



*Chattahoochee-to-Bristol Trail*  
**Regional Nature-Based Tourism**  
**Assets**  
*The Florida You Don't Expect!*

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*Apalachee Regional Planning Council*  
*Environmental Planner*



**DEO completed Competitive Florida project for Gadsden County  
Asset mapping - Identify potential paths to economic  
development.**

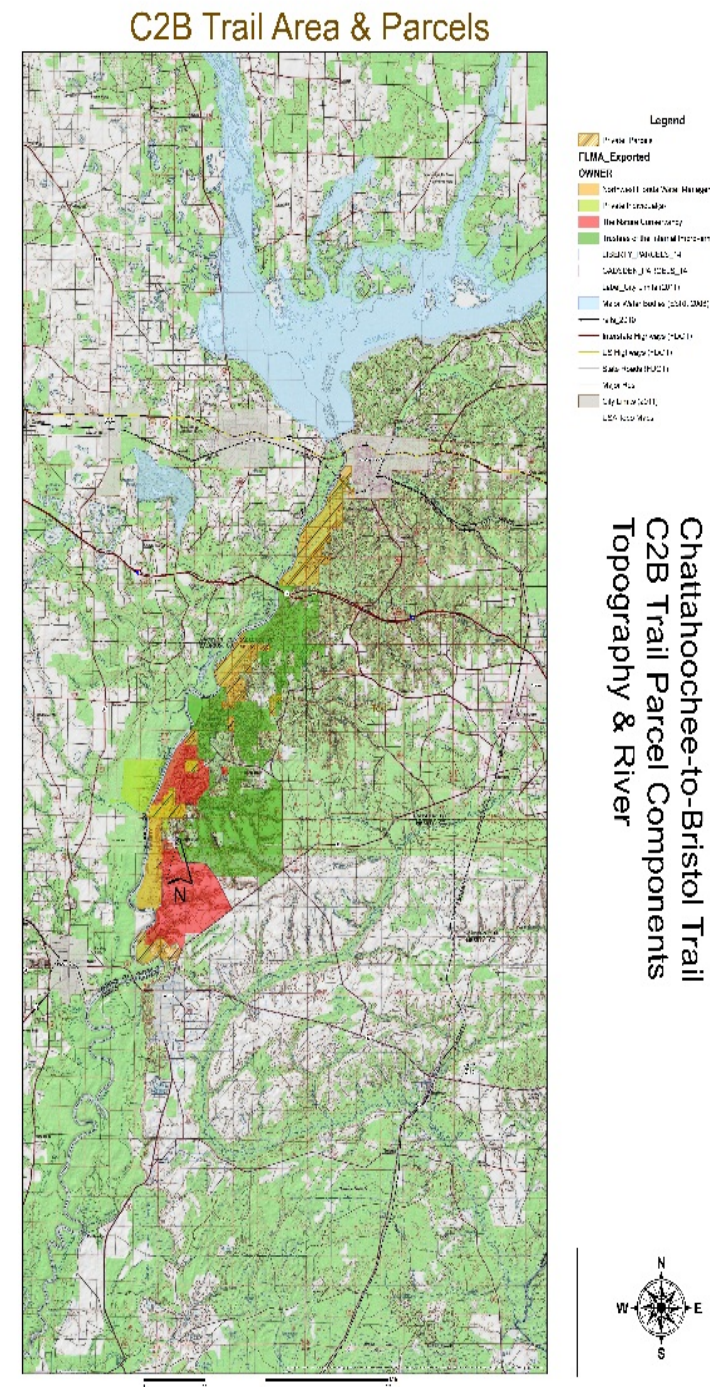
# Assets in Gadsden County Competitive Florida Asset Mapping Report

- Create a Look-Out Point in Chattahoochee
- Clyde Hopkins Park and the City of Chattahoochee River Landing
- Apalachicola River Blueway National Recreational Trail
- Develop the Gadsden County Portion of Torreya State Park

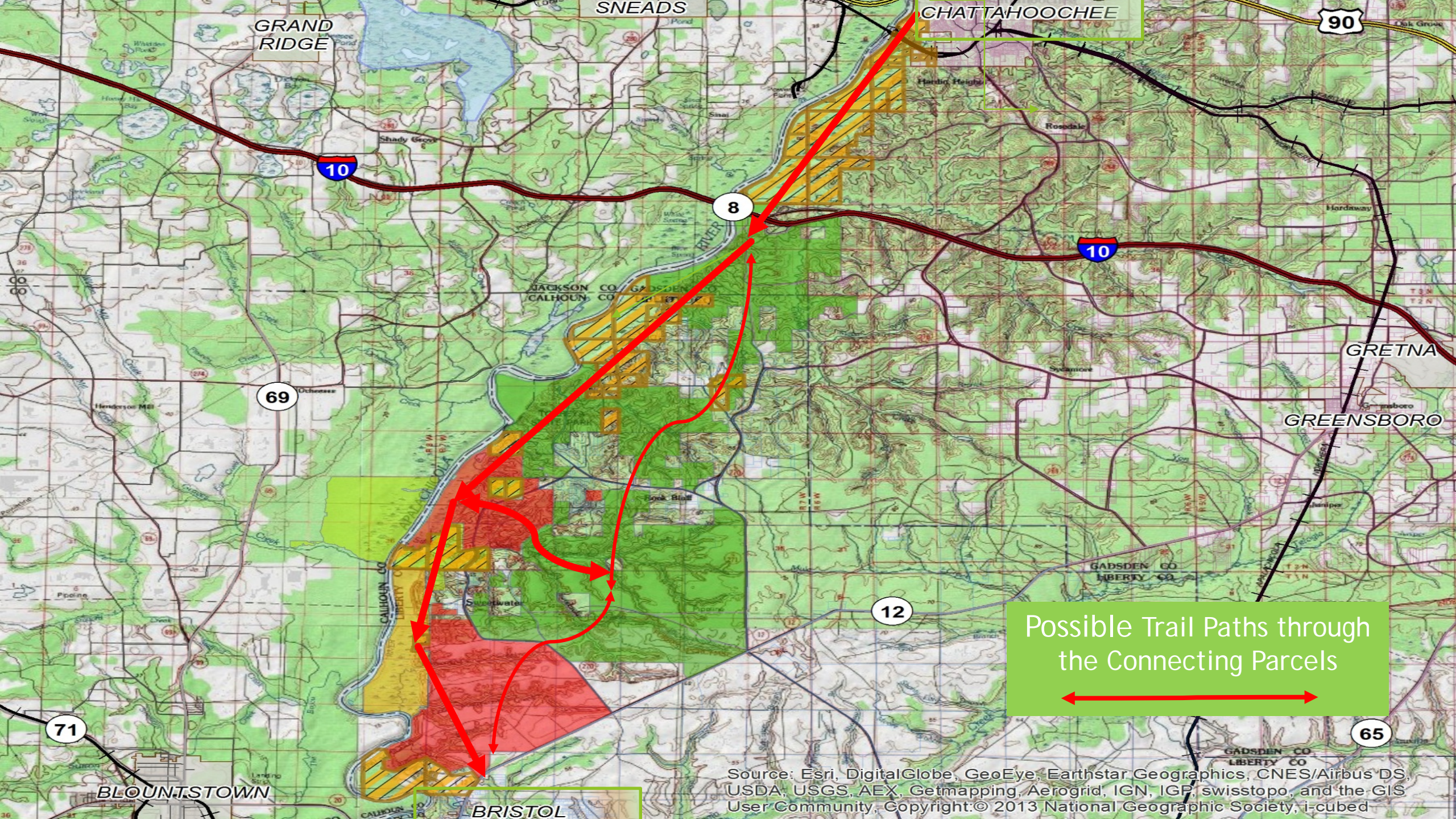
Beneficial way to look at these resources is to link and market them together, between discernable geographic endpoints, and treat them as regional natural resource-based economic unit.

**A Chattahoochee-to-Bristol Apalachicola Bluffs and Ravines Trail** - links the Chattahoochee assets to other existing river corridor assets in both Gadsden and Liberty Counties and then west via a **Florida Trail** loop to assets west of the Apalachicola River.

