



2021

# PARKS & RECREATION MASTER PLAN

CITY OF GREENBRIER, TENNESSEE

# ACKNOWLEDGMENTS

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Thank you to the steering committee members, stakeholders, community members, staff, and officials who invested their time and expertise in the creation of this Plan for the future of Parks and Recreation in the City of Greenbrier.

## Steering Committee

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# 01

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## **Project Purpose**



# Project Purpose

## OVERVIEW

The City of Greenbrier has witnessed a pattern of steady growth over the last 20 years as middle Tennessee continues to boom with one of the fastest growing metro regions in the country. Robertson County and neighboring counties to the City of Nashville continue to see the effect of the energy in middle Tennessee. Cities like Greenbrier are in an advantageous position to address the needs of it's residents and visitors alike. As Greenbrier continues to build off this momentum and improve its quality of life for its residents, it recognizes an important need to define a vision for the City's parks. In 2021, the City of Greenbrier initiated a process to prepare a system-wide parks master plan to create and define a vision for its park system, and to develop an implementation strategy to achieve this vision.

## Plan Goals + Objectives

- Establish a uniform vision for parks and recreation in Greenbrier
- Identify the opportunity for new programming that will generate new excitement while enhancing the character and brand of the community
- Define parameters and program for new park space and amenities
- Outline opinions of cost and time frames to help guide budget and grant opportunities



*Right: Picnic table overlooking Greenbrier Lake.*

## PLAN ELEMENTS

Many elements come together within the Plan to create a holistic and informed blueprint for future growth and development. These elements were established from quantitative and qualitative analyses alongside public input and include the following:

### Site Inventory and Assessments

The site inventory and assessments in the study area were examined by analyzing the current inventory of facilities and their respective programs. The site assessments also determined the condition of each park as it related to: design, usage, access, visibility, amenities, structures, furnishings, landscaping, pavement, and general condition. With an understanding of the existing conditions, the planning team and steering committee were able to make more informed decisions and goals for existing and potential future parks.



## Public Engagement

Throughout the planning process, the planning team facilitated discussions among community members to delineate the common direction and goals for the parks and recreation system in Greenbrier.

Community issues and opportunities made apparent through a public survey were used to formulate draft recommendations and further the conversation with local leaders.

### Steering Committee & Stakeholder Guidance

The planning team also facilitated discussions during steering committee and stakeholder meetings. Issues and opportunities made apparent during discussions were used to validate findings from analysis and community engagement. These dedicated community members helped create the project framework and championed the plan on behalf of their community.

## Park Recommendations

The plan includes design concepts and opinions of probable cost for key park initiatives which illustrate the potential of existing and future parks. These recommendations are based on best practices, public engagement, and steering committee visioning sessions which occurred during the planning process. These concepts outline the future development of existing parks with an additional layer of detail on the opinions of probable cost and time frames.

*Left: Playground and swings at Louise Martin Soccer Complex.*



Above: Trail at Louise Martin Community Park.

## NATIONAL CONTEXT

To provide greater context to the condition and scope of Greenbrier’s park system, national park criteria was evaluated. Understanding the national benchmarks was useful in determining how Greenbrier compared to the average park and recreation system of 20,000 residents or less across the country.

According to the National Recreation and Park Association (NRPA) Agency Performance Review of 2020, the typical park and recreation agency with a city population less than 20,000 residents in the United States has:

**12.3 ACRES**

**of park land per 1,000 residents**

**1,235 RESIDENTS**

**served per park**

**3 MILES**

**of trails**

**8 FULL-TIME STAFF**

**per 10,000 residents**

**\$1,075,780**

**in annual operating expenditures**

**\$713,000**

**projected in five-year capital budget spending**



## How does Greenbrier compare?

Number of Parks:	4
Park Acreage:	110.47
2020 Estimated Population:	6,818
Residents per Park:	1,704
Park Acres per 1,000 Residents:	16.2 acres
Miles of Trails:	.6 miles

## Conclusion

While the Greenbrier parks and recreation network offers many unique features and amenities, when compared to communities of similar sizes, there are inconsistencies in some offerings. Greenbrier is over the NRPA benchmark for park acres per 1,000 residents, however, subtracted from the unused or under-programmed space within the total acreage of the system, residents in Greenbrier are actually undeserved in programmed acreage. Another important benchmark to note is that while communities of similar size do not boast large trail networks in general, Greenbrier is well beneath the NRPA average benchmark for miles of trails within their parks.

Other data points to note when compared to other communities of similar size are:

- 88% have basketball courts
- 44% have dog parks
- 70% have outdoor swimming pools
- 50% have community centers
- 53% have recreation centers/gyms

In conclusion, while Greenbrier boasts a regional gem like a lake park, robust baseball program, and more acres of park land compared to similar sized communities, there are still varying inconsistencies in offerings, programming, and space in the park and recreation system. Next steps include understanding how park space is currently utilized, listening to the community about desired programming and amenities, and designing proposed concepts for current and future parks.

## PURPOSE OF THE PLAN

### GUIDE...

...the city in evaluating parks and recreation services and amenities.

### INFORM...

...current and prospective park programming through design concepts and opinions of cost.

### DEVELOP...

...a unique vision for each park based on its own set of challenges and opportunities.

### MEASURE...

...progress and effectiveness of recommendations in Greenbrier to ensure they strengthen the community as a whole.



# 02

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## **Community Engagement**



# Community Engagement

## OVERVIEW

The success of master plans is built in large part on the inclusion of the public's ideas into the overall plan vision. During the planning process, a robust public engagement effort solicited hundreds of ideas and comments to help solidify the vision for the future of Greenbrier's parks. These ideas provided the foundation of this Plan's recommendations. Through the engagement process approximately 350 community members contributed their ideas for how the Parks and Recreation system should be addressed in the future.

The following section encompasses the insight from the steering committee, various local stakeholders, and a community engagement public survey. Insights are organized into the overall parks and recreation system, as well as all 4 existing parks.



