

# CITY PARK MASTER PLAN

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# ACKNOWLEDGMENTS

## **SPECIAL THANKS:**

*Thank you to the people who participated in the development of this plan through comment forms, public outreach events, and meetings. This time spent planning for Hartsville-Trousdale County's future is appreciated and will positively impact the community.*

## **Prepared For:**



# HARTSVILLE-TROUSDALE COUNTY

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# Introduction



*City Park is the only public park in Trousdale County. The park is an important community asset, providing citizens with a place to come together to rest, play, and celebrate important civic events.*

## Background

City Park, just a few minutes' walk from historic downtown Hartsville, is the only public park in Trousdale County and the heart of the local community. The park's facilities include baseball fields, a skatepark, a large playground, the community pool, basketball and tennis courts, a walking trail, and large open areas along the scenic Darwin Branch of Little Goose Creek. The park also hosts a variety of festivals and community events throughout the year.

## History

The land upon which City Park sits today has been an important part of the community ever since the first settlers arrived in what is today Trousdale County. Originally inhabited by various Native American cultures, the area was used as a shared hunting ground until the arrival of European colonists in the late 1700's, when the land upon which the Park and most of the town of Hartsville sits was purchased by James Hart. The land that is now the Park was initially used as a racetrack in the 19th century, a track that was quite popular in the area and said to be a favorite of Andrew Jackson. Following the Civil War, the property was used primarily for farming until the 1950's, when some portions of it were parceled off for economic development. The birth of the Park as it is known today began in 1997 following the unexpected death of a beloved member of the community, Mr. Trey Parker. To celebrate his memory, the Etherege Johnson Parker, III foundation was formed to provide funding for the establishment and maintenance of a playground and recreational facilities in Trousdale County. Members of the community were instrumental in raising the funding to establish the Park, gathering donations from many sources including bake sales, car washes, fashion shows, and auctions, with total funds raised to date of over \$125,000. These funds, together with \$75,000 received from a matching grant, allowed the community to begin building the Park in November of 1997, with a grand opening in May 1998. Plaques and fence slats commemorating individual donations are still present throughout the Park, and their preservation is important to the community as a reminder of the civic pride that was instrumental in building it.

## Grants for City Park

The Tennessee Department of Public Health has identified a significant need for investments in communities throughout the state to promote more active lifestyles and healthier living. To accomplish this goal, the Department manages two built environment grant programs that are designed to increase access to safe and publicly-accessible places that provide opportunities for physical activity and active recreation. The Department's Office of Primary Prevention launched the Healthy Active Built Environment Grant in 2017 to increase rural access to health, which provided \$10,000 of funding to every rural and suburban county in the state to support improvements to the built environment

that promote physical activity. This program was intended to promote healthier lifestyles and specifically combat the childhood obesity epidemic, as Tennessee has the 5th highest rate of childhood obesity in the United States. Trousdale County, recognizing the importance of providing access to healthy activities, used this grant to install new exercise equipment at City Park. A subsequent survey at the park documented positive feedback from the community, finding that visitors were 45% more likely to visit the park after the equipment was installed, and a general enthusiasm for the addition of even more equipment in the future.

As the only public park in Trousdale County, City Park is one of the community's most important assets. It serves as a recreation destination for the entire county and hosts many community events. In recent years, however, various components of the park have either been repaired or are still in need of maintenance, including repairs to the play area in late 2016 to improve drainage and replace old play equipment, the addition of a second basketball court in late 2016, and renovations to the community pool's concession areas and showers in 2017. Various fundraisers and community events were organized to raise money to pay for these improvements, demonstrating the community's ongoing commitment to the Park.

There are some amenities desired by the community, however, that the Park simply does not offer, such as ADA-compliant play equipment that offers play for children of all abilities, splash pads, a kayak/canoe launch, or pickleball courts. Some residents of the County have noted that they must travel to surrounding communities to find these types of facilities but have expressed that they would prefer to stay in Trousdale County if those facilities were available in City Park.

In 2018, the desire for park improvements became a recurring theme during the mayoral election. This continued to be topic of discussion following the election's conclusion, however, there was no clear consensus about what improvements should be made or how to prioritize them. When the opportunity arose in February 2019 to apply for another \$20,000 Built Environment Grant from the State Department of Health, the County Mayor directed staff to pursue the grant to develop a Park Master Plan. The Master Plan, developed through public feedback and participation, has created a unified vision for improvements to the park, and provides a roadmap that can be used to apply for future grants to fund the plan's implementation.

