



STARK PARKS

QUAIL HOLLOW PARK MASTER PLAN

Summary Report

June 2017

DOMOKUR | ARCHITECTS

 Stantec  Reveille

ACKNOWLEDGEMENTS

Thank you to the following Project Team members who contributed their time and expertise in effort to complete the Master Plan for Quail Hollow Park. This work would not have been possible without the leadership and support provided by Robert Fonte, SCPD Park Director, Sarah Buell, SCPD Projects and Administration Manager, and the entire Stark Parks team.

CONTRIBUTORS

We would also like to thank the community who contributed their thoughts, ideas, and time to the project and have helped shape the future of Quail Hollow Park. Their input, cooperation, and support have been vital through the Master Plan process.



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Parks and Recreation is a key market for our firm. Since 1975, we have worked at more than 500 park, recreational, and camping facilities in 35 states, including Federal, State, and Local Park Services. We specialize in creative solutions to development opportunities that arise from people’s use of the natural environment for recreation, camping, education and community-building events.

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.” . . to acquire, preserve and develop natural areas accessible to all residents of Stark County for purposes of passive recreation, conservation, education and outdoor nature appreciation.”

– SCPD mission statement

INTRODUCTION

LETTER FROM THE DIRECTOR

We as a park district are proud to present this Master Plan for Quail Hollow Park to the community. We are confident that this plan ensures improved accessibility to and throughout the park, while protecting the environmental and histroic legacy the Stewart family hoped for when the park was established in 1975.

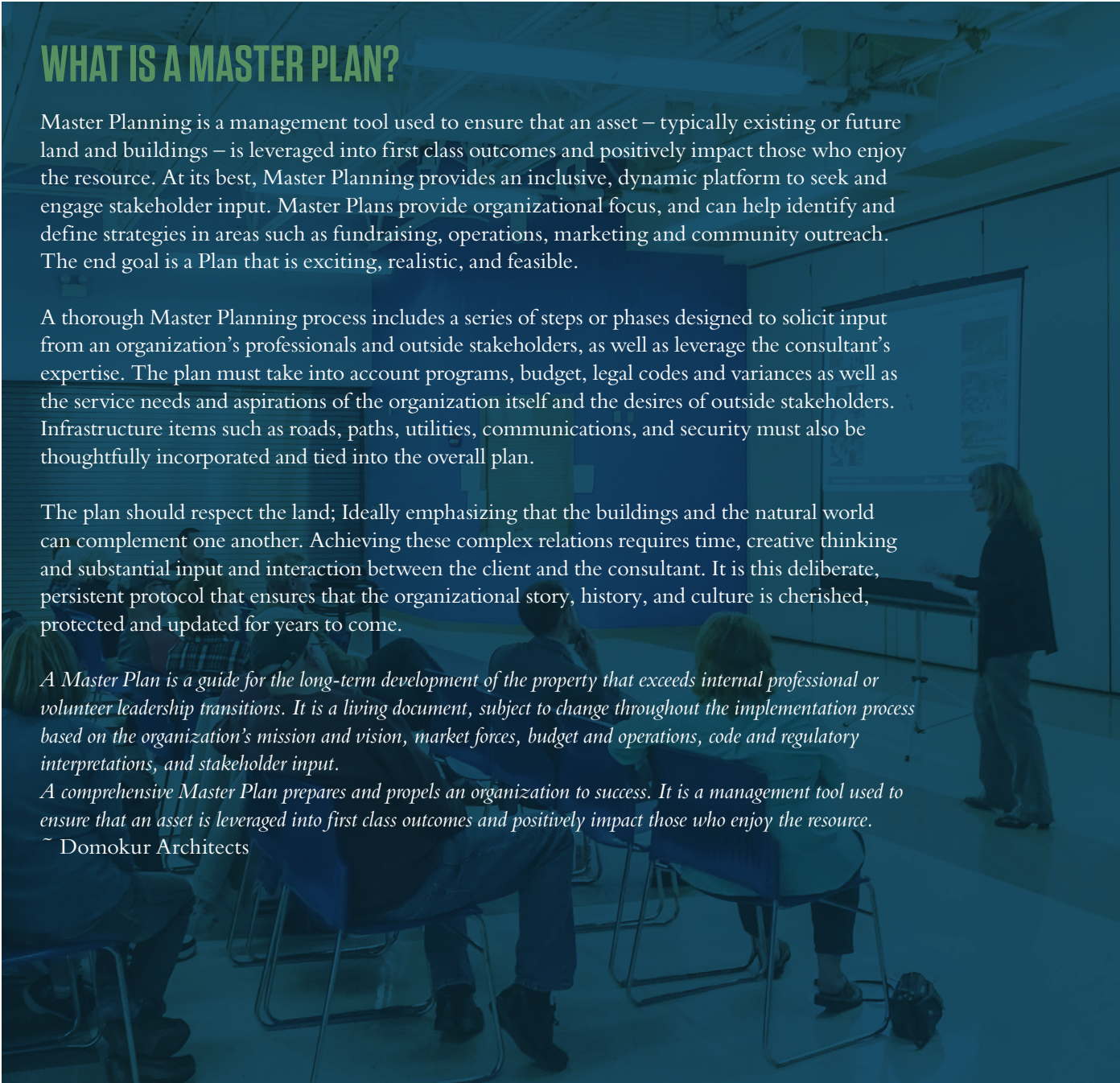
Stark Parks was thrilled to add the 701-acre Quail Hollow Park to the Stark Parks system in January, 2016, bringing the total number of parks to 14, trail miles to 110, and land area managed to more than 8,000 acres. Since that time, our staff, partners, volunteers and interested residents have been working diligently with our consulting team to create a plan for the future that reflects the needs of those who currently use and those who would like to visit the park.

Our goal is to maintain the historical integrity of the property, while improving the park’s trails and open spaces, to use feedback from public surveys to prioritize improvements, and to make this beautiful property more accessible for everyone to enjoy. Our hope is that the implementation of this plan leads to an improved natural space with more valuable opportunities for recreation, education, and relaxation that reflects the needs and wishes of the community.

We hope to see you out enjoying Quail Hollow Park for many years into the future!

Respectfully Yours,

Robert A. Fonte, Director



WHAT IS A MASTER PLAN?

Master Planning is a management tool used to ensure that an asset – typically existing or future land and buildings – is leveraged into first class outcomes and positively impact those who enjoy the resource. At its best, Master Planning provides an inclusive, dynamic platform to seek and engage stakeholder input. Master Plans provide organizational focus, and can help identify and define strategies in areas such as fundraising, operations, marketing and community outreach. The end goal is a Plan that is exciting, realistic, and feasible.

A thorough Master Planning process includes a series of steps or phases designed to solicit input from an organization’s professionals and outside stakeholders, as well as leverage the consultant’s expertise. The plan must take into account programs, budget, legal codes and variances as well as the service needs and aspirations of the organization itself and the desires of outside stakeholders. Infrastructure items such as roads, paths, utilities, communications, and security must also be thoughtfully incorporated and tied into the overall plan.

The plan should respect the land; Ideally emphasizing that the buildings and the natural world can complement one another. Achieving these complex relations requires time, creative thinking and substantial input and interaction between the client and the consultant. It is this deliberate, persistent protocol that ensures that the organizational story, history, and culture is cherished, protected and updated for years to come.

A Master Plan is a guide for the long-term development of the property that exceeds internal professional or volunteer leadership transitions. It is a living document, subject to change throughout the implementation process based on the organization’s mission and vision, market forces, budget and operations, code and regulatory interpretations, and stakeholder input.

A comprehensive Master Plan prepares and propels an organization to success. It is a management tool used to ensure that an asset is leveraged into first class outcomes and positively impact those who enjoy the resource.

~ Domokur Architects

PARK VOLUNTEERS

Since ODNR purchased the property in 1975, park volunteer groups have provided a vital role in helping to maintain the park’s historic buildings, gardens, and extensive trail networks.

Cleveland Area Mountain Bike Association (CAMBA)

CAMBA is a group of Northeast Ohio mountain bikers dedicated to helping Cleveland live up to its potential of becoming one of the best urban riding locations in the United States. CAMBA encourages sustainable, low-impact mountain bike riding, volunteer trail work, cooperation among different trail user groups, innovative trail designs and management solutions. CAMBA builds trails, advocates, and sponsors group bike rides. CAMBA builds and maintains the mountain bike trails at Quail Hollow Park.

Ohio Horseman's Council (OHC)

The Ohio Horseman’s Council Inc. (OHC) is a non-profit corporation organized in the state of Ohio to provide a vehicle for equine owners and supporters to share ideas and suggestions for all horse related issues, through education, organized trail rides, and other social and service functions. OHC provides resources to promote the building and maintenance of bridle trails throughout the state of Ohio and provide financial resources and volunteer services to fellow organizations that support equine related activities. OHC supports the ongoing maintenance of the equestrian trails at Quail Hollow Park.

Quail Hollow Volunteer Association (QHVA)

Founded in 1982, the Quail Hollow Volunteer Association was created to not only preserve Quail Hollow Park, but also provide a variety of volunteer opportunities to enhance the park’s programs and site. The group contains a fine furnishings committee, a garden restoration committee and herb society and manages the operations of the Quail’s Nest Gift Shop, as well as various special events, such as the art, craft & herb festival. All funds generated from such activities are used, in return, to support Quail Hollow. The association supports Stark Parks in its willingness to assist the park staff, raise funds, and act as a link between the park and the surrounding community.



EXECUTIVE SUMMARY

Introduction

Located just north of the Village of Hartville and heavily forested, Quail Hollow Park acts as a natural escape from the largely rural and suburban surroundings and is often referred to as a “hidden gem.” At just over 700 acres, the property includes a historic core of buildings and gardens, two residences, a recreational area and small pond, an expansive network of hiking trails, mountain biking and equestrian trails, a small cemetery, and a wide variety of ecological zones.

Originally, a glaciated area dotted with vernal pools, lush wetlands, and verdant forests, it was developed for farmland in the mid 1800’s by the Brumbaugh and Rubright families. In 1901, the Stewart family began to consolidate the properties and eventually constructed the present-day Manor House which was completed in 1929. After housing three generations of the Stewart family, the Ohio Department of Natural Resources (ODNR) acquired the property in 1975. In 2016, the Stark County Park District (SCPD) took over management of Quail Hollow Park, making it the 14th park to be managed by the district.

Formerly known as The Stark County Metropolitan Park District, SCPD was established in 1967 and is currently celebrating its 50th year of operation. The District features over 8,000 acres of land, 14 parks, and 4 lakes, including Sippo Lake and Walborne Reservoir. They offer 110 miles of hiking, biking and horseback riding trails throughout Stark County, including 25 miles of the Ohio and Erie Canal Towpath Trail. Their guided tours, nature and education programming offer numerous forms of outdoor recreation to nature lovers of all ages. As stated by Robert Fonte, the Director of SCPD, (Quail Hollow) “fits into our park model quite well.”

In September of 2016, SCPD retained Domokur Architects’ team, which includes Stantec Consulting Services, Inc. and Reveille, to prepare a Master Plan for Quail Hollow Park to meet the following goals:

- Evaluate...
 - how the park is used today
 - current national, regional, and local trends
 - community needs
- Assess...
 - the condition of all park amenities including buildings, site amenities, and landscape features.
- Prioritize expenditures based on...
 - the Park District’s mission and vision
 - ongoing staffing, maintenance, and operational costs
 - an estimate of probable construction costs
 - limited availability of funding
- Develop a quality resource that...
 - welcomes community members from all backgrounds
 - provides opportunities for recreation and re-creation
 - conveys the unique history of this park and the surrounding region



Existing Conditions

While the park is cherished by the community and functions well, various modifications and improvements are needed in order for Quail Hollow Park to operate at its full potential. At the earliest stages of the design process, it became evident that many, if not all of the facilities on site, would require a significant amount of modification or renovation to maintain current and/or any future operations. The historic buildings require structural and architectural preservation work, vehicular and pedestrian circulation needs to be improved, natural ecosystems require conservation, the character and history of the estate needs to be shared with the community, and additional amenities, including gathering spaces, are needed to serve not only the existing, but also the new and increasing demographic of park visitors.

Design Process

The process began with discussions with SCPD about their goals, priorities, and vision for the park. Concurrent with these discussions, the Design Team visited the site and walked the trails on multiple occasions to get a feel and full understanding of the site first hand. Through these site visits, Building Floor Plans, a Site Analysis, and Trail Analysis were developed to aid with the design process. Initial thoughts and priorities were then discussed through the public engagement process with community members, local business owners, neighbors, and park volunteers. It immediately became clear that the preservation of the natural, historical character of the site and facilities would be of the utmost importance.

Based on these analyses, findings, and conversations, the Design Team collaborated with SCPD to develop a dream list of projects that would fulfill the community’s needs as well as the mission of SCPD. A Benefits Analysis was then completed to compare the relative importance, potential impact, and achievability of each project with one another. Although several park concept designs were explored, the Design Team and SCPD quickly honed in on a single concept which became the basis for the Final Master Plan. This design concept was again vetted through the public engagement process and further evaluated with the development of an Opinion of Probable Construction Cost and Project Implementation Plan. An estimate for the Long-Term Operating, Management Budget provided further fiscal understanding.

Master Plan

The master plan establishes a vision that celebrates the unique historic heritage of the site, provides a focal point for environmental exploration and education, and enhances the park's connection to the surrounding community.

Similar to a bull's-eye that radiates outward, park activity is more active and intense, group-focused, and formalized near the center of the park around the historic buildings and pond area. Together, these areas create a destination. Whereas in the outer areas, park activity is more passive and peaceful, individually-focused, and informal. These regions allow for a more reflective experience and create the opportunity for discovery. The East/West extension of the main driveway that connects Congress Lake Road to Duquette Avenue and the North/South multi-purpose trail that follows the old farm lane to connect Swamp Street with Pontius Street connect the heart of Quail Hollow Park to the community.

At the heart of the park, the proposed design for the Manor House Area keeps people in center focus. By redefining vehicular and pedestrian circulation, it not only improves public safety, accessibility, and intuitive wayfinding, but more importantly creates an arrival sequence that builds anticipation and re-centers focus on the historic building complex. The site design strives to balance circulation, public safety, and access requirements with an intent to preserve the historic setting to the greatest extent possible. Building renovations preserve the Manor House and rehabilitate the Caretaker's House and Carriage House to maximize historic attributes as well as provide a Welcome and Interpretive Center, event spaces, public restrooms, offices, and meeting rooms to support the ongoing operation of the park.

Rehabilitation of the historic Little House provides an opportunity for volunteer group offices and small group public meeting rooms. Outside, the site will be developed to host a raised planter community garden in honor of the Stewart Family's wartime Victory Garden, an area for raising bees with a small education shed and children's playground, and small picnic area.

At the Pond Area, a multi-leveled pond and wetland habitat provide opportunities for fishing, wildlife observation, and environmental education. A large shelter and natural playground overlook the deepest area of the pond, while a new Nature Center takes advantage of the shallow southern extension and surrounding wetland areas. Between the two buildings, an open grass lawn provides space for relaxation and small group activities.

Surrounding these primary areas, the trail network not only provides necessary connections between point A and point B, but develops a trail hierarchy that is reflective of the bull's-eye design concept, the historic heritage and the unique natural environment. Pedestrian trails will provide opportunities to learn about the history of the site, to explore temporary or permanent community installations, to discover hidden pools and wetlands, to hike or run the trails, and much more. Specialty trails and a new trailhead for equestrians and mountain bikes provide good opportunities for new riders to explore the park.

Undulating throughout the park, proposed meadows provide not only much needed habitats for endangered species such as the endangered rusty patched bumblebee, but also a repeatable landscape form that links park amenities with one another and creates a unique attribute that can be identified with Quail Hollow Park.

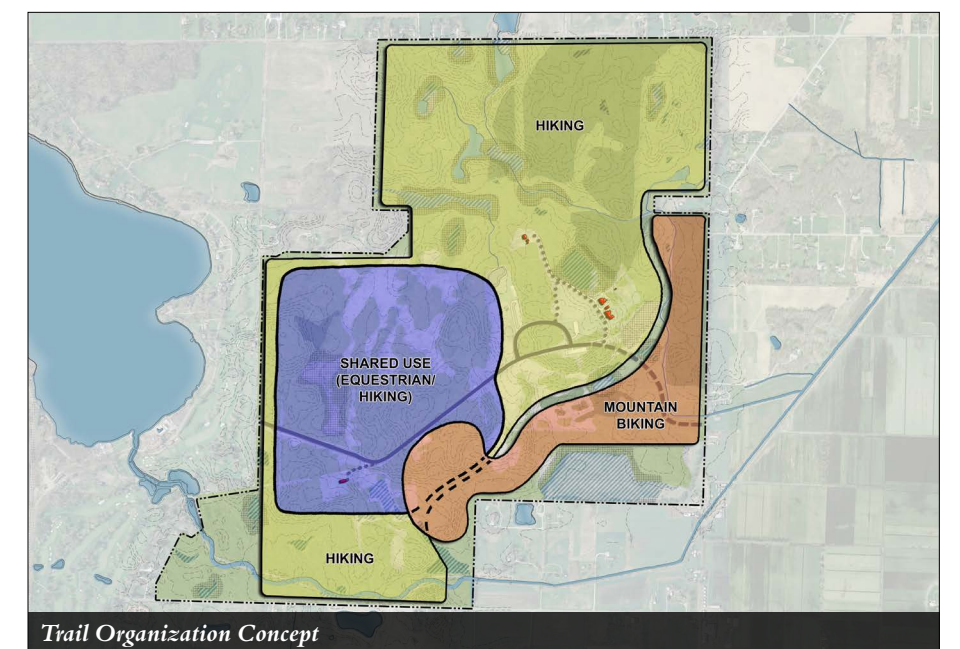
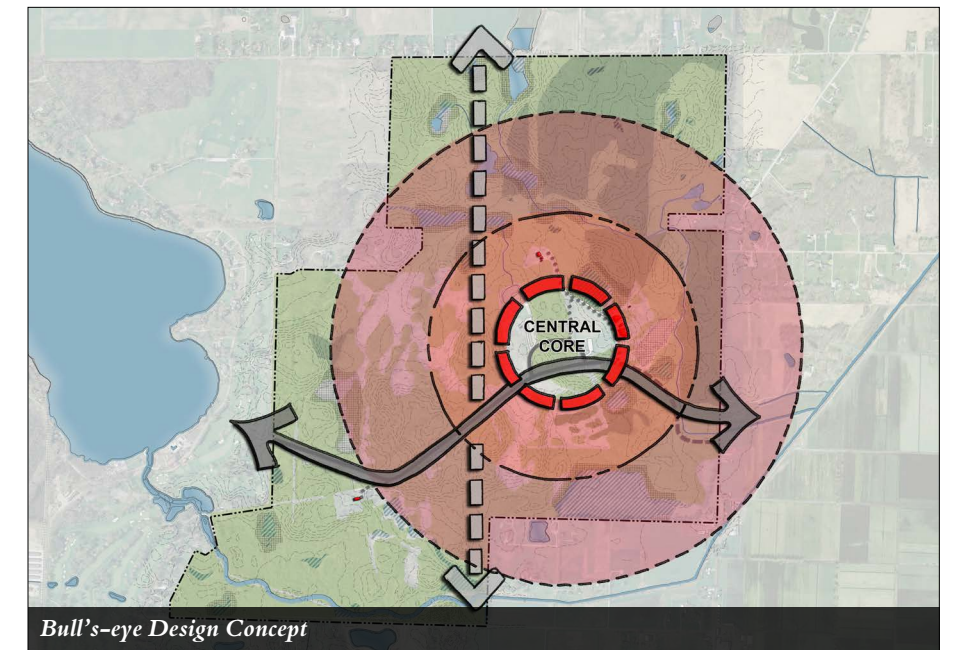
A Group Campground for 30 guests, new Maintenance Facility, and renovation of the Levitt House round out the remainder of the proposed improvements within the park boundary.

Beyond the boundary, the Master Plan provides recommendations to link the park with community amenities and SCPD's Trails and Greenways Master Plan via on-street bike lanes/sharrows or multipurpose trail connections. The plan provides two alternatives: a lower cost, minimal right of way solution and a more expensive, but generally safer alternative that focuses on multipurpose paths.

Conclusion

The Final Master Plan document represents the Design Team and SCPD's greater understanding of the existing character and full potential of Quail Hollow Park, and is a direct result of the collaborative design process. The Master Plan has the potential to create a powerful place that celebrates the community and the surrounding region, creates long-term memories, provides flexible, spontaneous places for art, events, food, and music, and allows for future growth and evolution over time.

The following pages outline the project improvements identified by the Project Team, prioritized in effort to meet the needs of Stark Parks and its responsibility to the community at large, while generating a deeper understanding of how the park is used today and how it could be used tomorrow.



WORK PLAN

General Approach

The Master Plan process was approached by the Design Team with a focus on interaction with the public, business community, local officials, and SCPD staff members. Preparation of the Master Plan was broken down into three primary phases: Needs Assessment, Recommendations, and Implementation Strategy. All three stages of the planning process were intended to incorporate significant input from diverse perspectives that would lead to a base of community support for its recommendations. This document is a product and reflection of that process.

The following provides a timeline of progress for each stage of the Master Plan Process. The intent of this timeline is to provide an accurate but brief glimpse of the tasks that went into the development of the Preliminary Master Plan Concepts as well as the Final Master Plan and its Implementation Plan.

Needs Assessment

The earliest stages of the Master Plan process began with the collection of data to better understand both the park district’s and community’s goals and objectives, to recognize the surrounding community and its significant features and, most importantly, to identify and analyze the existing conditions that make up Quail Hollow Park. At this stage, the Public Engagement process included meetings with individual stakeholder groups, a descendant of the Stewart family, and SCPD staff members, and also included online and distributed hardcopy surveys, and a public forum. Presentation materials from the forum were displayed at the Sippo Lake Exploration Gateway Center from January through March of 2017 to gather further community input. These findings helped direct many of the major decisions that provided a foundation for the design process. These findings have been further detailed in the Needs Assessment section of the Report.

Recommendations

Utilizing the results from the Needs Assessment stage of the project, the Design Team collected and refined a “wish list” of modifications, improvements, and potential additions to the park.

As part of this “wish list,” the Design Team completed a preliminary cost estimate for each modification/addition identified. Based off the existing deficiency and/or the level of need revealed during the Needs Assessment stage, each item was ranked in terms of its benefit/cost. The list was then segregated into multiple improvement categories based on the improvement cost and implementation time. These findings have been further detailed in the Recommendations section of the Report.

The Design Team then collaborated with SCPD to develop several alternative Concept Plans that strove to balance the prioritized wishlist with the opportunities and constraints presented by the existing site. Through several worksessions, the Design Team and SCPD developed a single Concept Plan that was presented at a second Public Forum for review and comment.

Implementation Strategy

Concurrent with the final design, the Design Team developed an Opinion of Probable Construction Cost, Implementation Plan, and Opinion of Long-Term Operating, Management, and Budget Considerations. Together, these documents provide SCPD with a snapshot that can be used to establish a funding and implementation strategy as each design element is realized.

The final plan reflects analyses of the existing conditions, benchmark and trends research, community, stakeholder, and SCPD staff comments, and a collaborative design process between the Design Team and SCPD staff members. These findings have been further detailed in the Implementation section of the Report.

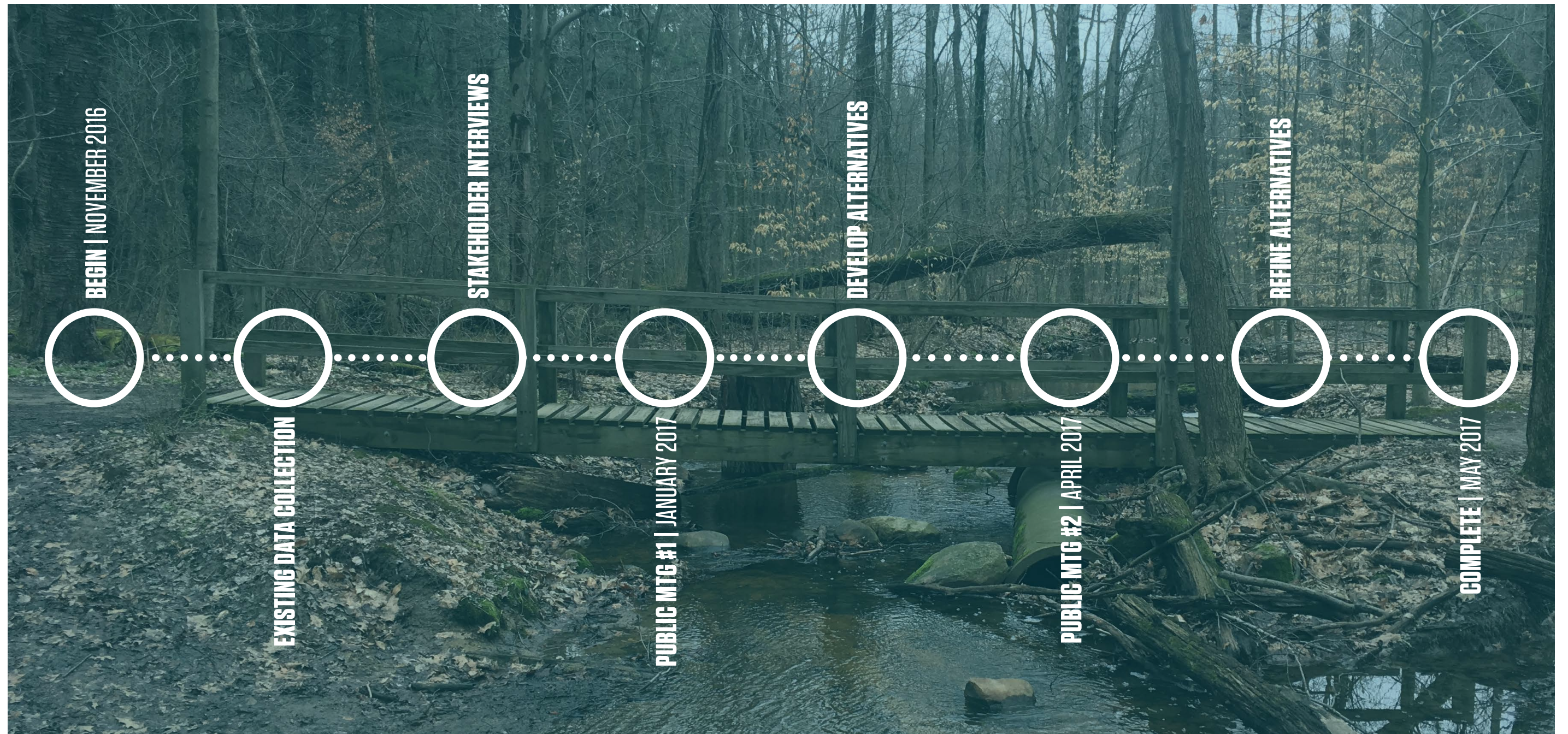


Design Team Work Session



Site Visit with Stark Parks Staff

PROJECT TIMELINE





BACKGROUND INFORMATION

PARK OVERVIEW

Quail Hollow Park exists today as a natural escape. The historic estate remains true to its 1930s character, as evident in the Manor House, but the surrounding site has returned to a state that precedes even the Brumbaugh family. What was once a heavily worked, open farmland has become, once again, a vista of scenic forests, prairies, wetlands, and grasslands.

About one mile south of the Portage County line, on Congress Lake Road, a single sign can be found that designates the main and only public entrance to Quail Hollow Park. This park has become one of the few naturalized areas within the largely suburban Village of Hartville and rural expanses of Lake Township. It contains expanses of woodlands, meadows, marshes, wetlands, and a variety of ecological zones that house historic buildings, two residences, and numerous trails; all of which provide a glimpse into over 200 years of rich cultural and natural history.

From the main entrance, the winding drive continues east, where the Levitt House can be seen through the trees. Adjacent to this residence, a primitive group camp area, accommodates up to 30 people and includes a fire ring, parking area and picnic tables. Continuing east, a linear parking lot, small playground, basketball hoops and open greenspace surround a small pond to make up the area known as “Shady Lane.” Located at the center of the park, this open space offers recreation to the youngest of the visiting park guests.

The entrance drive continues further east past forests and prairie grass before reaching a clearing that overlooks the historic Manor House, Carriage House, and Caretaker’s House. These historic buildings are accompanied by several maintenance sheds, a fire circle, pavilion, herb garden and historic rock garden. Picnic areas are scattered throughout the park, situated adjacent to the Manor House, pond, and gardens, with grills and a vault restroom located nearby. These amenities provide quiet relaxation, as well as excellent views to the surrounding natural and historic elements that make up the heart of the park. Though the main circulation route dead ends at the Carriage House, a small drive continues on past the elms, to the Little House. Beyond the house, the northern portion of the park contains a bird sanctuary, vernal pools, and varying types of coniferous and deciduous trees.

Miles of mountain bike trails, equestrian trails, hiking trails, and multi-use trails are scattered throughout all areas of the park. Even the Buckeye Trail utilizes the extensive trail network prior to continuing north to Summit County. Cross country skiers utilize the entire trail system if the weather and trail conditions allow. The “Nature for All” Trail, composed of asphalt, is an interpretive trail, accessible to handicapped users.

Under Stark Parks management, multiple activities are offered at Quail Hollow Park. Park guests can tent camp in the group campground, fish or play basketball or volleyball at the Shady Lane Pond, explore the many trails, or experience the natural and historic features of the park through nature programming and historic tours.

PARK HISTORY




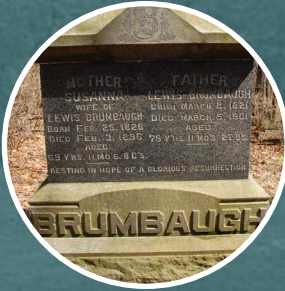


Quail Hollow Park offers a glimpse into the lives of the earliest inhabitants of Ohio, Stark County, and the Village of Hartville. Its lasting structures offer remnants of the past that give insight into the history of the Brumbaugh, Rubright and Stewart families that may have otherwise been lost.

The importance of understanding and preserving this history cannot be overstated. The maintaining of the preservation efforts at Quail Hollow Park will not only educate the public, but also generate respect for the legacy and hard work of those who made Stark County what it is today. The park and its history convey lasting value and accomplishment, critical to the sense of community and pride that are fundamental to the region’s quality of life and achievements. The history of the park gives life and meaning to each building and to the people associated with these structures that provide a tangible link to the past; the two work in tandem.



Stewart Farm – Aerial View 1950

HISTORIC TIMELINE



- 1807
- Conrad Brumbaugh settles in Stark County,
- 1807-1840
- He and his family build a small, two-story cabin, located nearby the present-day Brumbaugh Cemetery.

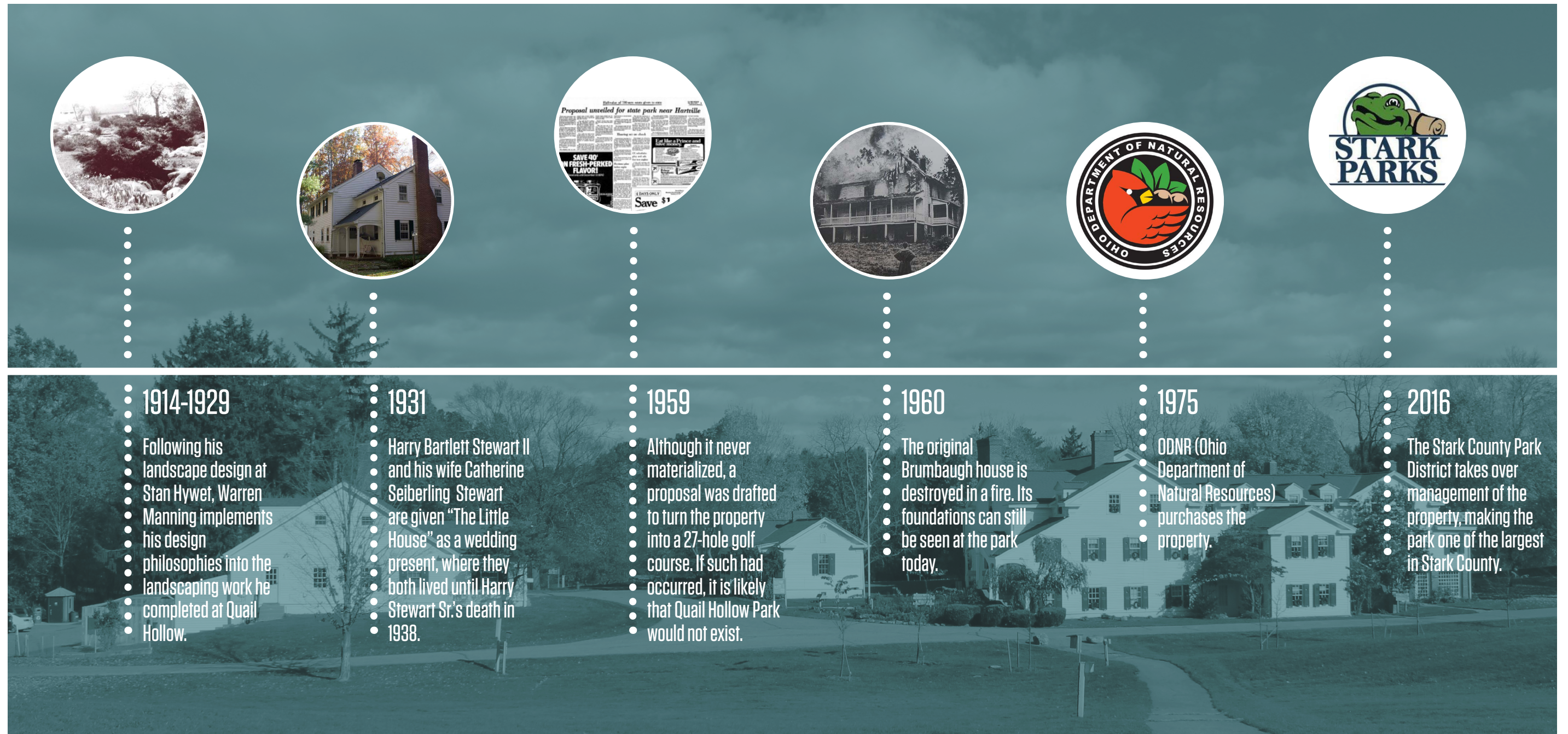
- 1842
- The Brumbaughs construct a much larger home on the ridge of a hill, in addition to a summer house, courtyard, and large barn.

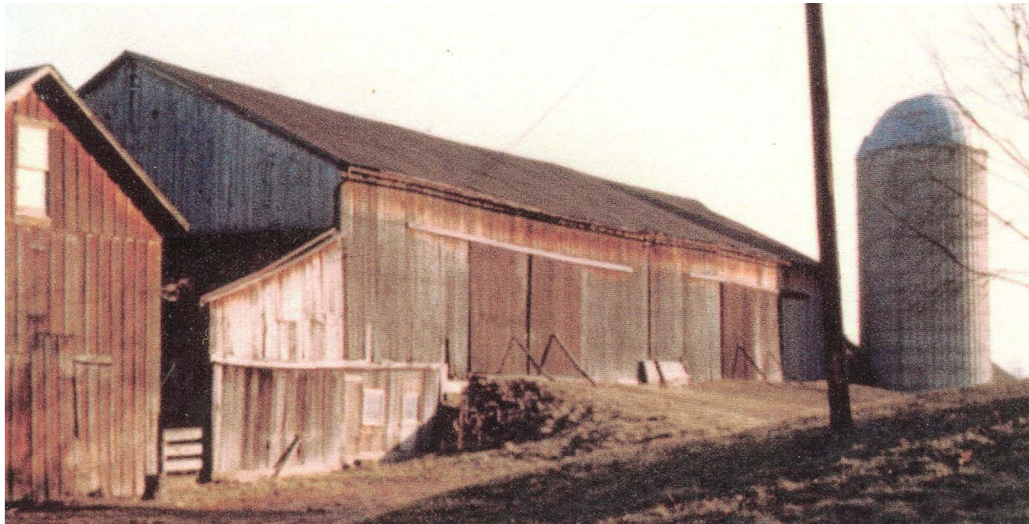
- 1858
- Conrad Brumbaugh dies and is buried at the present day Brumbaugh Cemetery. His son Lewis and his wife care for the property in his place.

- 1867
- William and Mary Rubright purchase a portion of the present-day Quail Hollow.
- They construct the “red, white & blue” home which would become the present-day Manor House.

- 1901
- Harry Bartlett Stewart and his wife Minnie begin the acquisition of the property at Quail Hollow.
- Initially, the Stewarts used the homestead for a hunting camp.

- 1914-1929
- The “red, white & blue” house is expanded into the present-day manor house and completed in 1929. It housed 3 generations of the Stewart family.





Colson freed Friday

Plans to devote time to religious work

By DON WATERS
WASHINGTON (AP) — Former Nixon administration aide Charles W. Colson, newly released from prison for Watergate crimes, says he plans to devote as much time as possible to religious work. The onetime special counsel to former President Richard M. Nixon became a free man Friday when U.S. District Judge Gerhard A. Gesell ordered his one-to-three-year term for obstruction of justice reduced to the nearly seven months he has served.

"I'M VERY grateful to the



U.S. REP. RALPH REGULA, (right), presents a federal check for \$1,680,824 Friday to Dr. Robert Teater, (left) Ohio Director of Natural Resources, to pay for acquisition of 700 acres in Lake Township for Quail Hollow State Park. Looking on is the former landowner, H. B. (Bart) Stewart, who donated half the land's market value in making it available. Rep. Regula said the federal money came from the sale of offshore oil leases. Dr. Teater said the state will develop the park in

Warns de
Ford
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WASHINGTON (AP) — President Ford announced today a \$349 billion federal budget for fiscal 1976 and said it would require a whopping \$52 billion deficit. Addressing a news briefing on the budget, to be formally sent to Congress on Monday, Ford said the deficit was necessary to bring the economy back to a healthy state.

HISTORIC TIMELINE

- Late 1700s – Early Hartville was inhabited by “mound builders,” a prehistoric group of native Americans who settled along Congress Lake. The Delawares, however, were the first major tribe known to inhabit the area until the early 1800s.
- 1807-1842 – Conrad Brumbaugh and his family settle in at the present-day Quail Hollow, where they build a small, two-story cabin just east of the present-day Brumbaugh Cemetery.
- **1842** – The Brumbaughs construct a much larger home on the ridge of a hill, in addition to a summer house, courtyard, and large barn.
- **1858** – Conrad Brumbaugh dies and is buried at the present-day Brumbaugh cemetery. His son Lewis and his wife care for the property in his place.
- **1867** – William and Mary Rubright purchase a portion of the present-day Quail Hollow. They construct the “red, white, and blue” home which would become part of the present-day Manor House.
- **1901** – Harry Bartlett Stewart and his wife Minnie begin the acquisition of the property of Quail Hollow. Initially, the Stewarts used the homestead for a hunting camp.
- **1914-1929** – The “red, white and blue” house is expanded into the present-day Manor House, which was completed in 1929. It housed three generations of the Stewart family. Their estate was expanded to include a Carriage House, caretaker’s house, church and multiple homesteads and farms over the course of their residence.
- **1914-1929** – Following his landscape design at Stan Hywet Hall, Warren Manning implements his design philosophies into the landscaping work he completed at Quail Hollow.
- **1931** – Harry Bartlett Stewart II and his wife Catherine Seiberling are given “The Little House” as a wedding present, where they both lived until Harry Sr.’s death in 1938.

- **1959** – Although it never materialized, a proposal was drafted to turn the property into a 27-hole golf course. This plan was one option of three that were developed as follows:
 1. The Manor House would become an interpretive nature center, with a day camp, picnicking facilities, and a par-three golf course.
 2. The property would be developed as a typical state park. The house would be remodeled to become an overnight lodge with an interpretive nature center, picnicking areas, and overnight camping.
 3. The property would become a recreation-oriented park with the Manor House becoming a clubhouse for a golf course. This plan would include vacation cabins and trails for horseback riding.

“The site was one of the most intriguing I have ever encountered in looking at literally hundreds of golf course sites. I have never seen a terrain so replete with natural green sites and potentially challenging golf holes. The natural flow of the land invites the creation of exceptionally beautiful sequences of holes.”