## INITIAL STEERING COMMITTEE & STAKEHOLDER PERSPECTIVES

Comprised of the Parks and Recreation Board and various other local staff and stakeholders, the Steering Committee of roughly 10 members, met regularly throughout the planning process. The role of the Steering Committee was to guide the development of the plan by providing firsthand insight on the community and vetting recommendations and concepts presented by the planning team. Additionally, the Steering Committee members were asked to act as stewards of the plan, passing along information to their friends, family, and neighbors.

At the first Steering Committee meeting, the planning team engaged the committee in several activities and exercises to begin to identify issues and opportunities within the parks and recreation system of Greenbrier. The first exercise was a discussion of what is working well within the 4 city parks and what needed improvement. Additionally, committee members were tasked with sharing their big ideas about what types of facilities, amenities, or activities they believed would be desired in their community as it related to the parks system.

Similarly, community stakeholders from various interest groups were asked to share their ideas on the issues, opportunities, and big ideas for parks and recreation in Greenbrier. Like the steering committee, the stakeholder groups were united in their ideas and desires for the parks, and further solidified the need to help guide the parks and recreation system in the City of Greenbrier.

The following are key takeaways from the steering committee and community stakeholders in regards to all 4 existing parks:

### What is working well?

- Baseball and softball are established programs with good participation
- Though it is not as popular, the soccer program is doing well and wanting to improve
- Good supply of pavilions and places to gather
- The events hosted at Louise Martin Community Park have great attendance and local support

### What needs improvement?

- Connectivity between parks, especially both portions of Louise Martin Park
- Signage and wayfinding
- More spaces for events and gathering
- Safety and crime prevention
- The natural resources that boast the regions beauty

### What new facilities / amenities / activities do you think are desired in your community?

- Community/Recreation Center
- Informal gathering spaces and “places to go”
- Basketball
- Volleyball
- Dog Park
- Tennis and pickleball
- Pedestrian infrastructure
- Football and soccer
- Water access for fishing and boating



*Right: Signage in Louise Martin Community Park was mentioned as needing improvement.*

## EXISTING PARK PERSPECTIVES

After understanding the context of the existing issues and opportunities, the Steering Committee and stakeholders offered initial perspectives regarding the 4 existing parks. From general impressions to beginning to draft recommendations, these perspectives gave the project understanding a deeper look into the task at hand.

### Graham Park

- Didn't know it was there
- More seniors in the neighborhood than children
- Fix tennis court – more programming (basketball, pickleball, court soccer, etc.)
- Other main uses for the park? – Dog park, splash pad
- Better to use funds elsewhere? – Sell the lot, reinvest for new/other park

### Greenbrier Lake Park

- Additional programming – fishing, swimming, dog park, beach volleyball
- Upgrade boat ramp, parking, pavilion
- Acquire more land surrounding lake for trails, nature walk, mountain biking, additional fishing areas, camping, etc.
- Community events – fish fry, fishing tournaments, kayak/canoe races, etc.

### Louise Martin Soccer Complex

- Didn't know it was there
- Connect the two parks with trails
- Make the park more easily accessible - new entrance
- Connect up to Greenbrier Lake Park with greenway
- Desire for more large grass fields and playgrounds in community

### Louise Martin Community Park

- Former playground in dangerous location –consider moving
- Improvements to baseball complex – better ball dirt, outfield grass leveling, more eating/picnic areas, shade, pavilion, batting cages
- Optimize adult field – amenities in outfield
- Increase and optimize parking
- More grills/picnic areas in loop – dog park, nature trails, etc.
- Explore Community/Recreation Center in southern portion of loop
- Desired amenities – basketball, volleyball, skatepark, more flex sports fields

*Below: Upgrading or re-programming the tennis court due to its current condition was a common theme amongst the community.*





## ONLINE SURVEY

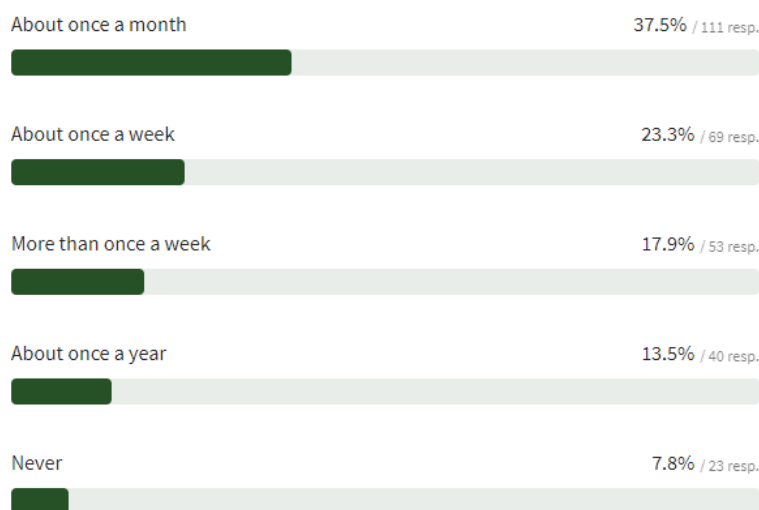
As the Steering Committee and stakeholders provided valuable knowledge directly to the project team, residents had the opportunity to complete a nineteen question public survey regarding their views on the future of parks and recreation in Greenbrier. A total of 296 residents completed the online survey. The responses gathered from the survey were analyzed and compared with existing conditions data to shape the key findings and recommendations of the plan

The primary findings from the survey reinforced the findings from the existing conditions analysis and other community impressions. The following are key results and findings from the survey:



Many Greenbrier residents are leaving the city to participate in organized athletics, leisure, and fitness in neighboring communities. Roughly 79% of respondents leave the city roughly once per month. Of the total respondents, 41% are leaving the city at least once per week for parks and recreation services and programs.