# Planning Process

The City Park Master Plan is the culmination of a desire long held by the community to establish a vision guiding the future of the community's most important recreational asset. The process was made possible as a result of a Built Environment Grant from the State Department of Health, which the community applied for in February 2019 and was formally awarded in April of 2019.

The master planning process officially began with a kick-off meeting on August 14th, 2019 with a group of project stakeholders, who were invited to discuss the existing conditions, opportunities, and constraints within the park. This feedback was then used to create a survey for the public to get feedback from the rest of the community about the current park amenities and the desired future outcomes for City Park.

The Steering Committee's input, together with the public survey results, were used by the project team to create two draft concepts that were presented to the public at a Community Open House on November 12th for comments and feedback. These concepts were also posted at City Hall and on the City's facebook page for additional community feedback. A final presentation of the final concept and adoption of the plan occurred in February 2020.



## Project Initiation

- Grant Application
- Grant Award

## Visioning

- Stakeholder Kickoff
- Public Survey

## Concepts & Alternatives

- Alternative Concepts Development
- Community Open House
- Feedback from Stakeholders and Public

## Final Concept Development

- Final Concept Development
- Final Report
- Final Presentation

## Implementation

### The Importance of Public Involvement

Community input is an essential component of any successful planning process. The guidance provided by the community’s feedback is essential in providing a more comprehensive understanding of the constraints and opportunities available, as well as providing a framework to guide the development of the plan. Engaging with the public and responding to community feedback throughout the planning process ensures that the final product reflects the needs and desires of the community, resulting in a Master Plan in which the community can take pride.

### Project Kickoff Meeting - August 14th, 2019

A Kick-off meeting was held with the Steering Committee to discuss existing conditions, opportunities, and constraints within City Park.

### Public Survey – August / September 2019

A public survey was conducted to gather input from the community to determine what types of amenities are currently used and what types of amenities the community would like to see added or improved. The feedback helped the project team establish a vision for the park that guided development of the concept plans.

### Public Open House – November 12th, 2019

A Community Open House was held to present the two master plan concepts to the public. Members of the community were invited to give feedback on the two concepts, which was used to guide the development of the final master plan concept.

### Final Report Presentation – February TBD, 2020

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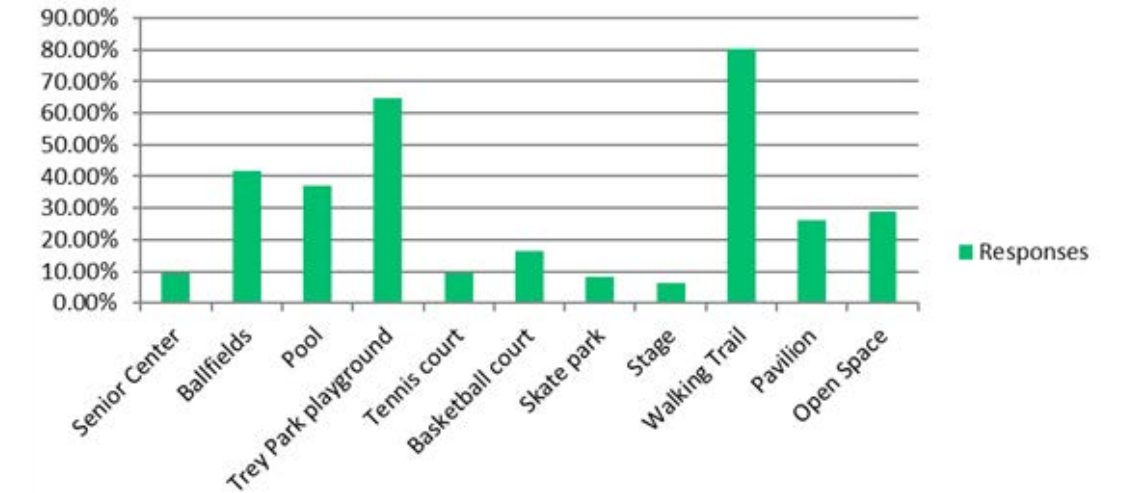
The two draft concepts were displayed at City Hall following the Public Open House to give those unable to attend an opportunity to provide feedback.