Forming a regional natural resource-based economic unit.



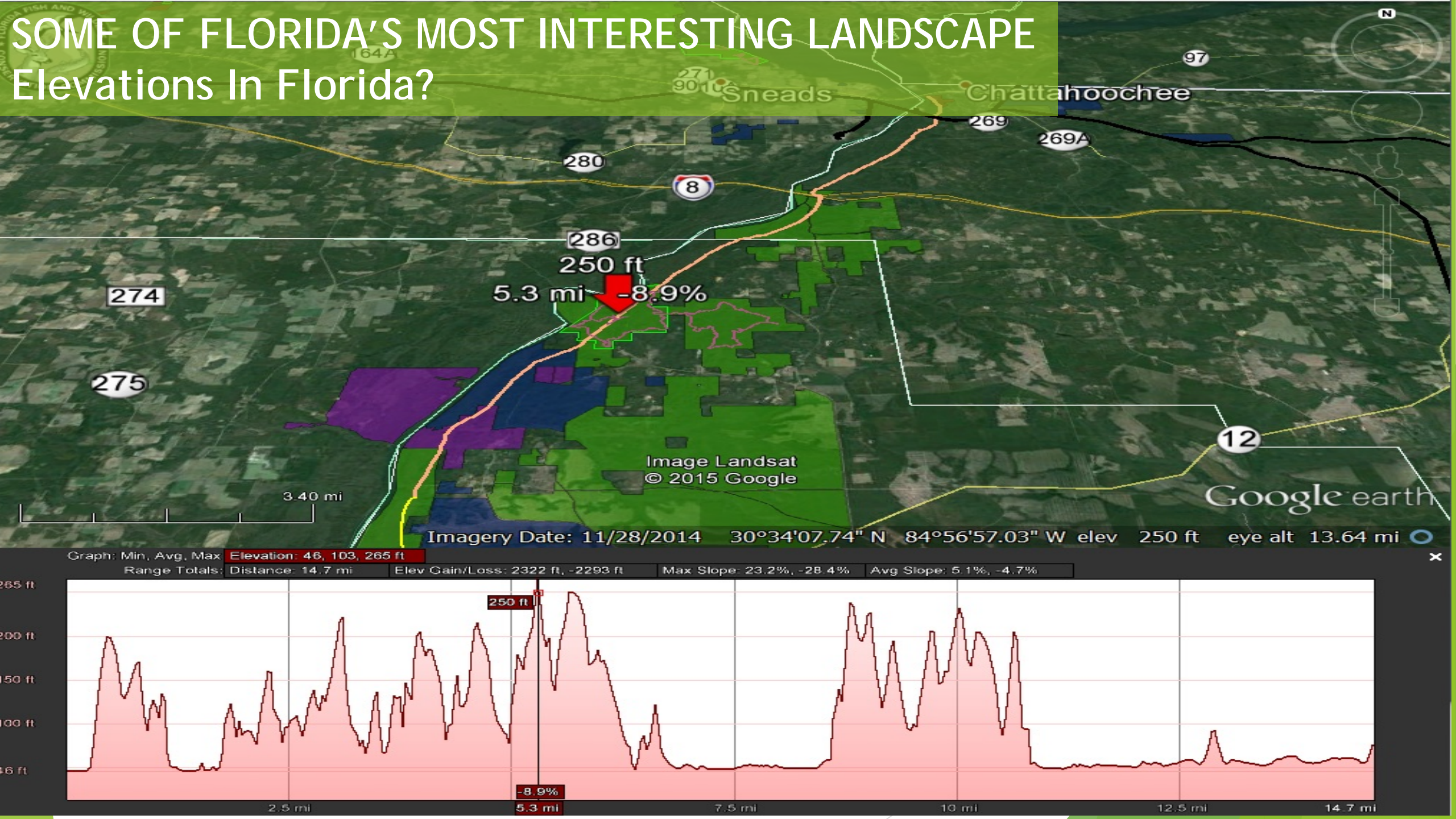




Possible Trail Paths through the Connecting Parcels

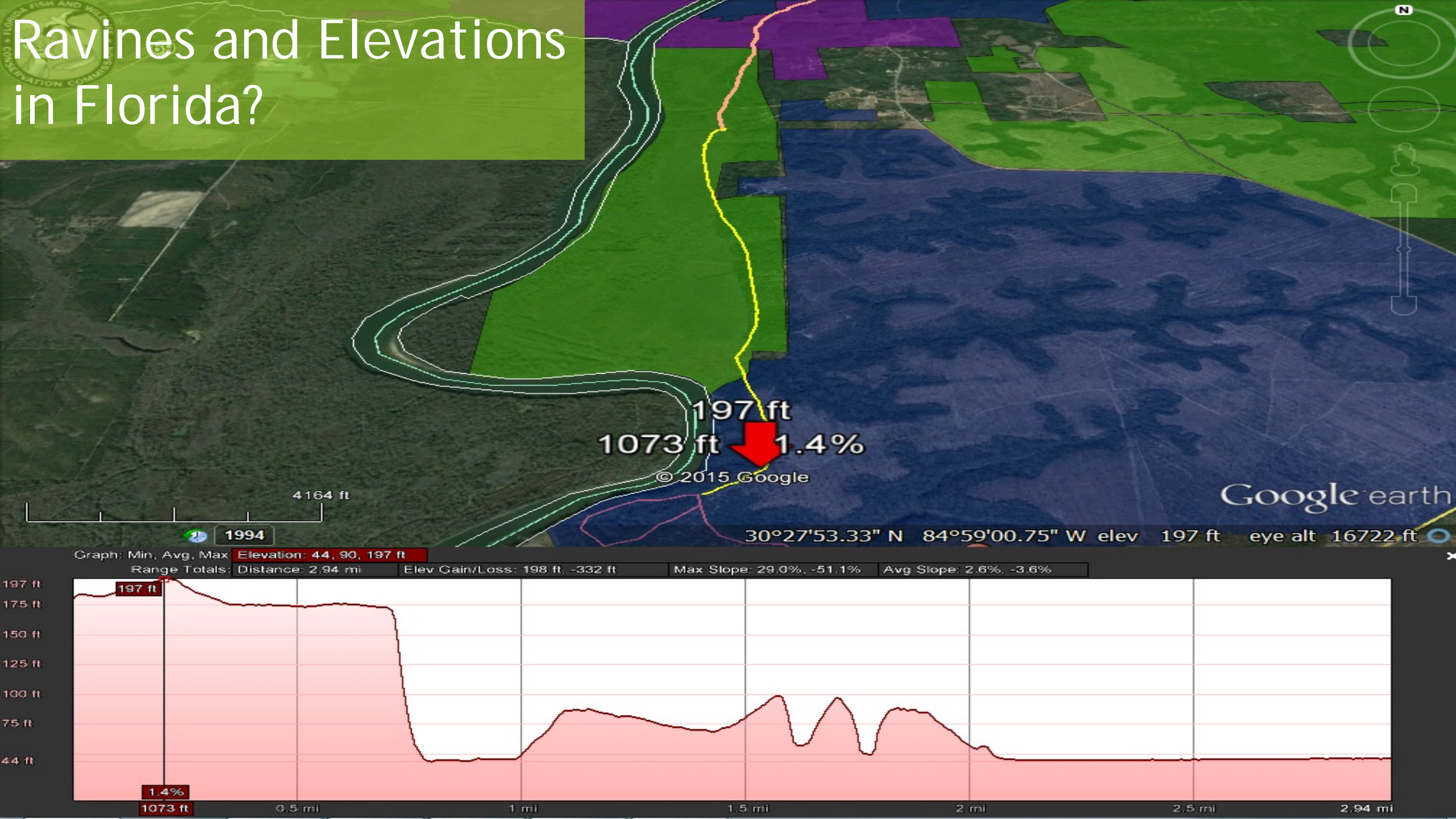


# SOME OF FLORIDA'S MOST INTERESTING LANDSCAPE Elevations In Florida?





# Ravines and Elevations in Florida?





# The Facts Support the Impacts of Trails and Related Recreation

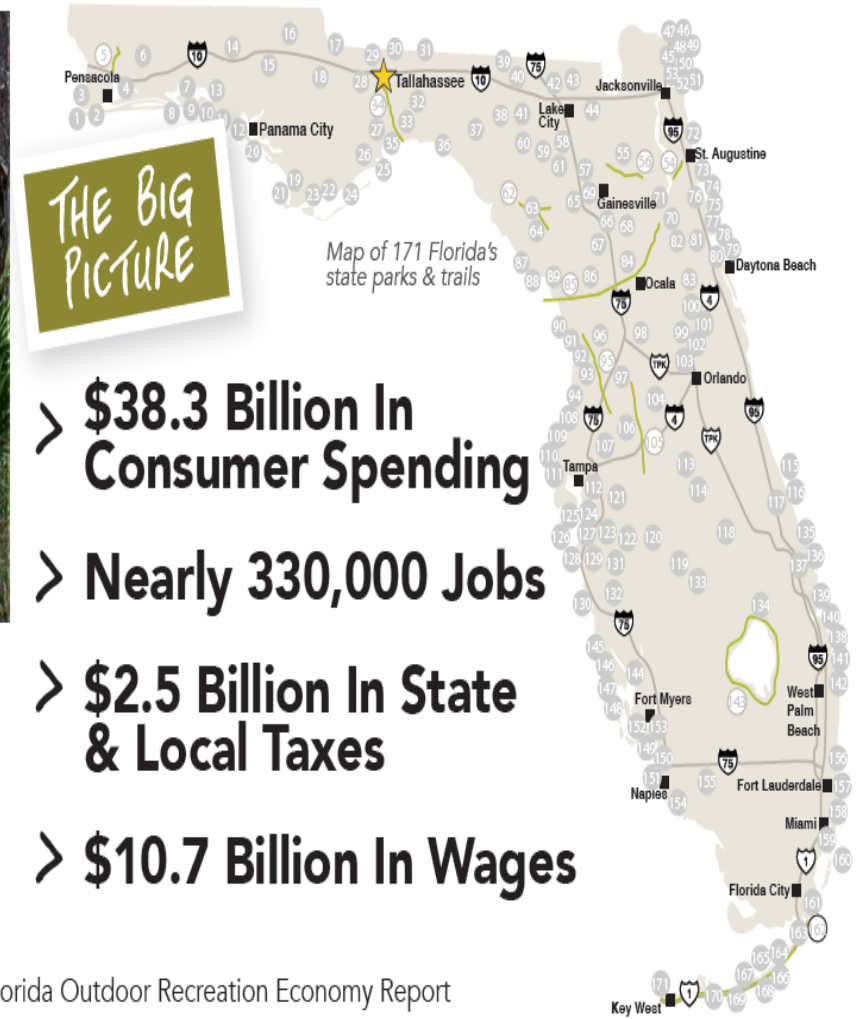
The outdoor recreation economy grows as visitors spend money on day and overnight trips, and on travel-related expenses such as airfares, rental cars, lodging, campgrounds, restaurants, groceries, gasoline and souvenirs.

They pay for river guides and outfitters, entrance fees, licenses and much more. Their spending supports many small business owners. They visit recreation areas that are cared for by land managers, park rangers, NGOs and volunteers.



Recreation has long served as an economic driver in Florida, as the state remains a major destination for national and international tourism.

Outdoor Industries Association, 2012. The Florida Outdoor Recreation Economy Report





## C2B - A Regional Nature-based Trail Where Many of the Component Pieces Already Exist

1. One of the most unique hiking areas in Florida with significant topographic relief, bluffs and vistas, interesting biota and micro-climates, significant seasonal changes.
2. Existing camp sites at Torreya and nearby.
3. A stepwise procession of existing public or nonprofit public conservation lands along the east.
4. Two distinct “smalltown-downtowns” anchoring – Chattahoochee to the north, and Bristol to the south.
5. Existing trails loop trails in-place on which to co-locate (The Florida Trail, TNC’s Garden of Eden, Torreya S.P., NFWFMD, Chattahoochee’s Angus Gholsen trail).
6. Where gaps exist, they tend to be timber lands with few private landowners (e.g. Chattahoochee Landings LLC.).
7. Many other nature-based and trail assets nearby to build and support a regional experience.



# Feasibility Study Scope of Work

- ▶ Analysis of potential routes from Chattahoochee to Bristol
  - ▶ Not a necessarily a reroute of the FNST
  - ▶ This trail could operate as a loop or standalone trail
- ▶ Identify Stakeholders
- ▶ Examine routing options
  - ▶ Minimize private land use, distance, and cost with considerations of sensitive areas, existing infrastructure, and scenic vistas among others
- ▶ Develop a list potential funding sources
- ▶ Develop a list of nearby recreational ,cultural, and historical opportunities that users of the trail may enjoy