### How often do you visit a park/participate in recreation outside of the City of Greenbrier?



**Please rate if you think that Greenbrier’s parks generally need more, need less, or have the right amount of the following elements.**

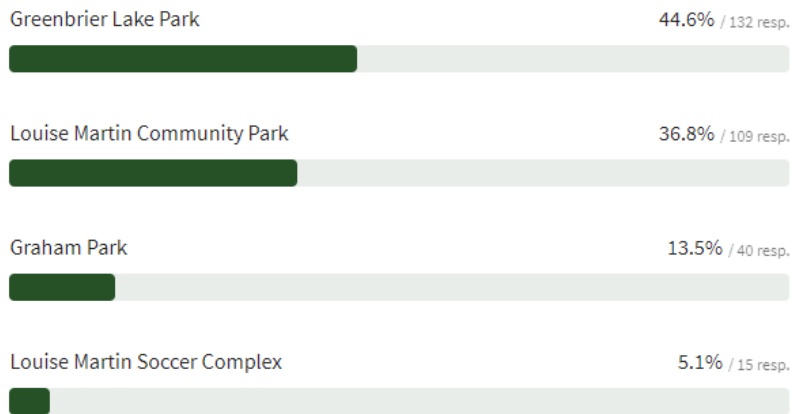
Need More	Basketball courts, volleyball courts, pickleball courts, multi-purpose fields, play structures, pavilions, picnic tables, benches, restrooms, swimming pool, splash pad, bike paths, dog parks, and nature trails.
Right Amount	Baseball and softball fields, football fields, tennis courts, concessions, and grills.
Need less or don’t need	Roller hockey, skate park, and community gardens.

**Generally, Greenbrier residents have a strong desire to add additional sports and recreation amenities that are currently underrepresented in city parks. Residents also are showing strong support for additional gathering and leisure spaces in community parks. Aquatic Center (pool, splash pad, etc.) pavilions/gathering spaces, and play structures were most desired amongst residents.**



*Above: Upgrading the boat ramp and supplementing Greenbrier Lake Park with better access to fishing were amongst the reasons that this park was identified by the community as needing to be upgraded first.*

**Out of the four parks in Greenbrier, which one do you think needs to be improved the most?**



**An asset like Greenbrier Lake is one that not many communities can say they have. Greenbrier Lake Park received the most support for improvement, followed closely by Louise Martin Community Park.**

## CONCLUSION

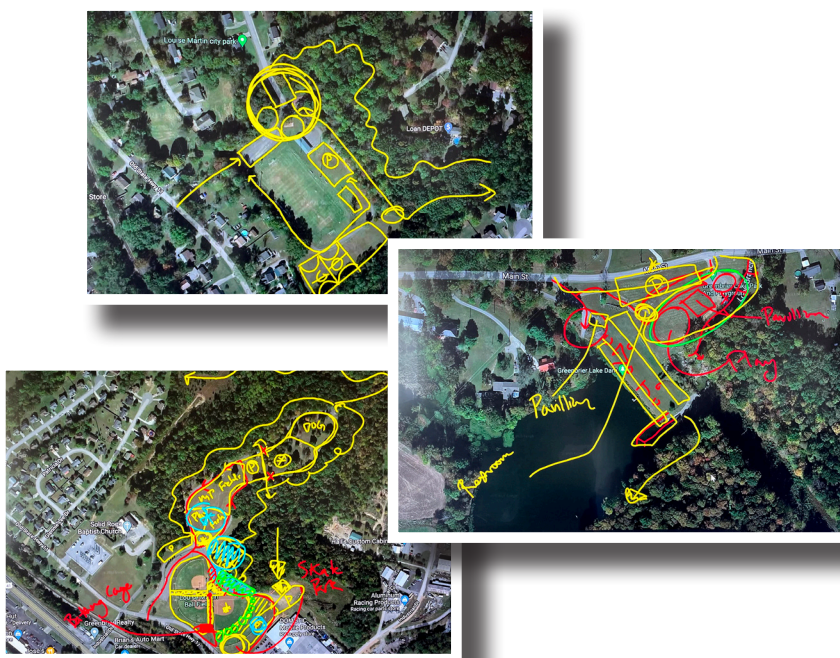
After summarizing the input from hundreds of community members, the planning team determined key takeaways for consideration moving forward. The comments and concerns received during this process were instrumental in crafting Plan recommendations most appropriate for the future of Greenbrier.

**What did we learn? Below are some of the considerations for the parks system moving forward:**

- 1** **Boast the natural beauty of the area, especially at Greenbrier Lake Park**
- 2** **There is a need and support for a multi-purpose recreation complex (fields, facilities, etc.)**
- 3** **Additional places for gathering have strong support from the community (pavilions, trails, open play areas, etc.)**
- 4** **Reduce crime and increase safety through thoughtful programming and environmental design**
- 5** **Consistent and upgrades to signage and wayfinding within the city and the parks are important**
- 6** **Upgrade and supplement places for play and sports**

## NEXT STEPS

After receiving feedback from the Steering Committee, local stakeholders, and the community and understanding the key takeaways from the existing conditions analysis, the process gave way for drafting park recommendations. This process was vetted by the steering committee and the following chapter highlights the outcomes of this portion of the process.