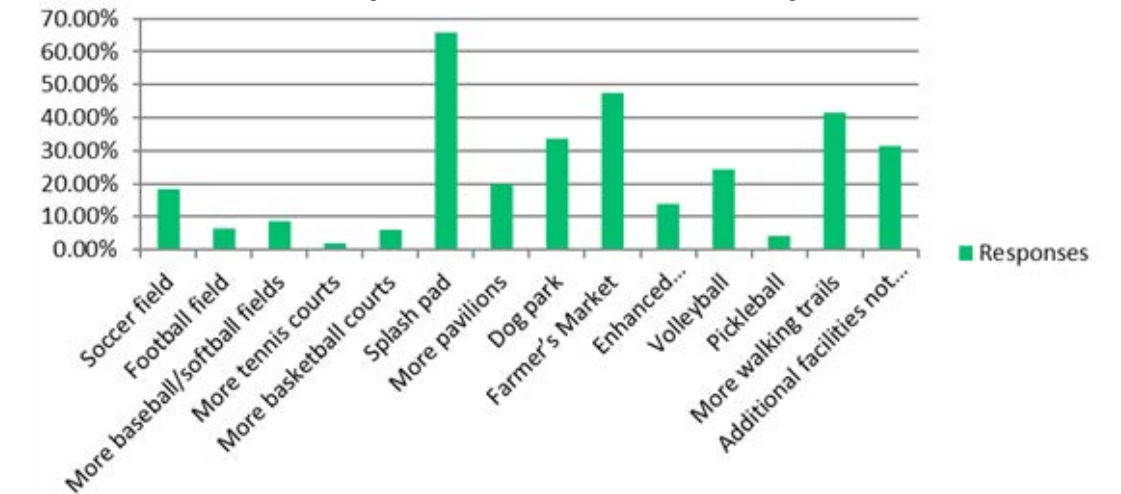
Residents came to share their preferences and dislikes in both of the draft concepts. This feedback ultimately informed the final concept for City Park.

## Public Survey Responses

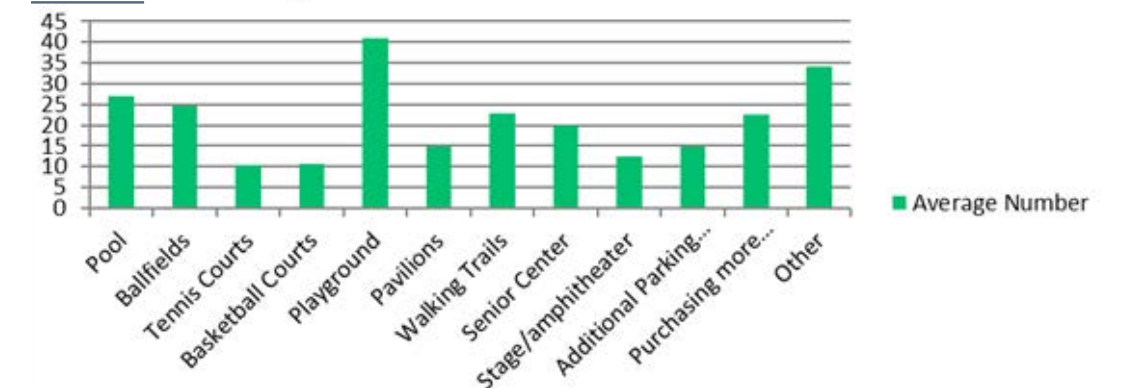
What City Park facilities do you currently use?



What facilities would you like to see added to City Park?



If you had 100 credits total to divide amongst park facilities that you feel are in most need of improvement, how would you distribute them below?



