

# WAR HILL PARK

Passive Recreation Master Plan

**POND**







# WELCOME

- Why are we here tonight?
- Programming Meeting Recap
- Survey Results
- Recommended Program Elements
- Overview of General Plan
- Phasing



# War Hill Park

## Existing Conditions

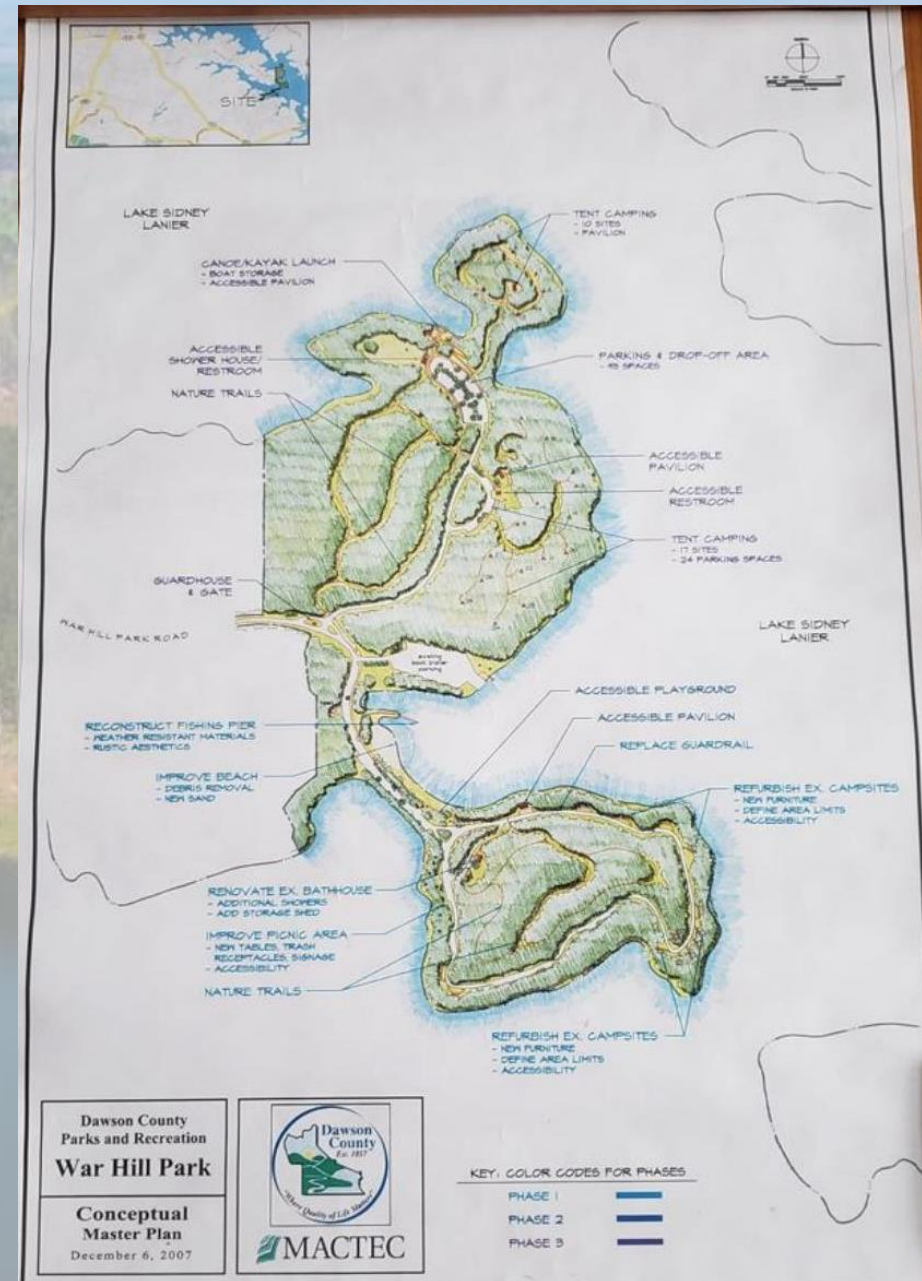
- Total project and recreation land acres: 204
- Existing Programming:
  - Boat Ramp
  - Boat Trailer Parking
  - Day-use area (including beach front)
  - 14 Campsites – No Utilities
  - Comfort Station (Bath House)





# War Hill Park

- Original recreation area built by the US Army Corps of Engineers, part of Lake Lanier
- War Hill Park Road was originally GA53
- Public park since 1960s
- Dawson County retained a long-term lease to manage and operate the park
- A master plan prepared in 2007 was never fully approved by the USACE
- Opportunity to revise the plan for future long term uses for the benefit of Dawson County