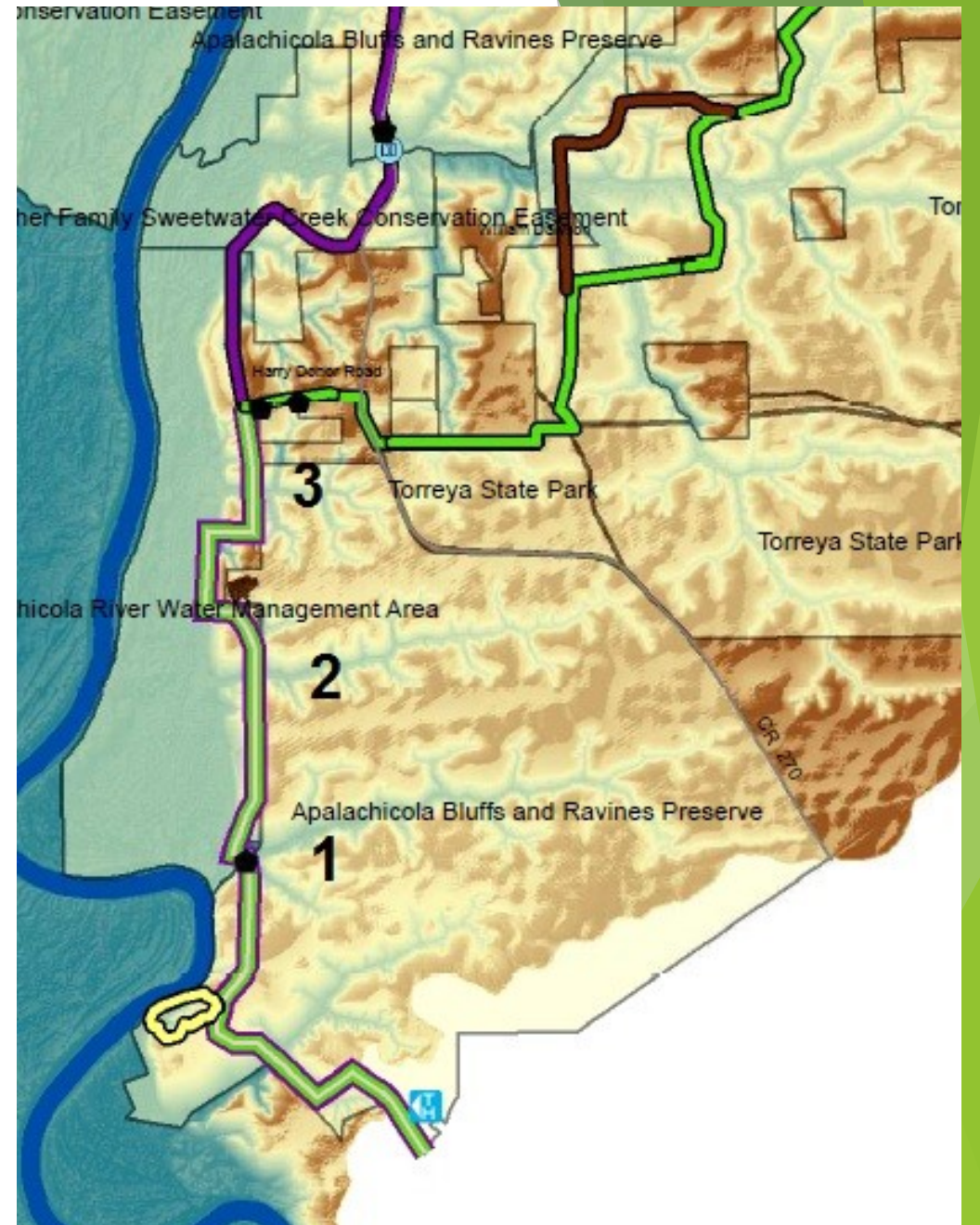
# Community Support

- ▶ Feasibility Study
  - ▶ RiverWay South
  - ▶ Chattahoochee Main Street
  - ▶ Gadsden County
  - ▶ Gadsden TDC
  - ▶ City of Bristol
  - ▶ ARPC
  - ▶ Torreya State Park
  - ▶ Senator Nelson
- ▶ FDEP Office of Greenways and Trails (OGT) Opportunity Map
  - ▶ City of Bristol
  - ▶ City of Chattahoochee
  - ▶ Chattahoochee Main Street
  - ▶ Gadsden County
  - ▶ Jackson County
  - ▶ Torreya State Park
  - ▶ ARPC



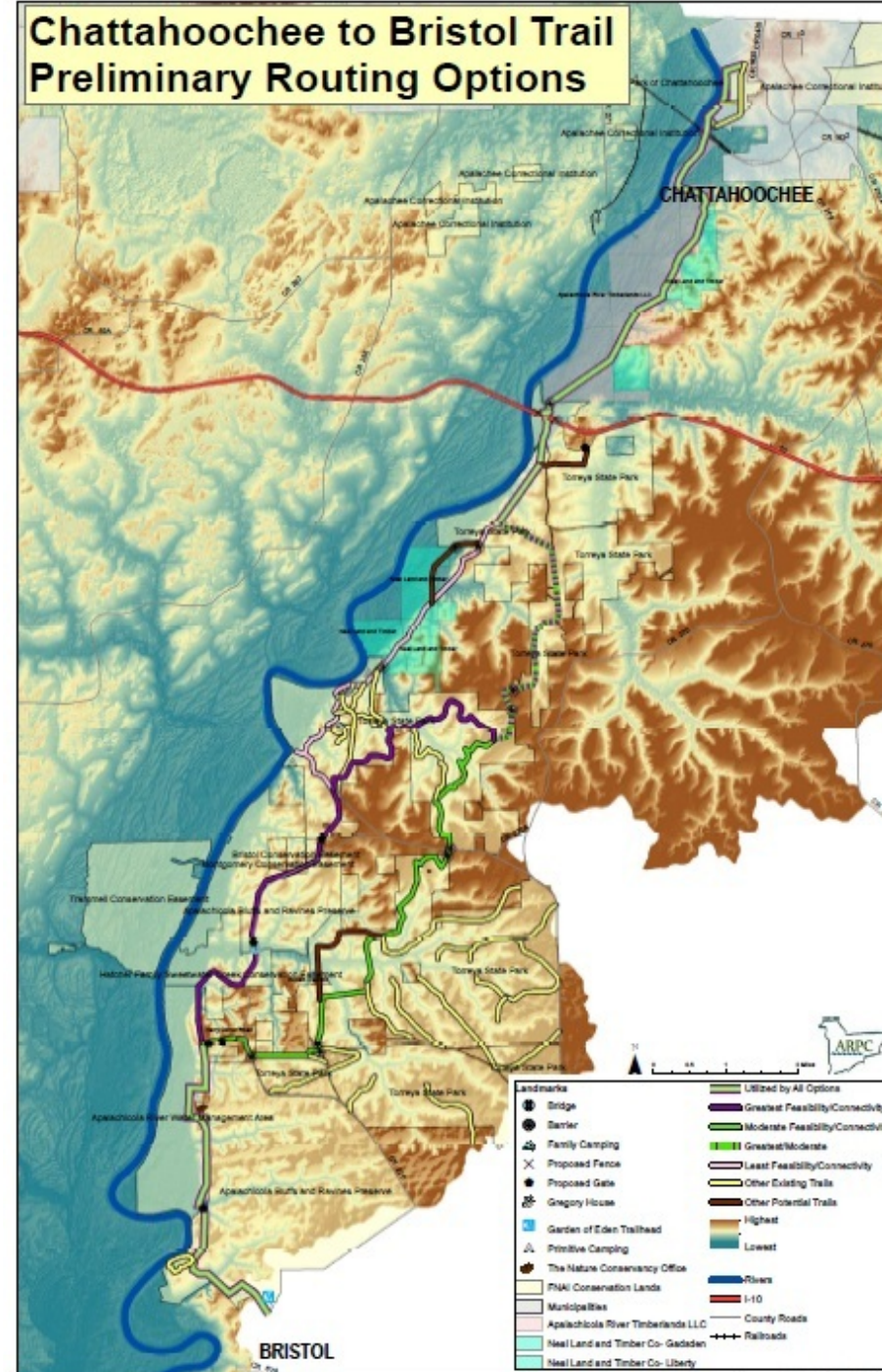
# Methodology

- ▶ Landowner Discussions
- ▶ LIDAR Analysis
- ▶ Resource and Private Land Impact
- ▶ Functionality
- ▶ Cost
- ▶ Distance





# Chattahoochee to Bristol Trail Preliminary Routing Options



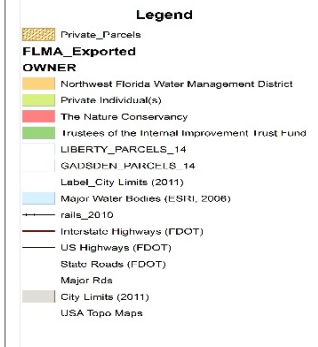
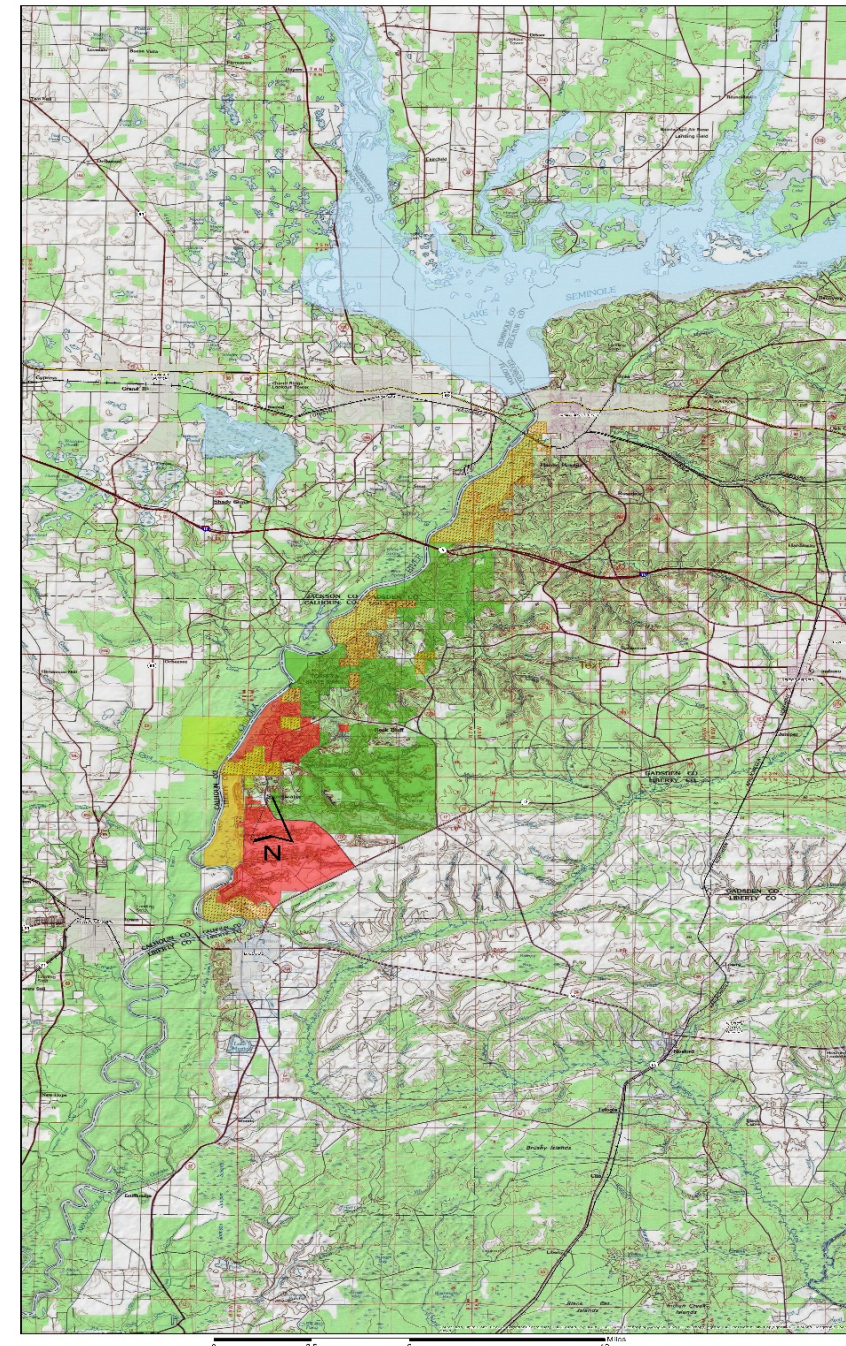