# Master Plan Concept A

## Plan Highlights:

- **Multi-Use Trail** - The existing trail around the perimeter of the park would be repaired, and new trails connecting the various amenities within the park would be constructed.
- **Multi-Use Field** - Existing open space would be used for a multi-use field that can accommodate a variety of activities, sports, and events.
- **Baseball Fields** - The existing baseball field configurations would be kept, with upgrades that could include elements such as new scoreboards, new dugouts, or bleachers.
- **Performance Stage** - Enhancements to the existing performance stage would improve the park's potential as a venue for concerts and community events.
- **Corporate Pavilion** - The existing corporate pavilion would be relocated to move it out of the existing baseball outfield and align it with the main entrance road into the park.
- **Basketball and Tennis Courts** - Resurfacing would repair and lengthen the productive life of existing courts.
- **Pool Facility Enhancements** - Repairs and improvements would lengthen the useful life of the community pool.
- **Skate Park Enhancements** - The skatepark, a popular community asset, would be expanded to meet future community needs.
- **Playgrounds** - The existing Trey Park playground would be upgraded to meet ADA standards, while a new, smaller playground would allow parents to supervise children from the baseball fields.
- **Splashpad** - A new splashpad adjacent to the playground would create new recreational opportunities for children in the community.
- **New Pavilions** - New pavilions located around the park provide locations for benches and tables.
- **Workout Equipment** - New workout equipment would be located at various locations along the expanded multi-use trail.
- **New Sand Volleyball Courts** - A new court would be built adjacent to the existing tennis courts.
- **New Kayak and Canoe Launch** - A new kayak and canoe launch along Little Goose Creek would provide a connection to a future blueway system.
- **New and Reconfigured Parking** - Shared parking would be installed along Marlene Street to handle future park traffic, while existing parking would be reconfigured to better meet visitor's needs.

*This concept was developed with the primary intent of preserving and upgrading existing amenities and facilities at the Park. A new trail system would enhance connectivity throughout the park, connecting these enhanced facilities with new elements, such as a canoe launch, a splashpad, and workout equipment.*