*Right: Through community and stakeholder engagement, the project team started to brainstorm recommendations within the existing parks.*



# 03

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## Recommendations



# Recommendations

## OVERVIEW

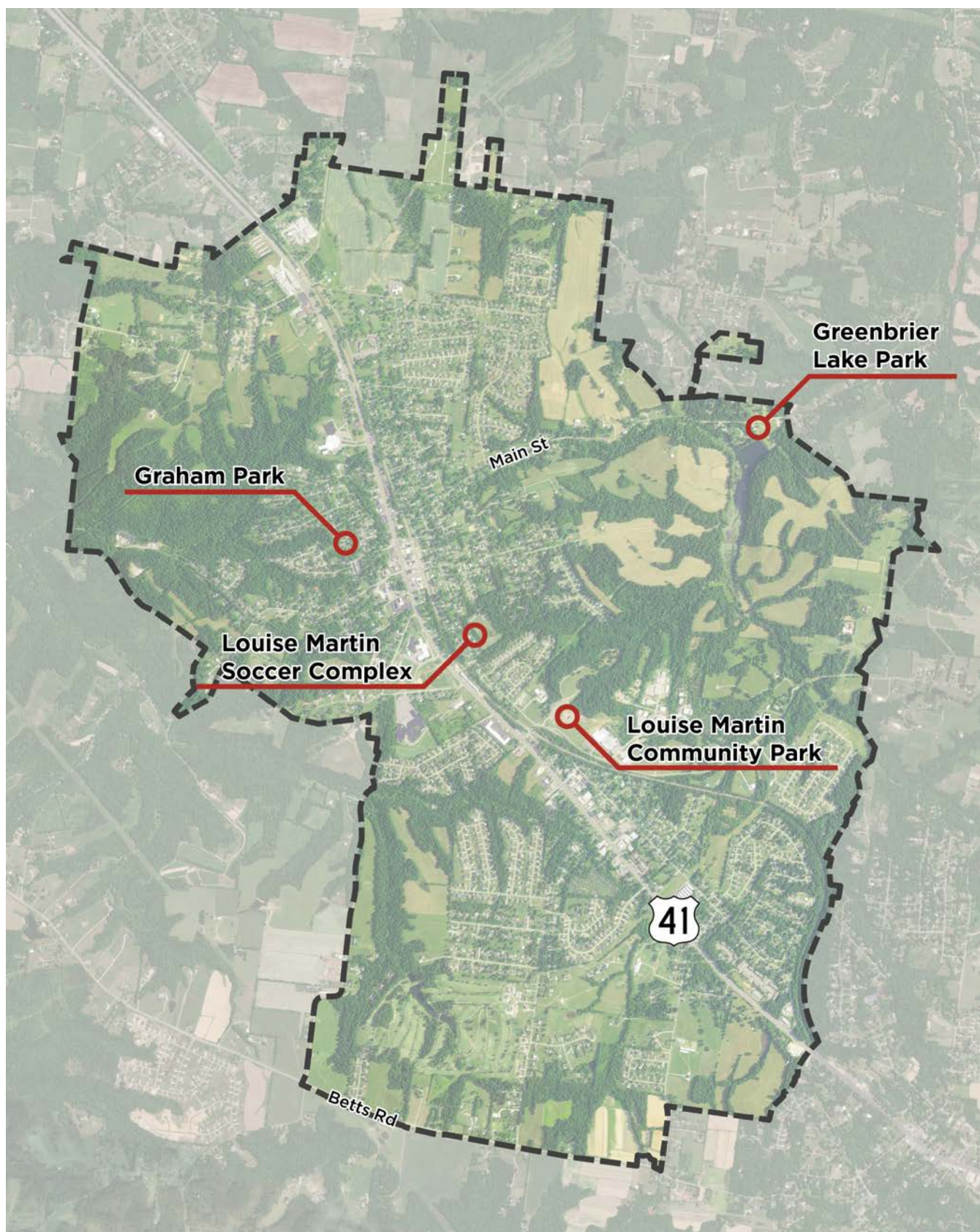
The recommendations for each park are developed from a process that included on-site observation, site analysis, and working group analysis of strengths and weaknesses, as well as opportunities and constraints. The recommendations reflect the steering committee attitudes towards the positive steps to improve each park, and incorporate ideas that were generated from the public survey and stakeholder interviews.

Each park includes a brief summary of its features, strengths, weaknesses, and suggested improvements and amenities. Recommendations are suggested with an approximate figure of cost and general time frame priority for planning purposes. Costs will depend on actual design and programming and will vary over time. The recommendations are further separated into proposed new amenities, and maintenance of existing features.





FIGURE 3-1: City of Greenbrier Parks Map



# GRAHAM PARK

## Overview

Graham Park is located west of downtown Greenbrier on the corner of Main Street and Maple Street. This small neighborhood park contains a gazebo, picnic tables, and other gathering amenities along with a playground, tennis court, and open space area. The park has two formal parking spaces and a gravel lot for additional parking.