– Robert Trent Jones, Sr.
- **1960** – When Bart Stewart determined that the original Brumbaugh home was far beyond repair, he collaborated with the local fire departments in an effort to train its volunteer members via a controlled fire. The Hartville fire chief invited the Stark County, Uniontown, North Canton, Lexington, and Marlboro fire departments to come practice their firefighting techniques while safely razing the old home. Its foundations can still be seen at the park today.
- **1975** – ODNR purchased the property in 1975 making Quail Hollow Park, Stark County’s first state park. Harry Bartlett II (Bart) donated about half of the appraised value in arranging this purchase. This purchase ensured the preservation of a significant amount of natural, open space during a time of frequent developmental growth. As a part of the sale, the Stewart Family required preservation of the Brumbaugh Cemetery and a wildlife sanctuary along Pontius Street.

- **1982** – The estate, including the Manor House, Caretaker’s House, Carriage House, Little House and Cemetery, became certified as a property in the National Register of Historic Places. *“The boundaries have been drawn to include four related structures and the Conrad Brumbaugh family cemetery, or about 150 of the original 690 acres.”*

Statement of significance:

“The H.B. Stewart Property is significant as a composite of two architectural impulses – the eclectic revival mode practiced in architect-designed elite dwellings of the 1920’s as interpreted, uniquely here, through what is essentially a local house type, the vernacular Greek Revival or “Western Reserve” style. It is significant, as well, in that it translates the financial success of east-central Ohio business magnates into dwellings presumed appropriate to their station.”
- **2016** – Stark Parks signed a 30-year management agreement with the Ohio Department of Natural Resources.



Quail Hollow Park – view from Great Lawn

PAST AND ONGOING PLANNING EFFORTS

As part of the needs assessment, the Design Team and SCPD analyzed past and ongoing planning efforts to determine how plans for Quail Hollow Park could complement existing and proposed regional amenities and help meet the needs of the community.

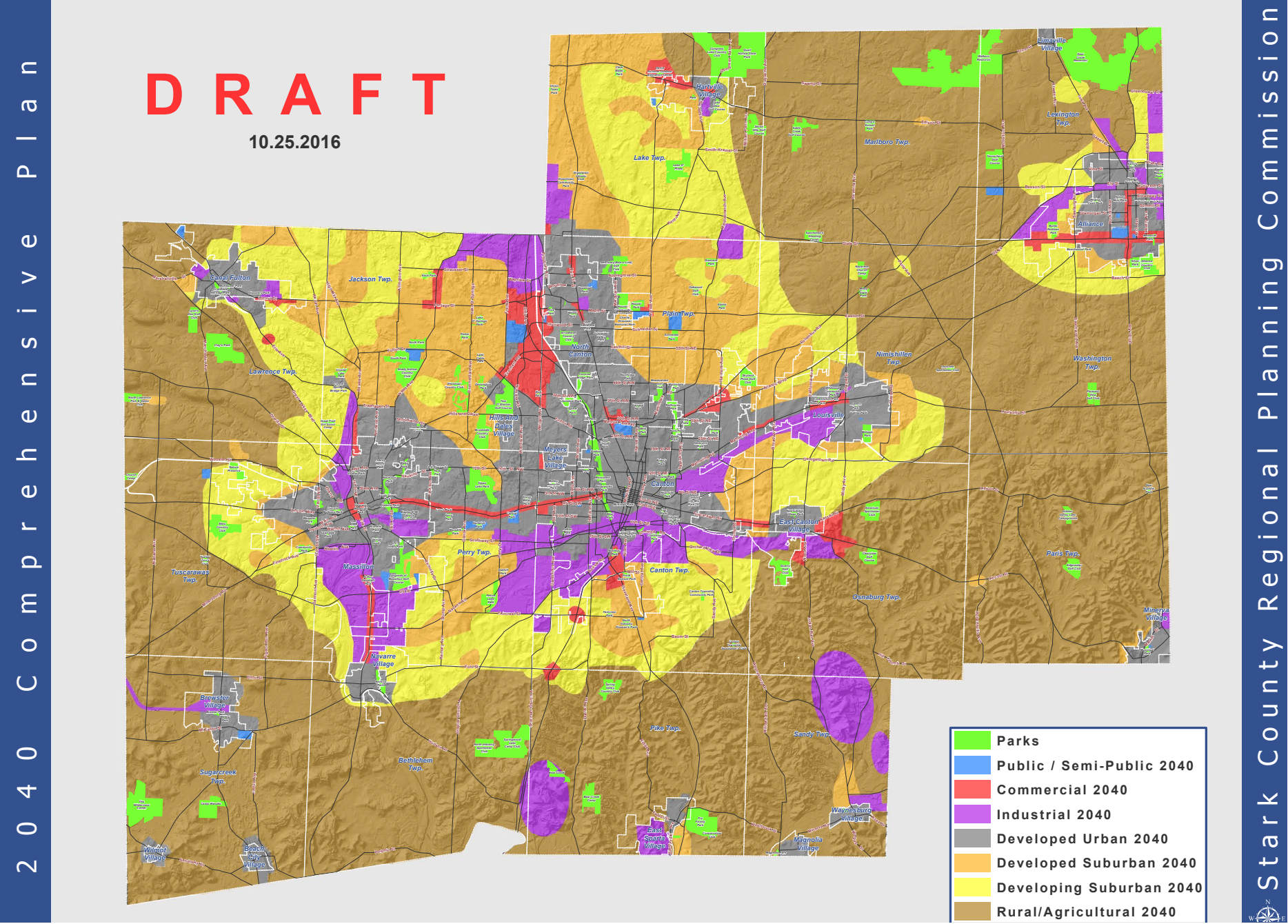
Regional Zoning and Land Use Plans for Future Development

The Stark County Comprehensive Draft Plan (2040) was created by the Stark County Regional Planning Commission (SCRPC) “to provide a flexible framework for representatives of local governments to work cooperatively in areas which will have a positive effect on Stark County; to plan for and guide growth and development; and to participate in programs which provide for the physical, social, and economic needs of the county’s present and future residents.” According to the comprehensive plan, areas surrounding Quail Hollow are to remain zoned as rural/agricultural through Lake Township, meaning predominantly agricultural lands with no public sewer or water, and no present plans for growth. Findings have shown that rural/agricultural areas have experienced the largest decrease over the last several decades. It is the goal of the Stark County Regional Planning Commission (SCRPC) to reverse this trend in an effort to reduce urban sprawl. The 2040 plan stresses the importance of recreation, the preservation of open space, natural resources, and land conservation.

SCRPC Zoning Plan Recommendations that are applicable to the Quail Hollow Master Plan are as follows:

- Focus on projects that reinvest in existing infrastructure.
- Protect local water sources.
- Expand the amount of quality open space preserved.
- Enhance existing open space and recreation areas.
- Focus on pedestrian-orientated transportation.

This plan not only references, but also closely aligns with the Stark County Trail and Greenway Master Plan and the Stark County Park District Five-Year Plan.





Stark County Park District Plans

The Stark County Park District employs a number of different plans, developed in partnership with the public and stakeholders, to guide the district and direct how to best utilize its resources. One of these guiding documents is the Five-Year Plan, the most recent version of which covers 2014–2018. This plan highlights the Park District’s mission statement and the importance it places on passive recreation. Passive recreation activities include hiking, walking, picnicking, bird watching, wildlife observation, fishing, and boating. Cultural and historic resources, such as the Ohio & Erie Canal and the Magnolia Flouring Mill are existing examples of how preserving historic structures and resources goes hand-in-hand with the preservation and development of natural areas, as well as promoting educational opportunities – both of which are goals of the Park District’s mission statement. Therefore, the Park District should continue to assist in the preservation of these elements, especially when they demonstrate how humans have shaped the natural environment to meet their needs.

The first major Park District sponsored plan for trails and greenways was the Stark County Canal Corridor Master Plan which was quickly followed by the Stark County Trail and Greenway Master Plan in 1999. In 2013, the Park District completed an update to the Trail and Greenway Master Plan. The success in developing the Stark County Canal Corridor Master Plan and subsequent construction facilitated the development of the Stark County Trail and Greenway Master Plan (TGMP), which is a long-range plan that spreads the benefits of multipurpose trails throughout the County, in addition to providing a framework for park development and preservation of natural areas. The TGMP comprises a number of major trails and connector trails that would tie parks and a number of community assets into a comprehensive network, including the Hartville/Quail Hollow Loop. While the popularity of these trails can be directly seen in the steady increase in users over the last decade, common requests for these trails is that they link to destination points. Having a short loop trail around a park or natural area is an excellent way to spend a leisurely afternoon, but having places of interest along the way or at the end of a trail transform the route into more of a multi-purpose and/or productive experience. With destination trail routes, the actual trail can become more of a mode of transportation rather than just the destination itself, which with peoples’ busy schedules helps combine the acts of daily living and healthy lifestyles into one.

The Park District’s Education Department provides the public with both experiential and curriculum based educational opportunities to explore the abundance of natural and cultural heritage resources within Stark County and the surrounding region. Education Programmers and Wildlife Rehabilitation staff work hand-in-hand to present these experiences to the public and foster an appreciation and understanding of Stark County’s resources. The Park District also hosts special events throughout the year, such as Christmas at the Hollow, which attract large audiences and help foster the Park District’s interaction with the general public.

Bird watching and nature hikes are two of the fastest growing and most popular forms of outdoor recreation in not only Ohio, but in the U.S. as a whole. As the Park District continues to offer programs on these activities, it is recommended that additional viewing areas and programs be considered as these activities continue to become increasingly popular. The sites would also provide convenient locations to begin bird-watching walks. In addition to observation/viewing areas, other similar projects that have been requested by the public include programs pertaining to observation activities involving migrating amphibians, astronomy, and tree/wildflower identification. According to various studies, one of the most increasingly popular outdoor recreation activities in this region is bicycling. This includes on-road biking, mountain biking and trail/leisure biking.

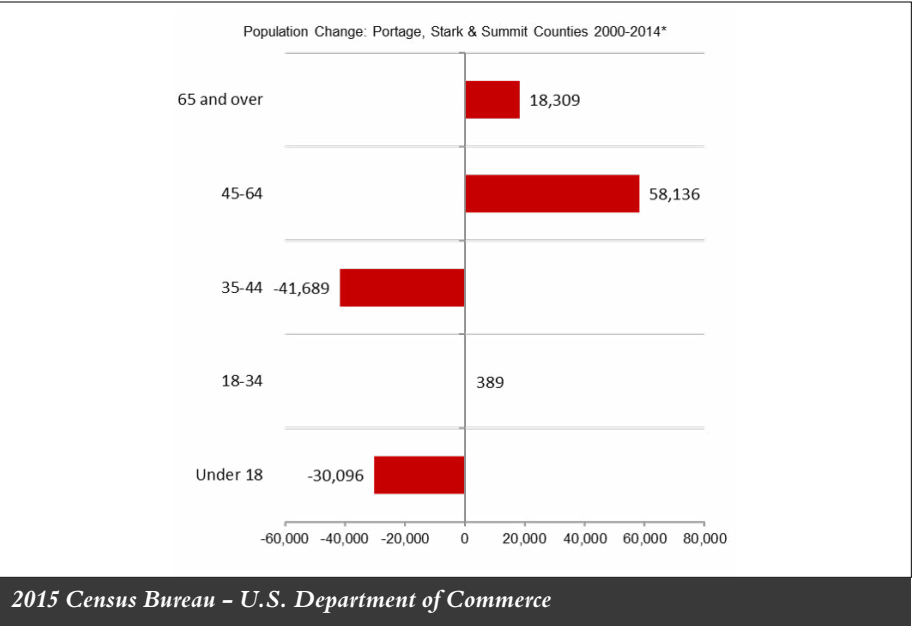
REGIONAL BACKGROUND

Demographic Trends

As part of the needs assessment the Design Team analyzed existing demographic trends in the region to help gain an understanding of who lives in the region and what the population, employment and income trends are for the future. Having a detailed understanding of these trends, assisted the Team in making appropriate recommendations for future park users.

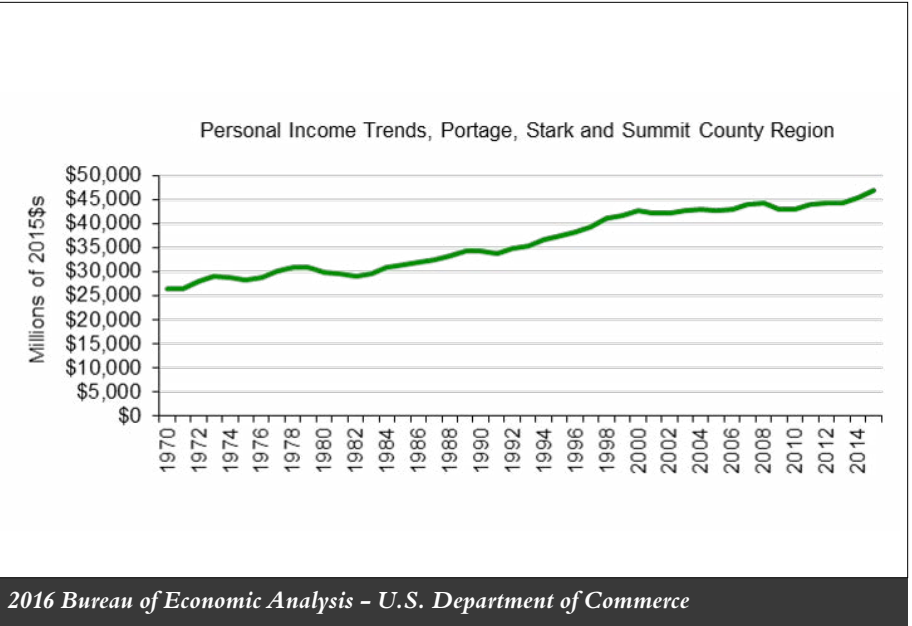
In line with the Park’s history as an Ohio State Park, the stakeholder interviews and the results of the public survey revealed that Quail Hollow is truly a regional park, and attracts visitors from a larger distance than a typical county park. Though the public survey results show that there are some park visitors who travel hours to reach the park, the majority of users are located within the local region around Quail Hollow Park. As such, a 10-mile radius was used to analyze the region’s demographics. The land use within the 10-mile radius mostly consists of rural farmland, but does incorporate urbanized areas as well including: portions of Canton, North Canton, portions of Akron and its southeastern suburbs, including Green, Mogadore, and Brimfield. Due to the Park’s proximity at the northern edge of Stark County, this radius also includes three counties in the analysis: Portage, Stark and Summit.

Existing demographics were analyzed by comparing the 2000 U.S. Census Bureau data and the 2014 American Community Survey (ACS) data. The ACS is a nation-wide survey conducted every year by the Census Bureau that provides current demographic, social, economic, and housing information about communities every year. The ACS is not the same as the decennial census, which is conducted every ten years but aids in supplementing census information between censuses. The 2014 ACS data is the most current demographic data available.



Like most of Northeast Ohio, population growth is relatively flat in the region surrounding Quail Hollow Park, with a slight 0.5% increase in population since 2000. The racial breakdown of the population is 85% Caucasian, 10% African American and 5% of other minority groups. The biggest takeaway from the population analysis is that the region’s population is aging. As shown in the chart above, there have been large increases in people over the age of 45, with the largest population increase occurring in the 45 to 64-year age group. This is a direct result of the “Baby Boomers” generation aging. Consequently, the younger groups under 45 years of age experienced a large decrease in population since 2000.

In terms of employment, the population is largely localized, with roughly 70% of workers residing in the County they work in. The region’s educational attainment is consistent with the State of Ohio, with roughly 17% of the population holding a Bachelor’s Degree and 9% holding a Graduate Degree as compared to 16% and 9% respectively at the State level. The major employment industries in the region are: Education/Health Care (24%), Manufacturing (17%) and Retail Trade (12%).



The median household income for the region is in line with the State of Ohio, as Portage, Stark and Summit Counties have a median household income of \$53k, \$46k and \$50k respectively, while the median household income for the State is approximately \$49k. As of 2014, approximately 15% of residents and 11% of families in the region live below the poverty threshold, which is consistent with the State averages. The U.S. Census Bureau considers a single person within the poverty threshold if their per-year earnings are less than approximately \$12K per year. For families, the poverty threshold has a slightly higher per year income of approximately \$16K per year.

Personal income within the region has been consistently rising over the past 40 years. As shown in the chart above, there has been a 78% increase (adjusted for inflation) in personal income since 1970.

Regional Trends in Recreation

The regional trends in recreation collected by the Design Team are a summarization of relevant data identified in the 2013 Ohio Statewide Comprehensive Outdoor Recreation Plan (SCORP), the Physical Activity Council 2014 Participation Report, the National Survey on Recreation and Environment (NSRE), and the City of Canton: Parks Master Plan. Together, these studies identified the wants and needs of the public and park staff in Ohio as well as the priorities and challenges that often arise in the parks and recreation market. Through surveys, meetings and various other forms of open communication, research identified recent trends in amenities, facilities, technology, safety, and programming. For example, surveys have shown that touring historic farms and buildings is the fifth most popular outdoor recreation activity. In contrast, trends have also shown that recreation, as whole, has declined due to busy schedules. Understanding these regional commonalities reveals what is and isn’t working in today’s market and helps identify opportunities to overcome these challenges. The following observations were collected based on their applicability to Stark county, the Village of Hartville and most importantly, the current and future programs and facilities at Quail Hollow Park.

Activities

Some of the most popular recreation programs are camping, nature programming, and special events. Outdoor events, such as festivals, concerts or trail runs, often draw not only park guests, but also overnight campers, and in doing so, have created a greater need for large or group camps. Multi-use trails are in high demand; hiking and biking has become extremely popular in Ohio and trail systems, including trail signage and their connectivity, were described as being one of the most pressing needs in the region. Research has indicated that the use of trails (walking, exercising pets, running, etc.) is the leading activity for regional park users. Most would like to see multi-use trails and trail connections added/ developed/or updated in the near future.

Amenities with a “productive experience,” or an activity that creates a destination, will give park visitors a sense of accomplishment and pride. Playground and picnic areas are sought out by park visitors of all ages. In combination with proper facilities, orientation, and natural surroundings, both amenities can become essential destinations within a park. Additionally, wildlife observation, picnicking, scenic drives, multi-use trails, and the touring of historic farms and buildings have been selected as the most desired forms of recreation in Ohio.

Facilities

Shelters with amenities, electric hookup and reservation availability are growing in popularity and are often filled to capacity. Flush restrooms draw users to recreation areas for longer periods of time. They are in high demand and are preferred when comparing to vault or portable facilities. Equipment rental facilities are vital to encourage guests who “don’t have equipment” to take full advantage of park amenities. Parks that have collaborated with companies to provide rental equipment for camping, fishing, biking, etc... have shown to be successful in meeting this demand.

Park Demographics

As of 2013, regional parks typically draw younger families, couples, and seniors. Seniors are seeking passive recreation activities such as kite-flying, bird watching, fishing, and nature programming. Teens, on the other hand, are more likely to utilize their local hike and bike trails and are especially fond of high-adventure and extreme sports. Younger families are attracted to stroller friendly trails, playgrounds, and family friendly picnic areas.

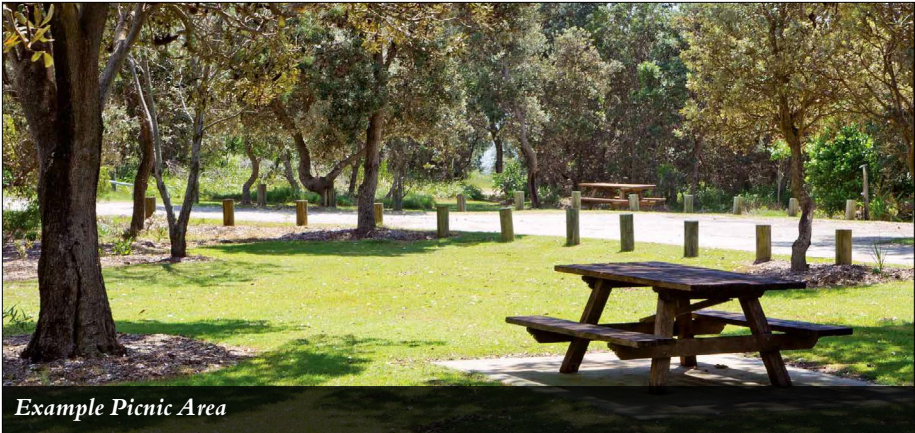
With the increase in both older and younger demographics, the meeting of accessibility requirements has become even more essential to park success. Oftentimes, parks and their facilities are not equipped to accommodate physically challenged visitors, and in turn, prevent their attendance.

Constraints

Attendance at regional parks is declining due to busy schedules. The single greatest barrier to Ohio’s participation in outdoor recreation has been, simply, a lack of free time. Oftentimes, parks are perceived as being too far away and the public doesn’t always know how easy getting to their local park can be. The more information the public has, the better.

The perception of clean, safe, and secure spaces is key. Aging infrastructure has been found to be problematic and often results in a poor perception of the park. Parks do not always have the necessary funding to properly maintain their existing structures or create new ones and typically prefer to retain and renovate an existing structure rather than build new.

Considering these trends, the Design Team has identified specific findings that would most successfully align with Master Plan goals for Quail Hollow Park as well as the Stark Parks Five-Year Plan and the Stark County Regional Zoning and Land Use Plan. For a detailed description of these findings, refer to Appendix B.



Example Picnic Area



Example Fishing Pier



Example Trail

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
Cuyahoga Valley National Park					
Mill Creek Park					
577 Foundation					
Allerton Park & Retreat Center					
Silvermont Park					
Stan Hywet Hall & Gardens					
Malabar Farms					
Punderson State Park					
Beechwood Farms Nature Preserve					
Historic Oak View County Park					
Shelburne Farms					
Weir Farm National Historic Site					
Thomas Wolfe Site					
Porcupine Mountains Wilderness State Park					
Quailcrest Farms					
Case-Barlow Farm					
Deep River County Park					
Saint-Gaudens National Historic Site					
Strawbery Banke Museum					
Riker Hill Art Park					
Chicago Parks					
	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree



History Theming



Art Theming



Nature Theming



Farm Theming

Park Themes

Across the selected benchmarks, park themes commonly included Art, Nature, Farm, and Garden. Successful benchmark projects seemed to contain multiple, if not all 4, of the primary theme elements. When used together, each one theme seems to strengthen the next. All four of these themes have potential to be incorporated into the Master Plan and programming at Quail Hollow Park.

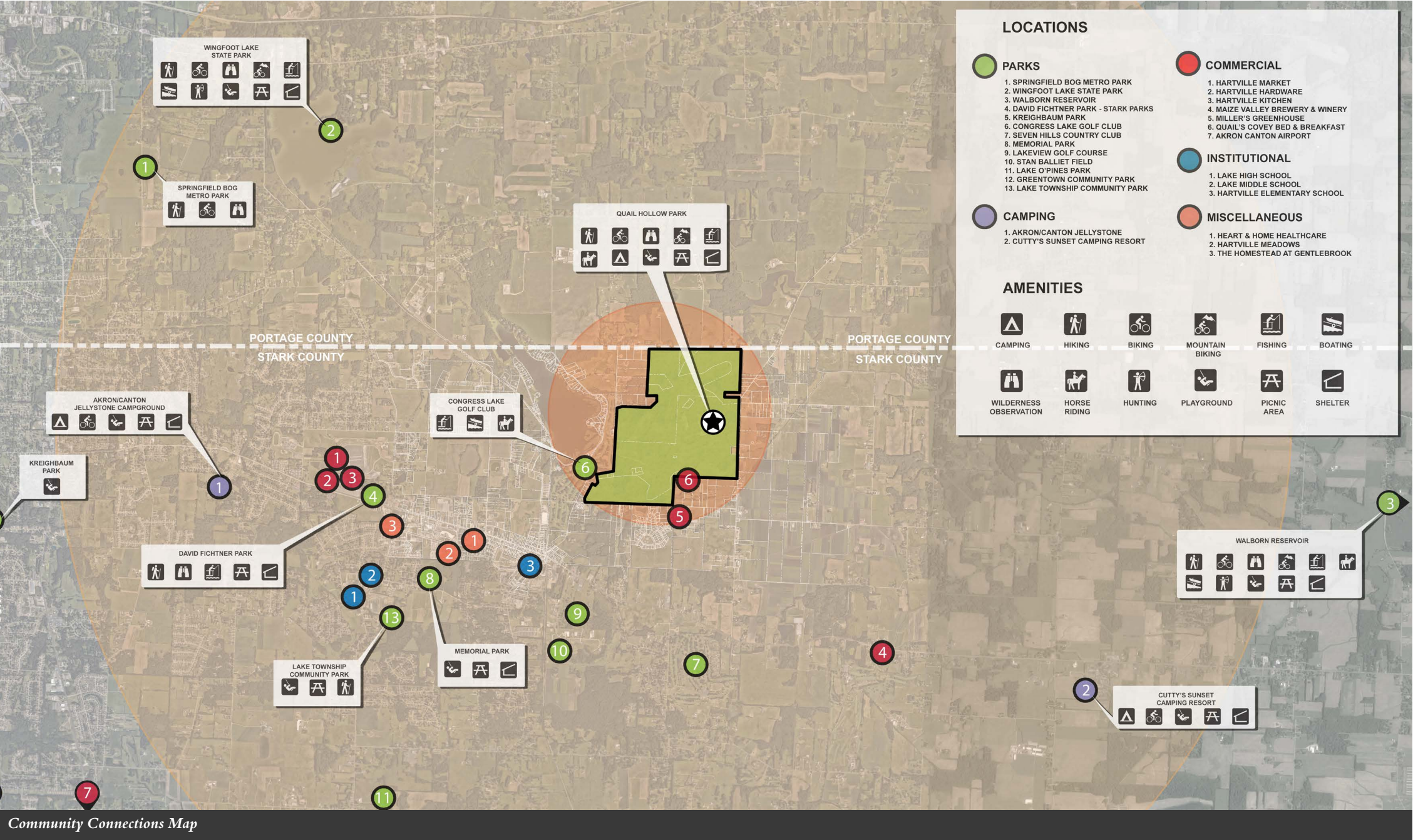
- History: Acknowledge and celebrate the story of the land, structures, and surrounding region. Create experiences that bring guests into the lives and home of the Stewart family.
- Nature: Utilize the existing features of the site to enhance placemaking and tell the park's story. Incorporate sustainability, gardening, nature education, climate change, and environmental conservation.
- Art: Incorporate multifunctioning installations. Visually engaging pieces may also act as playful seating, lighting, or wayfinding elements. Art theming can be easily incorporated into any of the three additional selected themes. Create park experiences that offer a look at nature through an artist's lens.
- Farm: Works hand-in-hand with Nature and History theming in the context of Quail Hollow. Incorporate gardening, sustainability, historical context and education through hands on experiences.

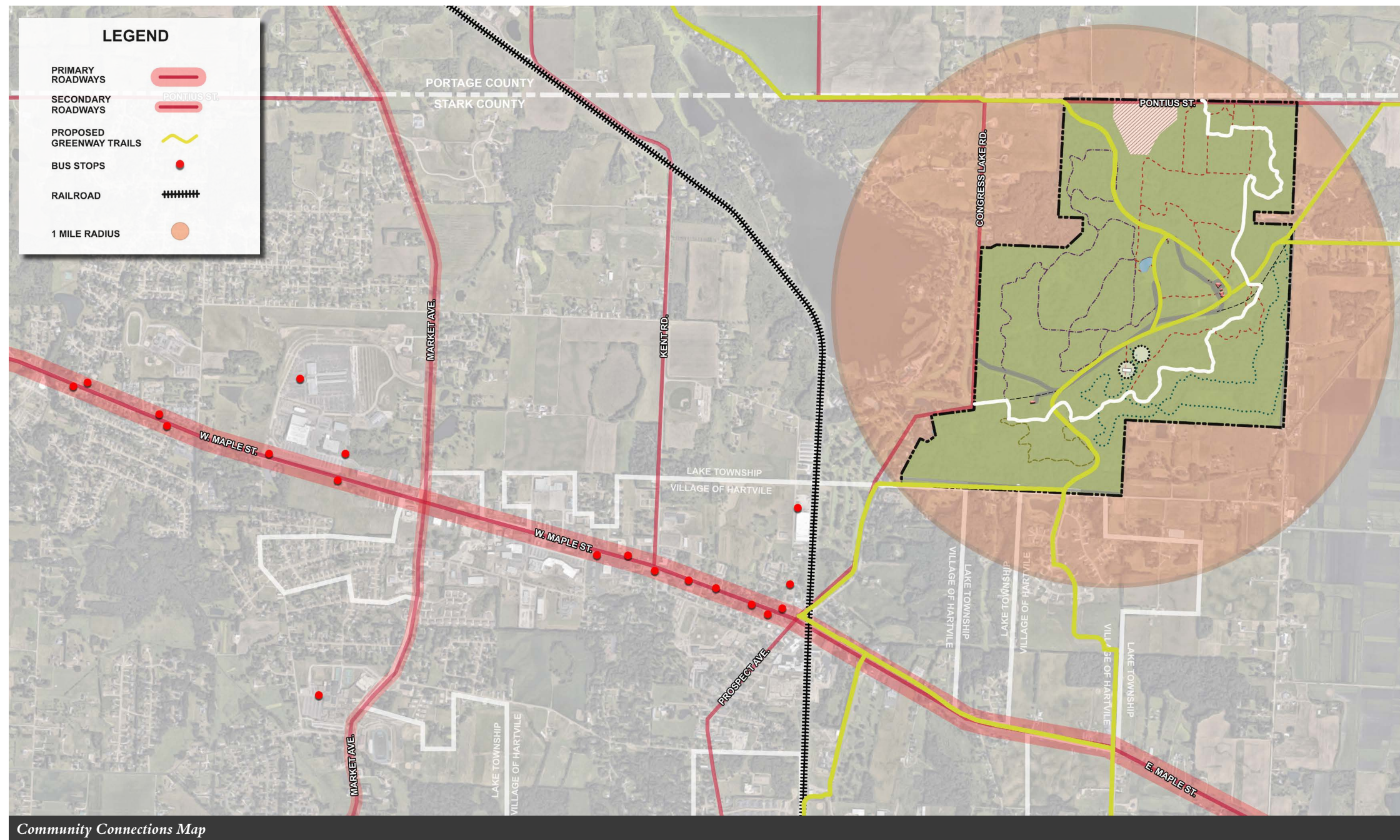
Community Amenities

As part of the needs assessment the Design Team looked outside of the Quail Hollow Park boundaries to identify community assets. These assets were identified not only to avoid duplicating regional amenities within Quail Hollow Park, but also to find the community’s most desired assets and explore ways to connect Quail Hollow Park to those assets moving forward.

Regional amenities were quantified into five categories: Parks, Camping, Commercial, Institutional, and Miscellaneous amenities. Due to the regional draw of visitors to Quail Hollow, regional amenities were analyzed within a five-mile radius of the park.

From the Design Team’s extensive stakeholder and public outreach, a handful of existing regional amenities were identified as needing a future connection to the park. These amenities included: Lake Township High School, Hartville Kitchen, David Fichtner Park, Stan Balliet Field, Winged Foot State Park, Hartville Meadows, Gentlebrook Event Center, and Downtown Hartville.





Community Connections

Transportation connections were also investigated in the region to determine how Quail Hollow is connected to the surrounding community. Currently, there is only one entrance or exit into Quail Hollow Park via the main park drive on Congress Lake Road. Though there are roads surrounding the perimeter of the park on all sides, there are no other vehicular connections. In addition, there are limited existing trail connections into the park from the community. The Buckeye Trail is the only designated connection, but oftentimes, it includes major roadways as a means of connecting the park and the Village of Hartville. Due to the rural character of the region, there are limited sidewalks on many of the roads in the area. Even within town, sidewalks are limited to a few main streets. Both Stark Parks and Portage County Park Districts have future Greenway Trail Plans that connect regional trails to Quail Hollow Park, but none of these trails exist today. SARTA, the Stark Area Regional Transit Authority, does run bus service into the Village of Hartville along State Route 619, via bus route 112, but this service does not extend to Quail Hollow Park. Though a regional asset, Quail Hollow Park is isolated from the surrounding community.

The Buckeye Trail is an almost 1,444-mile hiking trail that meanders through Ohio both on and off road. Several sections of the trail cross Stark County, including the section from Akron that primarily uses the Towpath Trail, and a section that passes into the County near Hartville. This trail is managed entirely by a non-profit organization and volunteers.



Public Forum #2 - Presentation

PUBLIC ENGAGEMENT

As Quail Hollow Park is a critical asset to the local community and has so many involved stakeholders and users, Stark Parks made a commitment to extensively engage the community and various stakeholders as well as Stark Parks staff to provide a well-rounded view of current needs and future desires. The Quail Hollow Volunteer Association and Herb Society provide programming at the park and significant manpower to maintain the property. The Cleveland Area Mountain Bike Association and the Ohio Horseman’s Council provide support to maintain the trails. Community institutions, adjacent land owners, descendants of the Stewart Family, and park enthusiasts together with the volunteer organizations, create a large stakeholder group with complex interests. Ensuring that stakeholders had meaningful opportunities to participate in the design process was critical for long-term commitment to support the park.

Public and stakeholder outreach was a consistent focus throughout the master planning process, from November 2016 through May 2017. The various forms of outreach included: an online and paper public survey, two interactive public forums, and multiple stakeholder and Stark Parks staff interviews. The following summarizes the major public outreach efforts discussed above.

Public Survey

The Design Team created a concise, two-page public survey that was distributed online via Stark Parks and various stakeholder websites as well as in paper format and distributed through the local community. The focus of the survey was to establish why existing users frequent the park, what improvements would make them increase their use of the park and which amenities would they like to see improved or added in the future. The survey ran from January 6th, 2017 until March 31st, 2017 and received 98 responses. The most eye-opening result of the survey was that about half of the respondents were from users outside of the immediate Hartville area. Responses came from all over Northeast Ohio including: Stark, Summit, Portage, Medina, and Cuyahoga Counties. This result reinforced that fact that this park is a regional draw for many and needs to be promoted as a regional asset in the future. Many of the outcomes from the survey mimicked the needs and desires expressed by stakeholders, Stark Parks staff and the public during the public forums. The results expressed the desire for natural exploration and historic preservation. Key takeaways from the public survey results are further detailed in this section. The Design Team used this feedback to help shape what amenities were included within the Quail Hollow Park Master Plan. The full results of the public survey can be found in Appendix B.

NEEDS ASSESSMENT

Quail Hollow Park Master Plan - Community Survey

Instructions: You are asked to participate in this survey to help guide Stark Parks develop a Master Plan that will enhance your experience at Quail Hollow Park. **Please return surveys to Stark Parks at 5300 Tyner St NW Canton, Ohio 44708, Attn: Mindy Christy or email to Stefanie Smith at ssmith@domokur.com.**

1. How often do you visit Quail Hollow Park?
☐ Once a week ☐ Once a month ☐ Once every couple months ☐ Once a year ☐ Never

2. Who do you bring with you to the park? (Check all that apply)
☐ Children ☐ Spouse/Significant Other ☐ Dog ☐ Friends ☐ I generally come alone

3. Why do you visit the park? (Check all that apply)

☐ Social Event (Xmas at the Hollow, etc.)
☐ Exercise/Jog/Walk
☐ Mountain Biking
☐ Horseback Riding
☐ Playground

☐ Group or Individual Tent Camping
☐ Large Group Events (Picnic, Reunion, etc.)
☐ Experience Nature
☐ Visit Nature Center
☐ Other: _____


4. Please rate the need for enhancing/adding the following amenities to Quail Hollow Park. Circle your choice from 1 (Not Needed) to 4 (Most Needed). Then rank your top **three** most needed amenities to the right.

	Not Needed		Most Needed		Top Priority
Bathrooms	1	2	3	4	_____
Children’s Play Equipment	1	2	3	4	_____
Community Garden	1	2	3	4	_____
Expanded Fishing Pond	1	2	3	4	_____
Group Camping (Primitive/tent)	1	2	3	4	_____
Handicapped Access	1	2	3	4	_____
Lighting	1	2	3	4	_____
Nature Center Improvements	1	2	3	4	_____
Park Cleanliness	1	2	3	4	_____
Parking	1	2	3	4	_____
Security	1	2	3	4	_____
Social Activities/Events	1	2	3	4	_____
Outdoor Shelter	1	2	3	4	_____
Trails (Walk, Mountain, Equestrian)	1	2	3	4	_____
Trailheads	1	2	3	4	_____
Trail Signage (Walk, Mountain, Equestrian)	1	2	3	4	_____
Update Manor House	1	2	3	4	_____




5. There are three homes within the park, the historic Manor House, Little House and Levitt House. The Little and Levitt homes currently sit empty. How could these homes be utilized in the future? (Check all that apply)

☐ Live-in Artist Residence
☐ Stark Park/Non-Profit Org. Offices
☐ Nature Center

☐ Rental Facility (Weddings/Events)
☐ Day Care Center
☐ Other: _____



Page 1



Community Survey

Quail Hollow Park Master Plan - Community Survey

6. Would you like to see a multi-purpose trail (walk/bike/run), similar to the Towpath Trail, added to the park?
☐ Yes ☐ No

7. Today vehicular access to the park is limited to one entrance/exit point on Congress Lake Road. Which of the improvements listed below do you believe would best improve park access?
☐ Additional entrance/exit Driveway to Duquette Avenue NE
☐ Additional entrance/exit Driveway to Swamp Street NE
☐ Trailheads with trail connections to park along perimeter roads (Pontius Road, Swamp Street NE, Duquette Avenue NE)
☐ Current Access is Adequate

8. If the existing group camp site at Quail Hollow was opened to primitive (tent) family camping, would you be interested in bringing your family to camp at Quail Hollow?
☐ Yes ☐ No ☐ N/A

9. Stark Parks is interested in expanding programming and social events at the park. What cultural and/or recreational programs interest you the most? (check all that apply)

☐ Arts and Music
☐ Farming
☐ Gardening
☐ Regional Heritage/History
☐ Seasonal Events (i.e. Halloween or Xmas)

☐ Environment/Nature Education
☐ Fitness Programs (i.e. 5k run/walk)
☐ Summer Day Camps
☐ Active Adult Programming
☐ Other: _____

10. What do you use as your primary source of information regarding Quail Hollow events?

☐ Word of Mouth
☐ Stark Parks Newsletter/Website
☐ I generally don’t receive information

☐ Social Media (Facebook, Twitter, etc.)
☐ Local Newspaper (Canton Rep., ABJ, etc.)
☐ Other: _____

11. Do you generally feel safe when visiting Quail Hollow? If no, please explain why not.
☐ Yes ☐ No, Explain: _____

12. Your gender: ☐ male ☐ female

13. Your age:

☐ 17 or younger ☐ 25-34 ☐ 45-54 ☐ 65-74


☐ 18-24 ☐ 35-44 ☐ 55-64 ☐ 75+

14. Where do you reside?




☐ Hartville ☐ Lake Township ☐ Marlboro Township ☐ Greentown

☐ Uniontown ☐ Suffield Township ☐ Randolph Township Other: _____

15. Other Comments: Please express any other thoughts or concerns you may have.



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Public Forum 1

January 10th, 2017: Carriage House – Quail Hollow Park

The first public forum was held on January 10th, 2017 at the Carriage House in Quail Hollow Park from 6:00 to 7:30 pm. The forum had 32 engaged participants, which was a great turnout considering the time of year and weather. Each had the opportunity to voice their opinions about the master plan by interacting with the project team and Stark Parks staff in various ways. The forum was conducted as an open house format that included a brief overview of the project followed by the public visiting five interactive stations: park theme, trails and connections, park amenities, programming, and building and infrastructure. Each station had members of the consultant team and Stark Parks staff present to answer questions and gather feedback. Comment cards were also distributed to the participants at each station so additional feedback could be gathered. The public had the opportunity to select their favorite park themes by placing stickers on themed boards, draw their ideas for additional hiking trails within the park on existing park maps, suggest additional programing ideas to Stark Parks programming staff, and to interactively vote on various park amenities ideas via a power point presentation.

The results of this meeting provided a plethora of information to aid the Design Team when developing master plan recommendations. The results from the park theme station expressed an overwhelming desire from the public to keep the park’s natural and historic preservation theme moving forward. These selected themes were in line with the desires of the stakeholders and Stark Parks staff as well.