Photo by Ayres Associates



Photo by Town of Chapel Hill

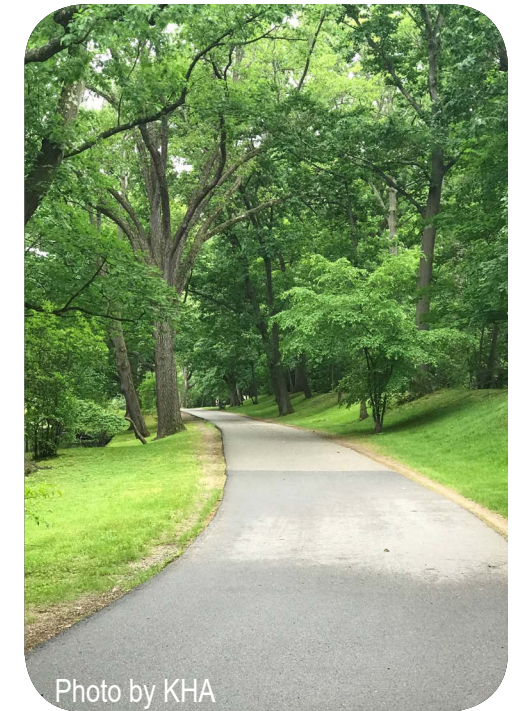


Photo by KHA



Photo by City of Arlington Parks & Rec



Photo by KHA

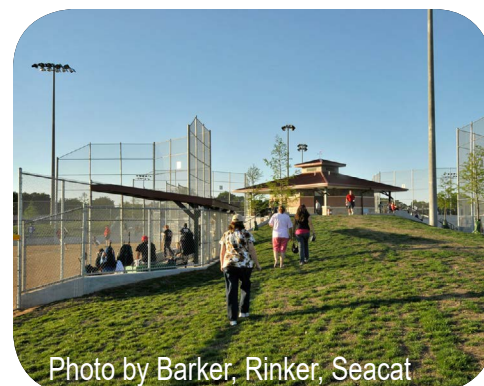


Photo by Barker, Rinker, Seacat



Photo By MDNR



Photo by KHA



# Master Plan Concept B

## Plan Highlights:

- **Multi-Use Trail** - The existing trail around the perimeter of the park would be repaired, and new trails connecting the various amenities within the park would be constructed.
- **New Baseball Fields** - A new baseball complex would centralize the fields in one place and allow for optimal layout.
- **Corporate Pavilion** - The existing pavilion would be relocated to align with the main entrance road into the park.
- **New Basketball and Tennis Courts** - Existing courts would be replaced with new courts further east to provide room for a new recreational facility.
- **New Sand Volleyball Courts** - New courts would be built adjacent to the relocated tennis and basketball courts.
- **Skate Park Enhancements** - The skatepark, a popular community asset, would be expanded to meet future community needs.
- **Playgrounds** - The existing Trey Park playground would be upgraded to meet ADA standards, while a new, smaller playground would allow parents to supervise children from the baseball fields and skatepark.
- **Splashpad** - A new splashpad adjacent to the Trey Park playground would create new recreational opportunities for children in the community.
- **New Pavilions** - New pavilions located around the park provide locations for benches and tables.
- **Workout Equipment** - New workout equipment would be located at various locations along the expanded multi-use trail.
- **New Kayak and Canoe Launch** - A new kayak and canoe launch along Little Goose Creek would provide a connection to a future blueway system.
- **Expanded Open Space** - Open space on the southeastern corner of the site would be large enough to fit two multi-use fields and host various community events throughout the year.
- **New Dog Park** - A new dog park would expand the recreational opportunities offered to the community.
- **Farmer's Market** - A dedicated space would be created to host the community Farmer's Market.
- **Recreational Center** - A new indoor recreational center would offer new indoor recreational and meeting spaces to the community that could include a pool and other aquatic amenities, indoor running track, fitness rooms, and program rooms.

*This concept is a comprehensive reimagining of City Park. The new layout allows the park to incorporate a variety of new elements along with existing amenities that have been relocated, including a splashpad, workout equipment, pickle ball, a dog park, additional baseball and multi-use fields, and a recreation center.*