Presently, significant public and NGO lands exist along the proposed corridor. Where gaps exist they are often large parcels under private ownerships used for logging.

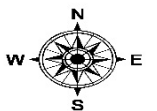
### Major Landholders

1. The Nature Conservancy-Apalachicola Bluffs and Ravines Preserve and Sweetwater Tract (TNC)
2. Northwest Florida Water Management District-Beaverdam Creek Tract (NFWFMD)
3. Hatcher Family Sweetwater Creek Conservation Easement
4. Torreya State Park/Florida Department of Environmental Protection (TSP/FDEP)
5. Florida Department of Transportation (FDOT)
6. Mr. George K. Floyd
7. Angus Gholson Jr. Nature Park of Chattahoochee
8. City of Chattahoochee
9. Neal Land and Timber Company (NL&T)
10. Apalachicola River Timberlands LLC
11. Mr. Alan J. Cox

### C2B Trail Area & Parcels



Chattahoochee-to-Bristol Trail  
C2B Trail Parcel Components  
Topography & River

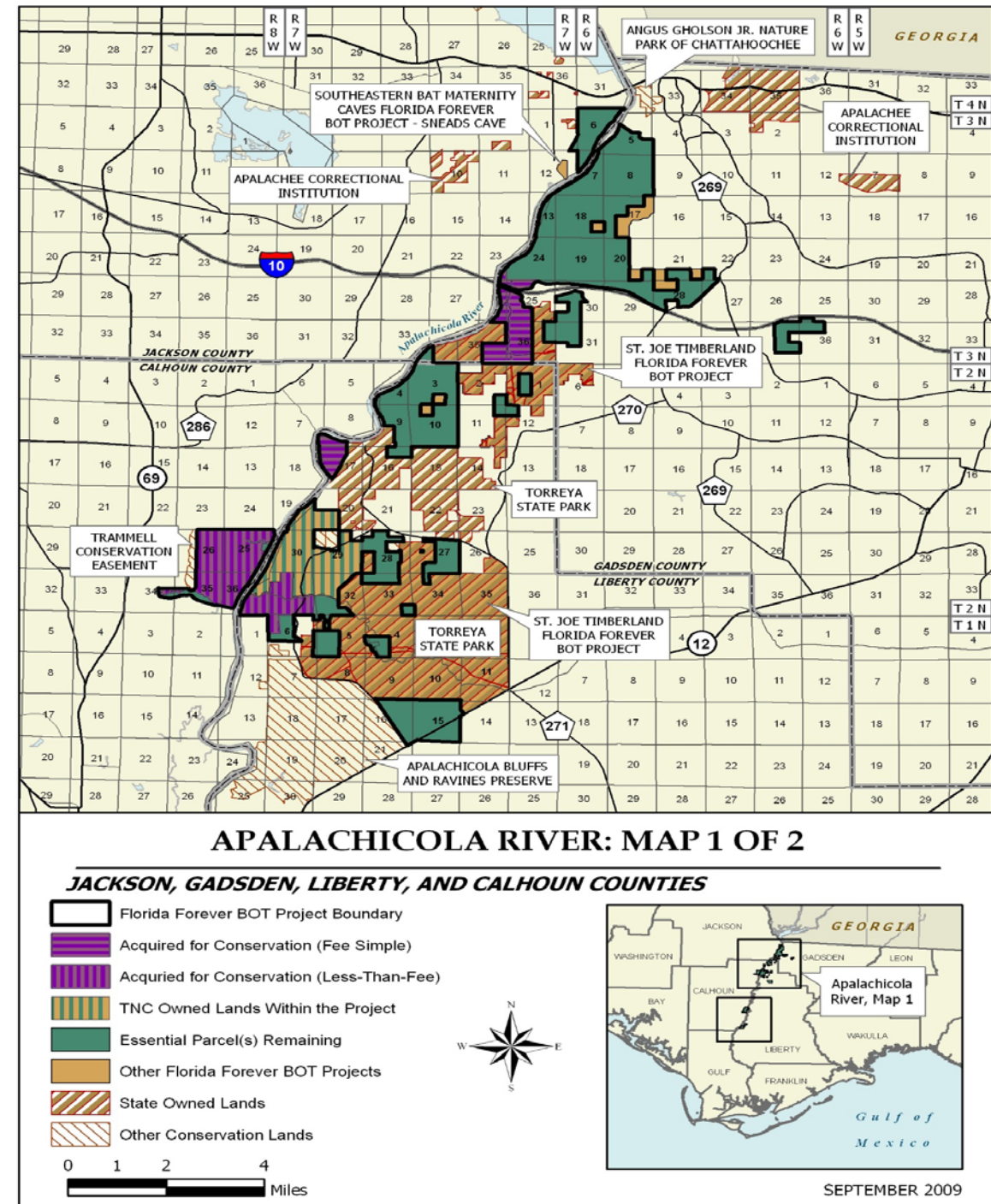




## THE AREA IS ALREADY AN EXISTING FLORIDA FOREVER PROJECT

The high plateaus, steep bluffs and deep ravines of the northern Apalachicola River valley are some of the most significant natural features of the southeastern Coastal Plain. Covered with rich forests and dotted with unique sedgy glades, the area harbors many northern, rare, and endemic plants and animals, such as the nearly extinct Florida Torreya tree.

By connecting Torreya State Park with a Nature Conservancy preserve to the south and with limestone glades to the north, and by protecting forests on the east bank of the river, the Apalachicola River project will help preserve the water quality of the river—which feeds the productive Apalachicola Bay—and the unique species and biological communities of the region, as well as provide the public with scenic areas for hiking, boat launching, and other recreational pursuits.