### PARK DETAILS

.97 acres

Tennis court - with court lights

Gazebo

Playground - with lights

Picnic tables

Benches

### STRENGTHS

Playground and gazebo in excellent condition

Proximity to neighborhood and downtown

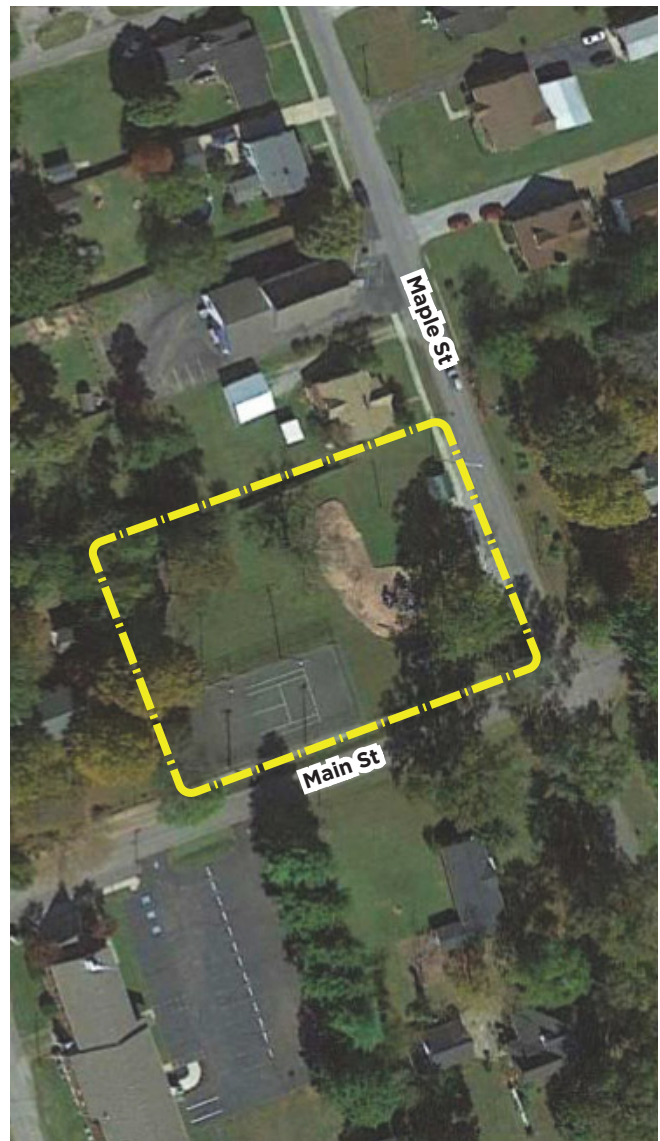
### WEAKNESSES

Restrooms currently closed

Tennis court in poor condition

Drainage issue on northwest corner of park

FIGURE 3-2: Graham Park Boundary Map





## PARK OBSERVATIONS

Through technical analysis and discussions with city officials, key observations emerged regarding the current state of this park. This includes the following:

- All-season park with moderate usage levels
- Well maintained and reliable access
- High visibility park with poor signage
- Need to re-open restrooms
- Tennis court needs improvement
- Desire more passive amenities
- Lack of parking



## PUBLIC INPUT

Through interviews with stakeholders, responses from the survey, and feedback from the Steering Committee, specific themes emerged regarding the future vision of this park. This includes the following:

- Many residents didn't know the park existed and have never visited
- Keep as a neighborhood park
- Provide more parking and signage
- Add basketball and pickleball to the park
- Improve security



## RECOMMENDATIONS

The following key themes are an overview of the recommendations. Detailed recommendations are located on the following page.

- **Add gathering amenities and structures**
- **Convert tennis court to multi-sport court**
- **Improve signage and park entry**
- **Improve and expand parking**



## IMPLEMENTATION PLAN

The actions, associated priority, and cost below correlate to the concept plan to the right. It is important to note that these are preliminary recommendations and opinions of probable cost. Costs are derived from recent public bid projects with prevailing wage rates.

	ACTION	PRIORITY	COST
1	Convert tennis court to multi sport court (basketball, pickleball, inline hockey, etc.)	High	\$25,000
2	Maintain and enhance open play area	Low	\$10,000
3	Maintain and expand playground (approx. additional 1,250sf)	Medium	\$25,000
4	Maintain and relocate gazebo	Low	\$25,000
5	Build pavilion with picnic tables and trash cans	Medium	\$50,000
6	Relocate and improve restrooms	High	\$25,000
7	Establish and create a park entrance/gateway	Medium	\$15,000
8a	Expand and pave parking (approx. 10-12 spaces)	Medium	\$40,000
8b	Create parking (approx. 5-7 spaces)	Low	\$25,000
9	Create paved walking track (approx. 500ft)	Low	\$120,000
10	<i>OPTIONAL:</i> Fence around park (approx. 825ft)	Low	\$80,000

FIGURE 3-3: Graham Park Concept Diagram



# GREENBRIER LAKE PARK

Greenbrier Lake Park is located on the eastern border of the city along Main Street/Distillery Road. This regional park contains a pavilion, picnic tables, and other gathering amenities at the base of the dam. The upper portion of the dam contains a boat launch and picnic tables. The park has two gravel parking lots on the upper and lower portion of the dam.

## PARK DETAILS

- 38 acres
- Boat launch
- Pavilion with picnic tables
- Concrete picnic tables by launch
- Two parking areas

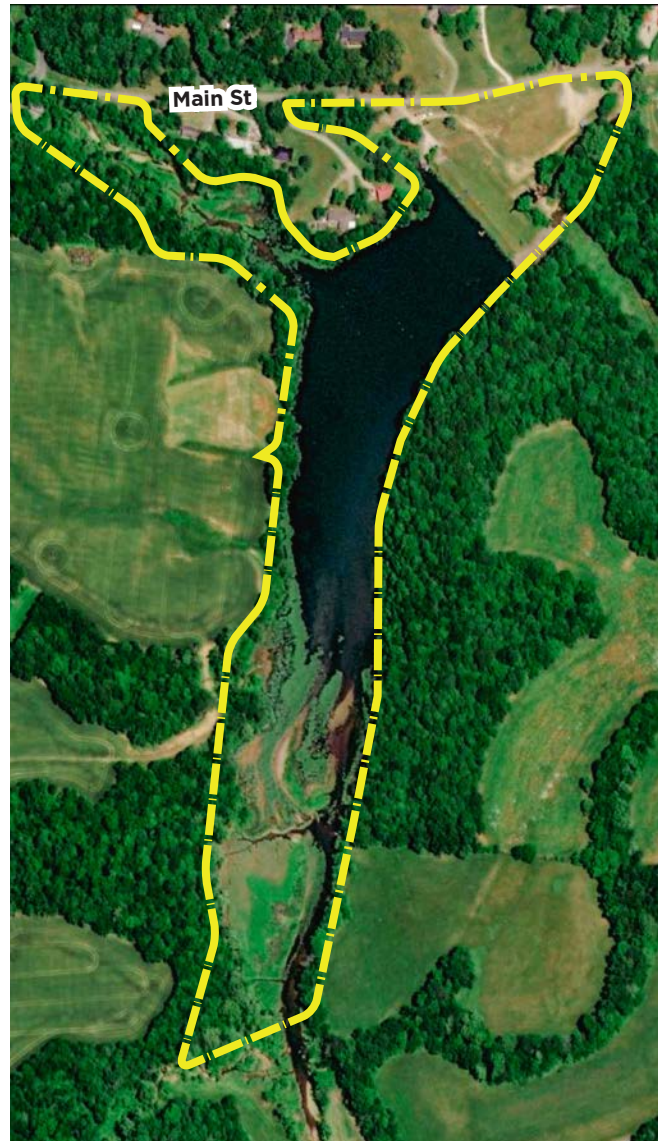
## STRENGTHS

- A regional gem worth boasting
- Lake access

## WEAKNESSES

- No semi-permanent or permanent restrooms
- Lack of additional amenities beyond lake
- Gravel boat launch
- Poor access for fishing
- Erosion issues in stream below dam