Photo by Centennial Center Park



Photo by Skokie Park District



Photo by Traci K. McDonell, City of Knoxville



Photo by Mijia Lemieux/The Occidental



Photo by Grant Park Farmers Market

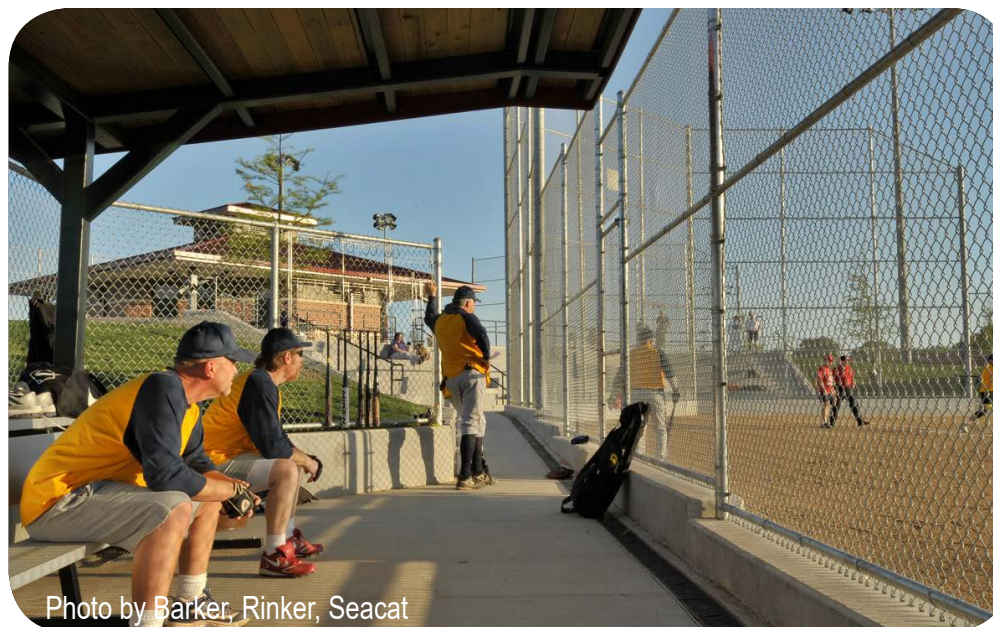


Photo by Barker, Rinker, Seacat



Photo by Town of Chapel Hill



# Final Master Plan Concept

## Plan Highlights:

- **Multi-Use Trail** - The existing trail around the perimeter of the park would be repaired, and new trails connecting the various amenities within the park would be constructed.
- **New Baseball Fields** - A new baseball complex would centralize the fields in one place and allow for optimal layout.
- **Expanded Open Space** - Open space on the southeastern corner of the site would be large enough to fit two multi-use fields and host various community events throughout the year.
- **Corporate Pavilion** - The existing pavilion would be relocated to align with the main entrance road into the park.
- **Basketball and Tennis Courts** - Resurfacing would repair and lengthen the productive life of existing courts.
- **New Courts** - A new sand volleyball and two pickleball courts will be built near the existing basketball and tennis courts.
- **Skate Park Enhancements** - The popular community asset would be expanded to meet future community needs.
- **Playgrounds** - The existing Trey Park playground would be upgraded to meet ADA standards, while a new, smaller playground would allow parents to supervise children from the baseball fields and skatepark.
- **Splashpad** - A new splashpad adjacent to the Trey Park playground would create new recreational opportunities for children in the community.
- **New Pavilions** - New pavilions located around the park provide locations for benches and tables.
- **Workout Equipment** - New workout equipment would be located at various locations along the expanded multi-use trail.
- **New Kayak and Canoe Launch** - A new kayak and canoe launch along Little Goose Creek would provide a connection to a future blueway system.
- **New Dog Park** - A new dog park would expand the recreational opportunities offered to the community.
- **Farmer's Market** - A dedicated space would be created to host the community Farmer's Market.
- **New and Reconfigured Parking** - Existing parking would be reconfigured to better meet current needs, with new parking along Marlene Street added to handle future park traffic.
- **Recreational Center** - A new indoor recreational center would offer new indoor recreational and meeting spaces to the community that could include a pool and other aquatic amenities, indoor running track, fitness rooms, and program rooms.

*The final concept was developed with the intent of relocating and reorganizing park amenities to improve the functionality and circulation of the park, as well as to allow for the incorporation of new park elements, including a canoe launch, splashpad, additional athletic fields and courts, and a recreation center.*



Photo by Ayres Associates



Photo by Barker, Rinker, Seacat



Photo by Skokie Park District



Photo by Grant Park Farmers Market

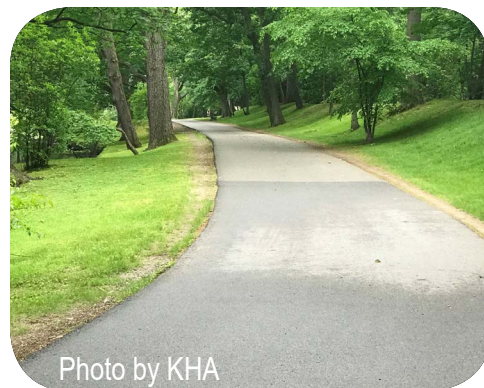


Photo by KHA



Photo by Traci K. McDonell,  
City of Knoxville



Photo by D.C. Department of Recreation



# Budget Recommendations

Grand Totals	
<b>Site Work &amp; Utilities</b>	<i>Project Total</i>
Site Grading and Drainage	\$ 255,000.00
Site Utilities (Water,Storm,Sewer,Electric)	\$ 250,000.00
Parking Lot Improvements	\$ 495,000.00
Roadway Improvements	\$ 220,000.00
Sidewalk and Trail Improvements	\$ 380,000.00
<b>Subtotal</b>	<b>\$ 1,600,000.00</b>
<b>Architecture</b>	
Recreation Center	\$ 5,775,000.00
Performance Stage	\$ 300,000.00
Corporate Pavilion	\$ 110,000.00
Small Pavilions	\$ 145,000.00
<b>Subtotal</b>	<b>\$ 6,330,000.00</b>
<b>Ballfield Complex</b>	
Ballfield Complex - 4 Fields	\$ 1,600,000.00
<b>Subtotal</b>	<b>\$ 1,600,000.00</b>
<b>Sports Fields &amp; Courts</b>	
Basketball Court Improvements	\$ 45,000.00
Tennis Court Improvements	\$ 60,000.00
Pickleball Courts (New)	\$ 50,000.00
Sand Volleyball Court	\$ 10,000.00
<b>Subtotal</b>	<b>\$ 165,000.00</b>
<b>Park Amenities</b>	
Trey Park Playground Improvements	\$ 855,000.00
Small Playground	\$ 175,000.00
Splashpad	\$ 620,000.00
Dog Park	\$ 50,000.00
Skate Park Expansion	\$ 175,000.00
Kayak and Canoe Launch	\$ 10,000.00
Outdoor Workout Equipment	\$ 25,000.00
<b>Subtotal</b>	<b>\$ 1,910,000.00</b>
<b>Site Furnishings</b>	
Site Wayfinding & General Signage	\$ 50,000.00
Site Lighting	\$ 30,000.00
<b>Subtotal</b>	<b>\$ 80,000.00</b>
<b>Project Grand Total</b>	<b>\$ 11,685,000.00</b>

