grant Funding
- In-kind contributions
- Local Business Partners donations and sponsorships
- Donations
- Naming rights to specific locations, equipment, features
- Small pieces approach



Track Rides
\$10,000

Shaded Pavilion
\$25,000

Incline Roller
\$5,000

Climbing Fort
\$10,000

There are
over 15,000
Seminole
County
business
partners...

Top Business Employers in Seminole County – 350+ Employees

DELOITTE CONSULTING LLP - 1,484
SEMINOLE STATE COLLEGE OF FLORIDA - 1,316
VERIZON CORPORATE RESOURCES GROUP L -
1,214
ORLANDO HEALTH INC - 1,000
GREENBERG DENTAL ASSOCIATES LLC - 987
CONVERGYS CUST MGMT GROUP US - 981
CENTRAL FLORIDA REGIONAL HOSPITAL I - 921
MITSUBISHI HITACHI POWER SYSTEMS AM - 915
CHASE BANKCARD SERVICE INC - 869
ADVENTIST HEALTH SYSTEM SUNBELT HEA - 812
LEWIS TREE SERVICE INC - 795
DEL AIR HEATING AC & REFRIGERATION - 741
VERITAS TECHNOLOGIES LLC - 705
ALLEGIANT AIR LLC - 664
TRI-CITY ELECTRICAL CONTRACTORS INC - 650
GE CAPITAL CONSUMER CARD CO - 625
PERSHING LLC - 622
LIBERTY MUTUAL INSURANCE COMPANY - 616
SEARS HOME IMPROVEMENT PRODUCT INC - 610
J MARK INC OF CENTRAL FLORIDA - 599
AMERICAN AUTOMOBILE ASSOCIATION INC - 586

STRADA SERVICES INC - 586
SUPERION, LLC - 573
UNITED PARCEL SERVICE - 573
ALORICA INC - 543
CITY OF SANFORD - 513
CARMINES BAKERY LLC - 499
PAYCHEX PEO V LLC - 498
LIBERTY MUTUAL INSURANCE COMPANY - 496
FISERV SOLUTIONS INC - 487
BRIGHTVIEW LANDSCAPE SERVICES INC - 482
WHARTON-SMITH INC - 465
AAA AUTO CLUB SOUTH INC - 452
BRASFIELD & GORRIE LLC - 446
RAMCO PROTECTIVE OF ORLANDO INC - 437
PAYLOCITY CORPORATION - 424
HARTFORD FIRE INSURANCE COMPANY - 411
WAL-MART ASSOCIATES INC - 407
TIJUANA FLATS RESTAURANTS LLC - 376
THE MORTGAGE FIRM INC - 372
BNY INVESTMENT MANAGEMENT SERVICES - 367
FARMERS GROUP INC - 363



Summary

- Inclusive Play projects are special for a community - they take time, planning and money
- Involving all the key partners makes the project a success!
- We have a great location at Rolling Hills Community Park





***"Do not go where the path
may lead; go instead
where there is no path
and leave a trail"***

- Ralph Waldo Emerson