FIGURE 3-4: Greenbrier Lake Park Boundary Map





## PARK OBSERVATIONS

Through technical analysis and discussions with city officials, key observations emerged regarding the current state of this park. This includes the following:

- All-season park with moderate usage levels
- Well maintained and reliable access
- High visibility park with poor signage
- Watercraft access – trolling motors and non-motorized watercraft only
- Need to improve boat launch
- Lack of shelter and seating on dam
- Underutilized area on lower portion of dam



## PUBLIC INPUT

Through interviews with stakeholders, responses from the survey, and feedback from the Steering Committee, specific themes emerged regarding the future vision of this park. This includes the following:

- Residents feel that this park is #1 on the list for parks to improve in the city.
- Acquire land/easements to connect Greenbrier Lake Park to Louise Martin Community Park via trail network
- Provide more places to gather
- Improve parking
- Better access to water (fishing, kayaking, boating, etc.)
- Add a playground and other family-friendly programming
- Improve security



## OVERVIEW OF FUTURE RECOMMENDATIONS

The following key themes are an overview of the recommendations. Detailed recommendations are located on the following page.

- **Add recreational and gathering amenities and structures**
- **Create and supplement trail system**
- **Improve boating and fishing experience at the upper portion of the dam**
- **Control flooding issue at lower portion of the dam**



## IMPLEMENTATION PLAN

The actions, associated priority, and cost below correlate to the concept plan to the right. It is important to note that these are preliminary recommendations and opinions of probable cost. Costs are derived from recent public bid projects with prevailing wage rates.

	ACTION	PRIORITY	COST
1	Improve and pave boat ramp	High	\$50,000
2	Add floating kayak launch	Medium	\$10,000
3	Add shade sails and benches	Medium	\$10,000
4	Build fishing pier (approx. 100-150ft)	Low	\$250,000
5	Add semi-permanent restroom (2)	Medium	\$5,000
6	Create walking trail and future trailhead connector to Louise Martin Community Park (approx. 1,000-1,150ft)	Low	\$250,000
7	Expand and formalize paved parking lot (approx. 45-50 spaces)	Medium	\$175,000
8	Expand and formalize paved driveway (approx. 625-650ft)	Medium	\$35,000
9	Formalize and maintain open play area	Low	\$5,000
10	Beach volleyball courts (3)	Low	\$45,000
11	Build playground (max. 7,500sf)	Medium	\$200,000
12	Lower dam creek bank stabilization (approx. 350ft)	High	TBD
13	Build pavilion with picnic tables and trash cans	High	\$75,000
14	Natural buffer and screening zone	Low	\$5,000
15	Formalize and maintain nature play area	Low	N/A
16	Install a floating dock for boating and fishing	Medium	\$50,000

FIGURE 3-5: Greenbrier Lake Park Concept Diagram



# LOUISE MARTIN PARK - SOCCER COMPLEX

Louise Martin Park - Soccer Complex is the western most portion of the park, located off a suburban cul-de-sac on Park Court. This neighborhood park contains a soccer field, playground, concessions, pavilion, as well as other passive and gathering spaces. The park has a parking lot, parking area by the pavilion and a ring road around the field.

## PARK DETAILS

- 12 acre portion of 72 total acres of Louise Martin Park
- Adult soccer field with score board, benches, and stands
- Pavilion with concessions and restrooms
- Playground
- Swings
- Benches, picnic tables, and grills
- Parking lot

## STRENGTHS

- Overall in good condition
- Concessions and shelter
- Maintenance partnership with local high school
- Same parcel as Community Park - potential connection

## WEAKNESSES

- Limited parking
- Not easily accessible
- Drainage issues
- Field dimensions not ideal

FIGURE 3-6: Louise Martin Soccer Complex Boundary Map





## PARK OBSERVATIONS

Through technical analysis and discussions with city officials, key observations emerged regarding the current state of this park. This includes the following:

- All-season park with heavy usage levels
- Well maintained and reliable access
- Low visibility park with poor signage
- Underutilized southern portion of site
- Trail to connect to Community Park
- Playground and swing set bisected by ring road
- Opportunity for more programming and parking



## PUBLIC INPUT

Through interviews with stakeholders, responses from the survey, and feedback from the Steering Committee, specific themes emerged regarding the future vision of this park. This includes the following:

- Residents know of the park, just don't frequent it often
- Relocate and improve playground
- Add additional programming (tennis, basketball, beach volleyball, etc.)
- Low priority for improvements



## OVERVIEW OF FUTURE RECOMMENDATIONS

The following key themes are an overview of the recommendations. Detailed recommendations are located on the following page.

- Explore better park access
- Add parking lots
- Add tennis/sport courts
- Create hiking paths and greenway trail head
- Expand playground



## IMPLEMENTATION PLAN

The actions, associated priority, and cost below correlate to the concept plan to the right. It is important to note that these are preliminary recommendations and opinions of probable cost. Costs are derived from recent public bid projects with prevailing wage rates.