Feedback from trail and connections table generally centered around two major topics: trail network preservation within Quail Hollow as well as signage and wayfinding issues along the existing trail network. Many people stated that they were frequent users of the parks trails and loved the natural aspects of the park. Some were interested in expanding hiking trails within the park and connecting those trails to the perimeter of the park, which does not exist today. The Design Team expressed the need for balance within the park between the various trail networks and environmentally sensitive areas, as the park is home to many unique habitats. Trail closures were suggested by the Design Team to the participants during the forum that would protect fragile habitat but also reduce wayfinding issues along the trails and most people were in agreement with the suggestions. The team also mentioned that trail signage and wayfinding upgrades were a top priority of Stark Parks.

Due to the size and number of existing amenities with Quail Hollow, the Design Team determined that the best way to gather feedback on future park amenities was to allow for interactive voting during the public forum. 32 people participated in the interactive poling and were shown their results in real time at the forum. Each participant was handed a remote controller and asked to vote on whether each amenity that was presented via a power point presentation was desired in the future or not. 14 questions were asked in total. The results to each is included in Appendix B.

The programming table was staffed by Stark Parks programming and ranger staff and was designed to allow participants to ask questions of the staff and allow for future programming suggestions at Quail Hollow. Many of the programming

suggestions centered around trails and outdoor exercise including: organized trail runs, exercise classes, and mountain bike rides. The complete list of programming suggestions is included in Appendix B.

The building and infrastructure table focused on the five existing buildings within the park, four of which are historic, and gathered the public’s thoughts as to what each of these buildings should be used for in the future. Overwhelmingly, the public desired that the Manor House remain historic and allow for more historic tours. The other homes (Levitt, Little, Carriage and Caretaker Homes) included a variety of suggestions from a bed and breakfast location to an artist retreat, rental space, or an artist workshop.



Public Forum #1 – Presentation



Public Forum #1 – Interactive Voting Session



Public Forum #1 – Park Theme



Public Forum #1 – Park Theme

Public Forum 2

April 12th, 2017: Lake High School Cafeteria
The second public forum was held on April 12th, 2017 at the Lake High School Cafeteria from 6:00 to 8:00pm. The forum had approximately 30 participants in attendance from in and around the greater Hartville area. This forum began with a 30-minute presentation to the public that detailed past public involvement results and the draft Quail Hollow Master Plan. Due to the various aspects and amenities within the park, as well as the many different users of the park, questions and comments were segregated into four breakout tables: park overview, focus areas, trails, and buildings tables.

The park overview table was meant to collect general park questions and comments about elements not focused on at other tables (group camping, observation decks, etc.). Focus areas were defined as two areas, one around the historic Manor House and the other around the pond. Both contain significant nodes of activity within the park. The trails table addressed proposed trails within the park and linking community assets to the park via on-street or trail connections. Finally, the buildings table focused on each of the five existing buildings within the park and detailed their proposed future uses.

Each table was staffed with both the Design Team and Stark Parks representatives and allowed the public a chance to ask questions and voice their opinions on specific topics of their interest. Comment cards were also handed out at the forum to allow for additional public comments.

Generally, feedback was positive. The public liked the natural theme of the plan and was happy with the preservation of the environment. The reconfiguration of the trail network within the park was generally seen as positive as well, in that it allowed for hikers to experience and explore more of the park. People liked the idea of a multipurpose trail that spans that park and connects to the park via the community connections posed at the forum. There was some concern over the width of some of the proposed trails and the proposed limestone material.

Regarding the future building uses, there was concern over the Caretaker House being renovated into public restrooms. Many people expressed that they would like to see the Caretakers House kept as is. But the public did like that the Manor House was being preserved and renovated for historic tours and that the Little House would be used as meeting space for the various volunteer organizations that support the park.



Stakeholder Engagement

Since Quail Hollow Park has so many different existing amenities and is such an asset to the local community, there is a broad list of stakeholder and users that frequent the park. Stark Parks wanted to engage these different groups to get an accurate representation of what the park is today and where the park should go in the future. Throughout the months of November and December 2016, the Design Team and Stark Parks reached out to various stakeholders over multiple meetings. Stakeholders included: The Village of Hartville, Lake Township, The Lake Township Chamber of Commerce, The Quail Hollow Volunteers Association, Ohio Horseman’s Council, the Cleveland Area Mountain Bike Association, additional trail user groups and descendents of the Stewart Family, the previous owners of the park. Each stakeholder group gave their input on current issues and desires within the park as well as future needs. Throughout all of the various meetings consistent themes and desires emerged.

Below is a word cloud hilighting some of the more consistent themes.



Stark Parks Staff Interviews

The Design Team led an open discussion with Stark Parks staff to try and determine what the staff’s needs and concerns with the current park and their desires for the park moving forward. The team interviewed staff from all sections of Stark Parks including: naturalists, operations and management, park rangers, education specialists, marketing, and volunteer outreach. The information gathered from this meeting was critical in determining the future needs of Quail Hollow Park. All comments and documentation from Public Forum 1, Public Forum 2 and Meeting notes from each of the stakeholder meetings can be found in Appendix B.

EXISTING CONDITIONS ANALYSIS

Before beginning the design process, the Design Team visited the site multiple times to inventory, take measurements, and photograph the buildings, site amenities, trails, and site characteristics. The analysis reflects comments collected during the Stakeholder Meetings, Public Engagement Process, and Project Team Meetings as well as observations by the Design Team.

The Site Analysis diagram provides an overview of the overall site and its existing conditions as they relate to future development and potential park themes.

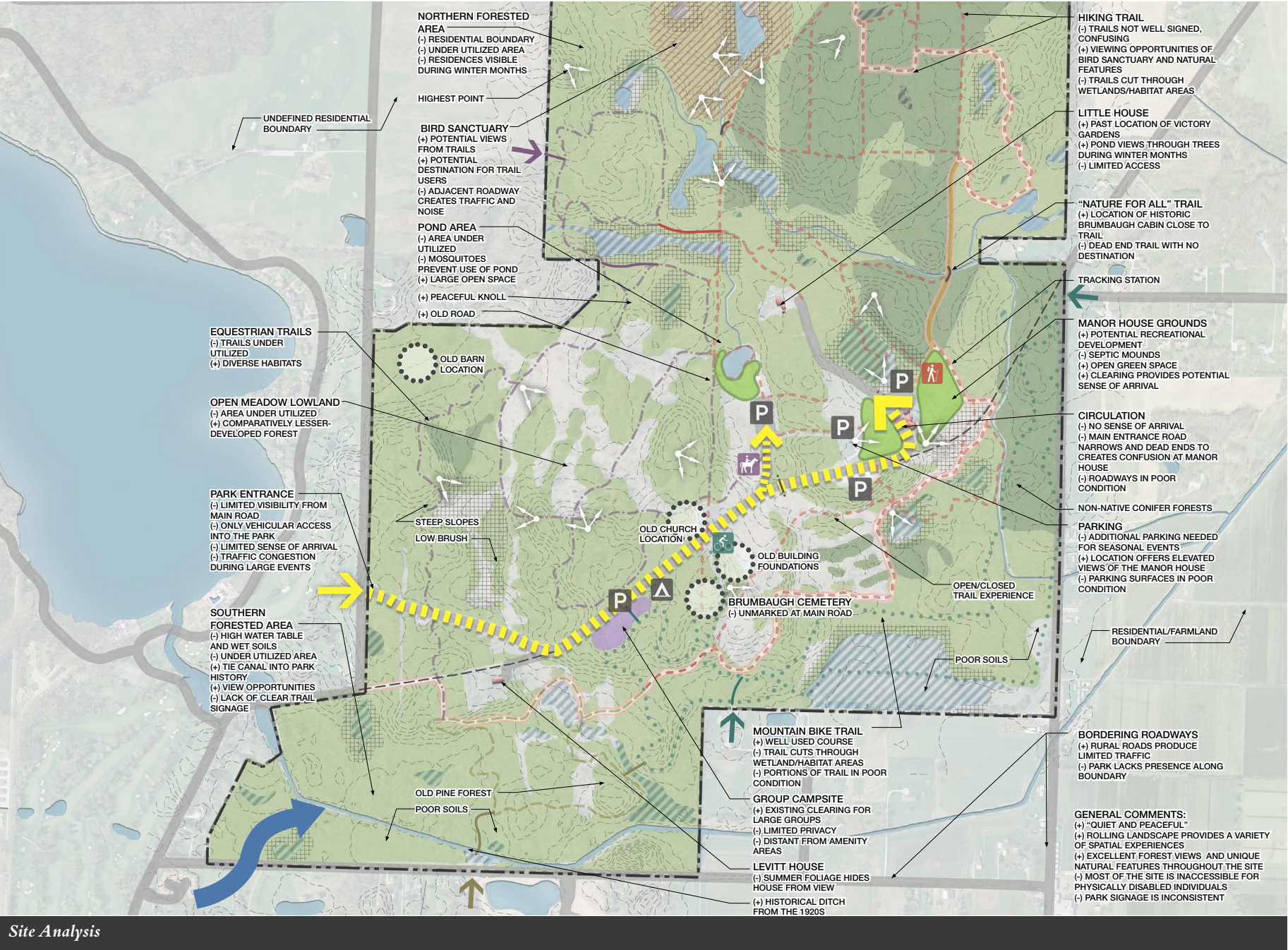
Site Organization

The park has two primary activity areas: the Manor House Area and the Pond Recreational Area. These areas are surrounded by a network of trails that serve a wide variety of users including walkers, trail runners, mountain bikers, and equestrians. While the park has a wide variety of historical, environmental, and recreational amenities to offer, many visitors are unaware of the opportunities.

Due to the rolling topography and forested areas, Quail Hollow accommodates a wide variety of activities that can function simultaneously without impeding one another. For example, a private event can be held at the Manor House while children play at the playground or mountain bikers skid along the single-track trails. On the other hand, this separation also isolates activity areas from one another, leaving most areas without a strong relationship to the rest of the park.

With the two primary activity areas unrelated to one another, the park struggles to create a clear identity. The park’s identity is divided between these two areas and further diluted by the additional park amenities and support areas. Without strong organizational principles and clear wayfinding, a sense of destination is missing.

Wayfinding is hindered by the roadway configurations and dispersed parking areas, limited views from the roadway to one’s destination, and a lack of clear and consistent signage. Due to the lack of wayfinding and multiple, unrelated amenities, it is unclear as to how one might proceed to best enjoy the area upon arrival at a primary activity area. For example, without knowing what the park has to offer, how should one approach the Manor House Area? Once within the area, how is it interpreted? How does a visitor understand how the Manor House Area might be enjoyed? The message today is ambiguous.



Park Amenities

While most park amenities are functional, many are inaccessible and fall short of the SCPD’s targeted standard of care. In a large part, this is simply due to the age of the park.

Behind the Manor House, a large sloped lawn extends behind the house into trees. This lawn provides open views from the house and offers an opportunity to host outdoor events. The adjacent rock garden and walls are currently being restored by the Quail Hollow Herbal Society. Once landscaped, they will add to the history setting of the Manor House. At the base of the hill, the croquet court was converted into an herb garden which is maintained by the Quail Hollow Herb Society. The gazebo and fire pit, both of which are in good condition, are located where the perennial garden use to be. The Manor House gardens are a popular location for visitors to rest and relax, take photographs, and perhaps enjoy a summer concert.

The existing pond at Quail Hollow is simply inadequate. It lacks aquatic life, the water quality appears poor and stagnate, and it does not fulfill the desires of park visitors as evident in the feedback received during the Master Plan process. The pond is fed by wetland areas and springs to the north and eventually drains to the southern wetlands. The shoreline does not support healthy, native vegetation, nor does it provide safe access to the water. The fishing pier is deteriorating and should be replaced.

Adjacent to the pond, open and shaded picnic areas provide overviews of the pond and are pleasant, but lack accessibility. The playground is outdated, does not meet current accessibility requirements, and should be replaced. The small, concrete basketball court is in fair condition, but is not used regularly.

The Group Camping Area accommodates approximately 30 campers and is conveniently located along the entrance drive. Grass parking, picnic tables, fire rings and a shed for fire wood are provided. Flat area is limited as most of the open area slopes from the west to the east. Privacy is limited due to the location. The closest restroom is the vault toilet at the Mountain Bike Trailhead which is approximately .25 miles down the road. Potable water is not available at the site, but could be accessed inside the Nature Center (.75 miles away).

Both the Brumbaugh Cemetery and the barn foundations are located south of the main entrance drive and hidden in the forest. Due to past vandalism, they are unmarked and somewhat difficult to find.

Access to public restrooms is a common issue across the park. Public access restrooms are limited to three, single fixture vault toilets – one at the Manor House Area, one at the Pond Area, and one at the Mountain Bike Trailhead. Two of these vaults are in fair condition, but lack full compliance with today’s accessibility requirements. The third is in poor condition and inaccessible.

Group gathering areas are limited. While there are pleasant places for informal picnics near the pond, behind the Manor House overlooking the lawn, and around the Manor House gazebo, these areas provide few tables and cannot accommodate large groups.

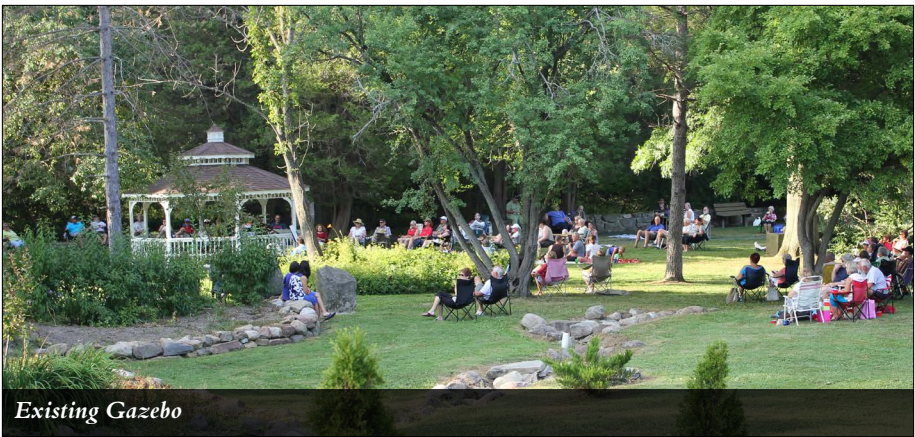
For more detailed analysis, refer to the Facility Inventory Sheets in Appendix B.



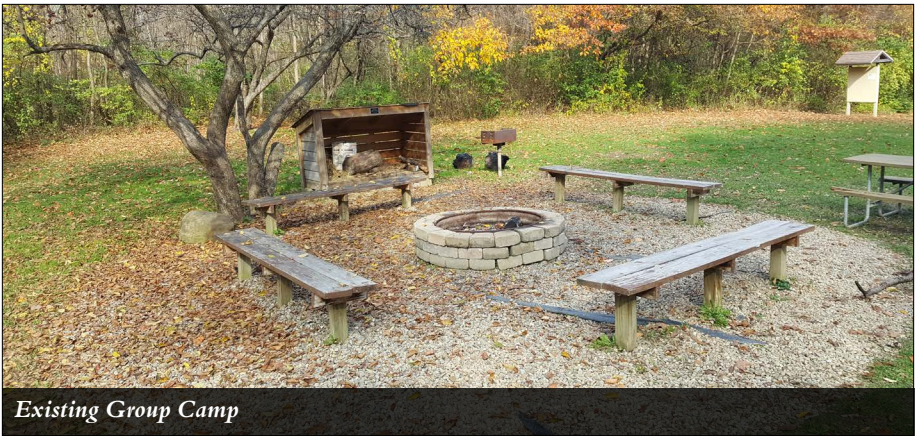
Existing Fire Circle



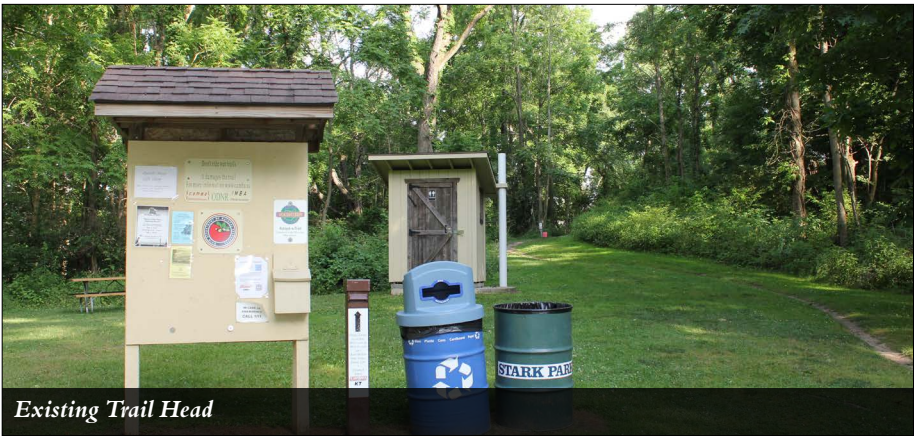
Existing Playground



Existing Gazebo



Existing Group Camp



Existing Trail Head

Buildings



Manor House

Manor House

The Manor House is the main building of the Stewart estate and is a free adaptation of the Greek Revival style white frame building, common to Lake Township. The original Rubright farmhouse, “the red, white & blue house,” was incorporated into the present-day structure and features shuttered windows, arched porches, classical pilasters, and multi-lighted French doors.

The interior of the home brings to life the dwelling of three generations of the H.B. Stewart family. The main floor contains a paneled library, formal dining room with hand-painted murals, comfortable living room, butler’s kitchen, a screened porch, and two public restrooms. The basement contains the historic Rathskellar, entrance porch, fruit cellar, dark room, flower room, and prohibition-era wine cellar, in addition to the modern office suite and kitchenette located on the northern side of the building. The third floor housed the Stewart family’s sleeping quarters and contains six bedrooms, including one master bedroom, a sewing room and five baths.

The present-day Manor Home remains true to its 1930’s character. Nearly all of the original Stewart family living quarters, restrooms and living spaces remain as they once were. Many of these historic rooms, such as the Library, Dining Hall or Living Room are available to rent for meetings, weddings and group functions. On the main floor, there are two, single fixture restrooms that are available to the public during events. Self-guided tours are offered on Saturday and Sunday afternoons, during special events, or by appointment.



Carriage House

Carriage House

The Carriage House is located just north of the Caretaker’s house and Manor House. The architectural style aligns with that of the Manor House. Historically, the Stewart family used the building as an office, kennel, and garage for their carriages.

The main level of the Carriage house contains a large, open meeting room that is utilized as a Nature Center, an office, a single restroom, and support areas to care for the animals. The Nature Center offers programming for school groups, clubs, and individuals seeking an educational, hands-on experience. It houses live animals, nature displays, and an outdoor aviary that can be accessed behind the building on a lower level. The Nature Center is open Thursday, Friday, and Saturdays from 10 a.m. to 4 p.m., as well as Sunday afternoons, unless otherwise requested.

The lower level of the building now operates as a park maintenance facility that houses tools, machinery, and mechanical equipment. The upper level of the building houses the Stark Parks’ rangers’ offices and includes a kitchenette, and two flush restrooms. This space was formerly utilized as an employee apartment during ODNr’s management of the property.



Caretaker’s House

Caretaker’s House

The Caretaker’s House (also known as the Guest House or Maid’s House), is located just north of the Manor House and was formerly utilized as the servant’s quarters. Its architectural style also aligns with that of the Manor House.

The Caretaker’s House is currently being utilized by the Quail Hollow Volunteers Association as the Quail’s Nest Gift Shop. The store contains an assortment of gifts, gardening items, postcards, mugs, toys, and nature-related products. The store accommodates three open retail areas and a single flush restroom. The shop operates on Sundays between 1 p.m. and 4 p.m.



Little House

The Little House is located at the northern portion of the park along the main entrance drive. In 1931, the home was given to Cate Seiberling as a gift, following her marriage to Harry Bartlett II (Bart). She bred dogs that were housed in kennels directly adjacent to the garage, and during the war, the flower gardens were converted into “victory gardens” where vegetables were grown as a means of survival. They lived in the home with their two children until the death of Harry Sr. in 1938, when they moved back into the Manor House to be close to Bart’s mother, Minnie.

During multiple occupancies over its lifetime as a rental house, the Little House has acquired various small renovations, but remains true to its original character. The house contains a three-season porch, living room, dining room, kitchen, mudroom, and pantry on the main level. The second level contains the master bedroom and bath, three additional bedrooms, and two bathrooms. The basement is partially daylit and provides open area that could be utilized for storage. The house presently sits vacant on the property.



Levitt House

The Levitt House is located at the entrance of the park and was historically occupied by the Allen family, who were relatives of the Stewarts. The home was built on an old foundation and was intended to accommodate the manager of the proposed, but never completed, golf course.

The main floor of the home contains dining and living spaces, also with multiple fireplaces, a kitchen, bedroom, bath, and sunroom. The basement includes a two-car garage, rec room and ample storage space and the upper level contains two bedrooms and a shared bath, as well as walk-in closets. During ODNr’s management, the home was utilized as a private residence, but now sits vacant on the property.

Building Code and Regulatory Assessments

Code review is a critical component of the Master Plan design process. There are several different governing bodies that regulate park design both directly, such as the Ohio Administrative Code’s Division of Parks and Recreation, and indirectly, such as the Lake Township zoning regulations. Codes applicable to the Master Plan level design have been researched and documented in the Appendix to verify that known requirements are reflected in both the design recommendations and in the Opinions of Probable Construction Cost.

As the Master Plan for the Quail Hollow Park contains both new elements and renovations to existing historic elements, careful consideration was taken in researching the building, zoning, and health codes that may or may not be required. In cases where the governing codes are either unclear or are anticipated to evolve in the near future, the Design Team has referenced the more definitive, and in some cases restrictive, guidelines to develop design recommendations. For example, the “Architectural Barriers Act Accessibility Guidelines; Outdoor Developed Areas” is currently required for federal projects and is anticipated for state and privately funded projects. Finally, where codes conflict, the most conservative approach has been recommended.

Building codes were developed to protect public health, safety, and general welfare as they relate to the construction and occupancy of buildings and structures. The 2011 Ohio Building Code (OBC) recognizes that a verbatim application of the code requirements for historic buildings would require significant alterations that would negatively impact the buildings’ historic character. As such, the OBC Chapter 34 – Existing Buildings provides a scoring system that can be utilized to balance non-conforming items with other requirements to meet the public health and safety requirements and still maintain the historic integrity of the buildings. Guidelines set forth by the Secretary of the Interior’s Standards for Rehabilitation (36 CFR 67) provide further recommendations for the restoration and rehabilitation of historic properties.

Treatment of Historic Properties

The Secretary of the Interior’s Standards of Treatment of Historic Properties will be utilized as a basis of design. The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect the historic fabric of the properties. Once a treatment approach is selected, the Standards provide philosophical consistency to the work. These Guidelines are advisory, not regulatory. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

- The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance, and repair. It reflects a building’s continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- **Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character).
- **Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property’s history, while permitting the removal of materials from other periods.
- **Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Source: National Park Service, U.S. Department of the Interior, Technical Preservation Services Standards: www.nps.gov/tps/standards.htm.

Recommended treatment approaches for Quail Hollow Park are based on the buildings’ historical significance, the description as documented by the application for the National Register of Historic Places, the physical condition of the buildings, and the proposed use.

The Manor House is the primary building on the estate. It is in fair condition with minimal alterations since the Stewart Family converted the original homestead to a country estate in the late 1920s. The building use is not expected to change and will be limited to historic tours, small group rentals, and occasional community events. Treatment should be guided by the Standards for Restoration and Guidelines for Restoring Historic Buildings. The Carriage House is also a secondary building that originally provided area for the Stewart Family for their carriage collection, dog kennels, offices, and small living area on the upper level. The building is in fair condition, but has been altered both inside and outside to accommodate the Nature Center, maintenance staff in the basement, and staff offices on the upper level. The plan proposes changing the use to provide a Welcome Center, a gathering room available for public use, and offices for Stark Parks staff. The exterior should be restored and interior renovation limited to greatest extent possible following the Standards for Rehabilitation and Guidelines for Rehabilitation.

The Caretaker’s House is a secondary building that originally provided living space for the family’s servants. The building is in fair condition. Alterations, such as removing the kitchen, have been made to accommodate the current use. Depending on final design decisions to be made during the Implementation Stage, this building may be utilized for historic tours or a public restroom. Interior walls should be maintained and the exterior should be restored to greatest extent possible following the Standards for Rehabilitation and Guidelines for Rehabilitation.

The Little House was a wedding present to Cate Stewart. The building is in fair condition and has been used as a rental residence. The proposed use as offices and meeting rooms will allow for the building to be restored per the Standards for Rehabilitation and Guidelines for Rehabilitation.

The site around each building is also important in defining the original historic character of the property. Landscaping, topography, viewsheds, and circulation will be retained. Modifications are recommended to ensure vehicular and pedestrian safety, accessibility, proper site drainage, and site usage. Treatment should be guided by the Standards for Rehabilitation and Guidelines for Rehabilitation.

Regardless of the treatment, code requirements need to be taken into consideration and should be designed to minimize material loss and visual change to the historic buildings.

Maintenance Recommendations

While the buildings at Quail Hollow are generally sound, many repairs and improvements are needed to stabilize the structures and prevent further deterioration. Recommendations address maintenance needs, alterations to meet current code requirements, and renovations to accommodate ongoing and proposed programming. The maintenance recommendations follow the guidelines set forth by the Secretary of the Interior’s Standards for Restoration and Rehabilitation (36 CFR 67). Per the descriptions provided by the National Register of Historic Places, the Manor House warrants Restoration while the Caretaker’s House, Carriage House, and the Little House warrant Rehabilitation. A summary of the recommendations is provided below with detailed recommendations for each building described within the Facility Inventory sheets.

Summary of Recommendations:

- Site: As areas around the buildings are important to the historic character of the site, recommendations focus on providing safe circulation paths for vehicles and pedestrians, accessible routes, and limited gathering spaces to accommodate wayfinding and Stark Parks programming.
- Exterior Building Envelope: Exterior repairs are needed to correct leaks, replace deteriorated materials, painted wood surfaces, and make some aesthetic improvements. Generally, they include waterproofing foundations, roof replacements, gutter replacement or repair, window replacements, repointing masonry, siding replacement or repair, etc... *Exterior repairs are a priority needed to stabilize the structure and prevent further decay.
- Interior: Interior work includes replacement or repair for all mechanical, electrical, and plumbing systems, repair or reconditioning of interior finishes, and renovations to accommodate proposed programming within the Carriage House and Caretaker’s House.
 - Public Health, Safety, and Welfare.
 - Per NPS recommendations, access to program areas includes, but is not limited to, new ramps, door hardware, and accessible restrooms. Where access cannot be provided without compromising the historic integrity of the building, such as second and third floors of the Manor House, interpretive signs and/or videos may be used to convey images and information for the inaccessible areas. At this point in time, none of the buildings nor restrooms meet current accessibility requirements.
 - Per the Ohio Building Code and the local Fire Department, life safety improvements will include, but not be limited to, the evaluation of egress routes and signage, alarm systems, and fire extinguishers.
 - The presence of Asbestos Containing Materials (ACM), Lead Based Paint (LBP), and Mold must be identified and remediated before any work can begin.

Inspection Report



13480 Congress Lake
Hartville, OH 44632

Prepared for: Ohio Department of Natural Resources
Prepared by: Apex Inspection Services, LLC
1700 West Market Street #112
Akron, OH 44313

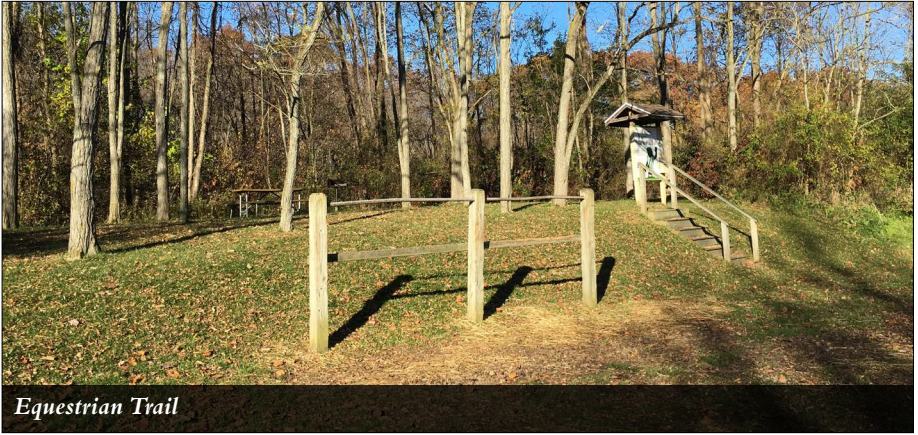
Trails

One of Quail Hollow’s greatest assets are the numerous trails that run throughout the park boundaries. The trails grant easy access to the public and allow them to experience and explore nature, wildlife, and the various natural ecosystems within the park. The park is home to many different types of trails, including: a paved interpretive trail (“Nature for All” Trail), mountain biking, equestrian and hiking trails, and thus attracts many different trail users. The 1,440-mile Buckeye Trail also snakes through Quail Hollow Park entering off Congress Lake Road, running behind Manor House, northward along the paved “Nature for All” Trail and out of the park along Pontius Road. The trails are frequented year-round by naturalist, photographers, hikers, runners, mountain bikers, equestrian riders, and cross-country skiers. Due to the variety of and access to the trails, many trail advocacy groups also utilize Quail Hollow including: The Cleveland Area Mountain Bike Association (CAMBA), the Ohio Horsemen’s Council (OHC), and the Quail Hollow Volunteers Association Cross-County Ski Club.

The existing trails are an extremely important asset for the park. Throughout the numerous stakeholder and public meetings conducted by the Design Team, when stakeholders were asked, “*What is the first word that comes to mind when you think of Quail Hollow Park?*,” their most common answer was trails.

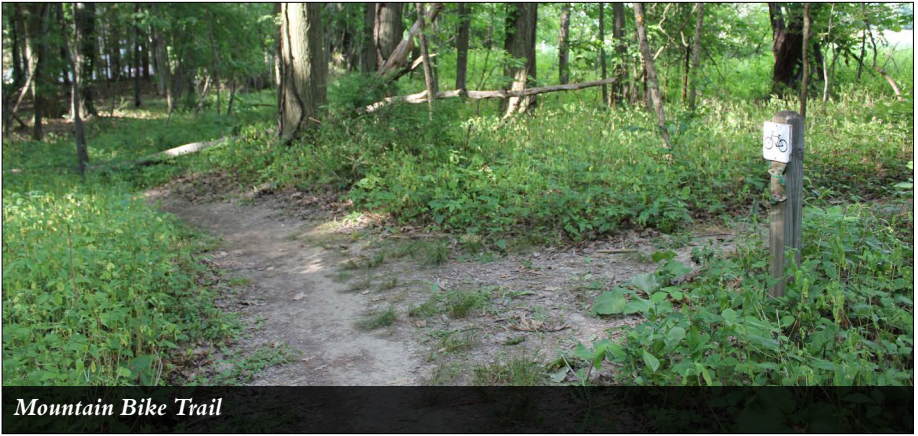
Equestrian Trail

The equestrian trail is 3.5 miles in length and is located at the western portion of the park. The trail begins at a trailhead just north of the entrance road, adjacent to the large parking lot and pond. Equestrians also have access to a shared use trail located in the southwest region of the park. This loop adds an additional mile of trail that is open to equestrians. The trails are used moderately by local equestrians and nature hikers.



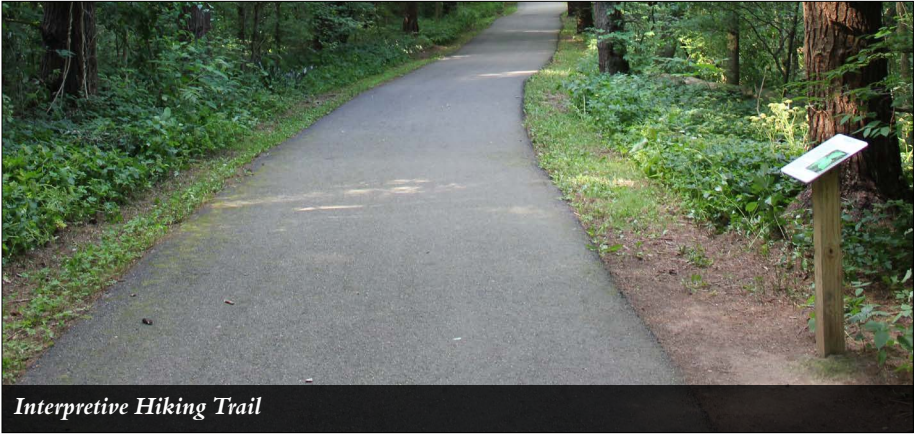
Mountain Bike Trail

The mountain bike trail is 3.2 miles in length and is located at the southeastern portion of the park. The trail begins at a trailhead just south of the entrance road, adjacent to the cemetery and historic barn foundations. This trail is used frequently by mountain bike riders and occasionally shared with hikers.



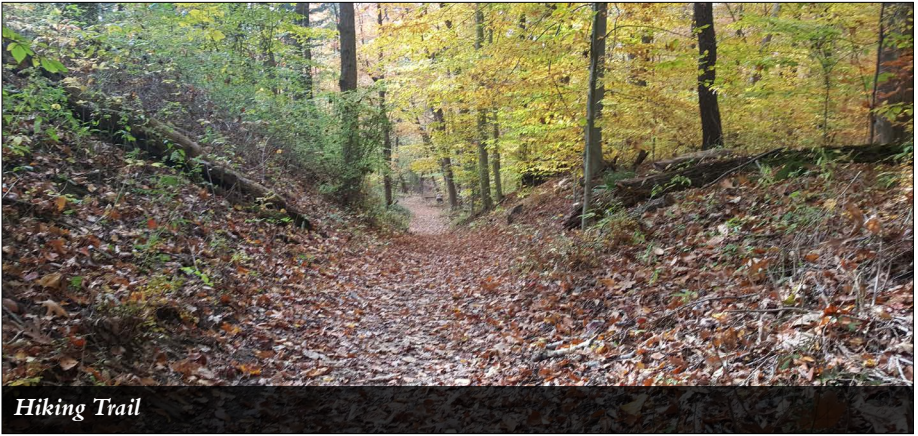
Interpretive Hiking Trail

The interpretive trail, also known as the “Nature for All” trail is .25 miles in length and is located north of the Manor House. Designed for visitors with physical challenges, this trail is an accessible, paved trail with interpretive and braille signage. An audio recording and brochures are also available to accompany the signage. This trail is heavily used by walkers, runners, families, and nature lovers.



Natural Hiking Trails

The hiking trail network begins at the east interpretive trail as well as the west, hillside parking lot and pond area. It contains a total of six-miles of trails that pass by the pond, bird sanctuary and various other natural features. The Buckeye Trail weaves throughout these trails as shown on the existing trails map. These trails are moderately used by walkers and nature hikers.



Existing Deficiencies

Though the trails are a wonderful asset, there are some deficiencies with the trails that were identified by the Design Team, Stark Parks staff and various stakeholders throughout the needs assessment.

Limited and/or Confusing Signage: There were many complaints during the stakeholder interview process regarding people getting lost within the park or that the signage was confusing. Existing signage is limited on most of the trails within the park and not up to Stark Parks design standards. Users were often confused as to what trail they were on and some could not find trails they were looking for. To compound the confusion, there are vague park maps at the trailheads that do not fully represent the trails that exist today.

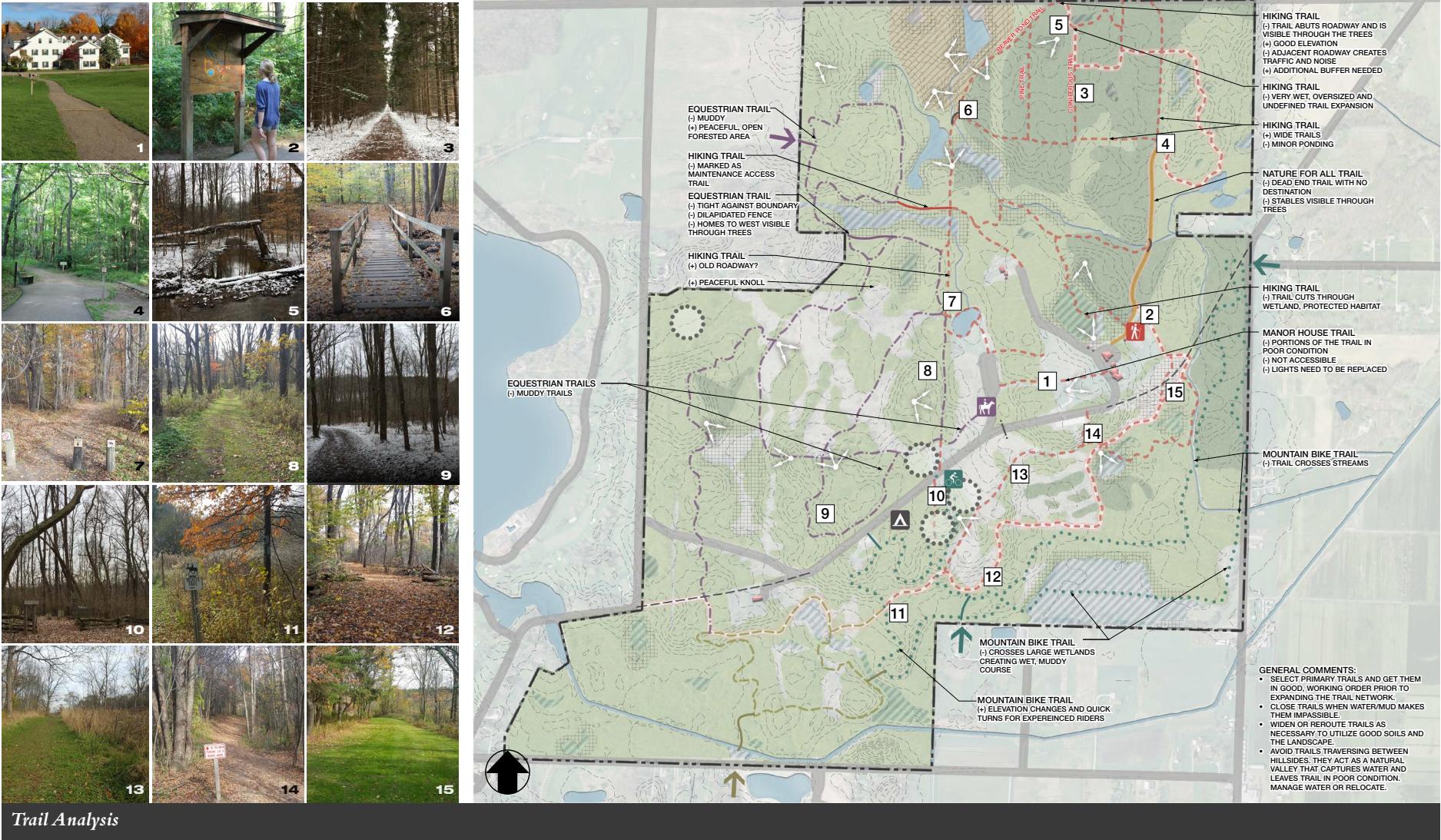
Excessive Number of Trails: Quail Hollow has many looping hiking trails, particularly in the northeastern park of the park that confuse users. Many are “man-made” foot trails that are not documented as official park trails. These trails are not signed and are generally not well maintained. Not only do these trails confuse, they have negatively impact many of the unique natural ecosystems within the park.

Trail Surface Conditions: In general, during the winter and spring, the trail surfaces deteriorate due to wet conditions. This is a significant problem for all trail types at the park. When the surfaces start to erode, compact, or collect water, trail users will sidestep the poor surface which eventually results in widening the trail and exasperating the problem at hand.

All trails benefit from routine maintenance. A trail assessment and repair worksheet should be created to identify maintenance projects, their locations, the nature of the problems, and a strategy for resolving each situation. Strategies to address poor trail surfaces may include regrading trails to maintain an adequate outslope, adding knicks or grade reversals, armoring trails with rock, adding culverts or bridges, or rerouting and reclaiming the damaged trails.