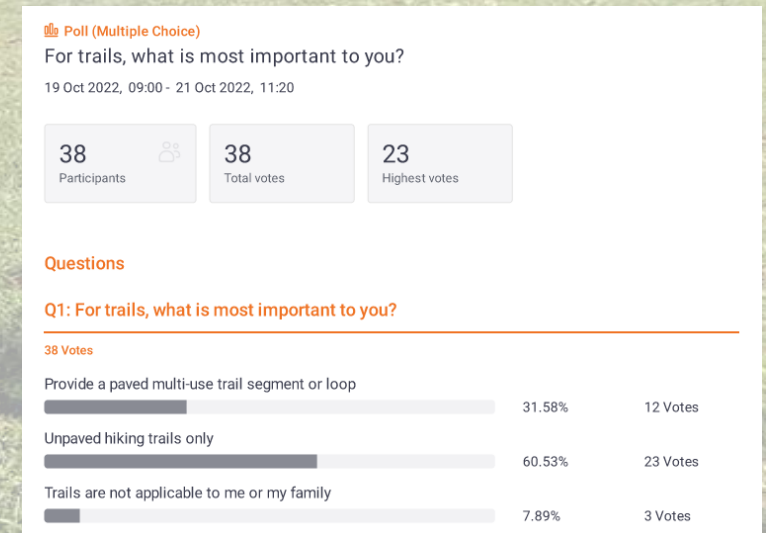
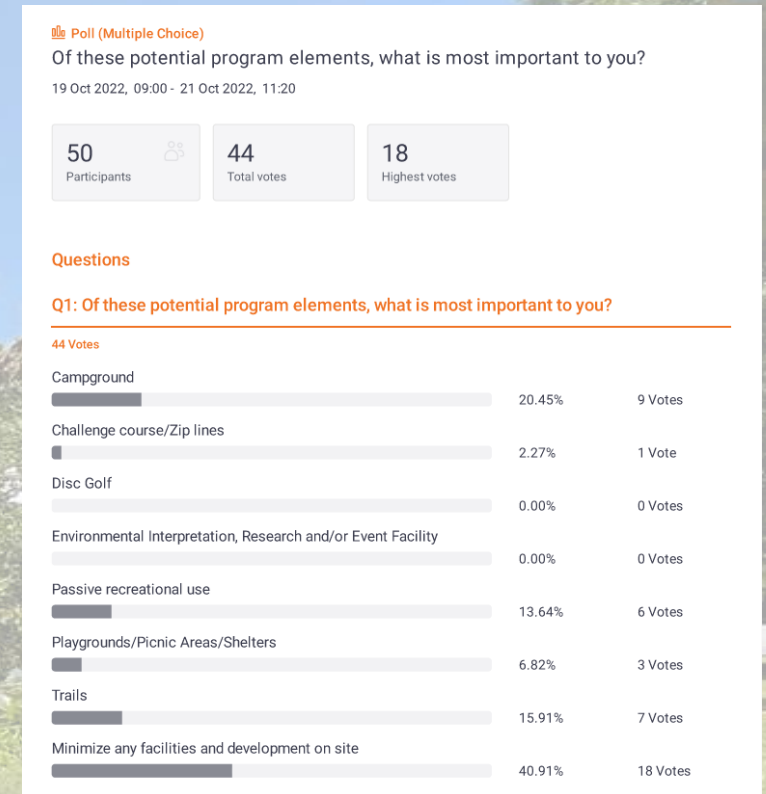


# Survey Results

- Most attendees indicated they lived near the Park – 34 out of 51 participants

- **General findings:**

- Minimize Development
- Concerns over increased use at park
- Concerns over use by non-County residents
- Concern over condition/capacity/design of War Hill Park Road
- Improved hiking and water access opportunities
- Minimize day use opportunities





# PARK PROGRAM

- Master Plan proposed improvements over a long period – for USACE approval
- Large Day Use facilities not recommended
- Sliding gates with Keypad code for campers
- Improve infrastructure – power and water
- Marked/improved hiking trails
- Future Pioneer/Group Camping, Environmental Education Center





# WAR HILL PARK

Dawsonville, Georgia



## PHASE 1 – <5 YEARS

### • Campground Improvements

- Upgrade utilities (Power and water)
- Erosion mitigation/shoreline restoration
- Host site improvements (Utilities/Golf Cart Shelter)
- Hiking trails within Campground
- Sliding Entry Gate with Electronic Keypad

### • Improve/delineate existing trails as hiking trails

## PHASE 2 – <10 YEARS

### • Improved Courtesy Dock

- Add Kayak/Canoe Launch

### • Add playground and picnic shelter to day use area; refurbish beach/ADA improvements

### • Replace Fishing Pier/Boardwalk bridge

### • Maintenance facility

## FUTURE PHASES – >20 YEARS

### • Comfort Station Replacement

### • Pioneer Campground

- New campground road/Trailhead parking
- Walk-In Tent camping
- Second Comfort Station
- Picnic Shelter