	ACTION	PRIORITY	COST
1	Widen and maintain full size adult soccer field	Medium	\$75,000
2	Create new parking lots 2a: approx. 45-50 spaces    2b: approx. 65-70 spaces 2c: approx. 45-50 spaces	Medium	2a: 175k    2b: 245k 2c: 175k
3	Enhance and maintain pavilion and concessions	Low	\$100,000
4	Expand and reorganize playground (max. 30,000sf)	Medium	\$200,000
5	Natural buffer and screening zone	Low	\$50,000
6	Tennis complex (4 courts)	High	\$250,000
7	Beach volleyball courts (2)	Low	\$30,000
8	New restroom structure	Low	\$100,000
9	Multi-purpose park trailhead	Medium	\$75,000
10	Compacted gravel trail to Louise Martin Community Park (approx. 2,500ft) <i>*does not include potential bridges</i>	High	\$400,000*
11	Formalize and maintain nature play area	Low	N/A
12	Build hiking trail	Low	\$50,000
13	Construct retaining wall and protective chain-link fence (Retaining wall approx. 100ft long and 8ft tall, fence approx. 125ft long)	Medium	\$60,000
14	Create half-mile multi use path loop on park perimeter	Low	\$95,000
15	Realign and expand perimeter road for two-way traffic (approx. 800ft of total roadway)	Medium	\$45,000
16	<i>New park entrance (through easement and/or strategic land acquisition)</i>	<i>High</i>	<i>\$10,000</i>
17	<i>Realign and expand perimeter road to fit abutting program (approx. 275ft of new road)</i>	<i>High</i>	<i>\$30,000</i>

FIGURE 3-7: Louise Martin Soccer Complex Concept Diagram



FIGURE 3-8: New park entrance option



# LOUISE MARTIN PARK - COMMUNITY PARK

Louise Martin Park - Community Park is the eastern most and largest portion of the park, located off of Old State Highway 11. This regional park contains a baseball complex, hiking trail, and a number of passive gathering spaces and open areas. The park has a large parking lot by the entrance and a one way ring road that loops around to the northern portion of the park.

## OVERVIEW

- 46 acre portion of 72 total acres of Louise Martin Park
- 1 full size and 2 little league baseball diamonds
- Concessions and pavilion
- Open grass field (soccer and volleyball)
- Hiking Trail
- Picnic tables
- Bench swings
- Parking lot

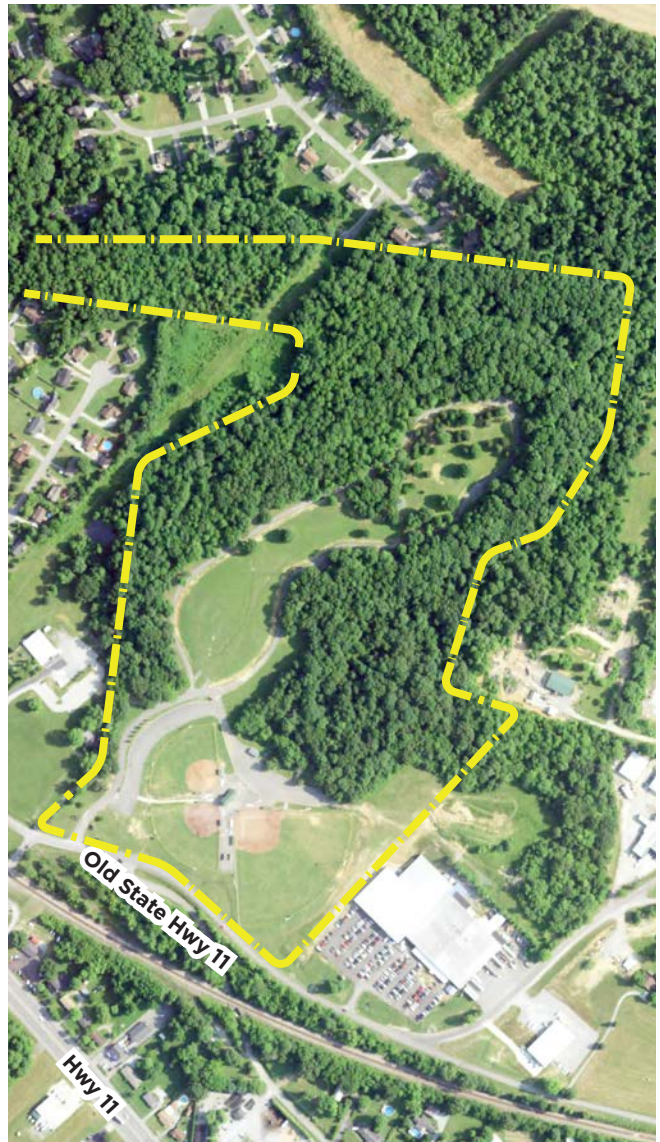
## STRENGTHS

- Baseball complex
- Concession stand and press box
- Abundance of open and wooded areas

## WEAKNESSES

- No active playground
- Lack of additional amenities beyond baseball

FIGURE 3-9: Louise Martin Community Park Boundary Map





## PARK OBSERVATIONS

Through technical analysis and discussions with city officials, key observations emerged regarding the current state of this park. This includes the following:

- All-season park with heavy usage levels
- Well maintained and reliable access
- High visibility park with excellent signage
- Underutilized northern portion of the site
- Lack of amenities beyond baseball
- Opportunity for more trails



## PUBLIC INPUT

Through interviews with stakeholders, responses from the survey, and feedback from the Steering Committee, specific themes emerged regarding the future vision of this park. This includes the following:

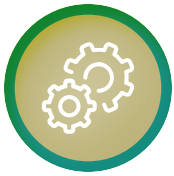
- Most heavily used and known-about park in city
- Increase parking
- Add more athletic amenities and spaces
- Additional passive amenities (grills, tables, shelters, etc.)
- Improve baseball complex (shade, stands, batting cages, etc.)



## OVERVIEW OF FUTURE RECOMMENDATIONS

The following key themes are an overview of the recommendations. Detailed recommendations are located on the following page.