Trailheads: There are three existing trailheads within the park: one along the main entrance drive, one at the pond and playground parking lot and another just north of the Carriage House. These trailheads generally lack: appropriate signage and mapping, adequate parking (notably at the mountain bike trailhead and areas designated for equestrian parking), and adequate restroom facilities (current facilities consist of vault toilets that should be replaced as part of the Master Plan). Potable water is not available with the exception of faucets located within the Manor House and Nature Center buildings.

Exterior Connections: Although Quail Hollow Park is directly adjacent to the Village of Hartville and is surrounded by two lane roadways, the park is isolated. Particularly, in terms of trail connections. There is only one way into or out of the park and that is along the main entrance drive along Congress Lake Road. All trails within in the park are internal to the park and do not connect to the perimeter. The lack of trail connections, makes it difficult for all users to readily access the park.



Park Environment

Habitat

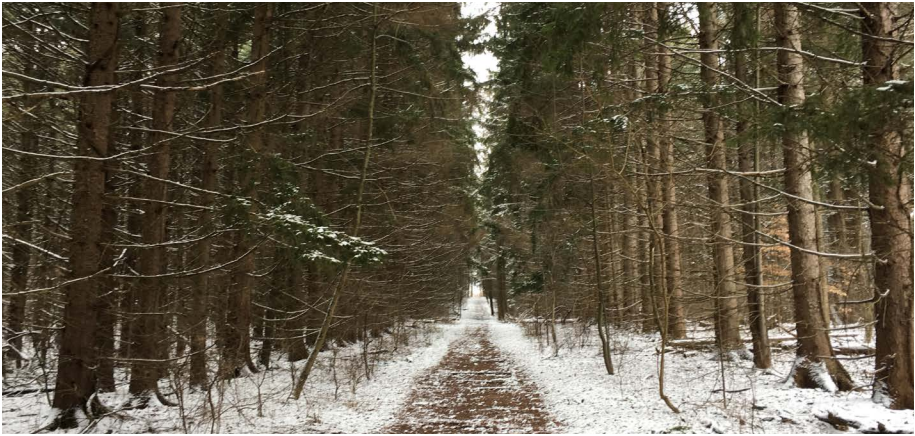
Quail Hollow is composed of coniferous forest, deciduous forest, grasslands/prairies, wetland, and vernal pools. Many of the vernal pools and wetlands areas are remnants of the glaciation which occurred over 10,000 years ago. As the glacier retreated, large pieces of ice would break off in depressions made by the glacier and melt creating these unique vernal pool and/or wetland areas. Walnut, hickory, and oaks woodlands dominant the deciduous forest while the coniferous forest is composed of white pines that were plants to replace old agriculture fields.

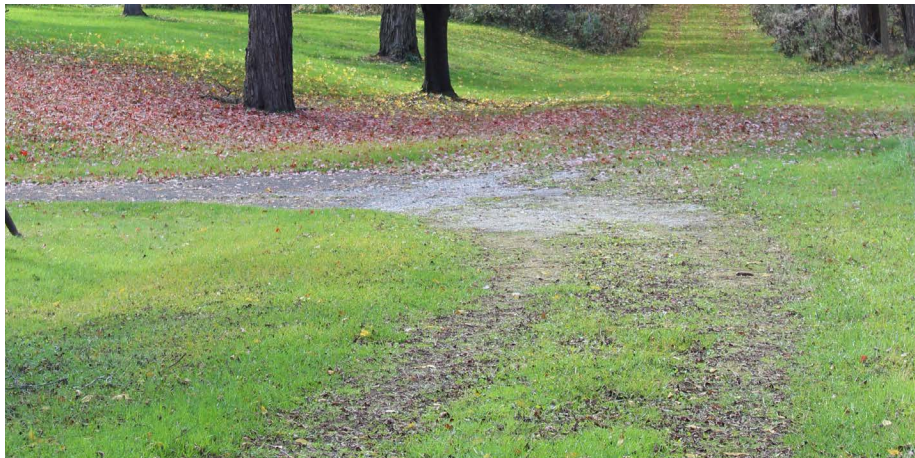
Topography

In addition to hydrologic features, the St. Lawrence Divide led to the unique topographic features that exist on-site today. Quail Hollow’s terrain varies from flat, open, green space, to rolling hills, valleys, and ravines that offer forested views of the park’s various natural elements. Although a detailed survey was not included as part of the Master Plan process, the topography information gathered by the Design Team was valuable in analyzing both existing conditions and proposed site elements.

Hydrology

Quail Hollow is separated by a hydrological feature known as the St. Lawrence Divide which separates the Great Lakes Basin from the rest of the Atlantic Ocean. This divide was created over 10,000 years ago during the movement of a glacier moving north towards Lake Erie. Wetlands and vernal pools can be found throughout the Quail Hollow area due to this glaciation. In general, water flows from the northern portion of the site to the south.





Roadways

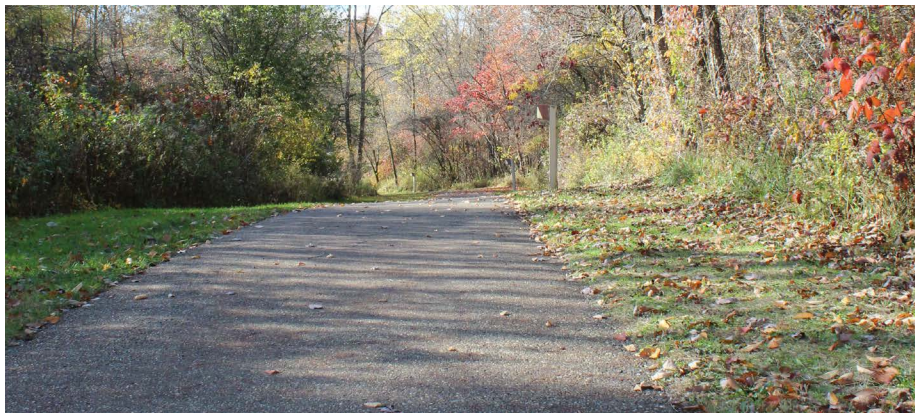
Quail Hollow is fortunate to have existing roadways on all four sides of the Park; Pontius Street NE along the north, Duquette Avenue NE along the east, Congress Lake Avenue NE along the west and Swamp Street NE along the south. However, the only entrance to Quail Hollow is located off Congress Lake Avenue NE which is a winding road that serves primarily residential traffic.

The entrance drive itself is asphalt and approximately 23 feet wide up to an existing “Y” in the road. Following the “Y” to the left is a drive that leads to the parking lot serving the pond and playground area. The drive is asphalt and it begins at a width of 23 feet that narrows to 20 feet at the very north end. Following the “Y” to the right is an asphalt roadway that is approximately 17 feet as it traverses to the Manor House complex. The asphalt roadway eventually narrows to 15 feet wide in front of the Carriage House. Regardless of width, each of these roads accommodates two-way vehicular traffic.



Just past the Carriage House there is a single lane limestone gravel drive approximately 12 feet wide that leads to the Little House. The Levitt House is accessed by a combination gravel and hardened surface material. As both buildings were historically used as private residences, the driveways are single lane and residential in nature.

Parking lots are dispersed throughout the site to serve each of the primary activity areas. In general, the number of parking spaces is adequate. Additional spaces are only required for special events such as Christmas at the Hollow.



The pond, playground area, and equestrian trailhead parking area provides an asphalt loop for cars to safely enter and exit the lot. Equestrian trailer parking is undefined and generally occurs along the grass shoulder of the drive.



The Manor House area is served by three parking areas: a limestone gravel parking lot located just west of the Great Lawn serves as the primary lot, a second limestone gravel parking lot located south of the primary lot that also serves as trailhead parking, and a small asphalt parking lot just north and east of the Carriage House. The small parking lot provides handicap accessible parking, parking for the Stark County Park Rangers, and small event parking for the Manor House area.

The overall condition of the limestone gravel driveway to the Little House, the two limestone gravel parking lots, and the gravel/hardened surface for the Levitt House all appear to be satisfactory with little to no rutting, bare spots or other indications of excessive wear and tear in need of immediate maintenance. The asphalt parking lots are in generally good condition. However, they appear to be near the end of their useful life as there are visual surface cracks and alligator cracking that are indicative of long term weathering of the surface course. There are some areas in need of repair that were visually noted during initial review, but the repair areas appear to be primarily surface degradation and not a structural issue.

The asphalt roadways appear to be near the end of their useful life and have possibly moved beyond just replacing the surface course. The pavement is showing signs of both surface degradation but what appears to be structural issues that will likely require some full depth repairs prior to resurfacing. A more in depth investigation of the pavement condition through the use of pavement cores is recommended to provide the required information to address the current roadway conditions.

Utilities

Sanitary System

Currently there are two known on-site wastewater treatment systems, one serving the Manor House area (Manor House, Caretaker’s House, and Carriage House) and another serving the Little House. While there were no records provided or known to exist when we contacted the Stark County Health Department (SCHD), it is anticipated that there is an existing on-site wastewater treatment system that serves the Levitt House.

The Manor House area on-site wastewater treatment is provided by a Mound System. Sewage from the Manor House, Caretaker’s House and Carriage House flow to a pump station located west of the Carriage House. From the pump station, sewage is pumped up to the Mound System for on-site treatment. The Mound System was proposed in 2003 and subsequently approved by the Ohio Environmental Protection Agency. Based on information provided by the SCHD, there are have been no known or reported instances of violations or problems with the Mound System.

The Little House is served by a system installed in 1991. The on-site wastewater treatment includes a home aeration biological system with the discharge to a nearby stream. Based on visual observation it is anticipated that the Levitt House is served by a conventional on-site wastewater treatment system consisting of a septic tank and traditional absorption (leach) field. Based on information provided by the SCHD, there are have been no known or reported instances of violations or problems with either on-site wastewater treatment system serving the Little House or the Levitt House.

Water System

There is currently a single water well serving the Manor House area (the Manor House, Caretaker’s House, and Carriage House). The water is pumped from the well to the Carriage House, where the well water undergoes a series of treatment processes including filtration, softening and chlorination before the water is stored in pressure tanks for use upon demand. The water is tested and there have been no violations or any indications of water quality issues.

While no records were found regarding water service for the Little House and Levitt House, the assumption is that both Houses are served with their own individual water wells. As with the Manor House complex, there are no known water quality issues with the water wells serving the two structures.

Fuel System

Heating for the five buildings at Quail Hollow is provided through the use of propane fuel. There are propane tanks for each facility at Quail Hollow and there have been no known issues or concerns with the current furnaces used to provide heat for the buildings.

Electrical System

For electrical service, Quail Hollow is served by Ohio Edison, a division of First Energy. Based on conversations with Stark County Park Staff and the various stakeholders interviewed during the Master Plan process, there have been no issues or complaints on the reliability of the service either within individual buildings or within the entire park.



Existing Park Utilities



Existing Park Utilities

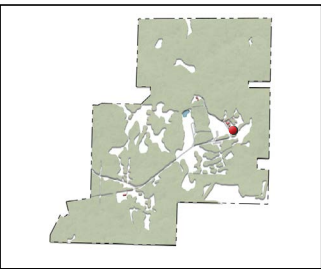
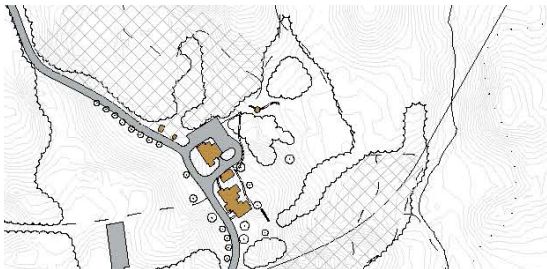


Existing Park Utilities

FACILITY INVENTORY AND ANALYSIS

The Facility Inventory includes an overview assessment and rating for each existing building, site amenity, and proposed element within the park. The inventories reflect the existing conditions analysis as well as comments collected during the Stakeholder Meetings, Public Engagement Process, and Project Team Meetings. The ratings establish objective measures that helped inform project prioritization and the implementation strategy. Objectives included stakeholder and park priorities, historic value, condition of the amenity, accessibility, and potential cost. The full Facility Inventory reports and the Benefit Analysis are included in the Appendix

MANOR HOUSE - EXTERIOR



Description: The former H.B. Stewart family home, located at the heart of the park, adjacent to the Store and Carnage House. The house is an adaptation of the Greek Revival style, featuring corner pilasters and heavy entablatures with gable-end returns.

Opportunities:

- + Restore the manor to reflect the character of the 1930s.

Constraints:




- Ongoing maintenance will be required

Assessment:

- The existing brick foundation walls should be re-pointed where necessary after visual inspection. Mortar color and strength need to conform to the existing mortar beds to ensure no cracking occurs.
- Where brick needs to be replaced, brick units need to match existing in color, size and texture.
- Other brick elements, such as fireplace chimneys to be repointed or replaced as necessary and consistent with methodologies for all other brick.
- Careful visual inspection of the exterior wood siding will determine if repair or replacement is necessary. Repair should be limited to cracks, limited deterioration and holes. Water damage should be carefully cut out and replaced. If replacement is required, the new siding needs to match the existing in material, profile, dimensions, texture and color.
- Window replacement can be considered on two levels: Windows on the main elevation of the structure will be replaced with historically correct windows that match existing in every aspect. Windows on all other elevations should match the existing windows in style, but do not need to be exact matches.
- Repair existing shutters where possible. If replacement is necessary, they are to match existing in size, style, material and color. Confirm if all window locations had shutters.
- Although it appears that the current roof is not the original historic roof, any roof repair and/ or partial replacement should be considered in a way to maintain a consistent appearance. If wholesale replace of the roof is considered, additional research should be conducted to help determine the original roof material and color.
- Repair and/or replace existing gutters and downspouts where required. Any new gutter or downspout to match existing in shape, size and material.
- Exterior fire stair is not historic, but may be required per the local fire department.




Assessment Attributes:

- Safety & Access - Most exterior building spaces lack ADA accessibility.
- Quality - Exterior improvement required to avoid structural degradation in the future.
- Usable - Exterior is functional, but will require ongoing maintenance.
- Historical Value - The Manor House is essential to the park's history.




February 17, 2017

Stark Parks | Quail Hollow Master Plan



HERB GARDEN



Description: The Herb Garden is located behind the Manor House, adjacent to the rock garden, gazebo and group fire pit.

Opportunities:

- + Allow public participation in maintaining and harvesting crops from the gardens.
- + Utilize crops in harvest/garden shows and farmer's markets on-site.
- + Host cooking/art/gardening workshops in the garden.
- + Possible location for outdoor wedding ceremonies.
- + Implement interpretive signage.

Constraints:

- Though it is loved by many, the herb garden is not a historic feature.
- The public has not always been respectful of the gardens in the past.

Assessment:

- Safety & Access - The garden was not designed to meet accessibility guidelines.
- Quality - The herb garden is in good condition, but will require minimal work to restore the plantings to their original state.
- Usable - The garden contains minimal barriers for use.
- Historical Value - Although the garden is not actually a historic feature, it is perceived with moderate historic importance by stakeholders and the surrounding community.



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Stark Parks | Quail Hollow Master Plan





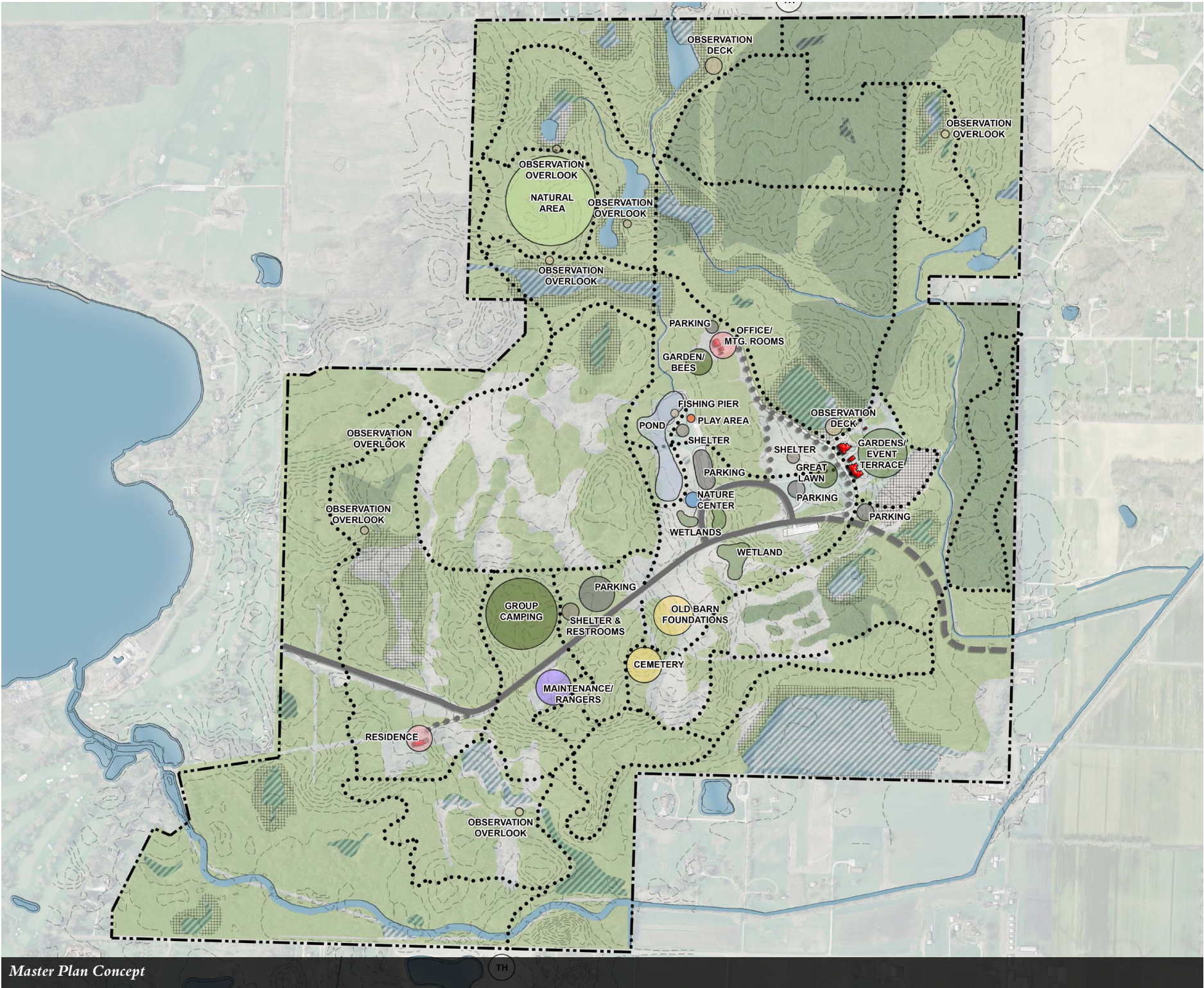
MASTER PLAN

OVERVIEW

The master plan emphasizes the natural and historical significance of the site and the surrounding region. Historically, the site has evolved over time and is part of a continuum of change with a past, a present, and a future. Fully implemented, the master plan strives to reveal and celebrate each of these layers, and to tell the stories that uncover the sequence of our lives. Local residents and tourists alike cherish the park as it has become a node for the celebration of history and ecology.

Quail Hollow Park should continue its celebration of history and connection with nature, while also improving its ties to the local and outer lying communities that wish to experience what the park has to offer. Quail Hollow is, and should continue to be, a place where visitors can be with family and friends, be closer to nature, improve their mental and physical health, learn about the history of the region, and gather for informal or formal social gatherings.

This plan is intended to create excitement and build public support by conceptually illustrating how the park could function, outline opportunities for historical and environmental outreach, and provide guidance as opportunities are studied in further detail during the implementation phases.



Master Plan Concept

TH

DESIGN AREAS

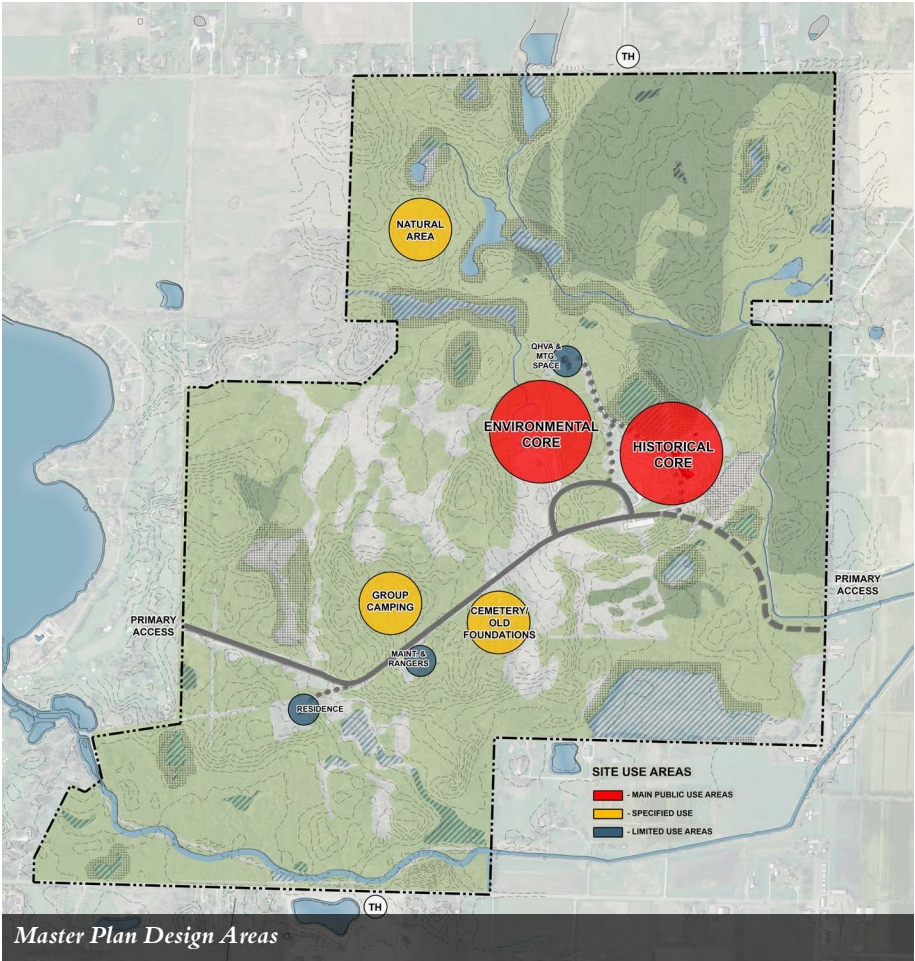
The Master Plan is further described in the following sections: the Historic Core which consists of the Manor House Area, Little House Area, Cemetery, and Barn Foundation Area; the Environmental Core which consists of the Pond Recreational Area and the Nature Education Area; Supporting Amenities with consists of the Group Campground Area, the Levitt House, Maintenance and Security, and the Meadows; Park Circulation which consists of both Vehicular and Pedestrian Circulation; and Park Utilities.

Design Concept

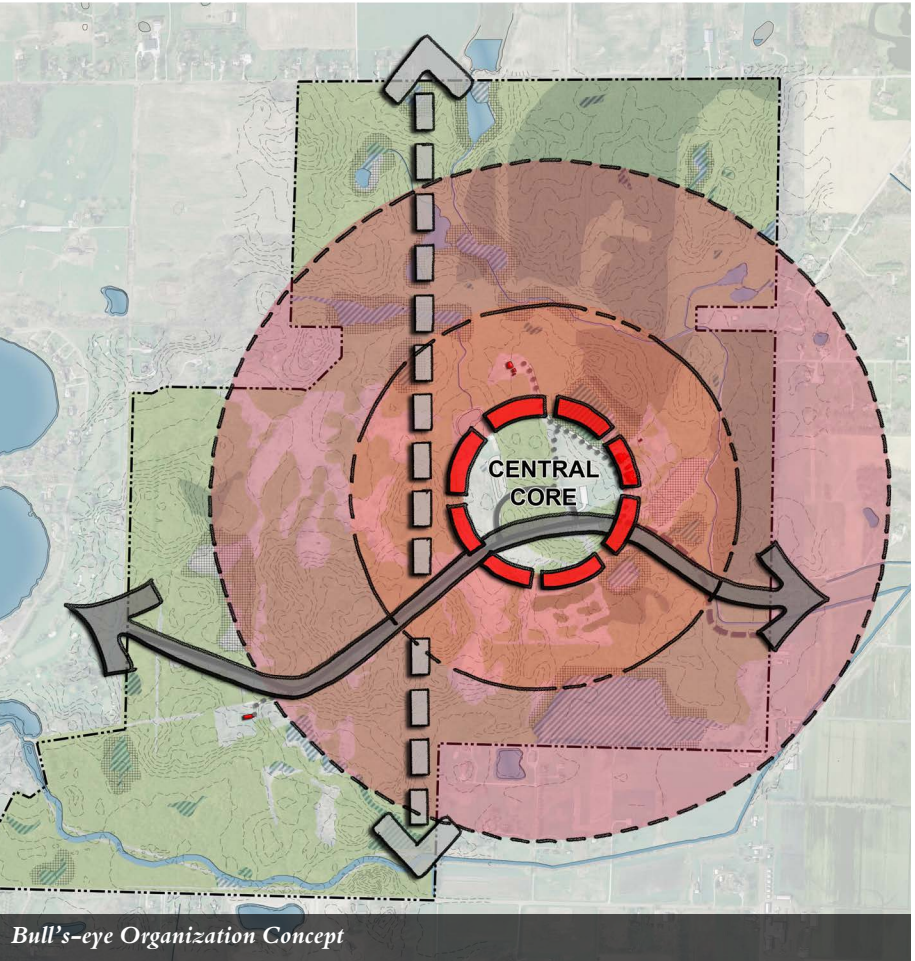
Similar to a bull’s-eye that radiates outward, park activity is more active and intense, group-focused, and formalized near the center of the park around the historic buildings and pond area. Together, these areas create a multi-nodal destination linked by trails that tell the stories of the past, present, and future. Whereas in the outer areas, park activity is more passive and peaceful, individually-focused, and informal. These regions allow for a more reflective experience and create the opportunity for discovery.

While the Manor House, Carriage House, and Caretaker’s House create the Historic Core, they are supported by the Little House and the Brumbaugh Cemetery, and Barn Foundation areas. The pond becomes the focal point for the Environmental Core with a shelter, Nature Center, and natural play area. The Discovery Trail provides a direct link between the cores while the Heritage Loop connects each of the individual areas and conveys the park’s history through interpretive panels and displays.

Reflective of the bull’s-eye design concept, the trail network surrounds the primary areas and provides access to the outer regions of the park, the Bird Sanctuary, a designated Nature Education Area, and the wide variety of ecosystems. The East/West extension of the main driveway that connects Congress Lake Road to Duquette Avenue and the North/South multi-purpose trail that follows the old farm lane to connect Swamp Street with Pontius Street connect the heart of Quail Hollow Park to the community.



A Group Campground for 30 guests, new Maintenance Facility, and renovation of the Levitt House round out the remainder of the proposed improvements within the park boundary. Beyond the boundary, the Master Plan provides recommendations to link the park with community amenities and SCPD’s Trails and Greenways Master Plan via on-street bike lanes/sharrows or multipurpose trail connections.



HISTORIC CORE

The Historic Core

Manor House Area

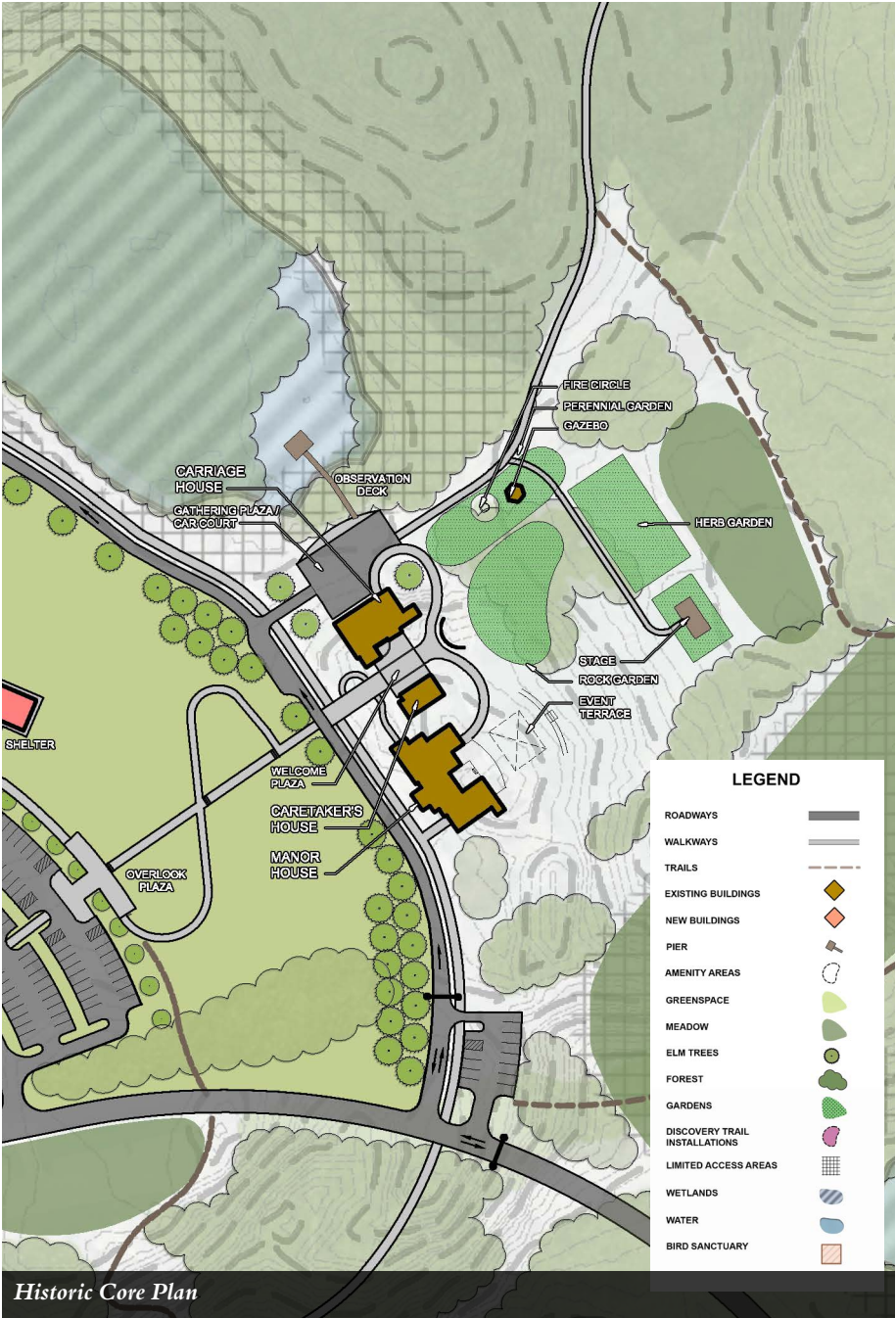
The Manor House Area includes the Manor House, Caretaker’s House, Carriage House, surrounding grounds, and supporting vehicular and pedestrian circulation.

Located at the heart of the park, the proposed design for the Manor House Area places people in center focus. By redefining vehicular and pedestrian circulation, it not only improves public safety, accessibility, and intuitive wayfinding, but more importantly creates an arrival sequence that builds anticipation and re-centers focus on the historic building complex. The site design strives to balance circulation, public safety, and access requirements with an intent to preserve the historic setting to the greatest extent possible. Building renovations preserve the Manor House and rehabilitate the Caretaker’s House and Carriage House to maximize historic attributes as well as provide a Welcome and Interpretive Center, event spaces, public restrooms, offices, and meeting rooms to support the ongoing operation of the park.

The focus of the Manor House Area is to celebrate and enhance the historical buildings and their setting. In effort to do so, the following goals were set based on the Needs Assessment:

- Protect and stabilize the historic buildings and grounds.
- Focus programming on the history of the park and the surrounding region: Activities or park functions that are not directly related to the history of the Manor House such as the maintenance workshop, exterior fuel tanks, ranger offices, cross country ski rental, and the Nature Center will be relocated to other areas within the park. Volunteer offices will also be relocated to the Little House.
- Improve safety by reducing vehicle traffic in front of the Manor House: Vehicle access in front of the Manor House will be restricted and controlled by gates. The drive itself will be a narrow, one-way road constructed to look like a residential drive.
- Improve circulation and the arrival sequence: The main parking lot will be located on the hill overlooking the Manor House Area. Visitors will be able to gather at an interpretive site before descending the Great Lawn to the Welcome Plaza.
- Provide accessibility: Buildings, paths and support areas will be designed for accessibility.
- Provide opportunities for groups to gather: Interior and exterior spaces will be provided for public use.
- Integrate SCPD park standards of care.





Manor House Buildings

Manor House

The Manor House will be restored to the 1930’s era to support historic tours, small group rentals, and occasional community events.

Program areas that are not associated with the tours such as the QHVA offices and the cross-country ski rental area will be relocated within the park in order to restore these rooms to their original purpose. Basement rooms that were originally used for storage or utility areas will continue to provide those functions. Relocating non-associated functions will also reduce operational costs by reducing the number of days during which the Manor House must be heated during the winter months.

As the lower level was the original main entrance for the Stewart Family, this entrance will be designated main public entrance. Tours may begin in the lower level Rathskellar, so that the historic journey starts off in the oldest section of the building; the original Rubright House. Accessibility to basement level will be provided via the main entrance and to the main level via the back-porch entrance. The back-porch is currently divided into two spaces, a public entrance and a nature observation room. This area as well as the backyard pond area will be restored to its original design.

The exterior fire escape stair that exits from the second level hall onto the courtyard will be relocated to the south side of the house. In its current location, it impedes full use of the courtyard and blocks views from the halls to the backyard landscape. The south side is a tertiary elevation of the house which is partially hidden from view by large shade trees. Access to the fire stair may be through the play room or the guest bedroom and must be coordinated with the local fire department during the design process. The proposed location does not remove any interior walls, but suggests that visitors may pass through the designated room to access the stair.

The exterior courtyard will be restored with short ramps added to provide accessibility. The courtyard will provide an informal garden gathering space for park visitors, a small programming area, and much needed break-out space for Manor House events, especially for those using large tents on the back lawn. Facilities that support the proposed programming such as the kitchen and the restrooms will be upgraded. The kitchen and pantry upgrades will ensure that a refrigerator, counter space and working outlets are available. All other original kitchen equipment will not be available for public use. The two existing restrooms on the main floor will be remodeled to meet current accessibility requirements for public use.



Example Historical Tours



Example Meeting Room



Example Special Event Space



Carriage House

The Carriage House will be rehabilitated to support a Welcome Center, public restrooms, SCPD offices, and an indoor public gathering space.

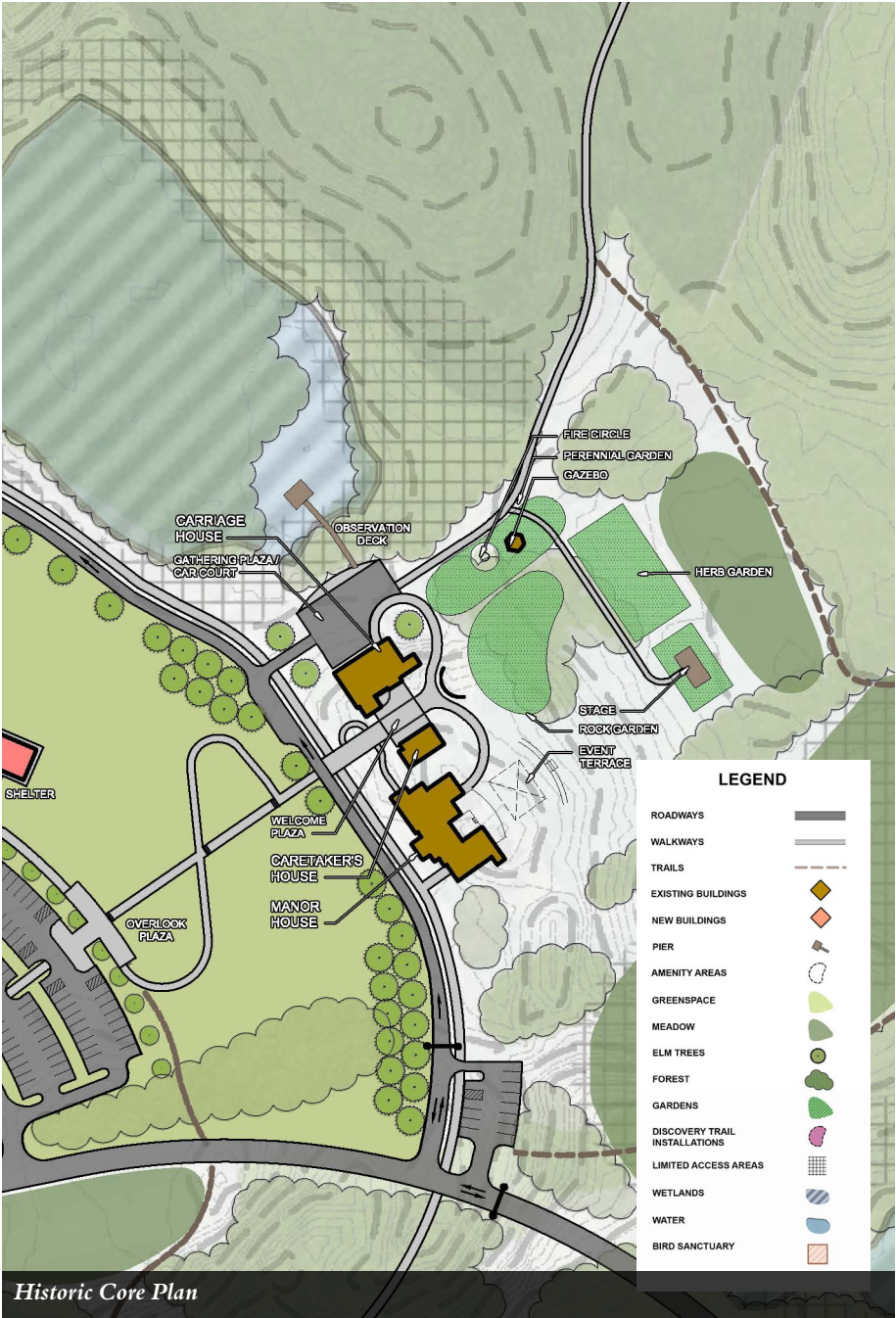
Like the Manor House and Caretaker’s House, the Carriage House has limited accessibility due to tight corridors, narrow doorways, and its multiple levels. All spaces to be made available to the public will be upgraded to meet current accessibility standards. This includes renovating the existing single flush restroom on the main level of the building, creating gradual slopes to allow for an accessible entrance into the building, and ensuring that all accessible entrances are properly signed.

