

Draft

Town of Nashville

J.W. Glover Park Master Plan



ACKNOWLEDGMENTS



Publish Date : x 2023

Town of Nashville Parks, Recreation + Cultural Resources Department

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Project Purpose

J.W. Glover currently serves as the primary recreation facility in the Town of Nashville, providing a range of active and passive recreation opportunities for residents. While the Park's current facilities are primarily serving athletics and team sports, the Town desires to provide additional facilities at the park with a focus on a comprehensive balance of both programmed and at-will recreation activities. The purpose of this project is to develop a Master Plan for J.W. Park that not only provides additional facilities, but frames the park as a critical asset to the surrounding neighborhoods and community at large. This comprehensive approach to the park and its surrounding context will help ensure the park is well connected, and offers quality recreation opportunities for its users for years to come.

The approach to this project includes the development potential program elements to be included in the park, as well as concept alternatives to illustrate potential layout options for new facilities. Building on previous planning efforts such as the 2022 Parks and Recreation Comprehensive Master Plan, the potential program elements in the park are reflective of the communities priorities for recreation opportunities.



Project Process

The project process is a continuation of the previous planning efforts undertaken by the Town in the last few years, particularly the public input and programming ideas that grew out of the 2022 Parks, Recreation and Cultural Resources Comprehensive Master Plan. Considering the planning and assessments conducted by the Town at this site in recent years, initial tasks included a review of previous planning documents, site planimetric data and research studies. The project team also conducted a physical inventory of existing conditions of the Park and surrounding area. Research for potential programming also included the analysis of facility and program precedents that were consistent with stakeholder input.

The next step involved a synthesis of information to develop preliminary concepts for the Park. Elements in these concepts focused on improving circulation, addressing programming needs, and activating unused areas of the park. Two concept alternatives, along with precedent images of proposed amenities, were presented to the public through a series of public engagement opportunities in an effort to validate the concept and programming priorities.

After receiving input from the public, the project team updated the final concept to reflect comments received from the community. The final step in the process is the preparation of a Final Park Master Plan, which included updated cost estimates to. This consolidated document was then presented to the Town Council for final adoption.

Site Images





Existing Site Conditions

Address: 174 Glover Memorial, Loyd Park Dr.
Nashville, NC. 27856

Area: 18.75 Acres

Located between South 1st Street and Glover Memorial Drive, J.W. Glover Park is the primary community park in the Town of Nashville, supporting a range of user groups with recreation facilities that include baseball/softball fields, football fields, soccer fields, basketball courts, playground, disc golf, and walking trails.

As part of its initial research effort, the project team reviewed current planning efforts, environmental reviews, and topographic data. As shown in the map on the following page, the park sits on a ridge that runs through the northeast and southwest corners of the site. The baseball complex sits at the top of the ridge, while the rest of the site slopes gently away in both directions. Generally, the site is relatively flat with no presence of wetlands or low-lying areas. The perimeter is surrounded by large mature pines along with smaller, ornamental trees and shrubs that help shade the walking trail.

Examining J.W. Glover Park's context also helps form an understanding of how the park currently serves the community. The park is immediately adjacent to a residential neighborhood, as well as Nash Central Middle School. While there are sidewalks connecting the park to South 1st Street north of the park, pedestrian access remains limited. This factor, along with the park's status a Town-wide, drive-to facility, indicates that vehicular access is the primary method of transportation to the park. The east side of the park is bordered by a 20-acre parcel that is currently undeveloped. This parcel could serve as a potential land acquisition target for the Town in order to expand the park and provide additional recreation amenities.