### • Environmental Education Center

- Geared to School groups
- Small private event space
- Public meeting space
- Kayak rental/Secondary Kayak launch



# Campground Improvements

- Proposed Improvements/Upgrades
  - ADA Upgrades
  - 100-amp power and water to existing campsites
  - Improve host site with Golf Cart Shelter
  - Glamping sites (concession)
  - Hiking trails/observation post or council ring
  - Creation of Tent only Pioneer sites
    - No utilities
    - Comfort Station and Picnic Shelter
    - Parking area
  - Shoreline restoration
  - No sewer or dump station proposed to discourage long term camping
  - Potential safety/traffic study of War Hill Park Road





# Plan Detail – Developed Campground/Picnic Area



Phase 1  
SHORELINE RESTORATION

Phase 1  
UTILITY IMPROVEMENTS

Phase 3  
REPLACE COMFORT STATION

Phase 2  
PICNIC SHELTER

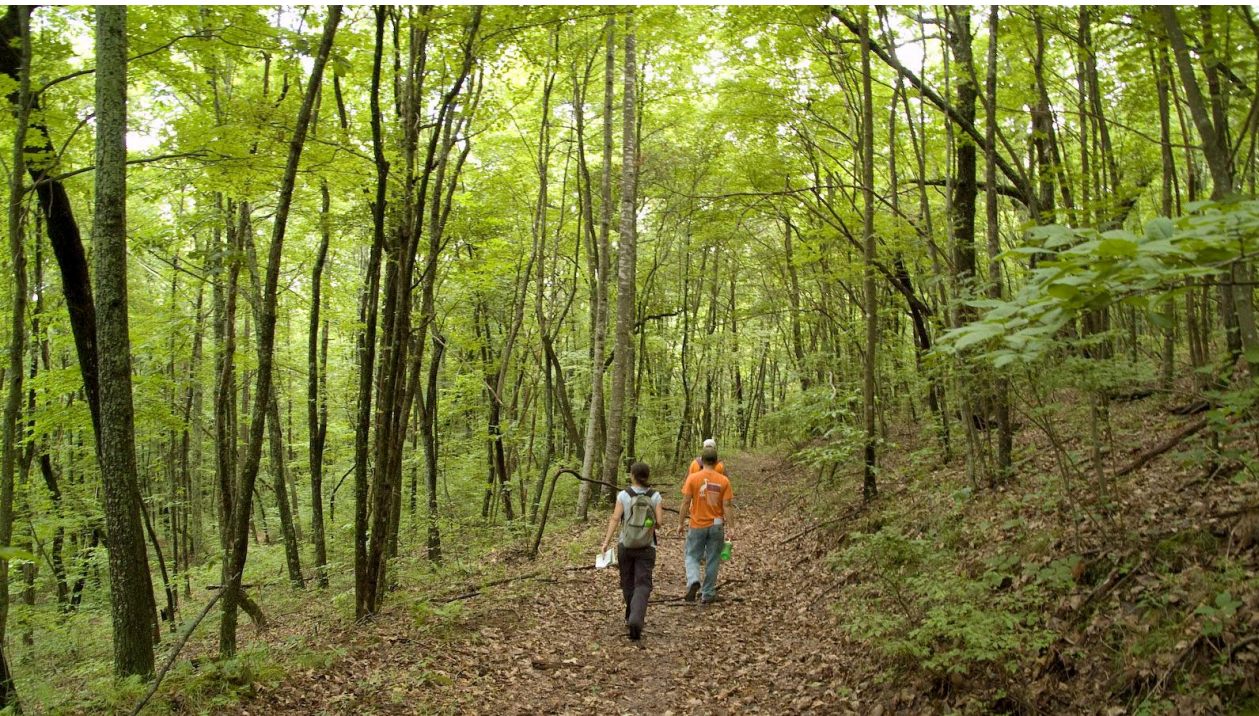
Phase 1  
SHORELINE RESTORATION

Phase 1  
HIKING TRAIL DEVELOPMENT

Phase 1  
UTILITY IMPROVEMENTS

Phase 3  
OBSERVATION TOWER  
OR PLATFORM



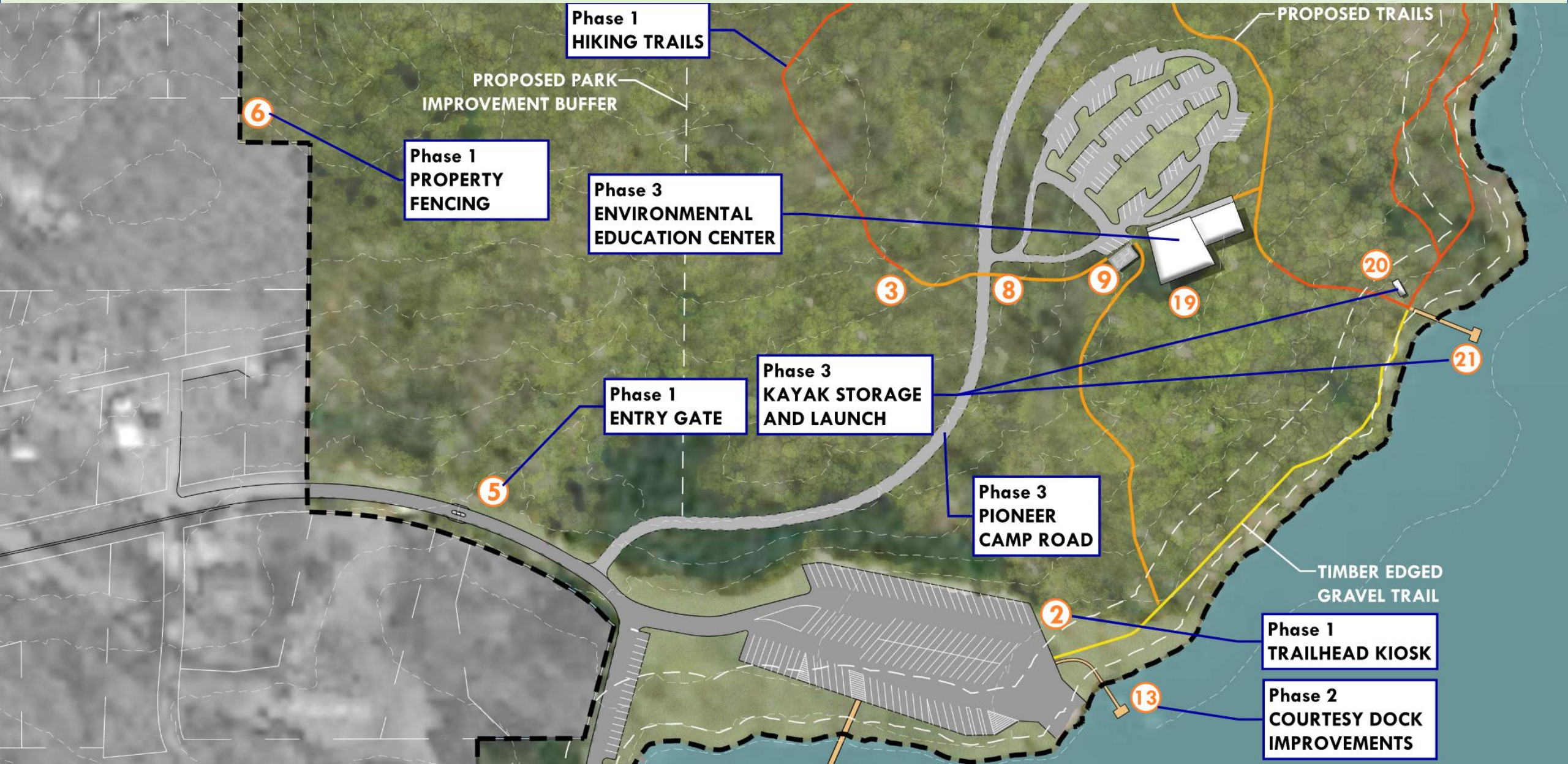


# Hiking Trails

- Delineate existing trails and improve
- Develop new hiking trails within Campgrounds
- Provide trailhead signage and kiosks



# Plan Detail – Pioneer Campground/Hiking Trails





# Plan Detail – Pioneer Campground/Hiking Trails





# Day Use Improvements

- Replace the Fishing Pier with boardwalk bridge from beach to trailer parking
- Add Canoe/Kayak specialty dock
- ADA Improvements at Beach
- Add Playground and Picnic Shelter





# Plan Detail – Day Use Area





# Other Facilities

- Future Comfort Station Replacement
- Council Ring
- Observation Platform
- Trailhead Parking
- Site Furnishings
- Storage/Maintenance Area





# Environmental Education Facility

- Potential Long-term project
- Partnership with County Schools and Universities
- Multi use for public meetings and private events
- Can be a destination attraction





# Environmental Education Facility

- Multipurpose spaces for classes, events, weddings
- Plan for unique design and program to take advantage of setting
- Outdoor gathering spaces
- Kayak rental / Camp store
- Kayak launch for renters
  
- **Why War Hill**
  - Pre-existing lease
  - Natural Setting and Views
  - Lakefront property
  - Provides space/staffing for security and visitor services





# NEXT STEPS

- **Master Plan document will be updated and finalized for adoption by County Commission**
- **The Master Plan will inform an Environmental Assessment to the USACE for approval, which includes a public comment period.**
- **Budget and Schedule of future phases of implementation to be determined**

**THANK YOU FOR ATTENDING!**