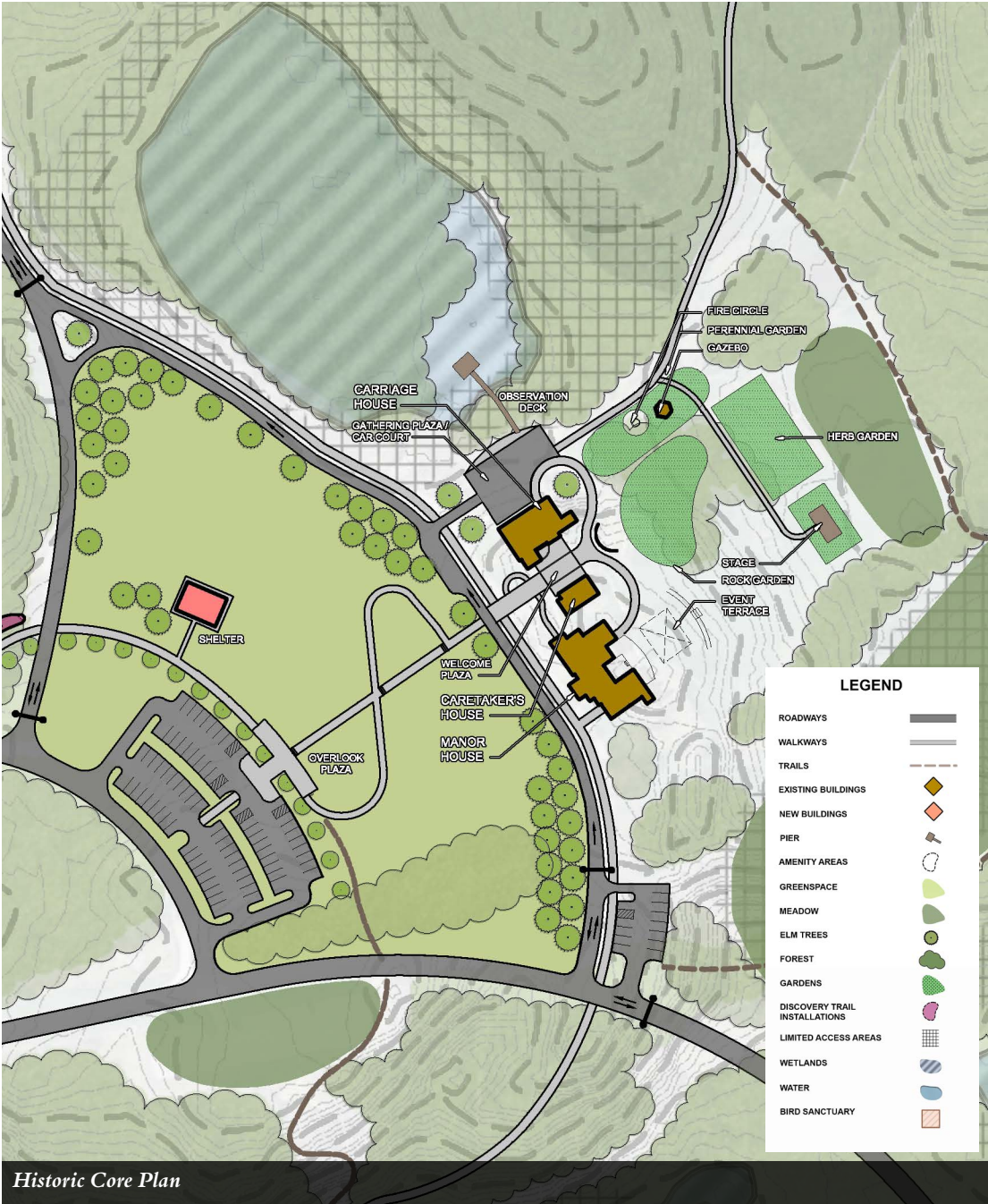
As the main entrance is located on the Welcome Plaza, the current Nature Center will be relocated to a new building adjacent to the pond and the available space will be converted to a Welcome Center. The Welcome Center will provide a staffed information desk, historic exhibits that tell the story of the Manor House Area, and a small store with park related merchandise and limited concessions. A small meeting room and accessible, public restrooms will be provided on the main floor as well as support for SCPD staff including offices and storage rooms. The proposed configuration allows for any one of these functions to remain operational with access to an entrance door and to the restrooms while the other areas remain closed.

A portion of the upper level is occupied by the SCPD Park Rangers and the remaining area is unoccupied. As the park ranger offices do not need to be centrally located and they require several adjacent parking spaces, they will be relocated to share space with the Maintenance Facility in a different area of the park. The available area will provide space for SCPD offices and storage. During the implementation process, if SHPO allows, SCPD may consider removing a portion of the floor to expose the original structure and create a double-height open space for the Welcome Center.

In the lower level, the current garage and maintenance area will be renovated to become a rentable gathering space where park programming, group meetings, or private celebrations may take place. In the future, SCPD may consider operating a small concession area from this room during peak periods. Just outside this room, the North Plaza will be developed to provide an outdoor patio area with tables and chairs. During implementation, SCPD may consider further opening up the room to the North Plaza with period correct garage doors. Restrooms and a small kitchen area will be provided to support these functions.

The Aviary will be relocated with the new Nature Center. As the structure is not historic, it will be removed from the Carriage House. This will open up additional space for the North Plaza and allow several windows that were closed up to be replaced on the main and lower building levels.





Caretaker's House

The Caretaker's House will be rehabilitated to support historic tours or a public restroom depending on design decisions that can be made during the Implementation Stage.

The Caretaker's House is on the opposite side of the Welcome Plaza from the Carriage House. Currently, the QHVA gift shop, The Quail's Nest, operates from the main and only level of the building. The main level includes four rooms, two storage closets, and a small restroom. The original kitchen was removed some time ago. Per Building Code requirements, the front porch will be modified to include an accessible ramp and code-compliant stairs.



Public Restrooms

Based on the Needs Assessment, flushable, accessible restrooms are a high priority for the park Master Plan.

The existing and proposed programming within the Historic Core Area, in combination with the governing code, requires a minimum number of plumbing fixtures must be provided if any modifications to existing buildings are made. In order to support the Manor House, Event Terrace, and main level Carriage House, a minimum of 11 fixtures must be provided, 13 are recommended, and must include a family restroom.

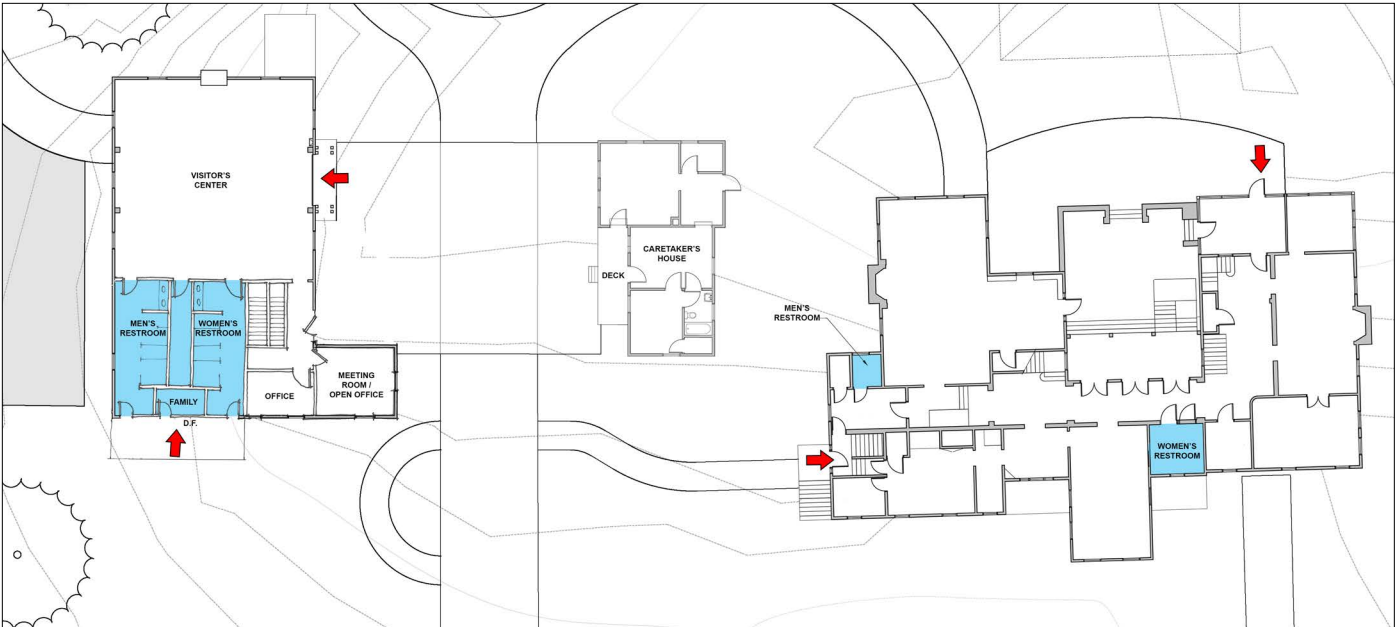
Ideally, the restrooms should be centrally located and easily accessible from each of the supported activity areas – the Manor House, Event Terrace, and main level Carriage House. The restrooms should be accessible from the exterior without requiring access to interior corridors that may be difficult to provide surveillance for the security of park visitors and to prevent vandalism. Project phasing must also be considered.

The following options provide two alternatives for locating the restrooms:

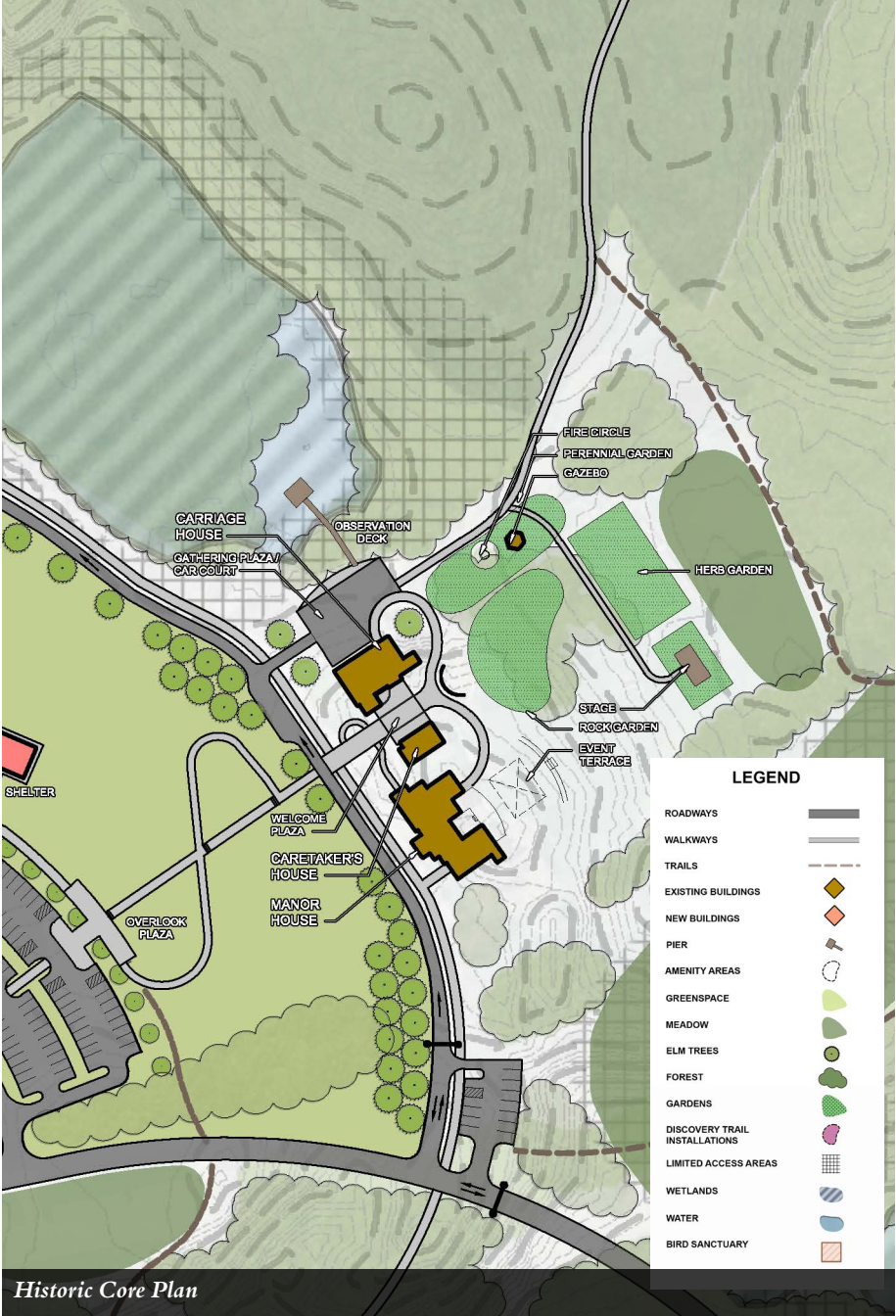
1. The first option provides public restrooms in the Caretaker’s House. This is the most accessible, centrally located, and secure location for the restrooms. The proposed design allows rehabilitation of the building’s exterior and maintains all interior walls. Locating the majority of the restrooms in the Caretaker’s House leaves a large portion of the Carriage House available to provide required support space (offices and storage area) or future expansion of the Welcome Center. This location also allows the public restrooms to be provided during the very first phase of Implementation.
2. The second option locates the public restrooms on the main level of the Carriage House. These restrooms may be accessed from the Welcome Center or from the southwest side of the building along the exterior. While the restroom location is easily visible from the Great Lawn (which could also be viewed as a negative), it is not visible from the Welcome Plaza and requires a somewhat circuitous route from the Event Terrace. This location does allow the Caretaker’s House to be rehabilitated for historic tours, but this would also require additional SCPD staffing. Finally, as the Nature Center must be relocated in order for the restrooms to be located on the main level of the Carriage House, this location restricts construction of the restrooms until the last phases of implementation.



Public Restrooms - Option 1



Public Restrooms - Option 2



Manor House Grounds

The Manor House and the surrounding buildings of the estate are essential to the operations and programming at Quail Hollow. People visit the park to be with family and friends, hike the trails, and enjoy nature; the heart of the park should reflect this. Only a small percentage of visits are for special events or activities.

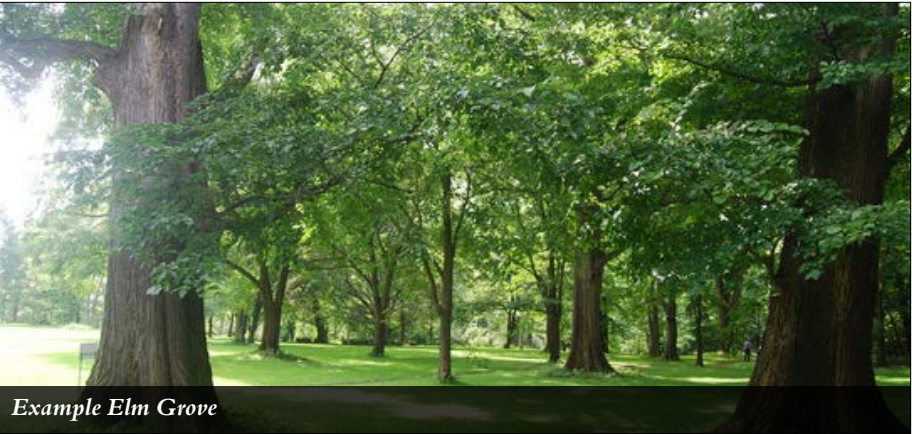
Manor House Drop-Off and Parking Areas

The primary parking area for visitors will be at the top of the Great Lawn overlooking the Manor House. This parking lot will provide a drop-off zone for busses and shuttles as well as a plaza for groups to gather, view the historic buildings, and learn about the history through a series of interpretive panels. Depending on the event, buses and shuttles may park in this lot or in alternative lots throughout the park. The open lawn just north of the lot can be used for overflow parking or to expand the parking lot in the future.

Accessible parking spaces will be provided in the South Parking Lot. Located at the driveway entrance to the Manor House, this location provides a relatively level path from the parking lot to the buildings. A small ramp or sloped walkway will provide access to the Welcome Plaza. During events or particularly inclement weather the North Plaza can also be converted to a small parking area. An additional drop-off zone will also be provided in front of the Carriage House. Rain gardens and bioswales are simple landscaping features that will be used in the parking lots to slow, collect, infiltrate, and filter stormwater and provide educational opportunities.

Great Lawn, Overlook Plaza, and Small Shelter

The Great Lawn provides a “front lawn” for the Manor House and perhaps more importantly, creates an iconic view of the area. Here visitors may stop at the Overlook Plaza to gather, view the historic buildings, and learn about the history through a series of interpretive panels. Nearby, a small shelter provides additional gathering space and overlooks the wetland. At the top of the Great Lawn, a level green space will provide area for groups to relax and recreate as well as support small events or festivals. No-mow areas planted with meadow flowers will define the path that leads to the Welcome Plaza. At the base of the Great Lawn, vase-shaped elm trees replanted in memory of Harry B. Stewart III, will line the Manor House drive. The density of the elm plantings may vary to frame the view of the Manor House from the Overlook Plaza and of the wetland from the shelter. Note: During implementation, SCPD may consider planting additional elm trees as a historic symbol that becomes identified with the park.





Example Event Terrace & Stage



Example Courtyard & Event Space



Example Perennial Garden

Welcome Plaza

Centrally located, the Welcome Plaza creates a focal point for the Manor House, Caretaker’s House, and Carriage House. From this point, visitors can view and access each of the buildings, as well as the Great Lawn, rock garden, and event terrace. The plaza provides space where the public can gather, historic tours may begin, or where hikers can journey onto the “Nature for All” Trail; all from one easily identified central location. Immediately adjacent to the plaza, the Welcome Center helps orient visitors, answers questions, hosts historic exhibits, and meets basic needs with public restrooms and drinking fountains. While the plaza will be pedestrian focused, emergency vehicle access and occasional access for service vehicles should be provided.

Manor House Courtyard, Event Terrace, and Stage

At the back of the Manor House, a small courtyard opens up to the wide, sloped back yard. Use of the courtyard has been impeded by a somewhat recent installation of an emergency fire stair that takes up a significant portion of the original area. The stair will be relocated to the south side of the Manor House to reclaim the courtyard and offer views of the original facade. A paved walkway from the Welcome Plaza and a small ramp will be added to provide an accessible route.

Beyond the original courtyard, the lawn will be regraded to provide a level area to accommodate a tent for special events such as weddings, parties, or large group functions. The area will be sized to accommodate a tent for approximately 120 guests. A small retaining wall constructed with natural boulders similar to those found in the rock garden will provide a transition from this area to the naturally sloping lawn. The lawn space provides the perfect opportunity to create a natural hillside amphitheater. As a part of the Master Plan, a small stage with electrical service will be located directly adjacent to the existing herb garden and oriented so that event guests on the terrace and hillside will be able to enjoy concerts, movies, performances, or park programming that may be held there. The stage will be at grade to avoid impeding views to the forest and may be simply constructed of pavers.

Perennial Gardens, Pavilion, and Fire Circle

As previously stated, in 1928, Warren H. Manning designed a perennial garden, rock garden and croquet courts that were developed on the Stewart Manor grounds. In addition to the various plantings, the perennial garden contained stone walls, crabapple trees, and a fountain that remains in its original location today. Over the past century, many of the plants have vanished, save for the occasional evergreen tree. The Master Plan proposes a newly implemented perennial garden within the approximate location of the existing garden and fountain. This proposed development will interconnect the rock garden, herb garden, and “Nature for All” Trail in a way that beautifully recreates the original design that Manning intended.

Today, a small gazebo and fire circle occupy a portion of the original garden. As a considerably recent construction, the gazebo requires little to no work outside of the routine upkeep. Located directly east of the Carriage House, the fire circle is easily accessed by the “Nature for All” Trail. As these amenities are used regularly, their functional purpose should be incorporated into the development of the perennial gardens. Additional landscaping will create the necessary balance of privacy and connectivity that are currently lacking.

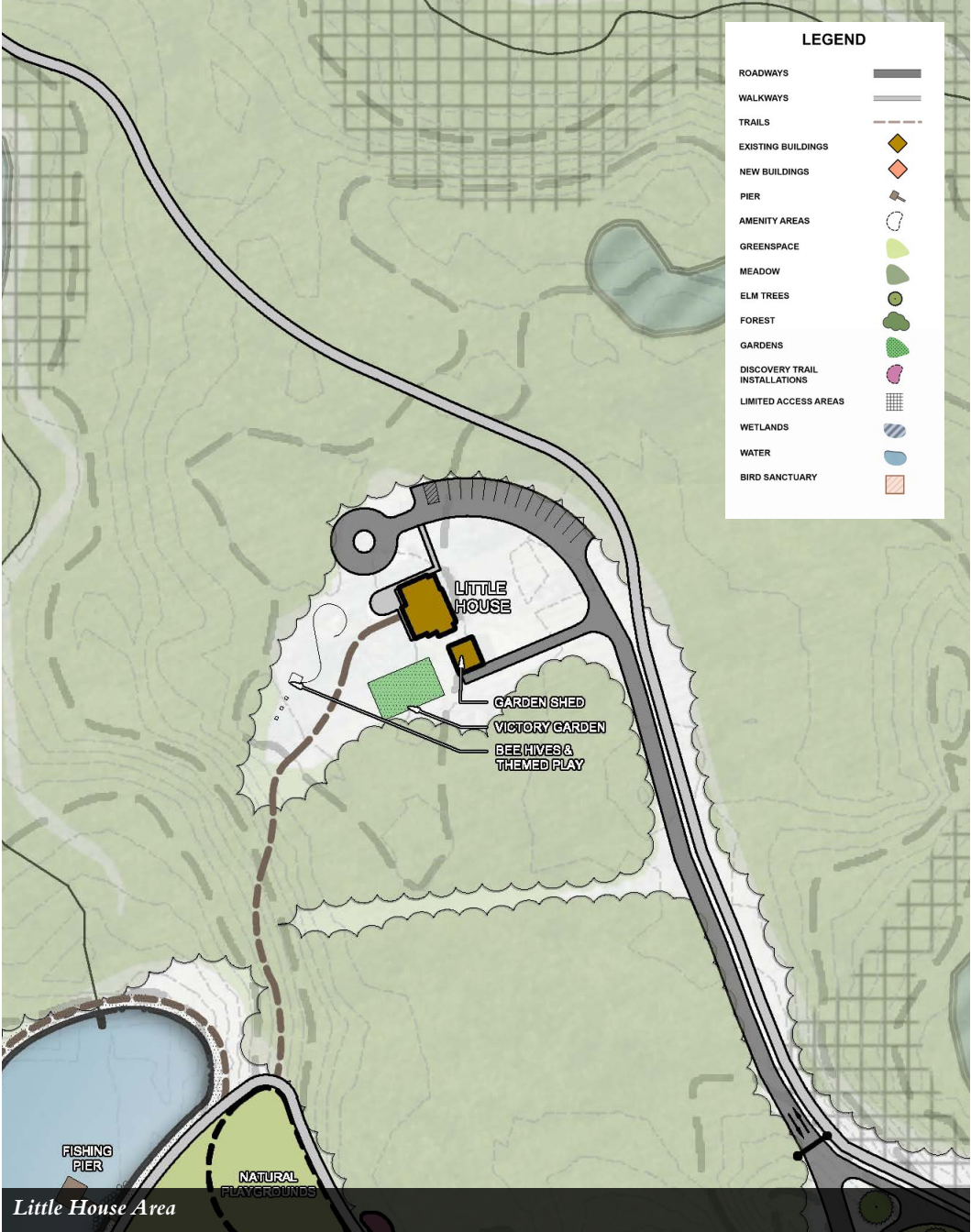
Herb Garden

This garden was previously the Stewart Family croquet courts, which were designed by Warren H. Manning in 1928. Though the herb garden was not actually developed until much later, the general public has accepted the gardens as a historic element, essential to the park’s character and aesthetic. The Quail Hollow Herb Society routinely maintains the garden while providing public programming that incorporates the various plants grown there. Storage for QHVA garden equipment might be provided in the Carriage House basement or by reconstructing a small log cabin that used to sit near the “Nature for All” Trail.

North Plaza and Observation Deck

The lower level of the Carriage House currently opens up to an asphalt parking lot that is surrounded by a small patch of grass, storage shed, fuel tanks, a single vault toilet, and an exterior aviary. Small and somewhat chaotic, the parking lot is primarily used for ranger vehicles and convenient access to the hiking trails and Manor House Area. As one of the primary goals of the Master Plan is to make the Manor House grounds more pedestrian friendly, this area will be converted to a plaza that can be used solely for pedestrians or for short term parking. When used for pedestrians and furnished with tables and chairs, the plaza will provide an informal gathering and picnic space for park visitors and overflow from the Carriage House Gathering Room. When required, the tables and chairs can be removed to provide a limited number of parking spaces to support Manor House events and provide convenient access to the buildings during severe weather.

The plaza location also provides an excellent opportunity to engage with the adjacent wetland area. Currently, a wood boardwalk weaves through the wetland brush like a labyrinth. The entrance to the boardwalk is off a trail that runs north of the wetland and connects to the “Nature for All” Trail. To increase access and encourage the public to explore the wetland, the entrance will be relocated to the North Plaza. Small observation areas with a bench or two and an observation deck for a small group to gather will be added to provide opportunities for education, programming, and general enjoyment.



Little House Area

The Little House Area includes the Little House, Bee Habitat and Playground, and Community Garden.

Rehabilitation of the historic Little House provides an opportunity for volunteer group offices and small group meeting rooms. Outside, the site will be developed to host a raised planter community garden in honor of the Stewart Family’s wartime Victory Garden, an area for raising bees with a small education shed and children’s playground, and a small picnic area.

The Little House

The Little House will be rehabilitated to support volunteer group offices and small group meeting rooms.

Though somewhat remote, the Little House is part of the Stewart Family legacy. Previously used as a rental house, some of the building’s historic qualities have been diminished. Like the Carriage House, Manor House, and Caretaker’s House, the exterior of the house will be maintained to keep its historic character. The interior will be slightly modified to include accessible entries and an accessible restroom.

The main entrance is located on the back side of the house and accessed by a covered porch. The living room will accommodate approximately 16-20 people as a small group meeting space. The existing dining room will be utilized for volunteer group offices and will hold approximately three workstations. These rooms will be supported by the existing kitchen and a new, accessible restroom.

The lower level of the Little House is currently used, and will remain, as a work room and storage space. The upper level of the house may be utilized for an additional small group meeting room, offices, or as a storage space.

Situated within heavy forest canopy and overlooking the pond, the Little House’s remote location creates an entirely different, more natural experience for park guests to enjoy. The exterior of the building will contain a picnic area and grill, while the surrounding lawn space will be utilized as a natural education and themed play area with gardens, bee habitats and natural surface trails.



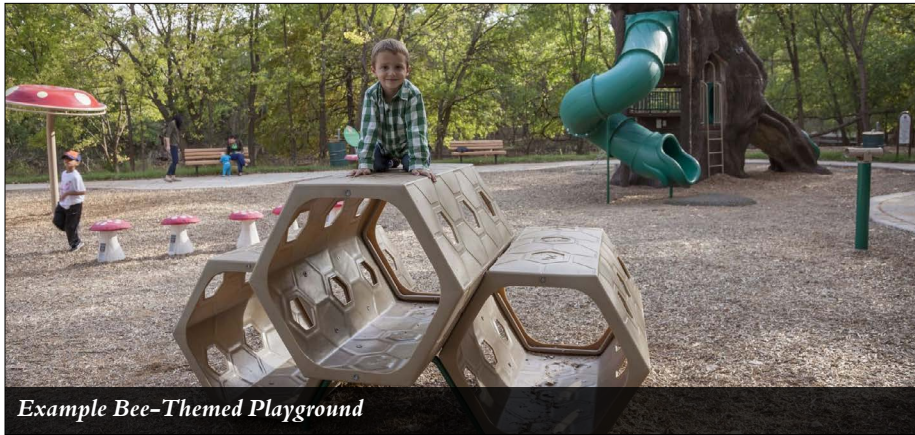


Example Community Garden

Community Garden

As part of the war effort, the government rationed foods, resources, and canned goods. Labor and transportation shortages made it hard to harvest and move fruits and vegetables to market. So, the government turned to its citizens and encouraged them to plant “Victory Gardens.” They wanted individuals to provide their own fruits and vegetables. Like many Americans, the Stewart Family answered the call and converted their flower gardens into “Victory Gardens” in the name of patriotism.

A Community Garden will be constructed at the Little House in memory of the Stewart Family’s victory garden. Raised planters will provide access for a wide variety of community members. The Little House garage provide a secure storage area for gardening equipment.



Example Bee-Themed Playground

Bee Habitat and Playground

Pollinator habitats will be introduced to several locations throughout Quail Hollow Park. The Little House backyard will contain a beekeeping education shelter, hives, and bee-themed play elements that, in combination, will allow SCPD to provide formal and informal education regarding the importance of protecting the our natural pollinators.



Example Bee Keeping Station

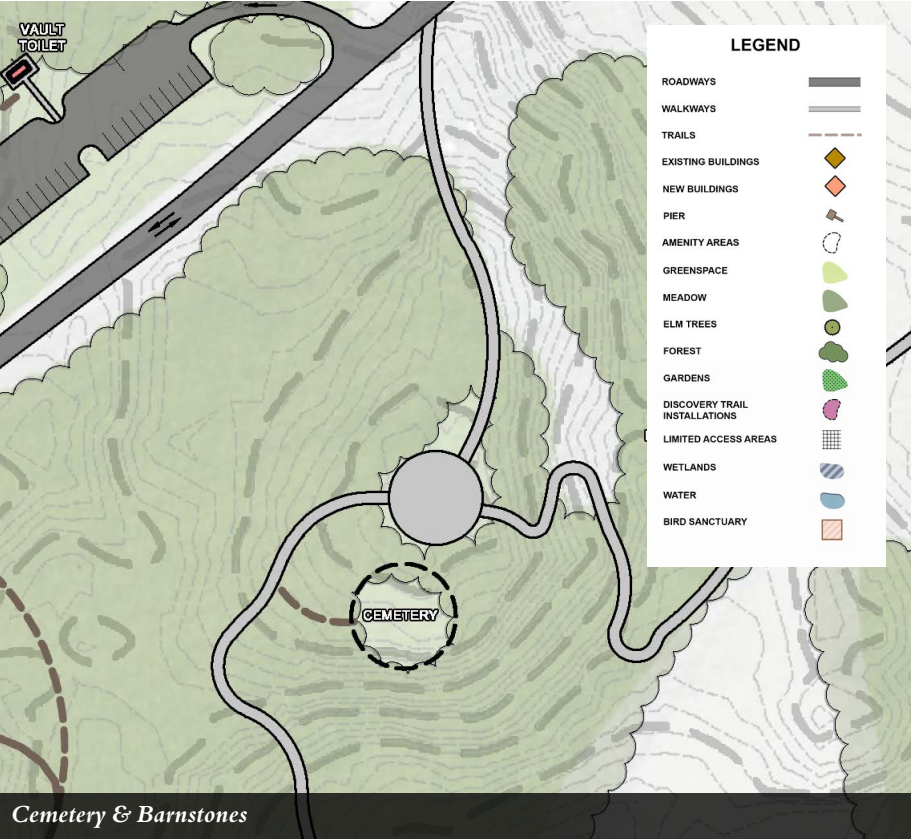


Example Garden Shed

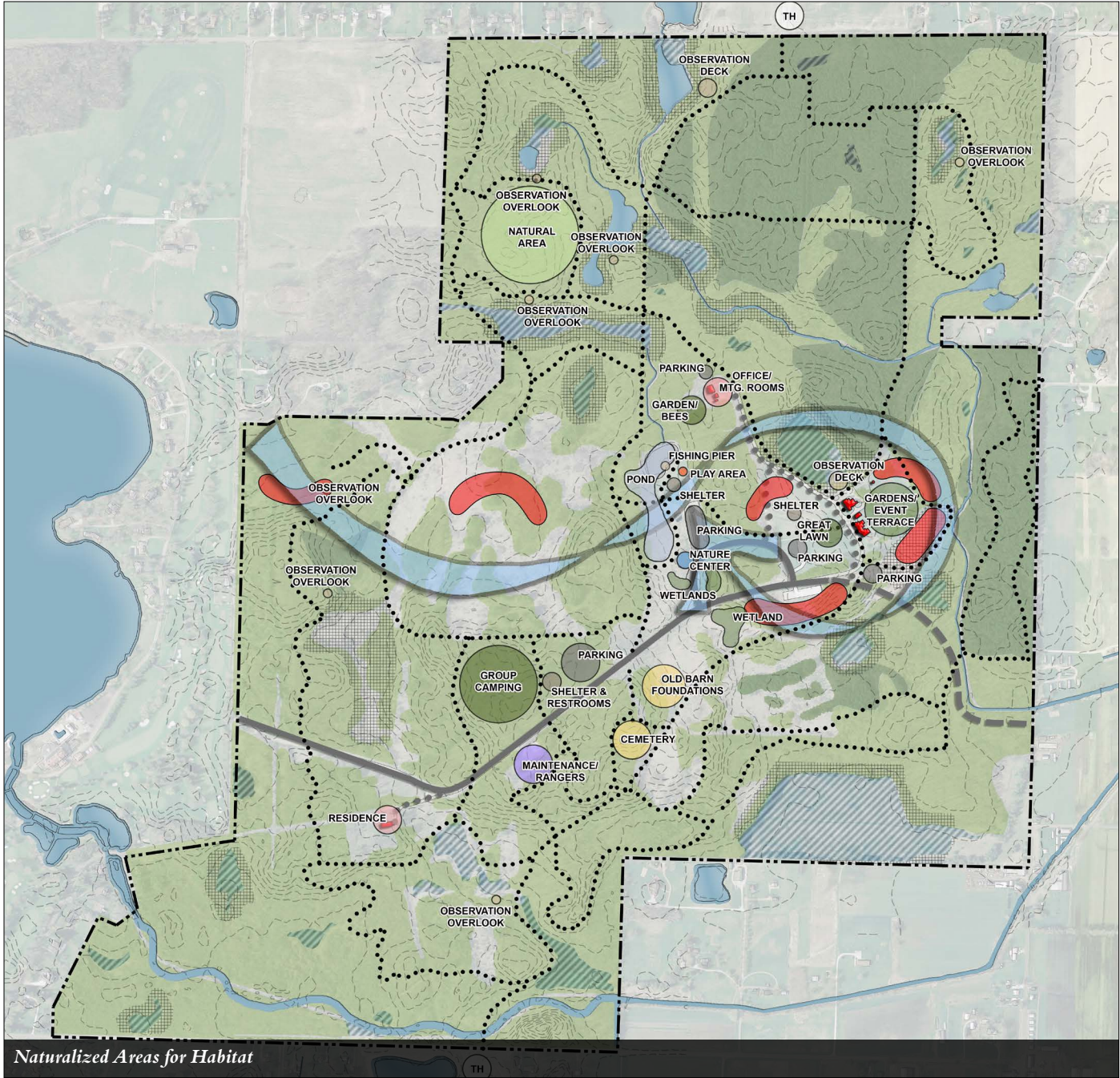
Cemetery and Barn Foundations

Both the Brumbaugh Cemetery and the barn foundations are located south of the main entrance drive and hidden in the forest. Due to past vandalism, they are unmarked and somewhat difficult to find. As part of the history of this site, their stories are important and will be told as part of the Historic Core and the Heritage Loop Trail.

The cemetery and barn foundations will form the southern intersection of the Heritage Loop and the North/South Connector trails. A paved, circular node will define the location and provide interpretive signage, a park map, and seating. Proximity to the primary trails will increase public awareness and visibility. Park rangers will be able to regularly monitor the site as the North/South Connector trail will be designed to support heavy duty vehicles. A pole mounted light with a motion sensor will further deter malicious intentions.



Cemetery & Barnstones



Friends of the Pollinator Garden

BUMBLEBEES	BUTTERFLIES	BIRDS
Bumblebees are considered crucial to ecosystems as key pollinators of fruits eaten by birds and other insects.	Butterflies love dill! Especially the beautiful black-tailed swallow butterfly.	With an increased abundance of insect visitors, you can expect some high quality bird-watching!
They are generalists, visiting a variety of edible and ornamental plants in your garden. So, keep them around!	Often overlooked by bees in economic importance, butterflies bring color, excitement, and make for great animal-watching.	Birds will soon adapt and associate your garden with a tasty meal, stopping by often.

Habitats for Pollinators

Quail Hollow, with its 700 acres of marshes, woods, and gardens, presents a unique opportunity to participate in Local, State and National efforts to promote the health of honey bees and pollinators. This has emerged as a critical issue recently as highlighted by two events:

1. On March 21, 2017 The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Stark County is one of only three counties in Ohio where the bee has been reported.
2. In May, 2015, the White House released the National Strategy to Promote the Health of Honey Bees and other Pollinators, universally known as The Strategy.

The emergence of these initiatives, and many others similar, are driven by a significant and alarming decline in honey bees, monarch butterflies and other pollinators. The honey bee decline is largely attributed to two factors: an external parasite mite and Colony Collapse Disorder (CCD). Researches have not been able to identify a single cause for either the recent proliferation of the mite nor CCD; but, they have concluded that the losses are the result of a complex set of stressors, one of which is poor nutrition due to decreases in high quality forage and habitat.

As with honey bees, there has been a significant decline in the monarch butterfly population as well; also the result of a complex set of factors including the loss of nectar producing plants, particularly milkweed. Ohio has been identified as a priority state for monarch migration and the critical ‘fourth-generation’ monarchs. Fourth-generation monarchs are the ones that travel back to Mexico, spend the winter there, and then start their life cycle all over again in the spring, ending back up in Ohio the next summer.

The 2015 Strategy established three goals: reduce honey bee colony losses during winter (overwintering mortality) to no more than 15% within 10 years, increase the Eastern population of the monarch butterfly to 225 million, and restore or enhance seven million acres of land for pollinators. The opportunity to advance these goals at Quail Hollow are notable and should be an integral part of the overall Park Master Plan. There are already existing areas within the park that provide benefits to pollinators: the gardens adjacent the Manor House, the prairie area, naturally occurring meadows and open space areas; however, more can be done.

For starters, the amount of area mowed on a regular basis should be reduced, as mowed and maintained turf is expensive to upkeep and should only be allocated to areas for a specific purpose. The Great Lawns in front and behind the Manor House, adjacent the Carriage House, the Little House, playgrounds, and buffer strips adjacent roadways, are some examples.

Areas that do not specifically benefit from regular mowing could be converted to ‘no-mow’ zones. That is, simply allow the existing vegetation to mature to its full height and flower, for fescue this is typically about 18-24 inches, and bush hog once or twice a year. In addition to creating habitat for pollinators, these no-mow areas have the added benefit of reducing maintenance costs, reducing the use of lawn chemicals, and creates a more diverse landscape.

Additional steps can also be taken to create extensive colonies of native grasses and flowering native plants, but this is an involved process and can be more difficult than it seems. Installing and maintaining native prairie installations requires a commitment from park management as well as the proper allocation of resources to be successful; however, they can provide an enormous benefit to pollinators, wildlife and of course, the Park visitors.

A summary of a typical prairie installation is listed below. It is recommended that a nursery and/or designer that specializes in this type of installation get involved to provide assistance and lend their expertise. They can also be a great source for local seeds.

STEP ONE: Planning and Design

- Identify the area to be converted to a native prairie.
- Obtain a soils report.
- Analyze the conditions of the area: sun, shade, soil PH, moisture content, etc.
- Select plant species native to the area and specifically suited for the site’s conditions.
- Obtain native seed from local sources.

STEP TWO: Site Preparation

- Eradicate existing non-native and invasive species. Till the area and eradicate non-native vegetation that germinates. Repeat tilling and eradication until all non-native seed is eliminated.
- Prepare the seed bed. Amend soil per recommendations from the soils report.

STEP THREE: Installation

- Apply seed per the recommended rates through broadcast spreading or drill. Plants can also be planted from one gallon container as budget allows. This can help jump-start the process and is most effective if planted in groups of three to five of similar species throughout the area.
- Water as needed particularly during the first three to six weeks after a spring planting.
- Install interpretive signs that inform the public on the subjects of pollination and native prairie ecosystems.

STEP FOUR: Post-Planting Maintenance

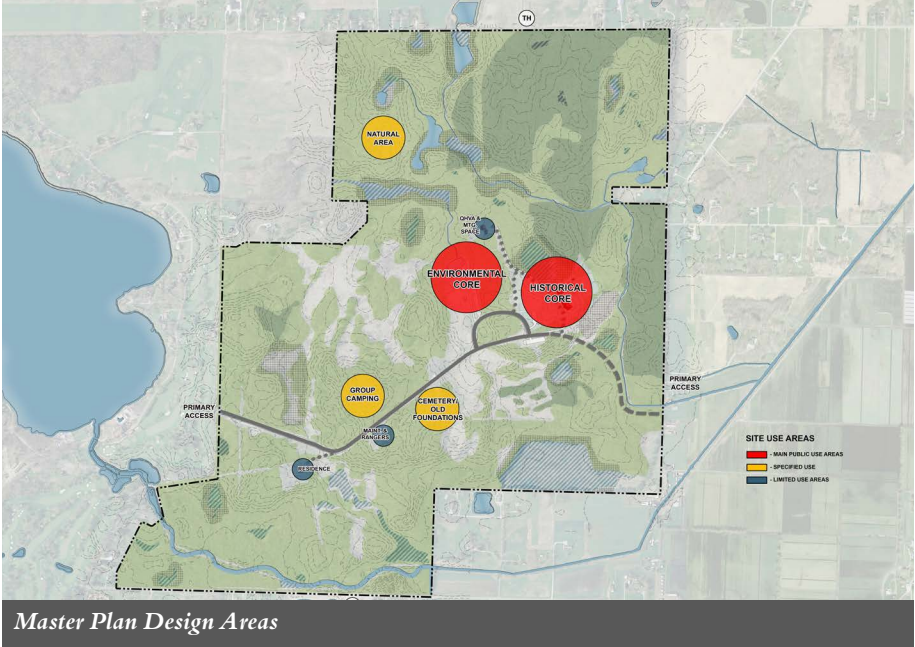
- Controlling weeds is the highest priority during establishment. Weeds will out-compete the native seed and could eventually overtake the installation. After establishment (three years) the native plants will mostly crowd out the weeds on their own.
- For the first year, mow the area approximately once per month to a height of four to six inches. This keeps the weeds from becoming too tall and shading out the natives and prevents the weeds from setting seed. Spot spray aggressive weeds such as thistle and wild carrot.
- For the second and third years, mow the area approximately once per month to a height of 8 inches. Spot spray aggressive weeds.
- After the third year, prescribed burning is the best tool to manage weeds and reduce thatch buildup. Spring burns are most effective. Burning should take place every three years. Large areas should be placed on a burn schedule where one-third is burned every year. This always keeps some habitat present which is important to the population of some insects and birds. Burning can create some controversy but is often abated through public notification and education. Annual mowing can be used as a substitute to burning however this is not as effective.