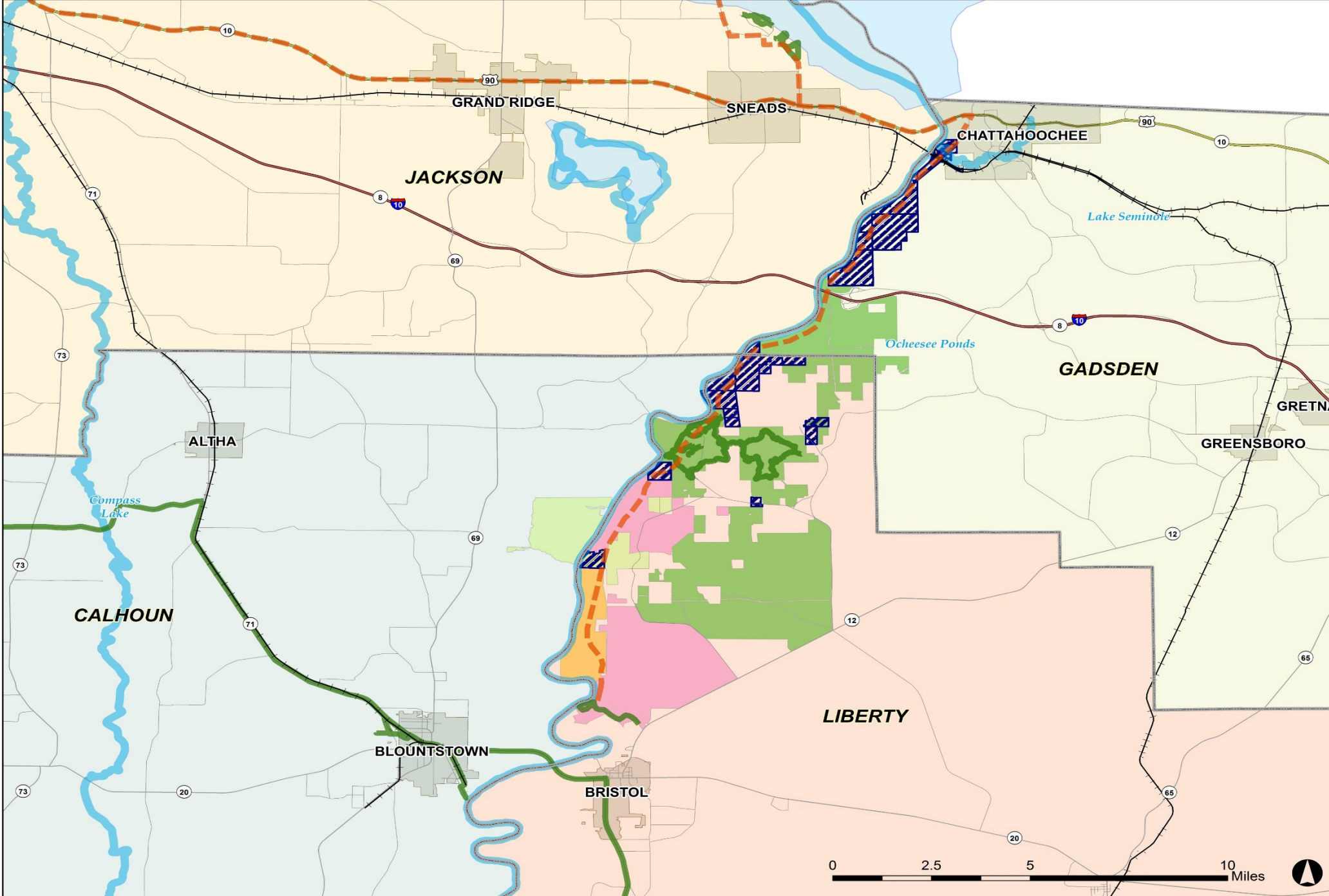


# Private Parcels Highlight Map



## Legend

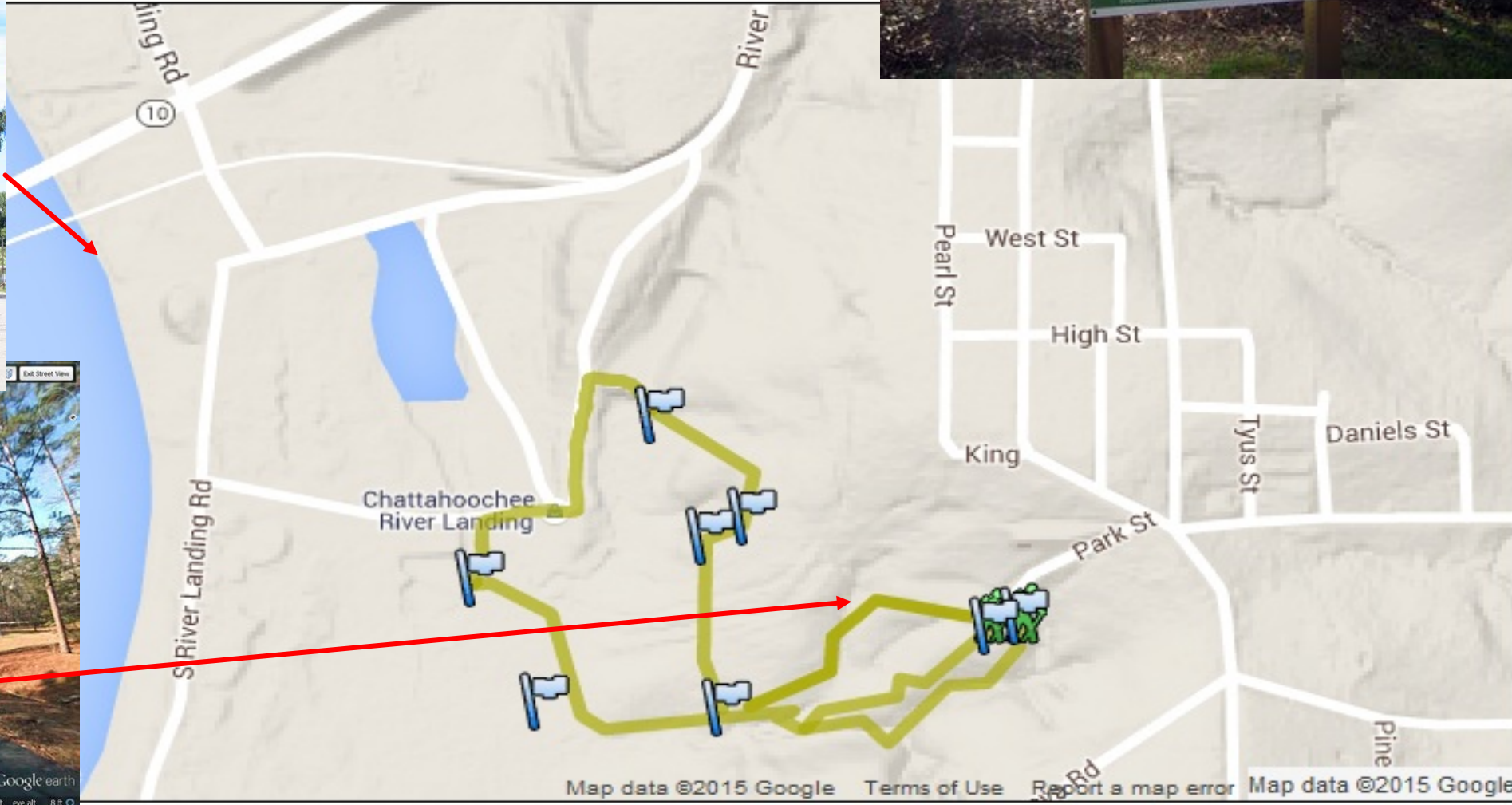
- Proposed Trails
- Existing Trails
- Paddling Trails
- Private Parcel Highlight
- Northwest Florida Water Management District
- Private Individual(s)
- The Nature Conservancy
- Trustees of the Internal Improvement Trust Fund
- Rails
- County Boundary
- City Limits