- Add additional sports fields and community amenities
- Increase walking trail and greenway network
- Increase parking and connectivity within park



## IMPLEMENTATION PLAN

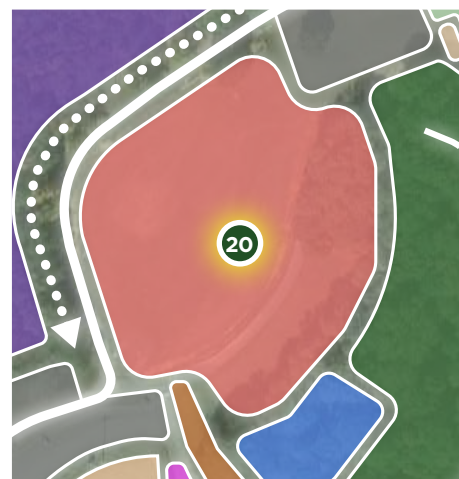
The actions, associated priority, and cost below correlate to the concept plan to the right. It is important to note that these are preliminary recommendations and opinions of probable cost. Costs are derived from recent public bid projects with prevailing wage rates.

	ACTION	PRIORITY	COST
1	Improve and maintain existing baseball diamonds	Low	\$25,000
2	Create a new adult-sized baseball diamond	High	\$250,000
3	Construct batting cages (2)	High	\$50,000
4	Formalize and maintain open play area	Low	\$5,000
5	Construct new drop-off loop for baseball complex (approx. 400ft)	Medium	\$30,000
6	Create a drop off and landing plaza between baseball complex and playground (10,000sf max.)	Low	\$30,000
7	Improve/create spectating area with shade, seating, etc. 7a: approx. 40,000sf of area    7b: approx. 20,000sf of area	Medium	7a: \$75,000 7b: \$35,000
8	Construct 2 full-size basketball courts (Overflow parking yield approx. 30-40 spaces)	High	\$48,000
9	Create new parking lots 9a: approx. 45-50 spaces    9b: approx. 165-170 spaces 9c: approx. 85-90 spaces    9d: approx. 25-30 spaces	Medium	9a: 175k    9b: 595k 9c: 315k    9d: 105k
10	Maintain and optimize existing parking lot	Low	\$15,000
11	Improve existing walking trail (path and signage)	Low	\$30,000
12	Construct compacted gravel trail along perimeter road (approx. 1,650ft)	Low	\$200,000
13	Expand perimeter road for two-way access	High	\$130,000
14	Construct a new playground (max. 25,000sf)	High	\$500,000
15	Construct restroom facility	Low	\$100,000
16	Maintain a natural area with gathering amenities (Pavilion, picnic tables, benches, grills, etc.)	Low	\$60,000
17	Construct a dog park (max. 50,000sf)	Medium	\$50,000
18	Construct a 9-hole disc golf course (approx. 6 acres)	Low	\$75,000
19	Trailhead to Louise Martin Soccer Complex and Greenbrier Lake Park	Medium	\$10,000
20	<i>OPTIONAL:</i> Community Center (approx. 3.5 acres)	Low	\$6,993,000

FIGURE 3-10: Louise Martin Community Park Concept Diagram



FIGURE 3-11: Community Center Option



# NEW MULTI-PURPOSE SPORTS COMPLEX

## About

The new multi-purpose sports complex is a recommendation which stemmed from realizing the immediate need in existing parks and understanding that those existing parks would not be able to support all the needs and desires of the community.

## Addressing A Need

Through public engagement and understanding the recommendations for the existing Greenbrier parks, a desire to create another park to address outstanding needs within the community was expressed. These needs include gaps in various sports field types and recreational services that are currently underrepresented within the community, but also the need for multi-generational spaces for gathering and play. Sports programs such as soccer, football, and basketball lack additional space to grow local programs within the city. Young families and seniors alike express the desire for an aquatic center and additional community gathering spaces. Addressing these needs in the form of a new park should be revisited annually and planned for long term.

## Size and Location

Though a specific location within the City of Greenbrier was not identified, a general estimate of the site was desired. Based on local examples within comparable communities and similar park programs, a new multi-purpose sports complex would require between 10 and 20 acres.

### PARK PROGRAM

- Community/Recreation Center
- Multi-purpose sports fields
- Amphitheater and community gathering spaces
- Aquatic Center



*Example of a future park concept.*

## Comparable Facilities

Understanding various local examples of multi-purpose sports complexes helps the community vision what the new park can look like. Though the following examples range in size, program, and city size, they contain elements that are also desired within the City of Greenbrier and should be used as a guide to determine the final program and scale for the future sports complex.

### MILLERSVILLE COMMUNITY CENTER

Location: Millersville, TN

Size: approx. 3.5 acres

Elements: Playground, reception hall with catering kitchen, open play field, outdoor amphitheater

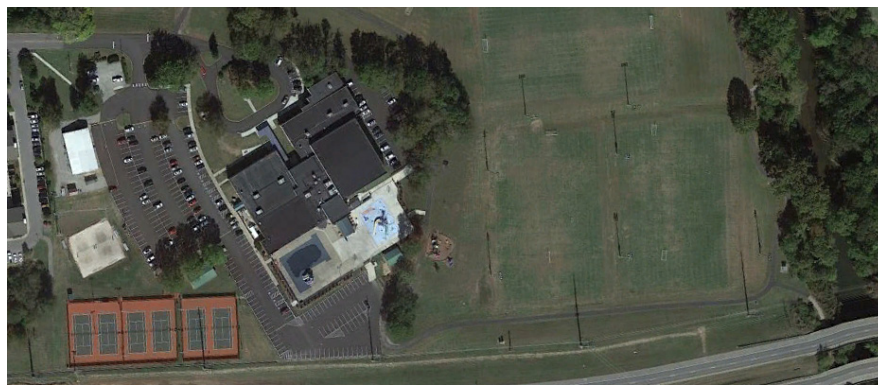


### FRANKLIN RECREATION COMPLEX

Location: Franklin, TN

Size: approx. 27 acres

Elements: Wellness and Community Center with indoor gym, indoor and outdoor aquatic center, tennis, soccer, volleyball, walking trail



### RICHLAND PARK

Location: Portland, TN

Size: approx. 100 acres

Elements: Indoor gym, pool, outdoor basketball, Community Center, 8 baseball diamonds, 8 soccer fields, BMX pump track, playground, amphitheater



2021

# PARKS & RECREATION MASTER PLAN

CITY OF GREENBRIER, TENNESSEE