STEP FIVE: Programming

- In addition to the interpretive signs, which should be changed from time to time to keep a fresh message, the prairie should be used for education and public outreach. Seeds can be collected by volunteers for use on other projects, conduct scavenger hunts to identify plants and insects, and naturalist-led walks are just a few program ideas that can be implemented by the Park to educate the public on the importance of pollinators and native prairie habitat.

With any luck, a rusty patched bumble bee will visit the park. They can be identified by a rusty reddish patch centrally located on the back of male and female worker bees. The queen, however, does not have a rusty patch. The rusty patched is one of the first bees to emerge in early spring and one of the last to hibernate in the fall. Since bees need a constant supply of food, be sure to include a variety of plants so that flowers and forage are available from April through September. Also, be sure to include plenty of milkweed which is essential for monarch butterflies.

ENVIRONMENTAL CORE



ENVIRONMENTAL CORE

Pond Recreation Area

The Pond Recreation Area includes the Shady Lane Pond, Picnic Area, Shelter, Natural Playground, surrounding grounds, and supporting vehicular and pedestrian circulation.

At the Pond Recreation Area, a multi-leveled, reshaped and expanded pond and wetland habitat provide opportunities for fishing, wildlife observation, and environmental education. A large shelter and natural playground overlook the deepest area of the pond, while a new Nature Center takes advantage of the shallow southern extension and surrounding wetland areas. Between the two buildings, an open grass lawn provides space for relaxation and small group activities.

The Pond Recreation Area will be accessed by the Loop Road with parking located at the base of the eastern hillside which will maximize open space for public enjoyment.

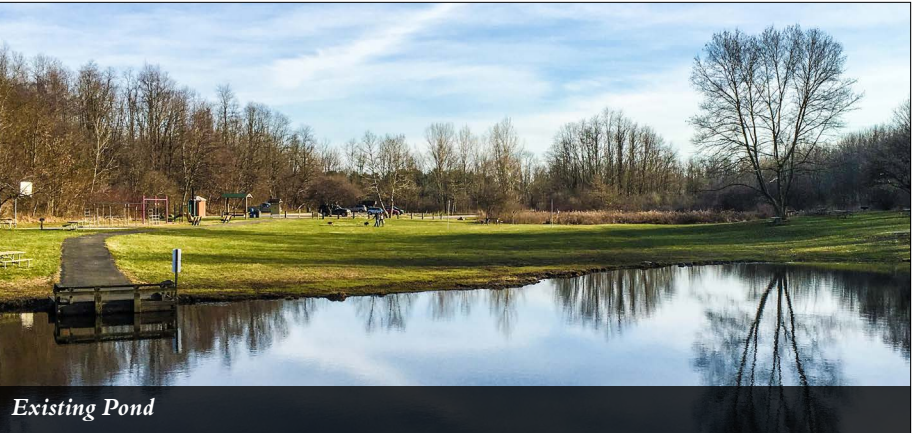
Shady Lane Pond

Ponds can make great park amenities. That is, ponds that sustain healthy aquatic life (fish, amphibians, insects, and plants), are pleasant to look at, and are designed to be safely enjoyed by a variety of park visitors, can stand alone as a destination, or in this case, complement the other exciting features of Quail Hollow. A well-designed pond with the proper amenities can be a place where grandparents take their grandkids fishing, teenagers catch frogs, and teachers instruct their students on subjects such as ecology, biology, and riparian ecosystems.

The existing pond at Quail Hollow, however, is simply inadequate. The Design Team observed the pond and found that it lacks aquatic life, the water quality appears poor and stagnate, and it does not fulfill the desires of Park visitors as evident in the feedback received during the Master Plan process.

After careful consideration, including evaluations of the surrounding topography, hydrology, and feedback from SCPD, a revitalized pond was conceptualized. As shown on the Master Plan, the pond’s location and configuration is carefully coordinated with other proposed elements such the future nature center, shelter, trail network, playground, and nearby parking. What’s not shown on the Master Plan are the following overriding goals and design philosophies that should be considered during future design phases of the pond:

- Enlarge the existing pond. This will improve water quality, create opportunities for a variety of habitats, and accommodate more people. It is best if one cannot see the entire pond from a single vantage point; this makes the pond appear much larger and makes the pond more interesting. The pond should also be visible from the main entrance drive to encourage visitors to come and explore the area.
- Construct the pond for fishing. Identify locations where people are likely to fish, such as off the pier and points along the bank, and locate abrupt grade changes, drop-offs, and underwater structures nearby. These elements create ‘cover’ and will naturally attract fish to the fisherman.
- Create opportunities to interact with the water. Boardwalks and piers that extend into the pond can provide year-round interaction and are safe for seniors and those with mobility difficulties. Properly designed edges can provide opportunities for wading, fishing, and skipping stones.
- Install a shallow ledge around the perimeter of the pond. This ‘bench’ is a safety feature that prevents someone who might fall into the pond from being in a water depth over their head. The bench should be five feet wide, the depth however can vary but should not be more than 30 inches. Cattails typically do not grow in water more than 15 inches, so by varying the depth of the bench one can control where cattails grow. A few look nice, too many are a problem.
- Utilize the pond for green infrastructure. By diverting storm runoff from impervious areas, such as parking and roofs, it can be detained and filtered before it is released off site. This mitigates flooding, and pollution, and can be used to satisfy state and local design requirements.
- Brand the pond. Either change or reinforce its name so that people will remember with a connotation that supports its purpose. Such as ‘Good Times Pond’. So often, park ponds have large signs posted with a long list of rules: don’t fish, don’t wade, don’t throw rocks, and so on. The pond at Quail Hollow should be enjoyed. It should be designed as an integral part of the park’s features and programs meant to attract visitors or pleasantly surprise someone visiting the Manor House who discovers the pond by mistake.





During detailed design and construction, the following should be considered:

- Subsoils should be evaluated prior to the pond’s construction to determine if they are adequate to hold water. Mitigate with clay, liners, or bentonite if needed to reduce the likelihood of the pond leaking.
- If it is determined that the pond level will fluctuate throughout the year, a re-charge well should be installed to maintain a minimum water elevation. This works similar to a swimming pool were a mechanical ‘float’ indicator will activate a pump in a well if the water should drop to an unacceptable predetermined level. Local factors such as evaporation and natural drainage into the pond will determine fluctuations. Frequent fluctuation in the water level, among other things, creates an unattractive pond edge and causes difficulty for aquatic life.
- The entire perimeter of the pond should be accessible. A frequently mowed and maintained grass path is preferred. This does not mean that the entire perimeter of the pond should be lawn; rather, the pond edge should contain a mix of native trees, low shrubs, marsh plants, rocks/boulders, and other natural elements. Some parts of the edge should be aggregate, allowing easy entry into the water.
- The pond should be designed to overflow in a predetermined and desired route. Often referred to as ‘major routing’. This happens during a large rain event when too much water flows into the pond. This excess water should flow away from buildings, shelters, and parking areas. The pond illustrated on the Master Plan conceptually routes to the south though a series of constructed wetlands. This is consistent with the overall natural terrain. Each wetland should be a feature of interest with native plant colonies, varying depths, and pools to create interest. Three wetlands are shown on the Master Plan, each interconnected to receive overflow from the pond. Pipes will be used to convey water under the existing and proposed roadways, and a properly designed outlet should be installed at the terminus to dissipate the water’s energy and minimize erosion.
- The construction of the pond should be coordinated with other projects to ensure the soil is efficiently utilized within the Park. Topsoil is ideal for mounding, gardens, and establishing prairies, while the subsoils can likely be used for roads, parking, and elevating trails.

- Increasing the size of the pond cuts off pedestrian access from one side to the other. As a result, an important trail connection (north-south connector to the Manor House) is cut off. To remedy this, a pedestrian bridge is proposed at the approximate mid-point of the pond. A slightly wider bridge of 14’, verses eight feet for other pedestrian bridges proposed in the park, is recommended to allow space for people to safely pause and enjoy the view without restricting faster pedestrian movements. Per the pond configuration illustrated on the Master Plan the bridge will be approximately 120’ long.

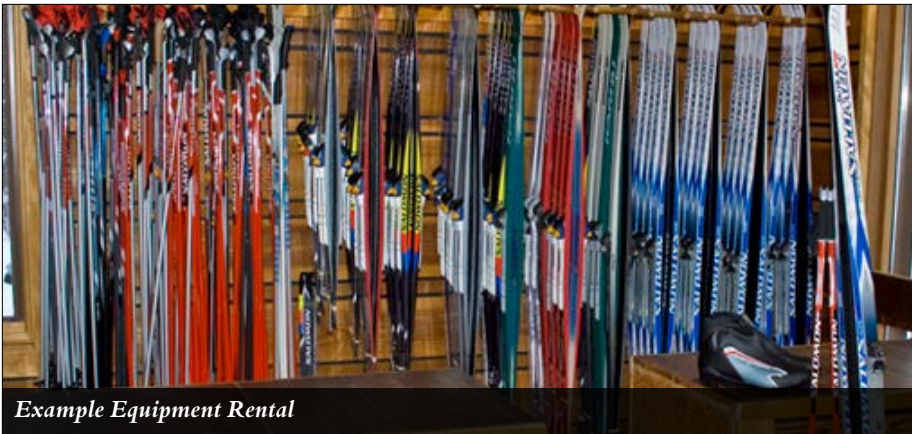




Example Nature Exhibit



Example Nature Classroom



Example Equipment Rental

Nature Center

The existing Nature Center will be relocated to the Pond Recreation Area. Located on the southern edge of the pond, it will be visible from the main entrance drive and have views up the length of the rehabilitated pond and adjacent wetlands. These adjacencies will provide great opportunities for observation and education.

The new building will house an array of nature programming with its wildlife viewing areas, animal exhibits, two classrooms, and a small gathering and break-out space. In support of both the interior and exterior programming that may occur, a catering kitchen, equipment rental center, administrative offices and public restroom facilities will be included. The building design itself should provide further educational opportunities around sustainable building and living practices. Based on anticipated programming, the total building area will be approximately 9,500 SF.

Access to the building will be provided via a passenger drop-off zone directly east of the building or by a 10-foot wide limestone trail that will connect the entrance of the building with the adjacent greenspace, parking, shelter and natural playground.

Picnic Area

A small, informal picnic area will be located across the pond from the shelter. Shaded by trees, picnickers will be able to enjoy multiple views of the pond and fish from shoreline.

Shelter

Overlooking the rehabilitated pond and forests to the west, a large shelter will be located to accommodate eighteen(18) six-foot tables. This shelter will be designed per SCPD’s large shelter standard with stone columns, wood beams, tongue and groove decking, and a large stone fireplace anchoring it at one end. Park visitors will have the ability to reserve the space for picnics, birthday parties, and waterfront cookouts year-round. Public restrooms will be provided within the shelter structure or as a stand-alone building. During the implementation phase, SCPD will determine if the restrooms should be vault or flush fixtures.

Natural Playground

The natural playground will encourage the young and those young at heart to engage with the environment by utilizing natural components to create inspiring spaces to play and explore. Tucked into the hillside under the tree canopy, the playground will overlook the northern end of the pond. When not playing alongside their children, parents may keep an eye on their children from the adjacent shelter. The playground may utilize logs and boulders harvested on-site to create seating, balancing, and climbing opportunities for children and adults alike.



Example Picnic Area

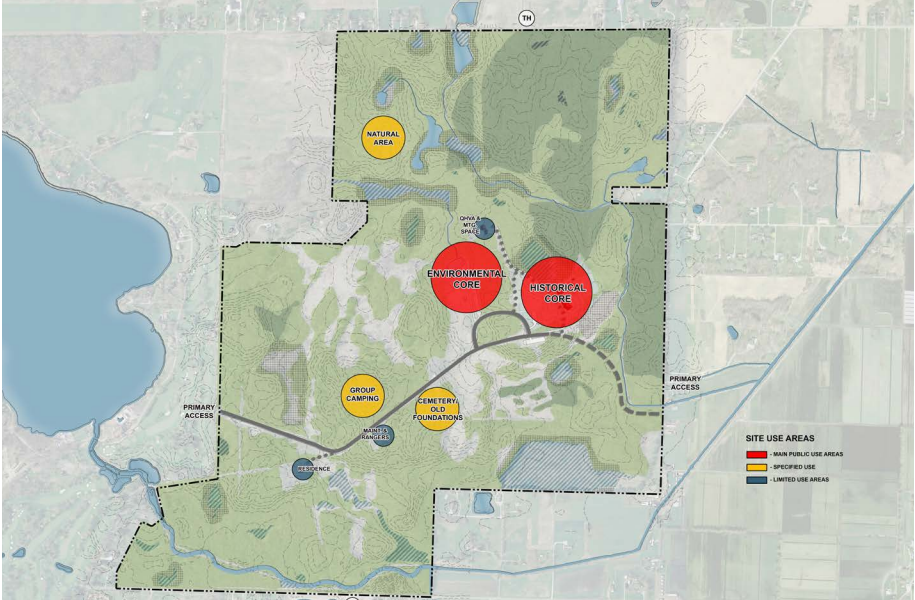


Example Shelter



Example Natural Playground

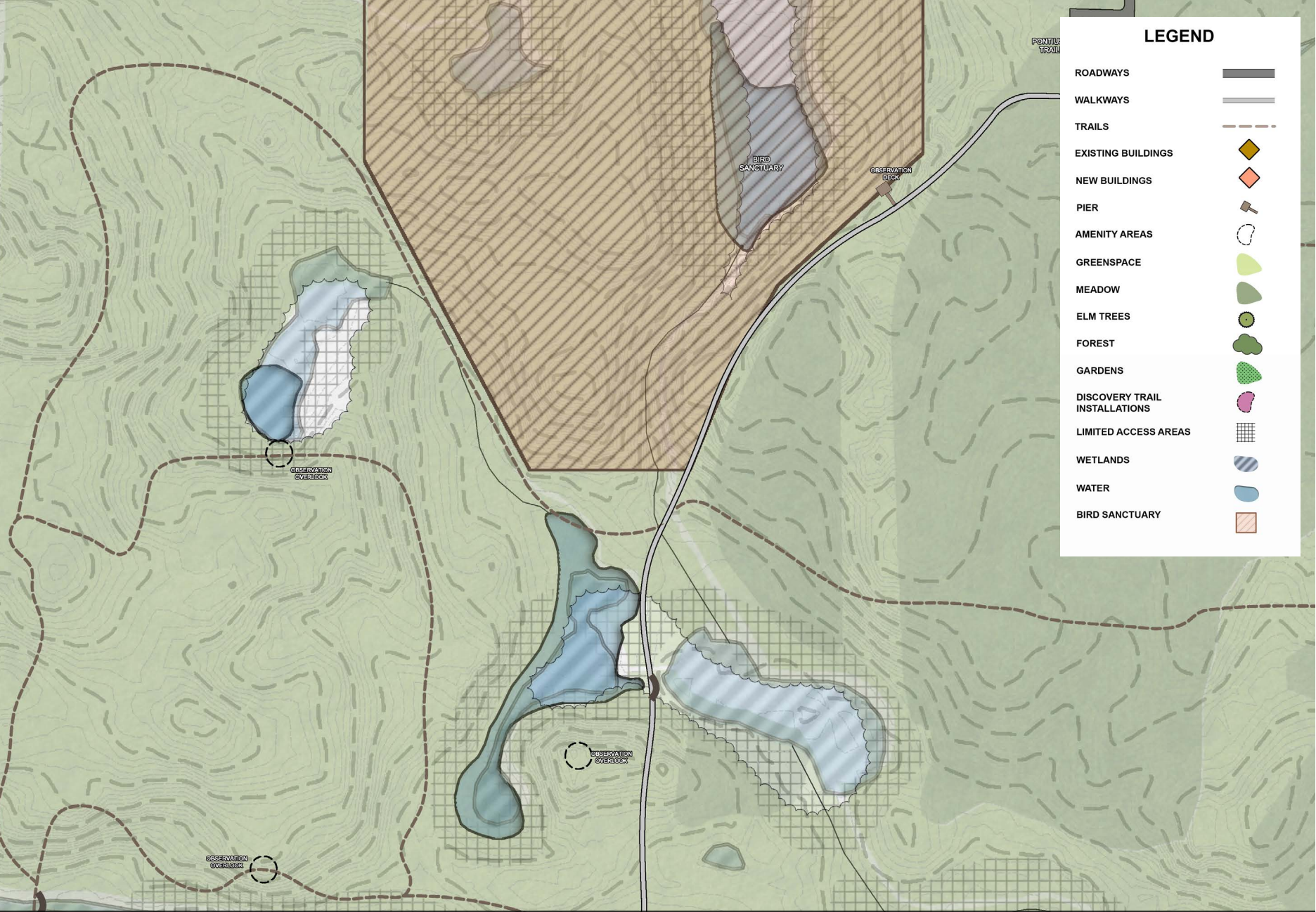
NATURAL AREA



Master Plan Design Areas



Natural Area Concept



Natural Area Plan

Nature Education and Observation Areas

The Nature Education and Observation Areas include the Bird Sanctuary and Observation Platform, Nature Education Area, and Trail Observation Areas.

The park has many unique natural areas. The Design Team worked with SCPD staff to identify areas that need to be protected to allow habitats to regenerate, others that should be protected, but viewed by the public to build appreciation, and finally others that should invite the community in to explore the depth of what nature has to offer.

Bird and Nature Sanctuary and Observation Platform

Located along the northern property boundary, the 7-acre Bird and Nature Sanctuary is protected in the deed between the Stewart Family and ODNR. Per the deed, the sanctuary shall be “managed in such a manner as to perpetuate existing natural conditions conducive to wildlife. No management program shall be instituted or implemented that will adversely affect the above-mentioned purposes.”

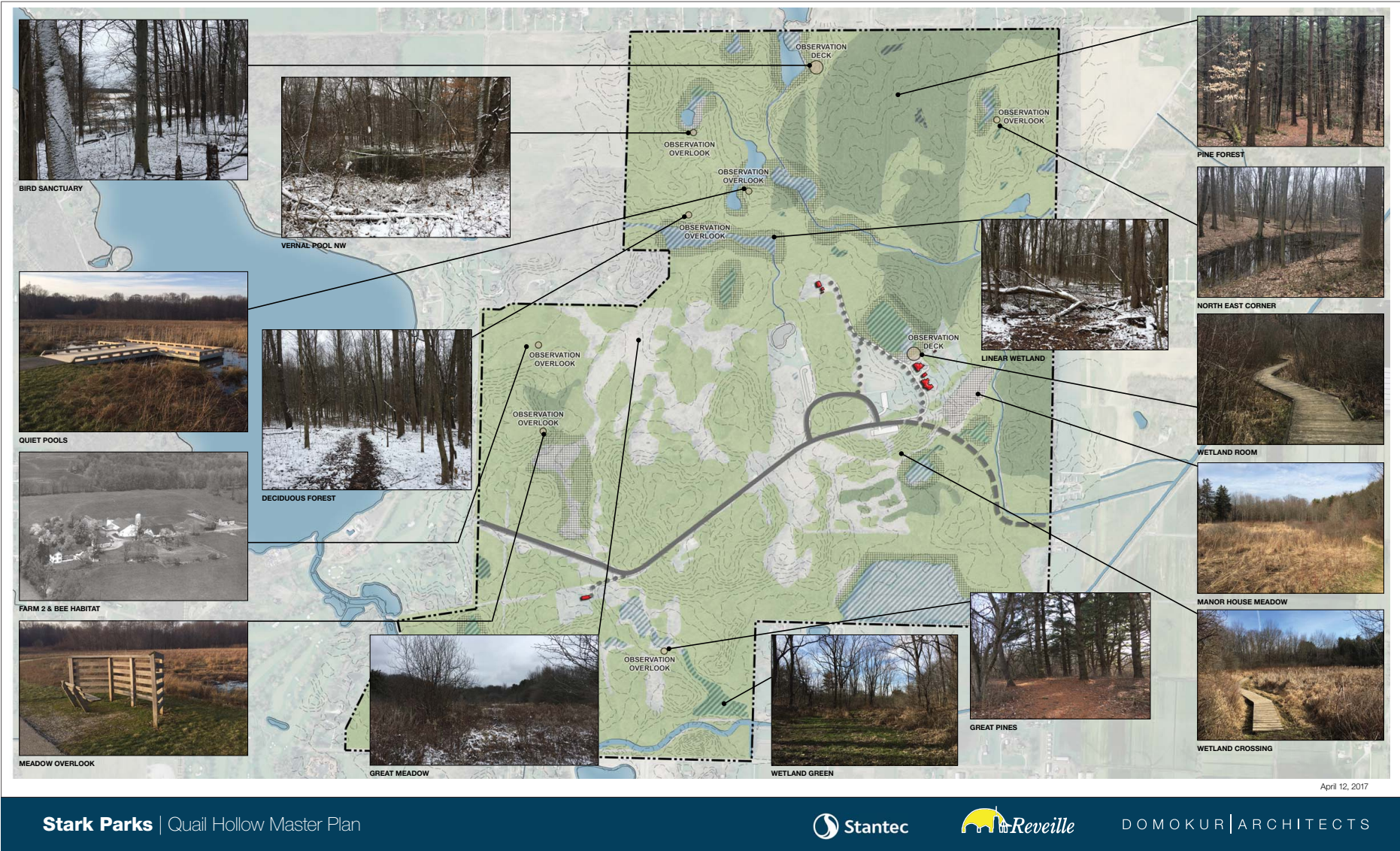
The sanctuary is primarily composed of a deep ravine, pond, and wetland area along Pontius Road. The pond outlets into a stream that flows through the center of the park and into the wetlands. The current trail system provides an ascending route along the ravine’s eastern edge. A single bench provides visitors with an opportunity to rest and observe the wildlife. The existing trail will be maintained as part of the North South Connector. The Pontius Road Trailhead will provide visitors with physical disabilities the opportunity to access the trail and view the sanctuary. An observation platform will provide a unique overlook into the forest canopy. The platform will not encroach upon the protected area and the final design will be determined during the Implementation Stage.

Nature Education Area

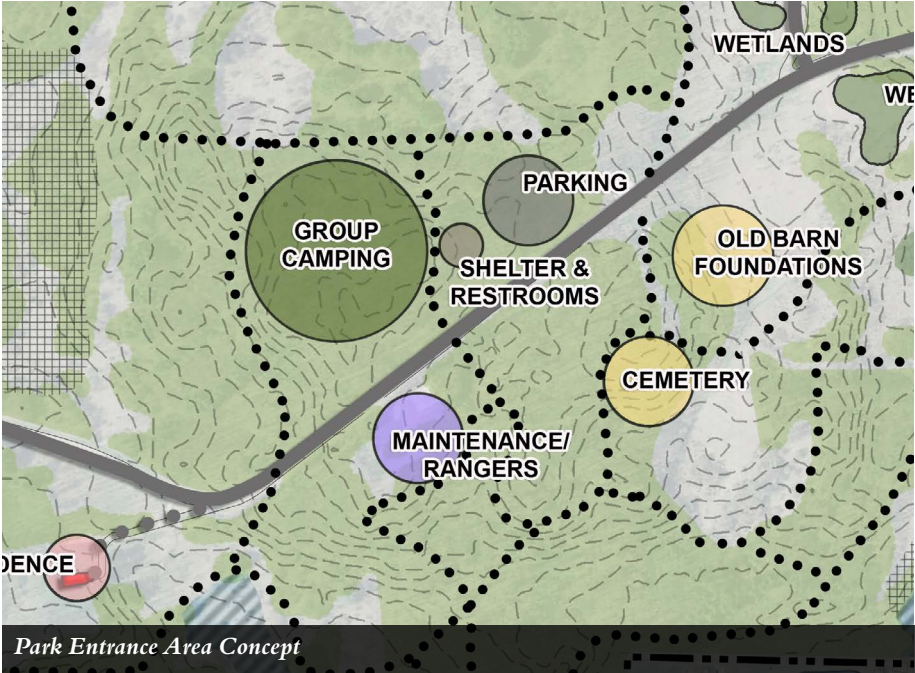
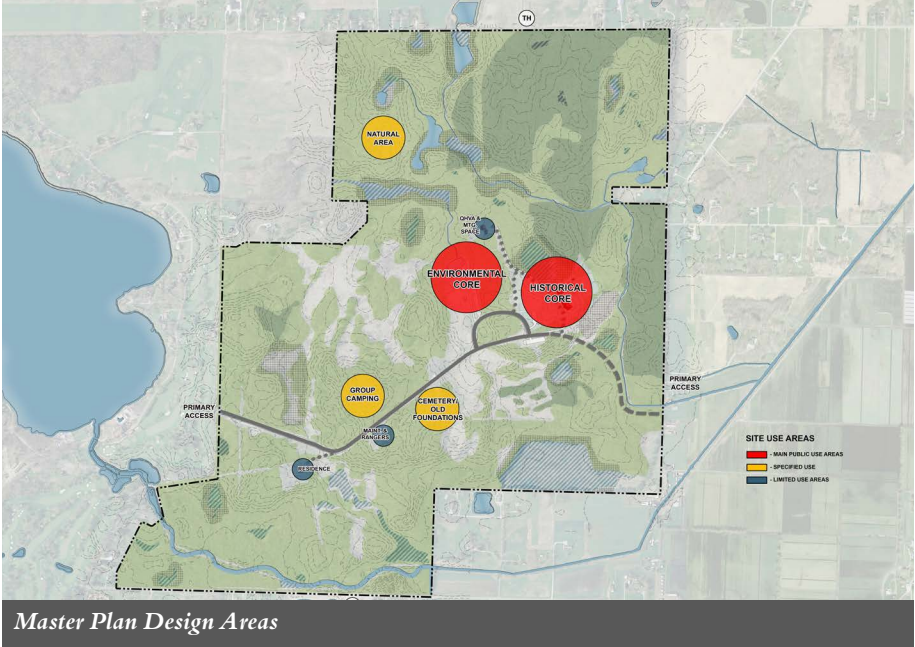
Just west of the Bird and Nature Sanctuary in the northwest corner of the park, vernal pools, hidden wetlands, and forested knolls, provide a great opportunity for informal education. Trails in this area will be designated as part of the Nature Education Area. Interpretive signs will mark the points of interest along the trail.

Trail Observation Areas

From the vernal pools, to grassy wetlands, to vast meadows and tall pine scented forests, Quail Hollow Park has a plethora of unique natural environments to explore. The trail system will allow hikers to discover these special places. Along the trails, informal observation areas will be identified with a simple bench and a small interpretive sign to signify that this is a special place to rest, relax, and enjoy the view.



PARK ENTRANCE AREA





Example Group Campground



Example Shelter



Example Restroom

Park Entrance Area

Group Campground Area

The Group Campground Area will be relocated to the north of the entrance road, adjacent to the new equestrian and mountain bike trailhead and connected to the existing equestrian trail. This area will contain a vault toilet and shelter, accessible by trail users as well as campers, and a fire circle. The relocated group camp will accommodate fifteen (15) 1000’ walk-in campsites usable between May and October.

Shelter

Nestled within the expansive canopy of trees, just north of the Entrance Road, a small shelter will be located to accommodate ten (10) six-foot tables. This shelter will be designed per SCPD’s small shelter standard, and may contain a fireplace within the structure. Though available to all park guests, this shelter may be utilized, more specifically, by group camp guests or trail users.

Restroom

Directly adjacent to the equestrian and mountain bike trailhead, a two-fixture restroom will be located to service both trail users and campers. This facility may contain flush toilets and a water fountain if determined feasible during the Implementation Phase.

Maintenance & Security

The Maintenance Area will be relocated from the basement of the Carriage House to the existing Group Camp Site. The new site will provide a pole building to store two to three vehicles (400 SF), a work area (800 SF), storage (200 SF), office (100 SF), and restroom (100 SF). The building will also accommodate a secure office to house the park rangers (120 SF). The total area will be approximately 1,800 SF and will be usable year-round. A fenced, outdoor, gravel storage yard will be provided adjacent to the building (approximately 1,600 SF). Six parking spaces for the Rangers and four (4) spaces for Maintenance to be provided for a total of ten (10) parking spaces. Lastly, the existing fuel tanks, currently adjacent to the Carriage House, will be relocated adjacent to the maintenance facility.

The Levitt House

The Levitt House is the only original park building not registered under the National Register of Historic Places. Thus, any renovations to take place will not require approval by the State Historic Preservation Office (SHPO).

During ODNR’s management of the park, the house was utilized as a residence for its park managers. Since then, it has remained vacant and requires a good deal of maintenance to become livable once again. As a recommendation of the Master Plan, this house will be renovated and will continue to be utilized as a rental residence. Because of its location within a park, this house will provide a unique experience to whoever chooses to reside at Quail Hollow Park. Referencing the National Park Service’s Artists in Residence Program, SCPD may implement an art theme to the park through a residency at the Levitt House.

NPS Artists in Residence Program

The National Parks Service has created a residency program, available to visual artists, writers, musicians, and various other creators of art-related media, where individuals are invited to participate in park programs by sharing their work with the public. This program offers these individuals a unique opportunity to reside and work in a natural environment through lodging at one of the many national parks across the country. Programs vary from park to park, but residencies are often offered over two to four-week periods.



Example Artist in Residence Program

CIRCULATION

Vehicular Circulation

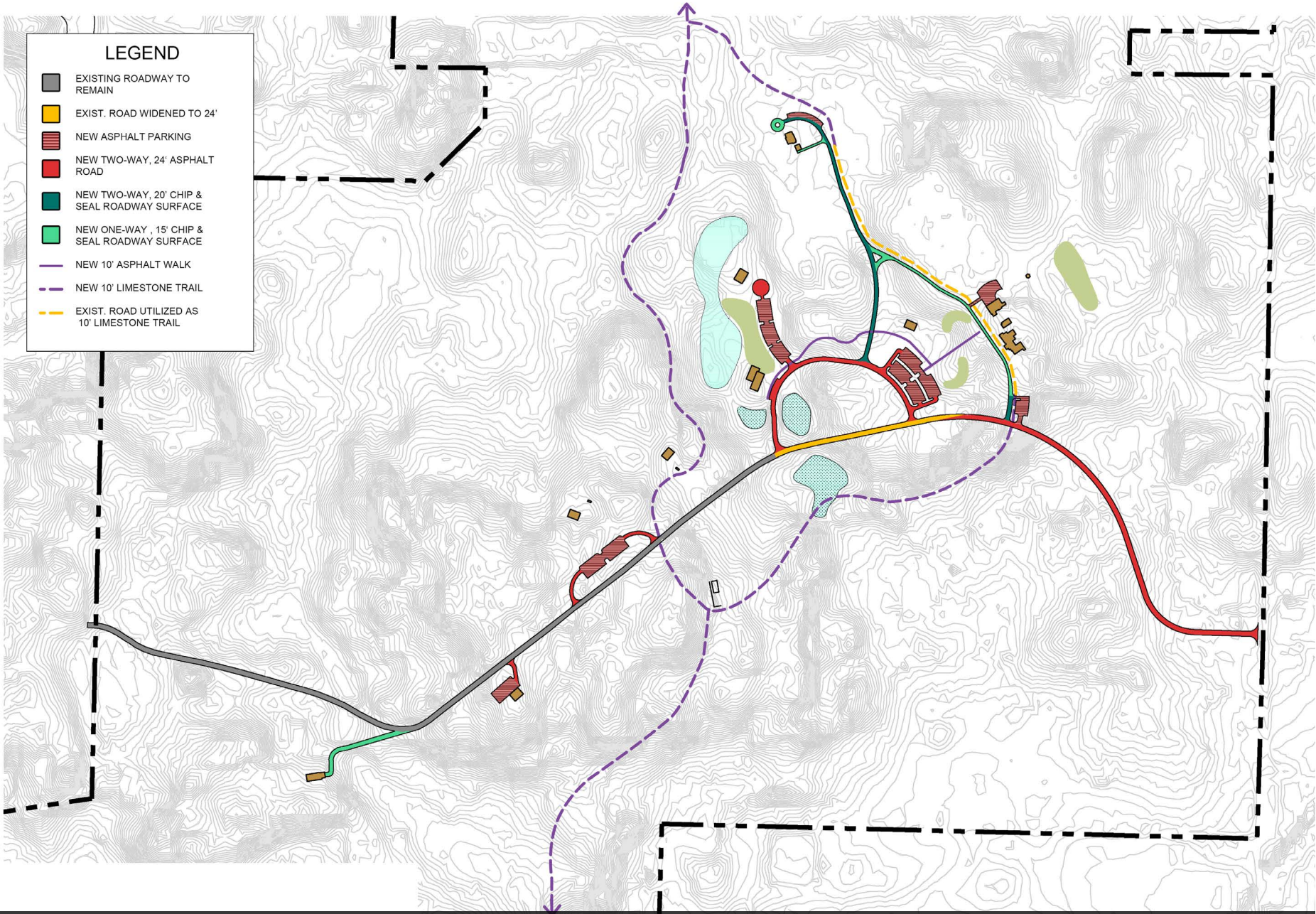
Roadways were designed as a result of the following major on-site observations during initial field investigations:

- There is only one access road in and out of the park.
- Too many vehicles are situated too closely to the Manor House
- The current roadway and parking situation is not accommodating to large events.
- The majority of the park is not accessible by vehicles. This applies to park guests, staff, and emergency vehicles.
- Current roadways contain no curbs and are abutted by grass berms which do not create ideal traffic patterns.

Traffic Patterns

The current entrance drive has no berm along the edge of the roadway pavement; the lawn grows right up against the edge of pavement. We would recommend that Stark Parks keep this type of arrangement. The use of the lawn up to the edge of uncurbed pavement without a berm is an effective traffic calming method. The lawn at the edge of pavement “crowds” the roadway which instinctively gives the roadway a narrower feel, though the actual width is close to, or will meet, a typical roadway width. The perception of a narrower roadway will be reflected in overall slower and safer speeds for pedestrians, bikers, horseback riders, etc.

In other aspects of the proposed Master Plan, the proposed roadways and driveways are intended to follow the contours of the land, within reason. Following the contours typically adds curves and hills and other roadway changes which helps to slow down traffic. As each of the proposed improvements of the Master Plan is implemented, the Design Team would encourage an active use of such traffic calming measures is maintained throughout the park.



Roadway Diagram

Entrance Road

Currently, the entrance road follows the historic east-west road from Congress Lake Road and dead ends at the Carriage House. Oftentimes, vehicles utilize this roadway, get stuck at the Carriage House, and are forced to turn back and find parking. Though this roadway does continue North to the Little House, this portion of the road is a one-way private drive that should not be accessed regularly by the public.

The proposed large events and tours that Quail Hollow may host will function much more smoothly when visitors have a choice of two or more means to enter and exit the site. It is also important to have a second access in the event the primary roadway is blocked due to a fallen tree, accident, or other mishap. Additionally, large events can potentially congest roads to a point where emergency vehicles cannot pass. In order to increase the ease and efficiency of the primary vehicular access to Quail Hollow, portions of the existing entrance road will be widened and extended eastward, away from the hilltop parking lot, to intersect with Duquette Avenue NE. This intersection will be signed and utilized as a second, secured park entrance. The conceptual alignment depicted on the Master Plan was chosen to create as direct a route as possible, minimize visual impacts to the Manor House gardens, and avoid the existing stream, wetlands and prairie. Park Management may want to install gates just east of the Manor House and off Duquette to provide access control if a full-time second access is not desired.

The existing entrance from Congress Lake Avenue NE would remain asphalt at its current 23’ width. However, from the existing entrance drive “Y” at the Shady Lane Pond parking lot, the 17-foot width of the existing pavement to the right toward the Manor House complex would be widened 6 feet for a new width of 23 feet. While 23 feet is just shy of the more typical 24-foot roadway width, adding just 6 feet of pavement allows for the use of common and traditional paving equipment which should be cost effective.

For the remaining extension of the entrance drive from the Manor House complex to Duquette Avenue NE, it is recommended that the width of the pavement should be 24 feet. The width of 24 feet is common construction and would be the most economical approach. In addition, a public roadway width of 24 feet is fairly typical so most drivers will be comfortable managing two-way traffic at that width of pavement.

Loop Road

The Master Plan calls for the removal of both the hillside parking lot and Shady Lane Pond parking lot. As an alternative to these lots, two proposed parking areas, the Nature Center lot and the Great Lawn lot, will be added to both the hillside and pond area to be utilized by Manor House and Nature Center guests. A 24-foot, two-way Loop Road will connect each of these lots and will then continue back southwest, where a Nature Center and shelter drop offs will be located.

Manor House Drive

The Manor House drive, currently being utilized as the main entrance road, is composed of approximately a 15-foot width of asphalt, barely set back from the main Manor House façade. Its location clutters the view of the Manor House with maintenance vehicles and ‘no parking signs’ and limits the small amount of greenspace that remains.