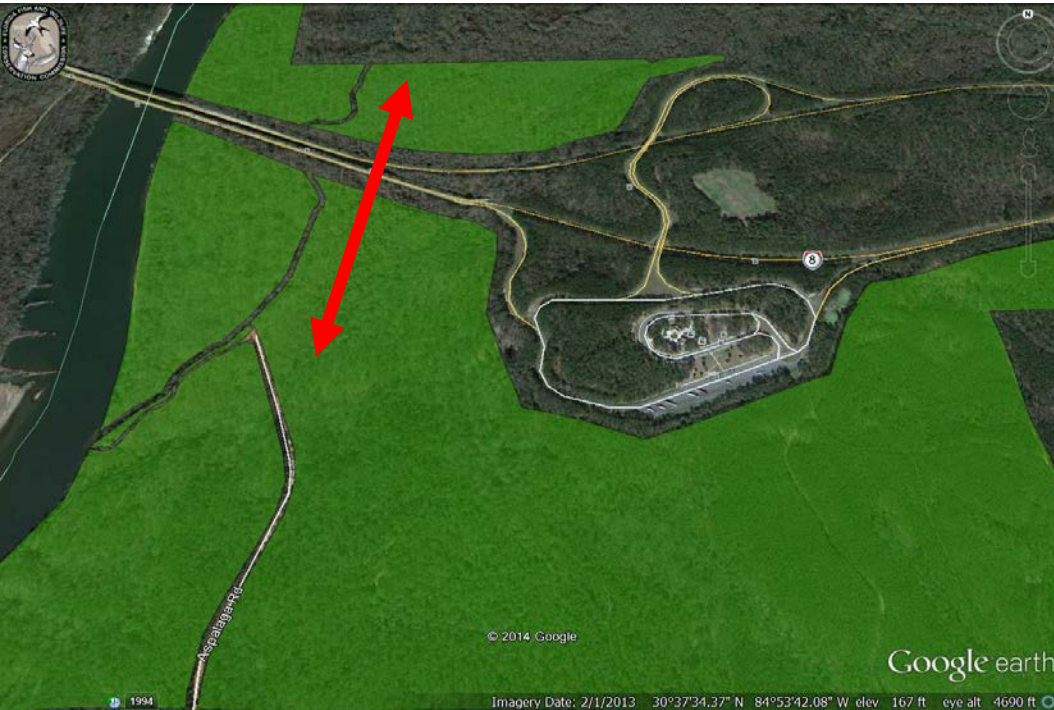
## Trail Heads Already Exist In Chattahoochee

- The Angus Gholson Nature Trail - in Chattahoochee offers hikers pavilion, grills, and restrooms.
- Clyde Hopkins Park - This park has a picnic area and grills. It is located at the city boat ramp on the beautiful Apalachicola River, just below the Jim Woodruff Dam.





# Existing Crossing Under I-10 No Problem - With Ease



The existing I-10 Bridging situation crossing high above the Apalachicola Flood Plain allows a Trail to cross under un-interrupted using Torreya State Park Land on each side of the Interstate.





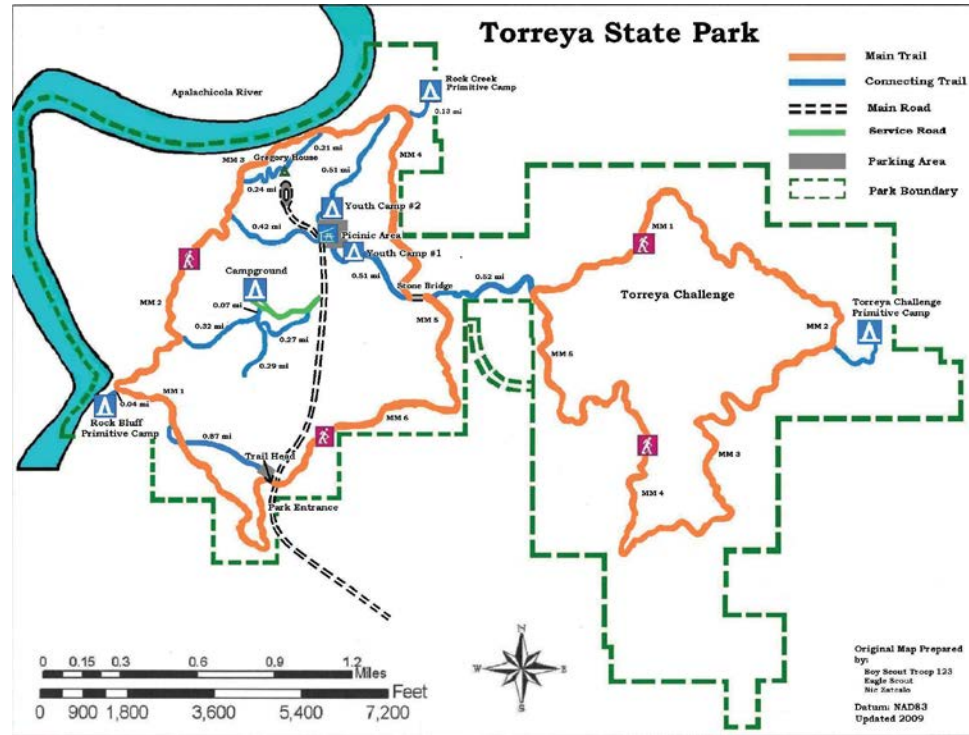
# POTENTIAL TRAIL HEAD - THE FDOT I-10 REST STOP - MAJOR REGIONAL ACCESS POINT? - MILE MARKER 161

The Current North undeveloped parcel of Torreya State Park sits directly adjacent to one of the most attractive Interstate-10 rest stops and a designated park - *The Edgar Warren Scarborough Park*. Future Development Plans for a Chattahoochee-to-Bristol Trail and possibly the Gadsden County portion of Torreya State Park could include development of a access point here. A large percentage of all east-west regional traffic passes this area.





**Torreya State Park - Existing facility component with Loop Trail - Can Serve as a Mid-Trail Stay-over and Rest Stop.** About halfway along the proposed Chattahoochee-to-Bristol Trail are the existing campgrounds, cabins and yurt lodging facilities of Torreya State Park - a perfect stop when planning a trek along the C2B Apalachicola Trail.



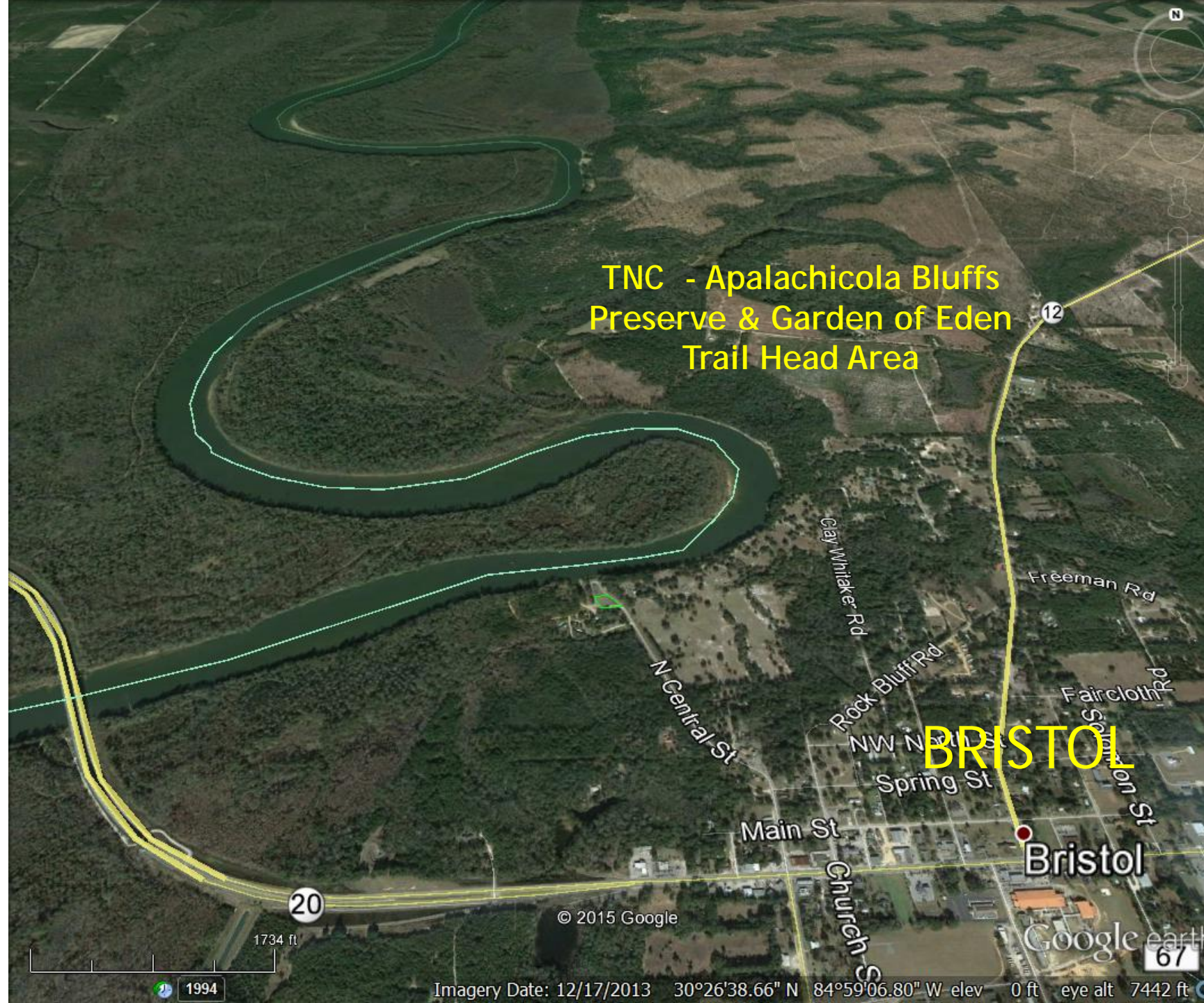
Torreya State Park is one of the most unusual parks in the state, with landscapes resembling trails in the Appalachian Mountains. The Park is already popular for **camping, hiking** and **picnicking**.