*\*The attached chart offers “an opinion of probable costs”. These numbers are for planning and budgeting purposes only. The actual quantities will vary based on future facility desires and needs once the amenity has been identified to be constructed.*

## Short Term Recommendations (1-5 Years)

- Community Splashpad
- Community Dog Park
- Sand Volleyball Court
- Basketball Court Improvements
- Tennis Court Improvements
- Pickleball Court Improvements
- Sidewalk and Trail Improvements
- Small Pavilions and Outdoor Workout Equipment
- Site Lighting Enhancements
- Site Wayfinding & General Signage
- Site Utility Upgrades
- Site Grading and Drainage Improvements

## Medium Term Recommendations (5-10 Years)

- Roadway Improvements
- Parking Lot Improvements
- Corporate Pavilions
- Performance Stage Relocation
- Skate Park Expansion
- Site Lighting Enhancements
- Site Wayfinding & General Signage Enhancements
- Site Utility Upgrades
- Site Grading and Drainage Improvements

## Long Term Recommendations (10+ Years)

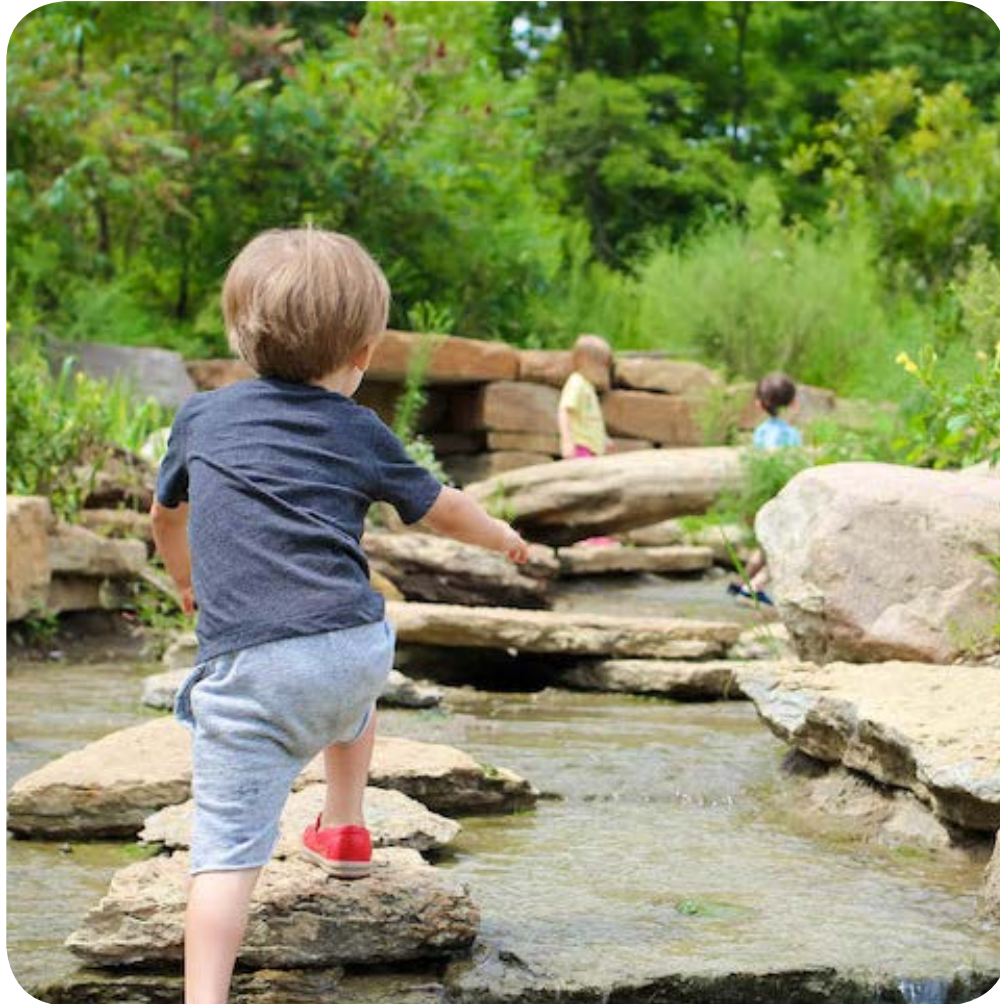
- Indoor Recreation Center
- Ballfield Complex - 4 Field
- Trey Park Playground Improvements
- Small Playground
- Site Utility Improvements
- Site Grading and Drainage Improvements