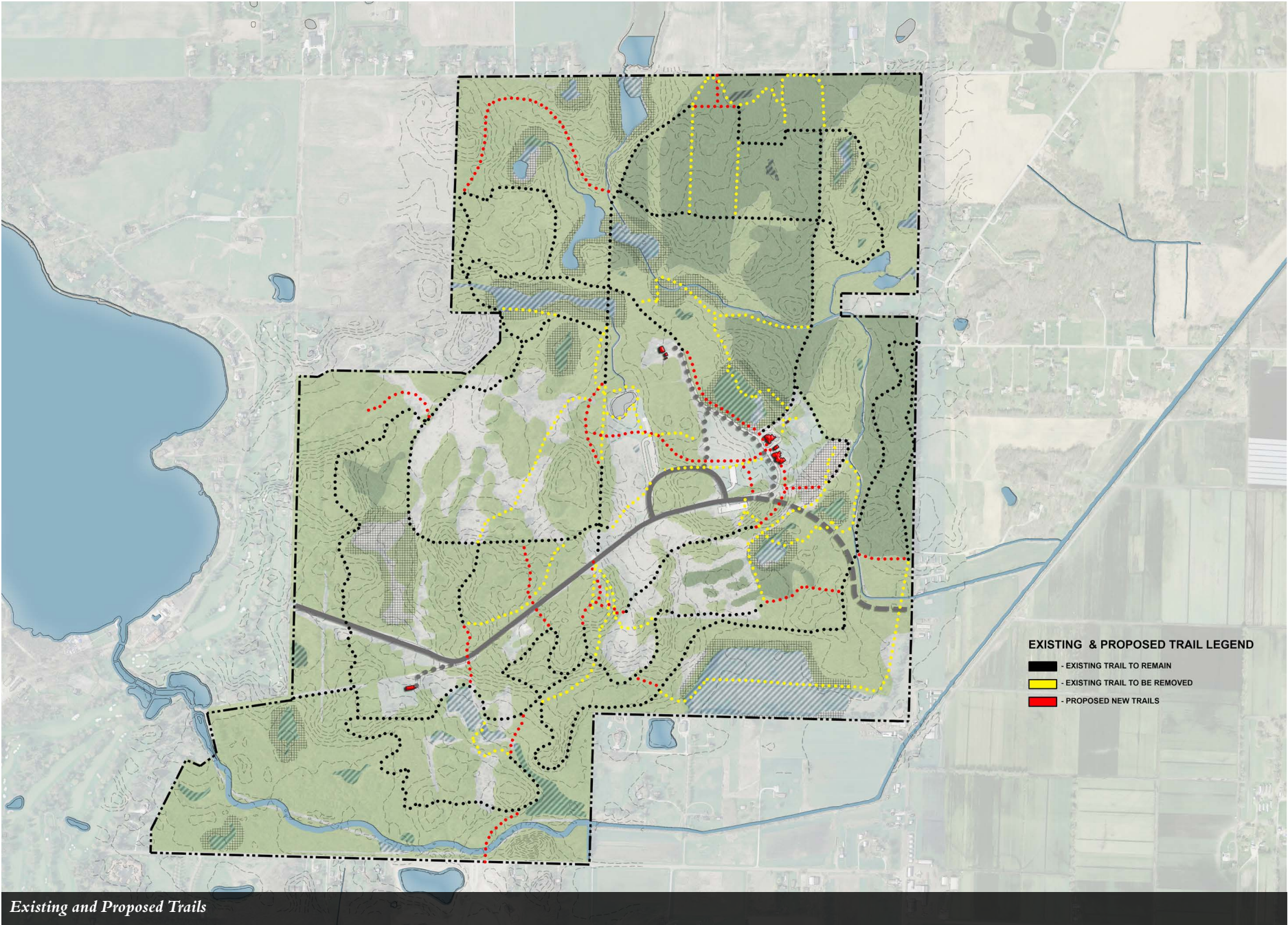
Park traffic simply does not belong at the Manor House. It should be preserved as a homestead, highly pedestrian and almost completely void of cars. That said, there are special circumstances when vehicles will be desired near the Manor House; service vehicles, VIP drop-off, emergencies, etc., and therefore, adequate roadways should be provided. As a result of restricting traffic to the Manor House and one-way conversion, the following changes are to take place:

- Provide a small parking area east of the intersection of the Manor House Drive and Park Entrance Road. This allows for improved pedestrian access to the historical buildings and allows vehicles to not only park, but turn around if they pass the main parking area without traveling in front the Manor House or exiting the Park towards Duquette Ave. NE.
- Install a gate at the south end of the Manor House road to restrict access.
- Post the Manor House Road as one-way, south to north. This road should remain narrow and look like a residential driveway. Changing material to chip and seal, or other material of the period, can reinforce this theme. The one-way traffic means a new road is necessary to allow traffic to loop back to the main parking area. This occurs approximately half way to the Little House. This new road also allows access to the Little House without traveling in front of the Manor House.
- Convert the existing parking area on the north side of the Carriage House to a pedestrian-friendly gathering plaza and car court with severely limited use as a parking lot.

The existing 15 feet of pavement adjacent to the Manor House is intended to be transitioned to the “Heritage Loop Trail.” A new 15-foot wide “driveway” would be installed parallel to this path, originating at the extended Park Entrance Road. By utilizing the Manor House access road as a driveway, it will limit vehicular access to only those necessary. Minimal cars and limited paved surface area will open up the area in front of the Manor House for optimal overlooking views from the hillside.

The Manor House Drive would be constructed similar to a typical full depth asphalt pavement section with the exception of the top course. In lieu of an asphalt surface course it is recommended that the final top course be chip seal, or other material of the period. Chip seal provides a more rural look and feel which better connotates visually as a “driveway” for the users and guests of the Manor House complex.

Continuing past the Manor House complex, the proposed Manor House Drive and limestone trail will extend north towards the Little House, and southwest, towards the Great Lawn parking. This portion of the Manor House Drive will be 20’ wide to allow for two-way traffic and would be of similar construction to the 15-foot driveway; a traditional full depth asphalt pavement section but with a top course of chip seal, or in lieu of asphalt.



Trails, Trailheads & Connections

Surrounding the primary activity areas, the trail network not only provides necessary connections between point A and point B, but develops a trail hierarchy that is reflective of the bull’s-eye design concept, the historic heritage of the site and its unique natural environment. Pedestrian trails will provide opportunities to learn about the history of the site, to explore temporary or permanent community installations, to discover hidden pools and wetlands, to hike or run the trails, and much more. Specialty trails and a new trailhead for equestrians and mountain bikes provide good opportunities for new riders to explore the park.

The proposed trail system focuses on existing trails, maintaining those that provide access between points of interest and abandoning those that are redundant or traverse fragile ecosystems. New trails will only be created where no other connections exist.

Proposed Trails

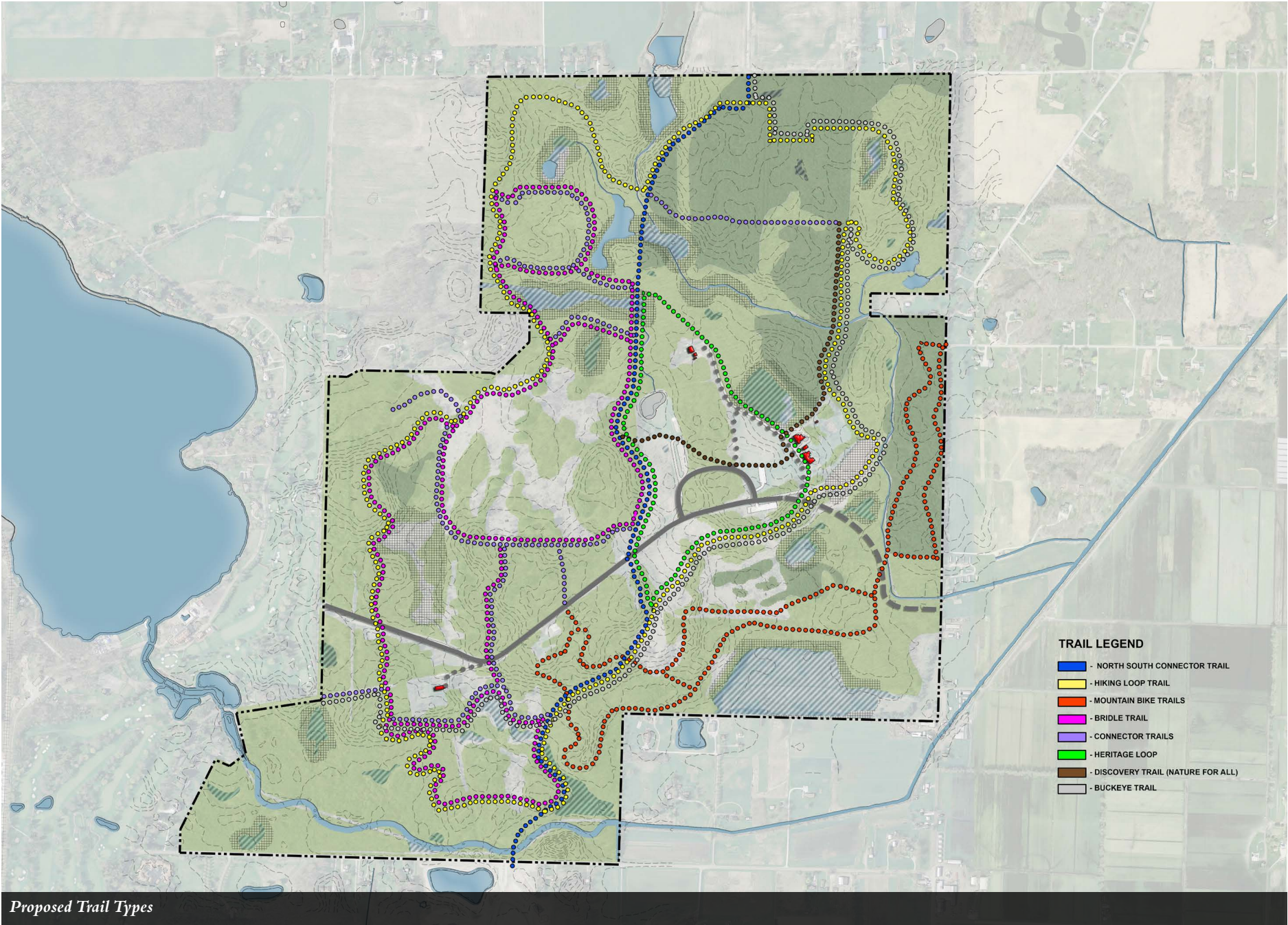
Discovery Trail

The Discovery Trail will connect the Manor House Area to the Pond Recreation Area. Designed for accessibility, the quarter mile long asphalt trail will formally begin at the Overlook Plaza which provides views over the Great Lawn and Manor House Area. Interpretive panels at this location provide a history of the buildings and grounds. From the Overlook Plaza, visitors may choose to follow the path down the hillside to the Welcome Plaza and eventually the “Nature for All” trail, or they may follow the trail to the west, past the small shelter and into the forest where it winds in and out of the tree canopy to provide unique opportunities for temporary or permanent community art installations. The trail comes to a tee at a small intersection overlooking the Pond Recreation Area. From here, visitors may choose to head north toward the Natural Playground Area and the Little House or southwest toward the Nature Center, Pond, and Boardwalk and eventually the North/South Connector trail.

Heritage Loop Trail

The 1.5-mile-long, ten-foot wide limestone Heritage Loop Trail connects the Environmental and Historical Core areas with a single, continuous loop that will be available for both hikers and bicyclists. Along the trail, interpretive stations will convey the history of the site and the surrounding region. Wherever possible, this trail should be designed to meet accessibility requirements.

This trail may be entered from multiple locations, but officially begins at the Manor House Drive and the South Parking Lot. From this location, the trail follows the existing roadway past the Manor House, Carriage House and Little House. A six-foot mowing strip will separate this route from the proposed Manor House drive until it reaches the parking lot at the Little House. The route then continues south along the North/South connector until it crosses the main entrance drive and reaches the intersection and node adjacent to the Brumbaugh Cemetery and barn foundations. From here, the trail continues eastward along the existing Meadowlands trail back to the Manor House.



North South Connector Trail

The North South Connector Trail provides access to Quail Hollow from the surrounding community and connects the north and south trailheads as proposed in the Stark Parks Trail & Greenway Plan. Similar to the Heritage Loop Trail, the ten-foot wide limestone trail will accommodate both hikers and bicyclists and strive to meet accessibility requirements. This trail will also be designed to provide access for emergency and maintenance vehicles.

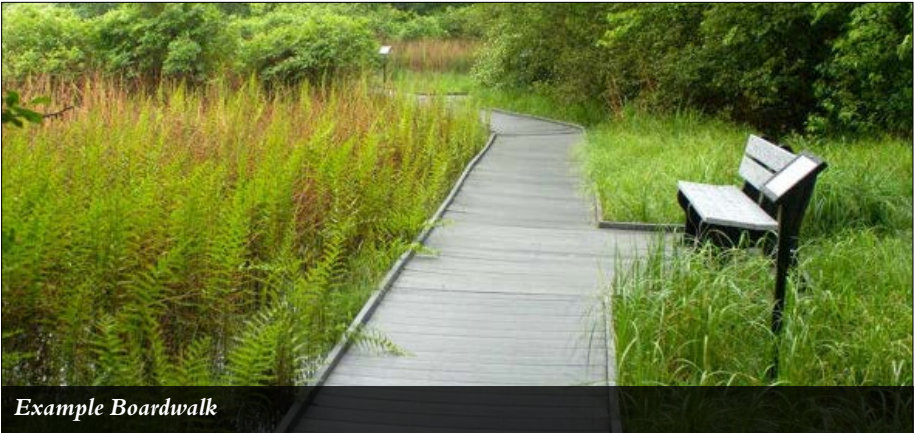
From the Pontius Road Trailhead, south to the cemetery, the trail will follow an existing trail bed and old farm lane. At the cemetery, the existing trail veers off, so the North/South Trail will chart a new course weaving down the hilly slope to the flatter regions where it will eventually reach the Swamp Street Trailhead and cross the Congress Lake Outlet. Based on the current trail alignment, two bridges are anticipated. One bridge will be a dual-purpose bridge for access by bicyclists, hikers and vehicles to the Swamp Street NE Trailhead. A second bridge located just south of the Bird and Nature Sanctuary will be 10’ wide with an approximate length of 30 feet.

Park Loop Trail and Connector Trails

The Park Loop Trail will be a six-foot wide, natural surface hiking trail that follows existing trails around a single, large loop around the entire park. Connector Trails will be four-foot wide natural surface hiking trails that follow existing trails and provide opportunities for hikers to shortcut back to the core activity areas. These trails provide access to the outer regions of the park and provide opportunities for longer hikes. Due to their circuitous nature, there are many opportunities to access these trails. Due to high water tables, proximity to wetlands, and the numerous creeks that traverse through the park in the springtime, three pedestrian bridges may be installed to avoid these conditions along the Park Loop Trail. Each bridge will be approximately eight-foot wide and will be constructed to only support pedestrian traffic.

Buckeye Trail

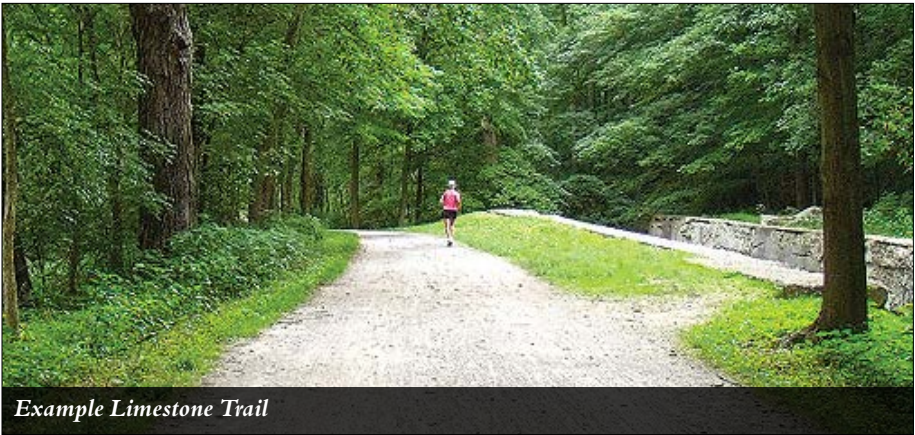
Although the Buckeye Trail can continue to take much of the same course through the park as it does today, the local chapter of the Buckeye Trail Association, the Crooked River Chapter should work with the Design Team to designate the best path for the hikers during the Implementation Phase.



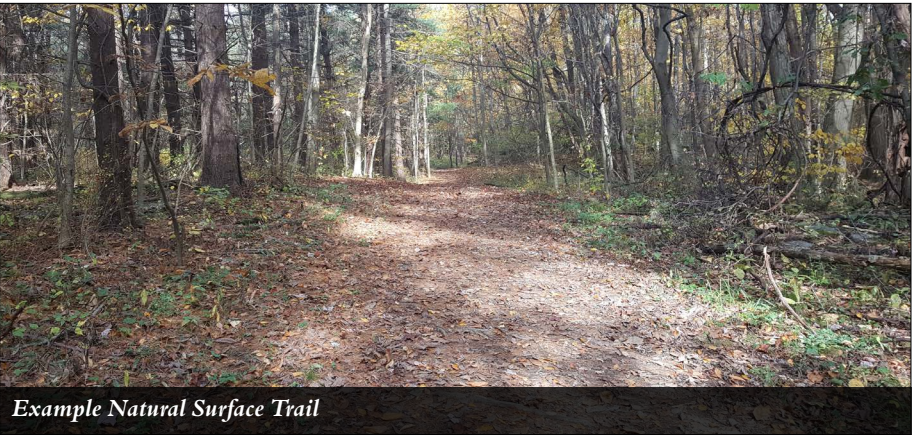
Example Boardwalk



Example Bridge



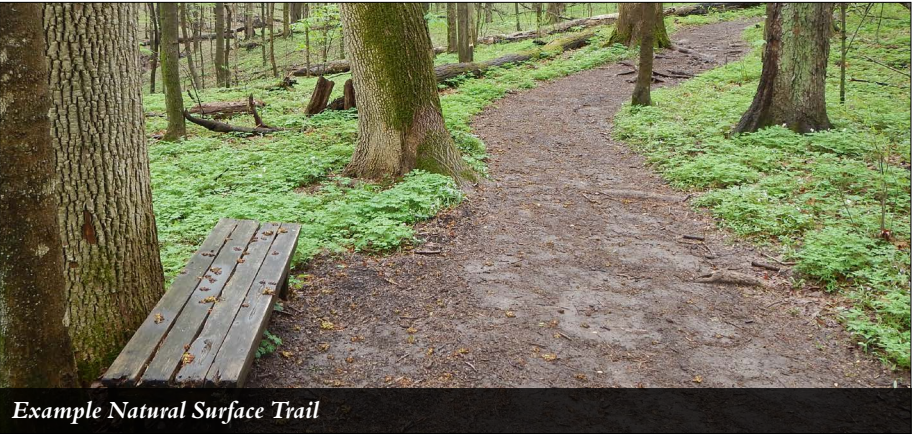
Example Limestone Trail



Example Natural Surface Trail



Example Limestone Trail



Example Natural Surface Trail



Example Equestrian Trail



Example Mountain Bike Trail

“Nature for All” Trail

The “Nature for All” Trail will be maintained and linked to the Discovery Trail. Interpretive signs should be replaced as needed.

Equestrian Trails

The Equestrian Trails will feature one large loop with three smaller loop trails that will allow riders to experience a wide variety of ecosystems within the park as well as the ability to lengthen or shorten their rides as needed. The loop trails will originate from the Mountain Bike/Equestrian trailhead, loop around the group camp, where options will split off to provide access to the southwestern corner of the park with its grassy wetlands and old-growth pines, the western ridge, the central meadow areas, and vernal pools in the northwestern corner.

While a majority of these trails are labeled as bridle trails today, in the future, they will be noted as shared use trails open to both equestrians and hikers. The shared use trail will be 10-foot wide with a natural surface. High water tables and organic soil create extremely muddy conditions in the southwestern corner of the park and where trails run adjacent to wetland areas. SCPD should armor portions of the trail that are consistent problem areas as well as consider closing trails to equestrians during severe trail conditions. Where the equestrian trails merge with the North/South Connector Trail, a trail parallel to the multi-purpose trail should be provided for equestrian use only. The parallel trails should be separated from one another with a no-mow area that could be allowed to naturalize over time. Total trail length will be approximately 4.3 miles.

As SCPD enters the Implementation Phase, they should consult with the local chapter of the Ohio Horseman’s Council (OHC).

Mountain Bike Trails

The existing mountain bike trail is a single-track, natural surface trail about 3.2 miles in length. The southeastern portion of the trail will be rerouted out of the wetland to preserve the habitat. Where the new entrance road extension crosses the trails, the trails will be rerouted to create two smaller loops with a single, two-way crossing over the road in order to improve safety. The crossing will be marked with pavement striping and signage. The trail also crosses the 10’ wide, limestone North / South Connector in two different locations. A 10’ wide asphalt crossing will be provided at these crossings in conjunction with signage. The remainder of the proposed mountain bike trail will follow the existing trails that are currently in good condition.

As SCPD enters the Implementation Phase, they should reference the CAMBA’s Mountain Bike Trail Improvements Study completed at Quail Hollow in 2014 and work with the local chapter to determine final trail locations and necessary improvements. Note: Clear Sight Triangles should be created at all bicycle and equestrian intersections to provide unobstructed views of oncoming traffic and improve safety.

Shared Use Trails

In some locations, trails will serve multiple uses and routes. The designation of “shared use trails” will only be given to portions of the trail network where multiple uses are being called out. Such occurrences take place at the North/South Connector Trail, the Heritage Loop Trail and the Equestrian Trail. Trails given this designation will be appropriately widened and signed to ensure that multiple users and types of users may all be accommodated.



Example Shared Use Trail

Trailheads

Pontius Road Trailhead

The northernmost hiking trails currently border Pontius Road with little to no designation as to where the trails start and end. A single informal trail connection exists, but it is neither signed, nor monitored by Stark Parks. As proposed by the Master Plan, a formal trailhead will be implemented at the north of the park, directly across from Griggy Road. This trailhead will contain a single vault restroom and parking to accommodate eight (8) vehicles. A split rail fence and gate will identify the trailhead along Pontius Road. Additional amenities will include a trash container and an information kiosk/park trail map.

Swamp Street Trailhead

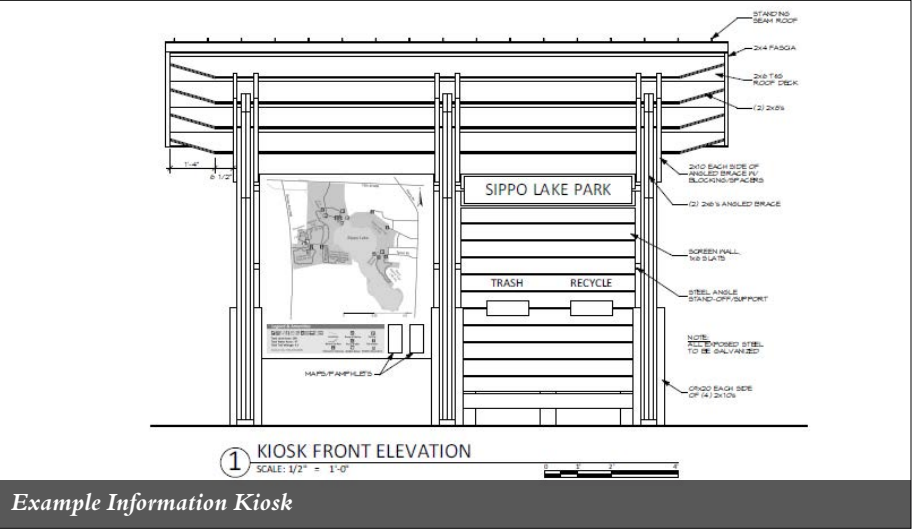
The existing, southernmost hiking trails do not connect to Swamp Street NE. (While there are rumored to be informal trail connections to Swamp Street NE through neighboring properties, it is impractical and difficult to gain direct access to Swamp Street NE from Quail Hollow due to the Congress Lake Outfall. In most locations, the outfall ditch is approximately 40 to 60 feet wide and approximately 10 feet deep.)

As proposed by the Master Plan, a formal trailhead will be implemented at the south end of the park. The trailhead will be accessed directly across from Glenberry Avenue and the newly constructed residential development Danbury Glen; a connection that aligns with the trails proposed in the Stark Parks Trail & Greenway Plan. A split rail fence and gate will identify the trailhead along Swamp Street. This trailhead, when fully built out, will contain a single vault restroom, trash container, informational kiosk/park trail map, and parking to accommodate eight (8) vehicles.

Given the close proximity of the Congress Lake Outfall to Swamp Street NE, the trailhead will be located north of the outfall ditch, approximately 75 to 100 feet from Swamp Street NE. Therefore, in order for bikers, hikers and vehicles to access the trailhead, a bridge must be constructed to move both trail users and vehicles across the Congress Lake Outlet. The bridge and roadway connection to the trailhead will also serve as a part of the North-South Connector Trail planned for Quail Hollow. Because of its dual role, the bridge is proposed to be a vehicular single lane bridge approximately 60 feet long, but at a width of 14 feet, which is wider than a typical roadway lane width. The 14 feet width is intended to allow a vehicle and pedestrian to both safely use the bridge at the same time. Given the few parking spaces proposed for the trailhead a more traditional two-way bridge was deemed unnecessary.

Mountain Bike and Equestrian Trailhead

A common Trailhead for the Mountain Bike and Equestrian Trails will share a parking area and amenities with the Group Campground. The parking lot will provide pull-in parking for the horse trailers, hitching posts, and mounting blocks. When fully built out, this trailhead will also contain a two-fixture restroom, trash container, bike rack, fix-it station, small shelter, information kiosk and park trail map.



Community Connections

One of the most consistent stakeholder and public comments received by the Design Team was regarding the relative isolation of Quail Hollow Park to the surrounding community. Though just outside of the village limits of Hartville, the park seems miles away. With these comments in mind, the Design Team investigated alternatives to connect local assets within the region to the park via on-street bike lanes/sharrows or through multipurpose trail connections. These community connections were designed to build off the Trails and Greenways Master Plan completed by Stark Parks for the entire County.

The first step in establishing community connections was to verify which assets were worth connecting to. The Design Team interviewed both the Village of Hartville and Lake Township staff as well as local business leaders to gain a consensus on valuable assets that needed to be connected. From those discussions, the following list of assets needing connections was established:

- Downtown Hartville
- Hartville Marketplace
- Fitchner Park
- Gentlebrook Center
- Lake High School
- Lake Athletic Fields
- Memorial Park
- Hartville Elementary
- Stan Balliett Field

With the list of local assets established, the Design Team conducted extensive field and GIS research in the local area to verify roadway right of way widths, determine the existence of utility easements, identify public property and to denote the physical, and political barriers that could limit the routes connecting these assets to the park. The Design Team also studied the Trails and Greenways Master Plan and The Portage County Park District’s Trail and Greenways Plan, completed in 2016. The trail connections recommended in those plans were incorporated into the proposed alternatives. From that research, two alternatives were established.

Alternative 1 – Minimal Right of Way

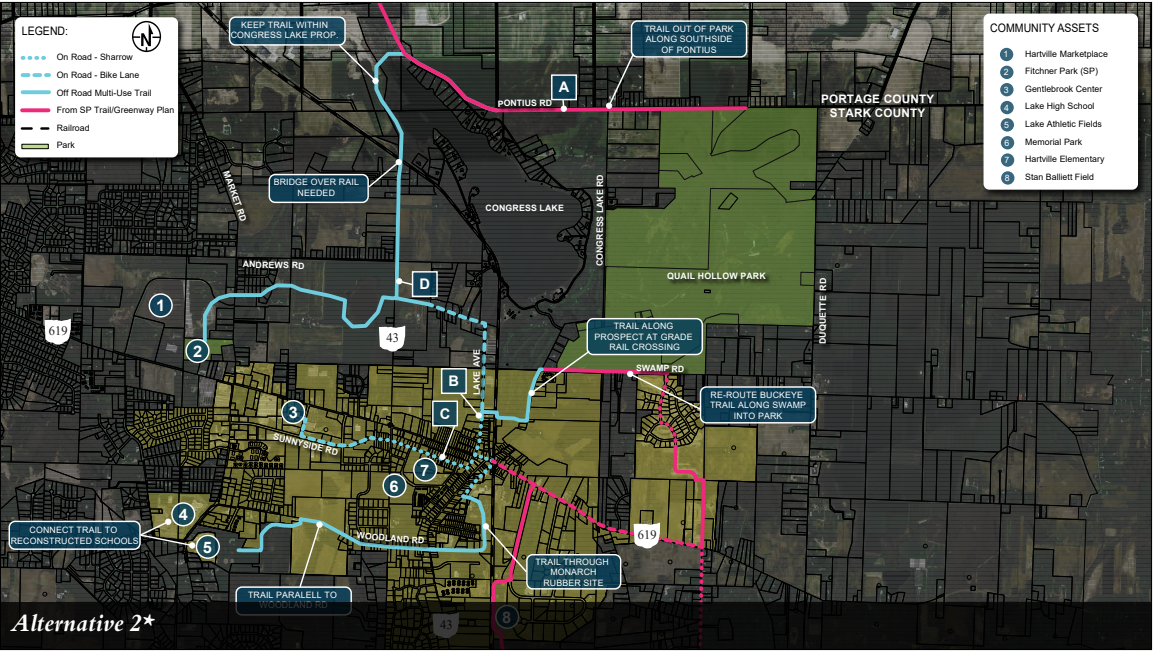
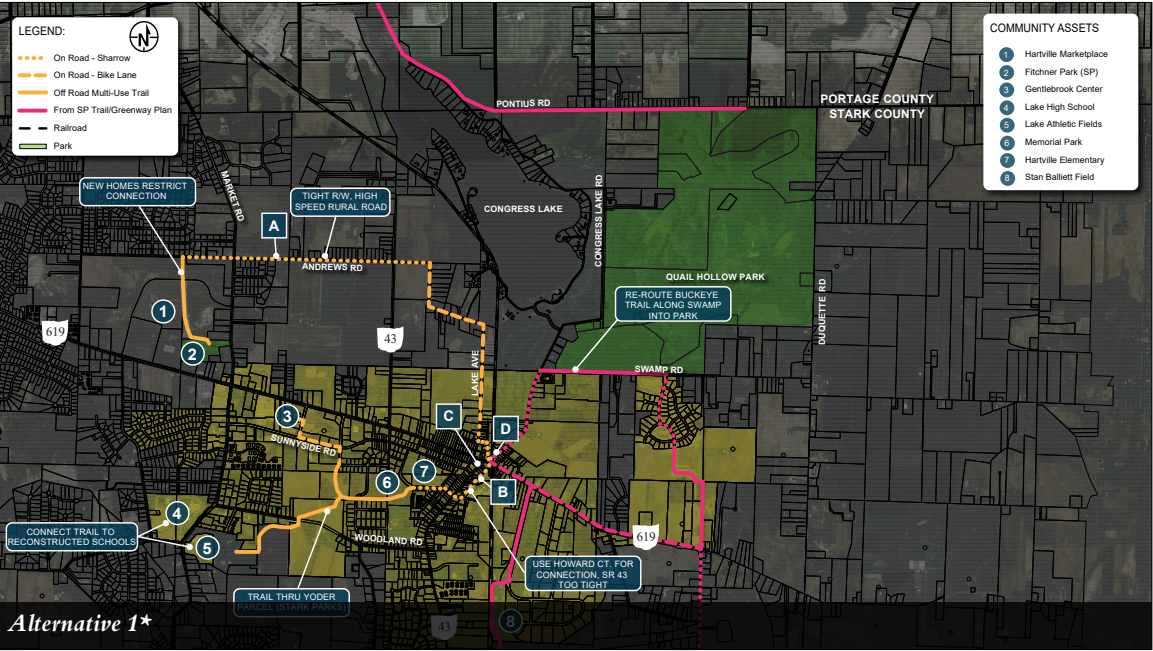
This alternative focused on an, easier to implement, lower cost solution to connecting Quail Hollow Park to the community. Connections were made mostly within or along existing right of ways or through public property (public parks, schools, etc.). The idea of this alternative was to minimize private right of way impacts and project costs. This alternative utilizes more sharrows and bike lanes as opposed to multi-purpose paths.

Alternative 2 – Trial Connections

This alternative focused on a better user experience and connections to the community that all users and age groups could safely use. Though sharrows and bike lanes do provide connections, not all users feel safe riding within the roadway, especially with children. This alternative focused on utilizing multipurpose paths, where applicable as opposed to sharrow/bike lanes. Though the cost of this alternative would be considerably higher than Alternative 1, due to right of way and infrastructure costs, it would provide more suitable connections to the community.

This alternative connects all the selected assetes, and navigates around Congress Lake into Portage County. Coordination with the Portage County Parks District will be needed to fully implement this alternative. A bridge over the existing rail line along SR 43 is also proposed with this alternative to connect to the Hartville Marketplace.

Further study and public outreach is needed during preliminary design to determine the exact paths to connect the local assets within the community to Quail Hollow. Not only will stakeholders need to be engaged but the potential property owners effected by these connections as well. These two alternatives are meant as a starting point to guide further discussion once funding for connections becomes available.



*Refer to Appendix C for full-sized images

UTILITIES

On-Site Private Systems

Sanitary System

Given that the existing five buildings are served by existing on-site wastewater treatment systems, a reasonable assumption would be to continue the use of such on-site wastewater treatment systems for improvements made at the park. Based on the proposed Master Plan it is anticipated that two additional on-site wastewater treatment systems would be required. One system to serve the new Nature Center and one to serve the area of the new Maintenance Facility along with the Group Camping restroom facility. Given the requirements for the Manor House complex, we anticipate both treatment systems would be a Mound System and the cost estimates have been priced accordingly.

We did consider connecting the Nature Center and/or the Maintenance Facility complex to the existing Manor House complex Mound System. However, for the following reasons we do not recommend transporting the sewage from the Nature Center and/or the Maintenance Facility complex to the existing Mound System:

1. The existing mound was built specific to the flows generated by the three buildings in the Manor House complex; adding flows from the Nature Center and/or the Maintenance Facility complex would likely exceed design capacity.
2. Installing a pump station and force main to transport the flows from the Nature Center or the Maintenance Facility complex to the existing Mound System and the required modifications to the Mound System to accommodate the additional flow would likely be similar in costs to a stand-alone Mound System for either the Nature Center or the Maintenance Facility complex.
3. Given the improvements found in the Master Plan, keeping the Nature Center and/or the Maintenance Facility complex separate does provide more options for dealing with the existing Mound System in the future.

Water System

As with the Sanitary System, the current buildings are served by on-site systems, so the use of additional on-site water wells for the Nature Center and the Maintenance Facility complex are reasonable options. One existing well serves the Manor House complex and both the Levitt House and Little House have an individual water well. For both the Nature Center and the Maintenance Facility complex it was assumed for the Master Plan that each water well would include treatment such as reverse osmosis and chlorination.

As with the sanitary system, we did investigate connecting the existing water treatment facility located at the Carriage House to the Nature Center and Maintenance Facility complex. Considering the need for a booster pump station to transport the water from the Carriage House to either the Nature Center or the Maintenance Facility complex along with the length of the water service line, we found the cost to be unreasonable. Based on assumptions for the diameter size of the water service, the length from the Carriage House to either facility and the inclusion of a booster pump, we calculated the capital costs to be eight to 10 times more costly then drilling individual water wells with associated treatment systems.

Public Systems

Sanitary System

The closest public sanitary sewer collection system is managed by the Village of Hartville and is located in the Danbury Glen subdivision off of Swamp Street NE. There is an existing pump station on the north end of the subdivision that is close to Swamp Street NE. In conversations with the Hartville Village Engineer, there is plenty of capacity within the existing pump station as well as the downstream collection system that captures the discharge from the pump station. In the discussions with the Village Engineer he noted that the existing pump station and local collection system should be able to handle the flows from Quail Hollow even with the anticipated growth in the use of the park and the addition of a Nature Center and Maintenance Facility.

For this Master Plan, we developed high level preliminary concepts and costs for serving Quail Hollow with public sanitary sewer service. For example, the existing pump station located at the Carriage House would be replaced with a new pump station. The new pump station would accept flow by gravity from the Little House and the discharge of the force main transporting sewage from the Nature Center. The force main from this main pump station would flow west following the Entrance Drive and then turn south along the North South Connector Trail to the Danbury Glen subdivision pump station.

A separate pump station would be constructed in a position to take flow by a gravity collection system from the Group Camping area, the Maintenance Facility and the Levitt House. The force main discharge from this pump station would connect into the force main from the main pump station.

Costs for both the on-site wastewater treatment systems and the public sewer option are found in the Opinion of Probable Construction Cost (OPCC) in Appendix C.

Water System

The closest public water line to serve Quail Hollow is a 12” diameter Ductile Iron Pipe (DIP) water line along SR 619 in the Village of Hartville. The potable water system serving Hartville is owned, operated and maintained by the City of Canton. In speaking to the Canton Water Department, they would anticipate extending a 12” diameter water line along Prospect Avenue NW/Congress Lake Ave NW (the road name changes at the Hartville corporate boundary) approximately 5,000 LF to the entrance of the park. From the Quail Hollow entrance, an 8” diameter water line would extend approximately 4,800 LF from Congress Lake Ave NW to the Carriage House where the current water treatment system exists.

In discussions with the Canton Water Department, they anticipate no capacity or pressure issues with the proposed scenario described above. However, it is recommended that the available volume and pressure be investigated and field testing completed before detailed design efforts are undertaken to design the new water line extensions to serve Quail Hollow.

Costs for both the individual on-site water wells along with the extension of the public potable water system to serve Quail Hollow are found in the OPCC in Appendix C.

Fuel System

It is our understanding that in the future that Stark Parks would like to replace the current propane system for heating with a natural gas system. In discussions with Dominion East Ohio Gas, there is an existing 4” diameter natural gas line on Congress Lake Road that is stubbed to just past the entrance to the Congress Lake development. There is another 4” diameter stub further north of the Quail Hollow Park entrance. These two 4” diameter lines provide service for the entire Congress Lake development. The assumption is that the slight demands placed on the natural gas system for the five existing structures plus a Nature Center and Maintenance Facility within Quail Hollow will require no system upgrades to the infrastructure that currently feeds the two 4” diameter lines on Congress Lake Road.

Costs to extend natural gas service to serve Quail Hollow are found in the OPCC in Appendix C.

Electrical System

There are no anticipated concerns or issues with providing additional electrical service to Quail Hollow for the existing facilities plus the new Nature Center and the Maintenance Facility. However, prior to the detailed design of either structure it is recommended that SCPD and/or the design consultant have detailed discussions with Ohio Edison to verify electrical capacity in relationship to the anticipated demand.

OPINION OF PROBABLE CONSTRUCTION COST

The associated Opinion of Probable Construction Cost (OPCC) is based on an evaluation of the construction costs for each facility and site improvement based on current market rates. These estimates have been determined as general contract construction costs on a square-foot or lineal-foot basis, through the consultants’ experience with construction over past years. In addition to unit construction costs, new buildings include a cost allowance for site improvements (earthwork and landscaping). A design and construction contingency of 30% is also calculated into the construction costs. The project costs include budget allowances for typical soft costs, including furnishings and equipment as well as professional fees for architects, civil, mechanical, electrical, plumbing, fire protection, and structural engineers and landscape architects, typically including phases such as Programming, Schematic Design, Design Development, Construction Documents, Bidding, Negotiation & Permitting and Construction Administration. Each project is viewed separately regarding its cost, however it may be possible to take advantage of economies of scale and produce some cost savings, based on how projects are phased and combined for bidding purposes.

In providing OPCC the client understands that the Design Team has no control over the actual costs or the price of labor, equipment, or materials, or over the Contractor’s method of pricing, and the OPCC provided herein are made on the basis of our qualifications and experience. There are many variables including quality of construction, schedule, escalation, and market value that cannot be determined at this time. Domokur Architects and our consultants make no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

IMPLEMENTATION STRATEGY

The Project Implementation Sequence outlines the basic criteria required to achieve the goals defined for Quail Hollow Park. This plan represents the major steps that need to be taken to accomplish the master plan including the approval of the final design solutions, establishment of development priorities, fundraising, and appropriation of funds and construction of the proposed development. This will determine how the plans will become reality. The recommended project sequencing reflects a logical progression of improvements based on immediate needs, priorities set forth by the community and SCPD staff, and constructability.

Recommended Phasing

Project sequencing reflects a logical progression of improvements based on immediate needs, priorities set forth by the community and SCPD staff, and constructability. Projects noted as “ANY” can be completed at any time during this phase. Projects which may be completed in any phase are further noted with an asterisk (ANY★).

PHASING RECOMMENDATIONS & SEQUENCING

Phase I Phasing Recommendations	
Sequence	Park Element
1	Close Trails to be abandoned (SCPD)
2	Provide Wayfinding Signage (SCPD)
3	Stabilize Trails to be Improved (SCPD)
4	Recondition Existing Roadways (Interim Phase – add speed humps)
5	Renovate Little House for Offices & Public Meeting Rooms
6	Renovate Caretaker’s House
7	Remove Vault Restroom (Romtec near Manor House)
ANY	Renovate Manor House for Historic Tours & Rental Groups
ANY	Renovate Carriage Hosue to Maintain the Base Building and SCPD Offices
ANY★	Renovate Little House for Residential Rental

Improvements focus on stabilization and renovation of existing amenities to support current programming needs.

Phase II Phasing Recommendations	
Sequence	Park Element
1	Relocate Equestrian Trail Parking to Group Camp Site (temporary, SCPD)
2	Expand and Rehabilitate the Pond, Store Soil on-site
3	Main Entrance Drive – Mill & Resurface
4	Extend Entrance Drive to Duquette Avenue
5	Construct Loop Drive, Link to Little House Drive, Great Lawn Parking Area
6	Construct Manor House Parking Area (south of house)
7	Construct Pond Parking Area
8	Pave Little House Driveway & Parking Area, Install Gates
9	Pave Carriage House Parking Area
10	Construct Heritage Loop Trail
11	Install Heritage Loop Interpretive Signs
12	Construct Discovery Trail/QH Historic Timeline (include “Nature for All” Trail Repair)
13	Install Water Well (at Pond Area for Restrooms & Nature Center)
14	Install Septic System (at Pond Area for Restrooms & Nature Center)
15	Construct Large Shelter with Fireplace & Flush Restrooms
16	Construct Fishing Pier & Boardwalk Crossing at Pond
ANY	Develop Picnic Areas at Pond
ANY	Install Natural Play Area

Improvements focus on expansion and rehabilitation of the pond as an environmental, educational, and community resource. In addition, this phase includes roadways and parking area improvements to support park programming.