The full-facility campground offers 30 sites suitable for RVs and tent campers. The park offers a YURT (Year-round Universal Recreational Tent), primitive campsites.



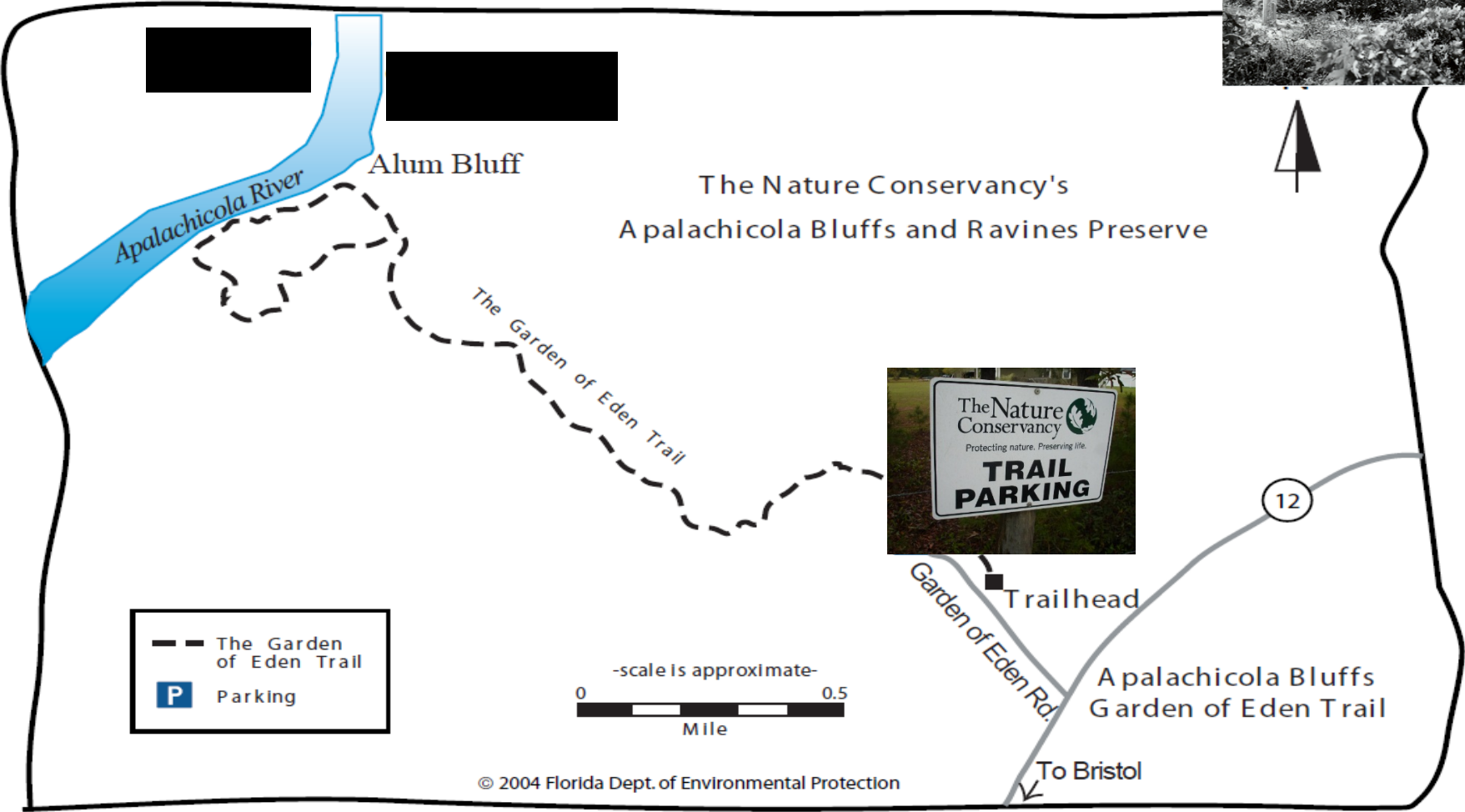
Bristol - The Nature Conservancy's Trail Head Already exists - It could provide the south anchor trail head for the C2B Trail - serving as a trail beginning or end.

The Florida Trail Passes through Bristol at the south end of the proposed Chattahoochee-to-Bristol Trail and then heads south into the Apalachicola National Forest and the Coast.





TNC's Apalachicola Bluffs and Ravines Preserve or, Garden of Eden Park already has a Loop Trail - This covers a large part of the critical linkage from Torreya to Bristol - This land protects rare habitats: steephead ravines and streams. The Apalachicola River and Bay region is a biological hotspot, unique to Florida and home to a disproportionate number of imperiled species.





# Long-term Regional Economic Growth Opportunities of Linking a C2B Trail with Surrounding Tourism Resources

## Economic

Will advance an overall economic development theme for areas along the Apalachicola River Basin and surrounding area.

- May directly link Chattahoochee and Bristol (as well as Liberty and Gadsden counties) under a combined more regional recreational economic development plan.
- May also help to generate recreational related commerce in nearby areas such as Sneads, the Three Rivers State Park at Lake Seminole, Marianna and Blountstown.
- May also serve to help grow the “*Smalltown-Downtowns*” of these local communities by increasing the flow of tourist (lodging, restaurants, stores, camping, etc.) that the individual towns alone cannot support.
- Could build a more coherent regional nature and culturally-based economic network.



## Long-term Regional Economic Growth Opportunities - Continued

### Recreational

The project may serve as a lynch-pin linking a number of existing recreational venues:

- TNC's Garden of Eden Reserve in Liberty County to Torreya State Park.
- The State Park to Chattahoochee Landing and the Chattahoochee.
- Linking to The Florida Trail at Bristol, North to Chattahoochee and Lake Seminole.
- Apalachicola River Blueway landings and launch sites from Chattahoochee-to-Aspalaga or, Ocheesee-to-Bristol or Blountstown.
- **Could build a more coherent Regional Recreational Network**

### Indirect Support

- May support the Big Bend Scenic Byway and the related Apalachee Savannahs Scenic Byway and other scenic day-trip related bike and car rides.
- Furthering development of a cohesive plan for the three existing disparate portions of Torreya State Park (the Aspalaga, CCC-Rocky Creek and Sweetwater Tracts) especially placement of new facilities and promotion of greater use for the Gadsden County portion (e.g., access, camping, trail development, signage).
- Could help to bolster various off-loop trail projects and other trail development for biking and possibly equestrian within the region.



# Next Steps

- DEP Office of Greenways and Trails Opportunity Map and Priority Map
  - Public input period in September in Marianna
- Champions
- Community Support



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Think Regionally for Greater Benefit