## Recommendation Overview

The City Park Master Plan looks to provide a vision and direction for the future through improvement recommendations gathered through community engagement sessions that will provide a positive impact on the health, safety, and welfare of the current and future residents of Hartsville-Trousdale County. The intent behind this plan was to provide realistic and achievable goals for Staff to begin implementing immediately while also challenging community leaders to stretch their imagination on the future of City Park.

The proposed plan suggests varying levels of improvement recommendations that provides Staff the flexibility when beginning to prioritize implementation strategies. The utilization of multiple public open houses and other community engagement forums throughout the entire planning process helped facilitate what inevitably was determined to be the community’s desires and needs. Some recommendations that can immediately help address those short-term needs include the addition of a Splashpad and Sand Volleyball Court, resurfacing improvements to all the existing hard surface sport courts, enhancements to the parks connectivity with the addition of new sidewalks and trails. The plan also proposes more long-term recommendations that the community expressed a need for, but that will require additional planning and funding sources to be implemented. These include the construction of a new Indoor Recreation Center and 4-Field Ballfield Complex, improvement to the surfacing and play equipment at the Trey Park Playground making it ADA compliant, and then lastly the addition of a smaller playground providing more opportunities for outdoor play. One thing that was not kept as part of the master plan was the existing community pool, which during the planning process was heavily emphasized by local officials and residents as an amenity that needs to be kept. It is important to note that the proposed plan has taken this into consideration, and which is why the Splashpad is a short-term recommendation and the Indoor Recreational Center is a long-term one. Adhering to this implementation strategy will allow the community to never lose access to an aquatic facility during the summer months. With the development of this Master Plan, Hartsville-Trousdale County has taken the necessary steps to provide park amenities for all current and future users.

# Funding Opportunities



## Funding opportunities

A variety of future improvements are listed on the previous page as part of the overall Master Plan for City Park. Some of those recommendations are feasible to be accomplished with in the next five (5) years, while others may take up to ten (10) years and beyond. As illustrated on the previous page, these improvement recommendations will equate to millions of dollars in funding. It is understood that for Staff to see out the full implementation of the proposed Master Plan, necessary budgeting will be critical to its success. To assist in mitigating the financial burden of its residents, Hartsville-Trousdale County will need to combine funding sources that include its Capital Improvement Plan, state and federal grants, private and charitable donations, and other alternative funding sources. Highlighted on this page are additional funding opportunities that Staff will be able to utilize as they move forward with the Master Plan.

### BUILT ENVIRONMENT GRANT

#### Typical Projects:

- Park Planning
- Playgrounds
- Greenways and trail systems
- Walking tracks
- Sports Facilities
- Greenspaces
- Outdoor exercise equipment



### RECREATIONAL TRAILS PROGRAM (RTP)

#### Typical Projects:

- Hard/natural surface trails
- Greenways
- Land acquisition
- Maintenance
- Trail heads



### LAND AND WATER CONSERVATION FUND (LWCF)

#### Typical Projects:

- Land Acquisition
- Recreational Facilities Construction
- Trails
- Sports/Playfields
- Boating Facilities
- Camping/hunting
- ADA Facilities (new or renovated)
- Community Gardens
- Spectator facilities (stands, seating, arena)



### LOCAL PARKS AND RECREATION FUND (LPRF)

#### Typical Projects:

- Land Acquisition
- Indoor and Outdoor Recreation Facilities
- Trail Development



### MULTIMODAL ACCESS GRANT

#### Typical Projects:

- Sidewalks
- Bike lanes
- Park-and-ride facilities
- Greenways
- Streetscapes



### ADDITIONAL GRANT OPPORTUNITIES

- Public Program User Fees
- Tennessee Municipal League Bonds
- Etherage Johnson Parker, III Foundation
- Action for Healthy Kids
- Child Welfare Foundation