Phase III Phasing Recommendations	
Sequence	Park Element
1	Develop Manor House Terrace, Stage & Garden
2	Develop Welcome Plaza
3	Develop Hillside Overlook Plaza
4	Construct Bee Keeping & Small Play Area (at Little House)
5	Develop Outer Loop and Connector Trails (includes 3 pedestrian bridges)
6	Construct North/South Connector Trail
7	Construct Trailhead along Pontius Road
ANY★	Develop Wildflower Meadows to support Bee & Butterfly Habitat

Improvements focus on the development of the pedestrian and multi-use trail network, primary pedestrian gathering areas, and the Manor House terrace to support special events.

Phase IV Phasing Recommendations	
Sequence	Park Element
1	Construct Equestrian /Mountain Bike Trailhead (parking, vault restroom, kiosk and gates)
2	Construct Small Shelter (near Trailhead & Group Camp Area)
3	Develop Group Camp Area
4	Construct Maintenance Building, Exterior Storage, and Parking Area
5	Relocate Fuel Tanks to Maintenance Area
ANY	Provide Potable Water & Upgrade to Flush Restroom (at Mountain Bike/ Equestrian Trailhead)
ANY	Develop Cemetery/Farm 1 Interpretive Area
ANY	Improve Equestrian/Shared Use Trails
ANY	Improve Mountain Bike Trails

Improvements focus on development of the specialty trail network, group camp area, and maintenance area.

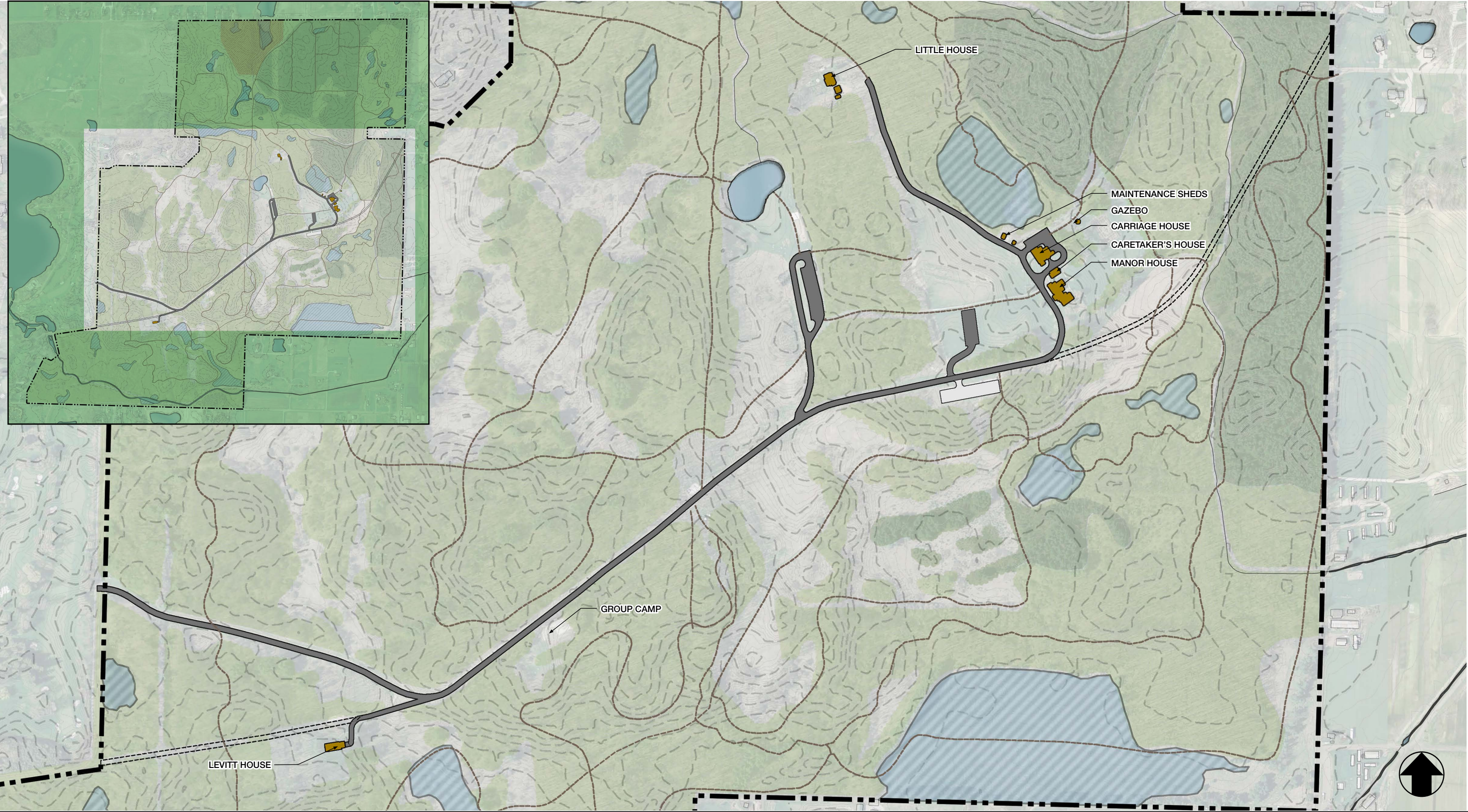
Phase V Phasing Recommendations	
Sequence	Park Element
1	Construct Nature Center (utilize well, and propane tanks)
2	Renovate Carriage House for Visitor’s Center, Offices, Gathering Area
3	Develop North Plaza (adjacent to Carriage House)
4	Construct Observation Deck (adjacent to Carriage House)
5	Construct Observation Platform at Bird Sanctuary
ANY★	Develop Nature Walk Area
ANY★	Develop Observation Overlooks
ANY★	Construct Trailhead along Swamp Street
ANY★	Add Lighting to Pond, Manor House Parking Areas & the Discovery Trail
ANY★	Extend Tel/Data Conduit (Congress Lake Road to Carriage House & Little House)
ANY★	Connect to Public Utilities
ANY★	Extend Natural Gas into the Park

Improvements focus on development of the Nature Center and the renovation of the Carriage House to realize the full potential of the anticipated park programming.

Future Phasing Recommendations	
Sequence	Park Element
ANY★	Construct Small Shelter at the Great Lawn
ANY★	Develop Victory Garden
ANY★	Develop Perennial Garden at Manor House (include Gazebo & Fire Pit)
ANY★	Pave Levitt House Driveway
ANY★	Develop Installations along the Discovery Trail/QH Historic Trail
ANY★	Rehabilitate Congress Lake Outlet Stream

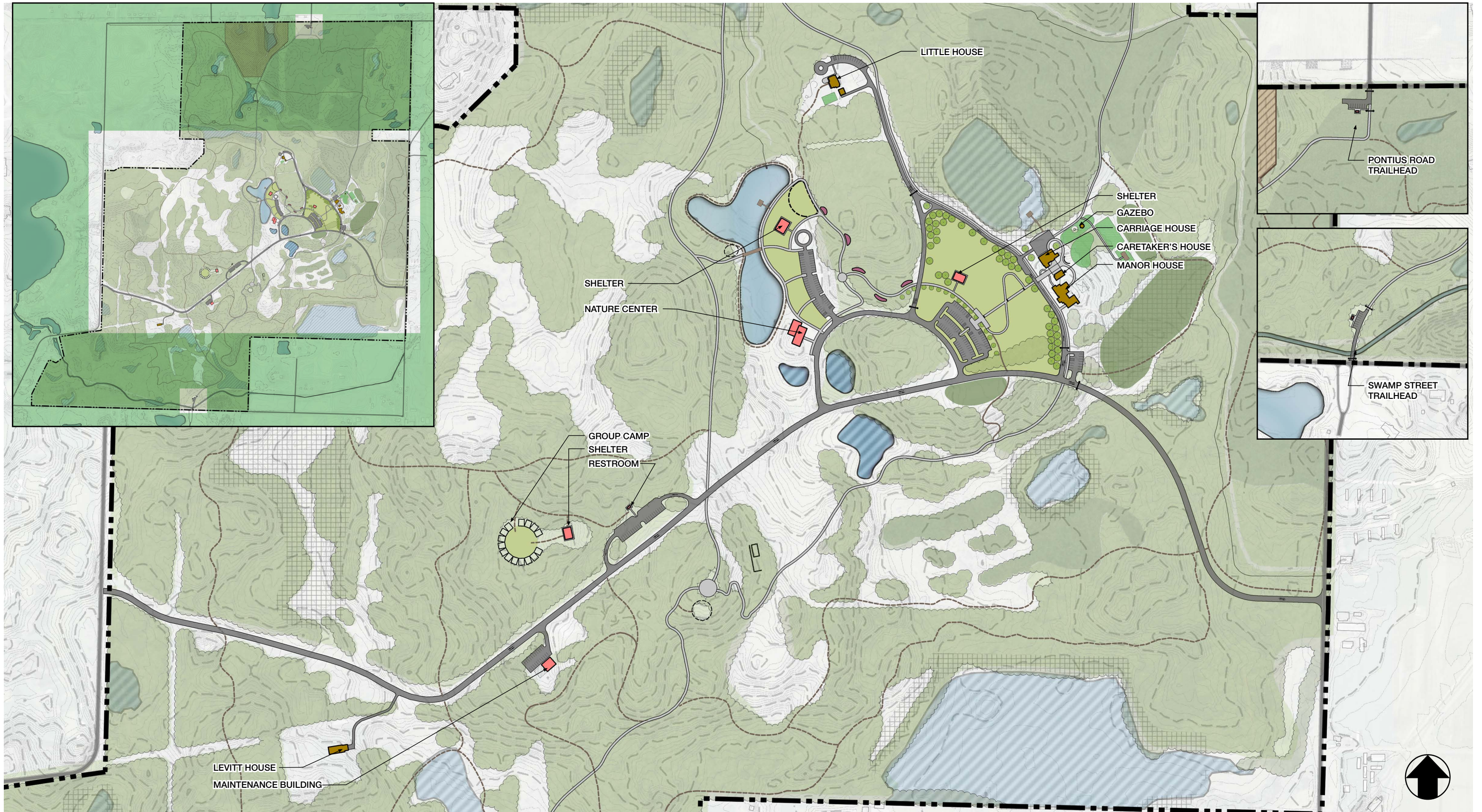
Improvements focus on amenities that will expand programming opportunities to further enhance the park experience.

PHASING PLAN - EXISTING CONDITIONS

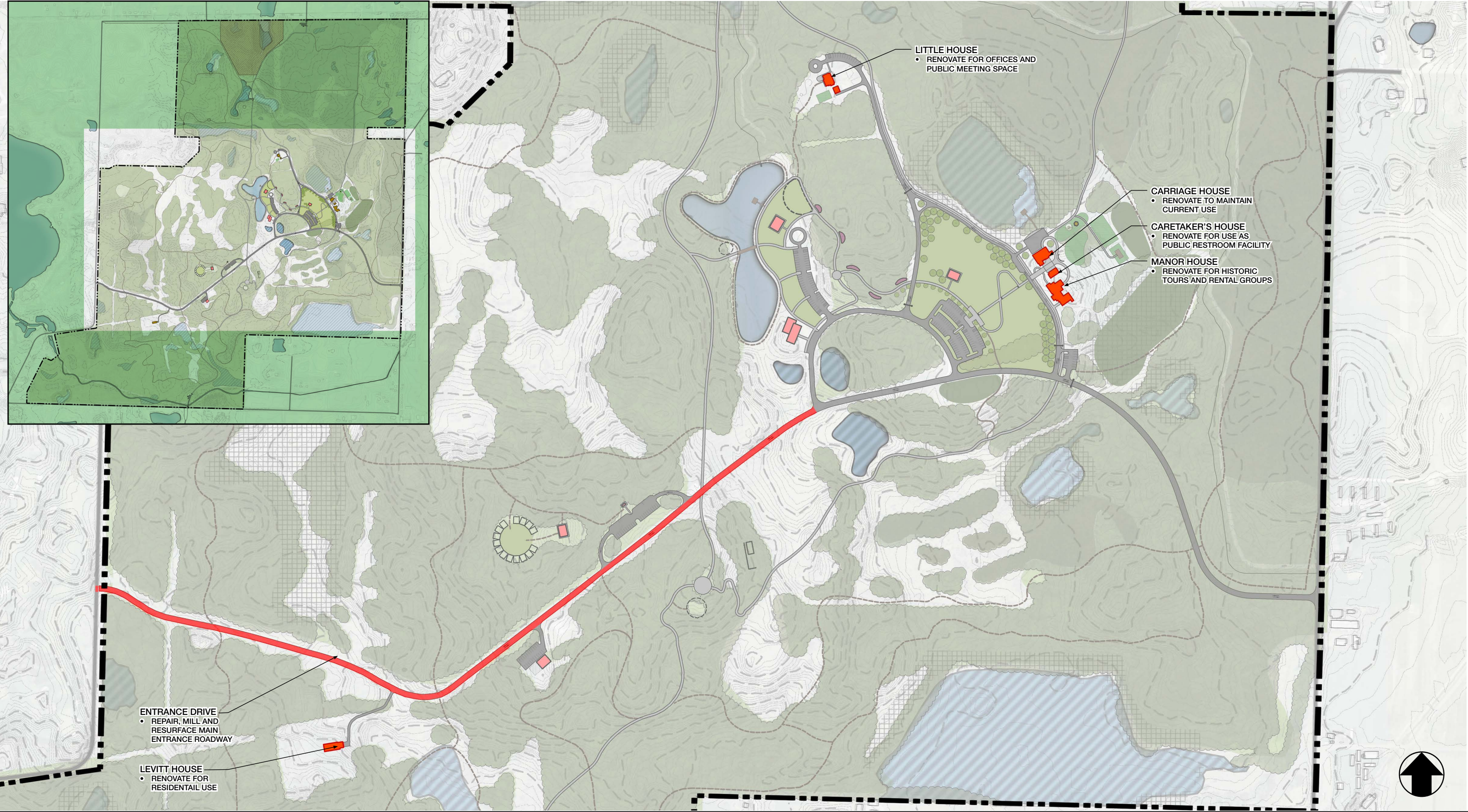


Existing Conditions Plan

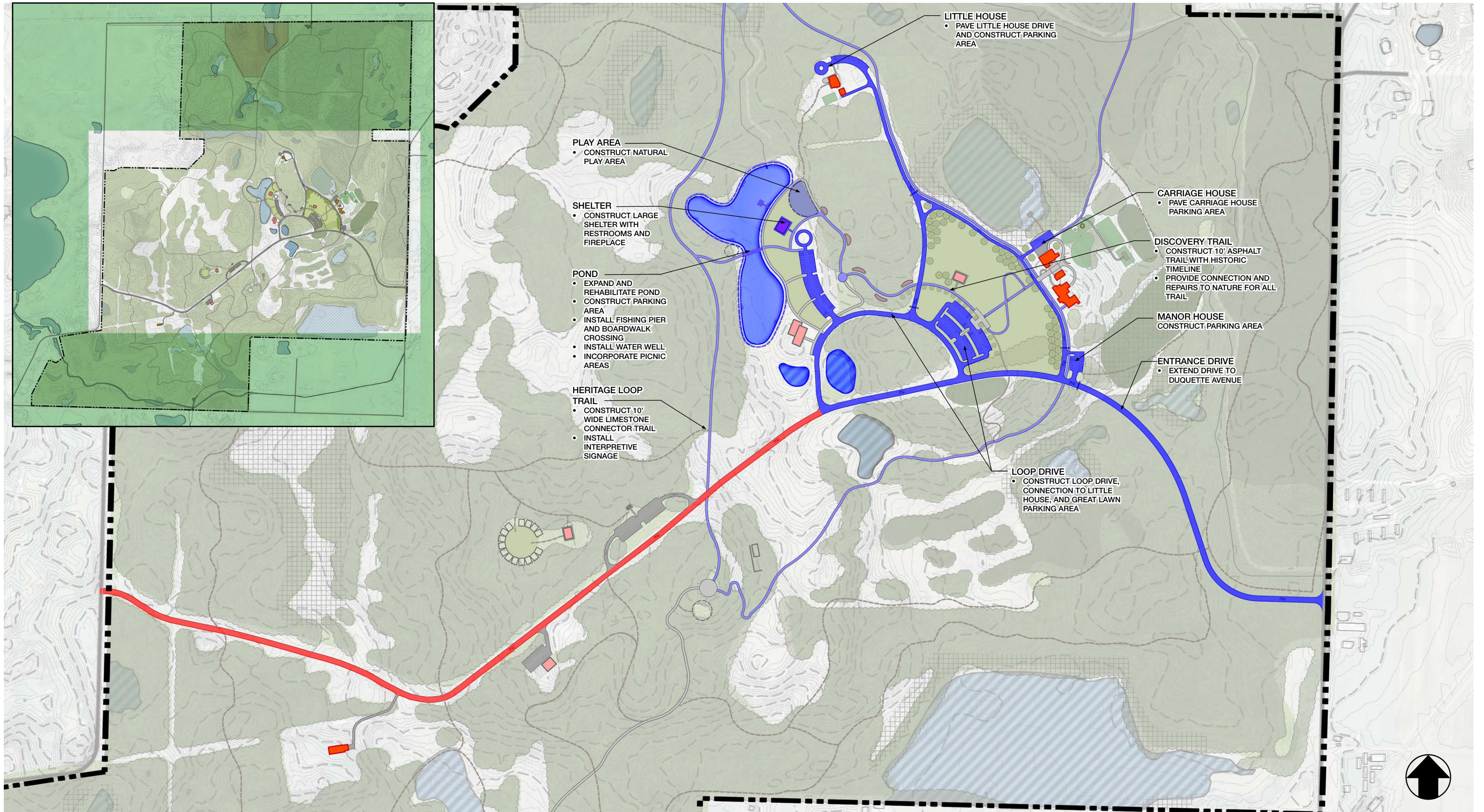
PHASING PLAN - MASTER PLAN



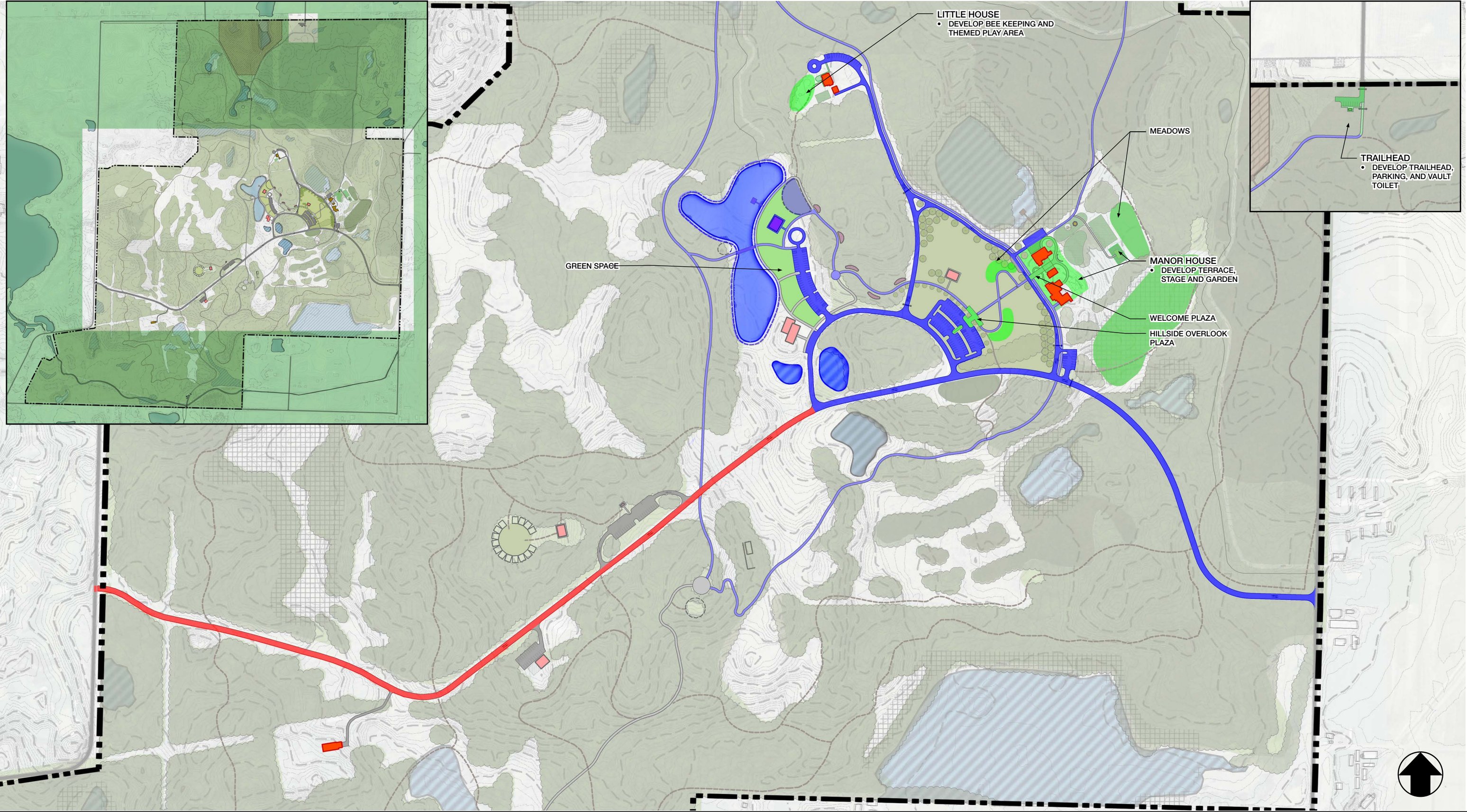
PHASING PLAN - PHASE 1



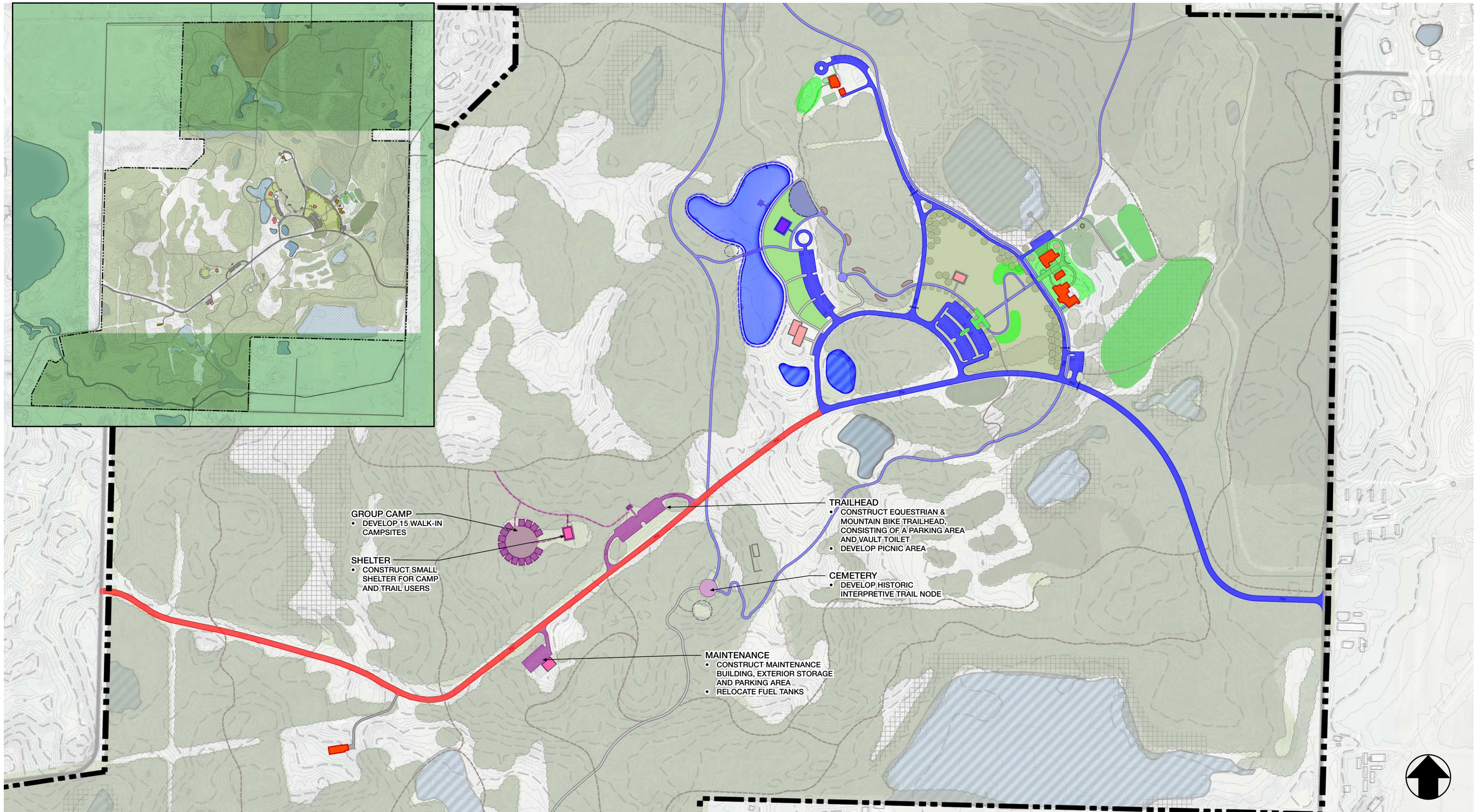
PHASING PLAN - PHASE 2



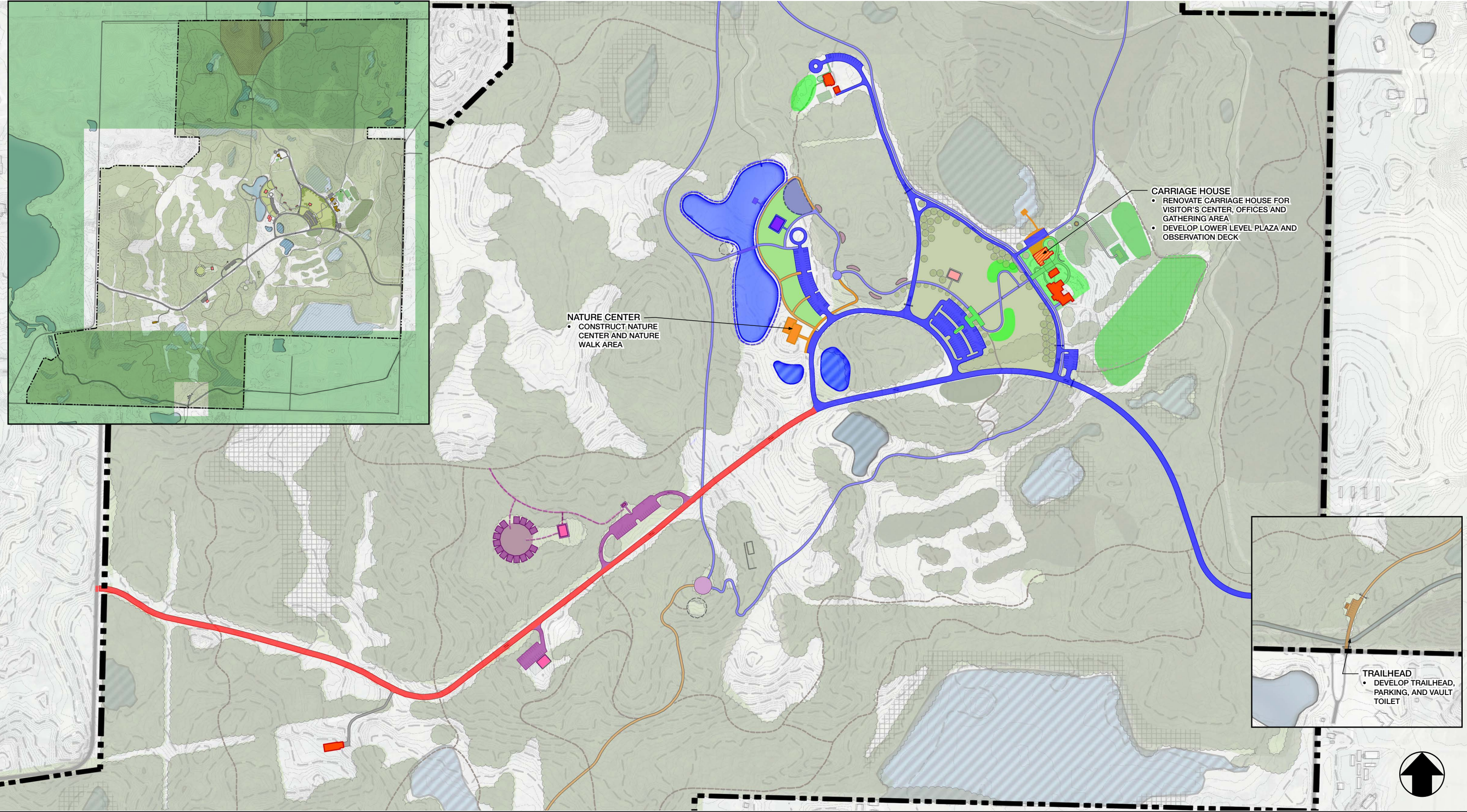
PHASING PLAN - PHASE 3



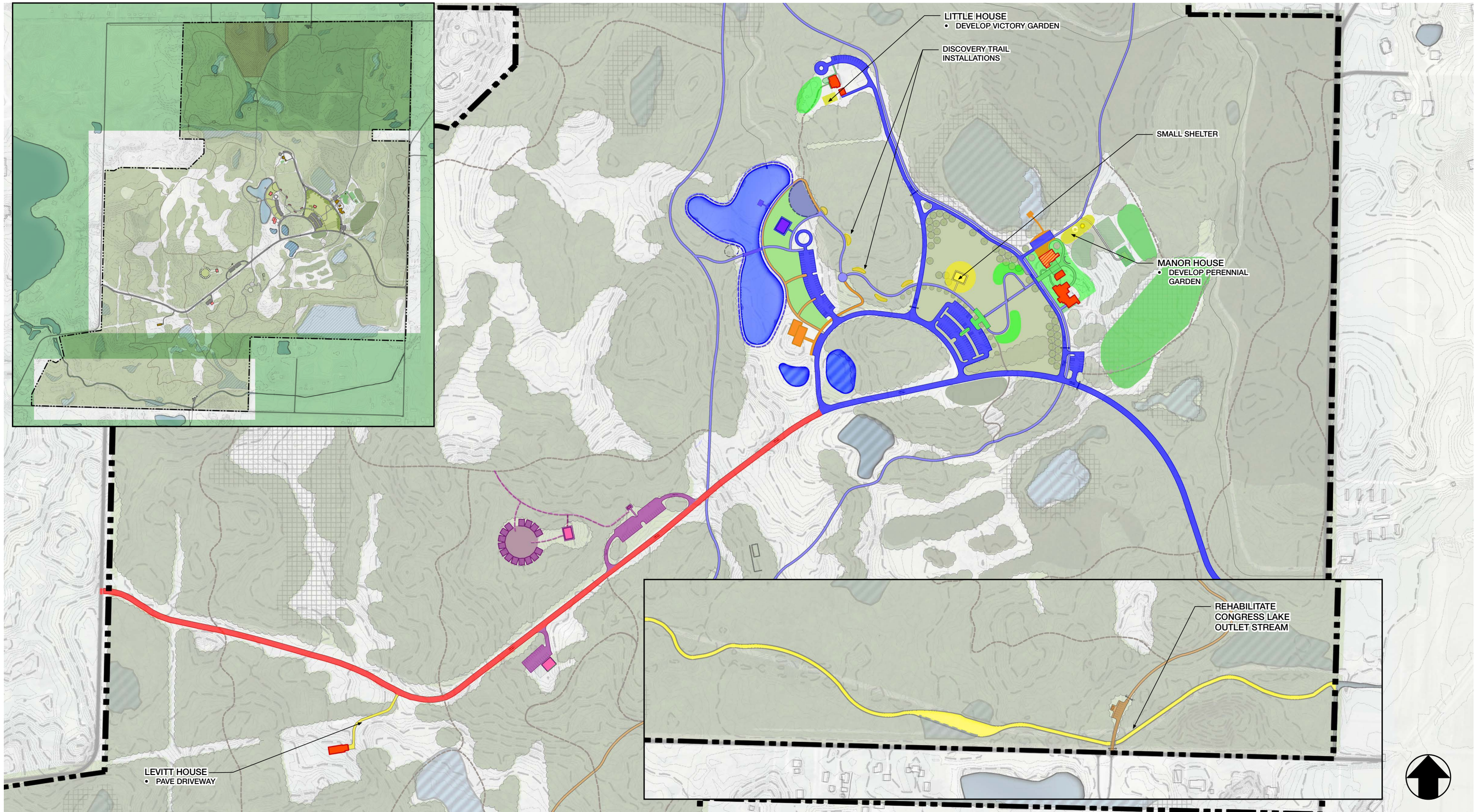
PHASING PLAN - PHASE 4



PHASING PLAN - PHASE 5



PHASING PLAN - FUTURE PHASES



Park Maintenance and Operations

2016 was the first-year Stark Parks assumed maintenance and operations responsibility of Quail Hollow Park per their 30-year agreement with ODNR. Currently, Stark Parks has maintenance & operations, programming, and ranger staff at the park on a regular basis. Below is a chart summarizing the current staffing levels at Quail Hollow.

Staff Type	Maintenance/ Operations	Programming	Ranger
Summer Hr./Weekly	64	35	25
Winter Hr./Weekly	40	35	25
Average Hr./Weekly	52	35	25

Current staff levels are minimal, as Stark Parks is still assessing how much manpower is needed to maintain and operate the park on a yearly basis. Stark Parks anticipates additional staff needs in the future along with maintenance assistance from the various volunteer associations that frequently use the park. Operation expenses for the park were also minimal in 2016 as no major improvements were to be undertaken until Stark Parks had clear direction of the park’s future via the completion of this Master Plan. Only items to maintain and upkeep the property were purchased in 2016. Stark Parks anticipates additional operational expenses in the future.

Using past maintenance and operational costs from Stark Parks as well as ODNR, the Design Team estimated future staffing, utility and maintenance needs for the various improvements proposed in this Master Plan. The full future operations and maintenance costs spreadsheet can be found in Appendix D.

To establish these future maintenance numbers the team worked with Stark Parks staff, compiled existing cost data and utilized maintenance and operational reports and studies throughout the parks and recreation industry. Each future maintenance projection was reviewed by the Design Team and Stark Parks so that the future numbers reflected the most probable future costs.

To allow Stark Parks to get an accurate idea of future maintenance costs, the future park maintenance and operations spreadsheet mimics the phasing sequence for the Master Plan. Each phase’s total annual cost is summarized in the table below. Additionally, the Team broke down the future costs per each improvement, as every improvement in each phase may not be completed at one time. This allows Stark Parks to get a sense of the maintenance and operational costs of each improvement as well, so they can make an informed decision when prioritizing future improvements as money becomes available.

Phase	Current Costs	Additional Annual Costs (assumes full build-out)
Current (2016)	\$240,000	-
Phase 1	-	\$39,000
Phase 2	-	\$38,000
Phase 3	-	\$44,000
Phase 4	-	\$34,000
Phase 5	-	\$83,000
Future Phases	-	\$30,000

Funding Opportunities

The most critical element of every plan is implementation. Without implementation, great plans sit on the shelf and never reach their full potential. The biggest hurdle when trying to implement a plan is finding funding to pay for the various improvements. Below is a listing of potential grants/loans that Stark Parks could apply for to help implement some of the recommendations from the Quail Hollow Park Master Plan.

FUNDING OPPORTUNITIES

Clean Ohio Green Space Conservation Fund	This program is dedicated to environmental conservation including acquisition of green space and the protection and enhancement of river and stream corridors. Grant recipients agree to maintain the properties in perpetuity so that they can be enjoyed and cherished for generations to come.	ODNR Land & Water Conservation Fund	This program provides funding for acquisition, development, and rehabilitation of recreational areas.	Rockefeller Foundation Grants	The Rockefeller Foundation works to spread the benefits of globalization to more people in more places around the world. Funding inquiries must fit within four core issue areas: Advance Health, Revalue Ecosystems, Secure Livelihoods & Transform Cities. Within the Transform Cities issue is a focus on pushing the U.S. over the tipping point toward transportation planning and infrastructure policy that serves the needs of 21st century America.
Clean Ohio Trails Fund	This program improves outdoor recreational opportunities by funding trails for outdoor pursuits including land acquisition for a trail, trail development, trailhead facilities, engineering, and design.	ODNR Recreational Trails Program	Includes development of urban trail linkages, trailhead & trailside facilities, acquisition of easements & property, development, and construction of new trails.	Surface Water Improvement Fund (SWIF)	This program provides up to \$150,000 for implementation of specific projects to address nonpoint source pollution and/or storm water runoff.
Community Development Block Grant	Federal funding through Housing and Urban Development (HUD) for public facilities: road resurfacing, crosswalks, street lights, traffic/pedestrian signals, barrier removal for handicap accessibility (e.g., sidewalks, curb ramps), and street furniture. The annual CDBG appropriation is allocated between states and local jurisdictions called “non-entitlement” and “entitlement” communities respectively. Entitlement communities are comprised of central cities of Metropolitan Statistical Areas (MSAs); metropolitan cities with populations of at least 50,000; and qualified urban counties with a population of 200,000 or more (excluding the populations of entitlement cities). States distribute CDBG funds to non-entitlement localities not qualified as entitlement communities. Stark County is an entitlement county and thus are responsible for the distribution of CDBG funds to non-entitlement cities within their respective boundaries. Stark County would be eligible for Community Development Allocation Program funds in Program Year 2018, though the latest proposed federal budget calls for the elimination of the CDBG program.	ODOT Active Transportation	This is a new funding source that was offered in 2017 for the first time. As part of the Ohio Strategic Highway Safety Plan (SHSP), the Ohio Department of Transportation (ODOT) offered \$1.7 M in state and federal Highway Safety Funds to support safe, active transportation. This is in a response to the rise in pedestrian and bicyclist injuries and fatalities across the state, as well as an ongoing chronic disease epidemic largely preventable by creating environments that support active lifestyles. These funds are reimbursable.	The People For Bikes Community Grant Program	PeopleForBikes Community Grant Program supports bicycle infrastructure projects and targeted advocacy initiatives that make it easier and safer for people of all ages and abilities to ride
Congestion Mitigation & Air Quality Improvement Program	Congestion Mitigation and Air Quality (CMAQ) funds can only be used for projects that help reduce traffic congestion and improve air quality. These funds may be used for bike facilities.	ODOT Metro Parks Program	The Ohio Parks & Recreation Association (OPRA) serves as the program manager. Funds are provided to the park districts through the Biennial Transportation Appropriations Act. Biennial funding is currently \$4.4M. Each park district gets an individual allocation determined by using the percentage of total vehicle registrations by county as provided by the Ohio Department of Public Safety. OPRA requires that each of the park districts must own land or hold lease to land in the state of Ohio. All costs in excess of the metro park district allocation are paid by the park district. Funds can be used for the materials and labor necessary for construction, reconstruction, improvement, repair, and maintenance of park drives, park roads, park access roads, parking lots, and for purchase and hauling of materials, and for equipment rental.	Transportation Alternatives	The Transportation Alternatives Set-Aside authorizes funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities such as historic preservation and vegetation management, and environmental mitigation related to storm water and habitat connectivity; recreational trail projects; Safe Routes to School projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former divided highways.
Lake Erie Protection Fund	This program provides small grants to fund research and on-the-ground projects aimed at protecting, preserving and restoring Lake Erie or its tributary watersheds. These funds are only attributable to areas of the park within the Lake Erie Watershed.	Ohio EPA Water Resource Restoration Sponsor Program	This program provides funding through the EPA for stream and wetland restoration and preservation	Water Pollution Control Loan Fund (WPCLF)	This program provides financial and technical assistance to public or private applicants for planning, design and construction of projects to protect or improve the quality of Ohio’s water resources.
		Ohio Nonpoint Source Pollution Control Program	The program aims to correct Nonpoint Source Pollution caused water quality impairment to Ohio’s surface water resources. Section 319(h) implementation grant funding is targeted to Ohio waters where NPS pollution is a significant cause of aquatic life use impairments.		