Currently J.W. Park provides the following recreation facilities and amenities:

- Four-field baseball/ softball complex with restroom and concessions
- Two rectangular multi-purpose fields
- Playground (ages 5-12)
- Two basketball courts
- Nine-hole disc golf course
- Perimeter walking trail
- Vehicular parking



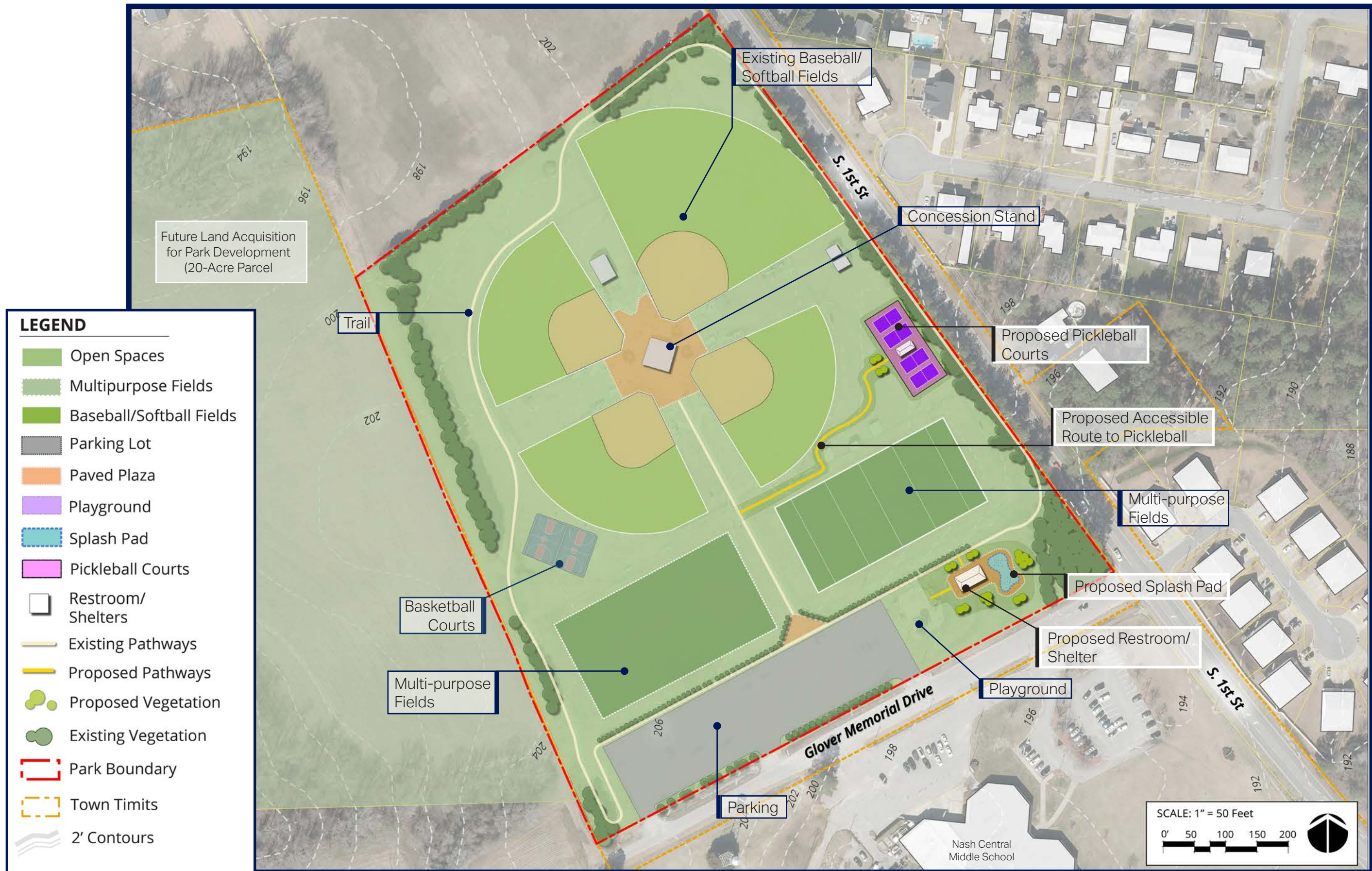


Building on input received during the 2022 Comprehensive Master Plan and collaborative efforts with the Town staff, the project team identified five major programmatic improvements to the J.W. Glover Park. These proposed facilities and amenities include:

- Pickleball Courts with Shade Structure
- Splash Pad
- Restroom/ Shelter
- Pedestrian Access to Site Amenities
- Site Furnishings

Concept Alternative 1

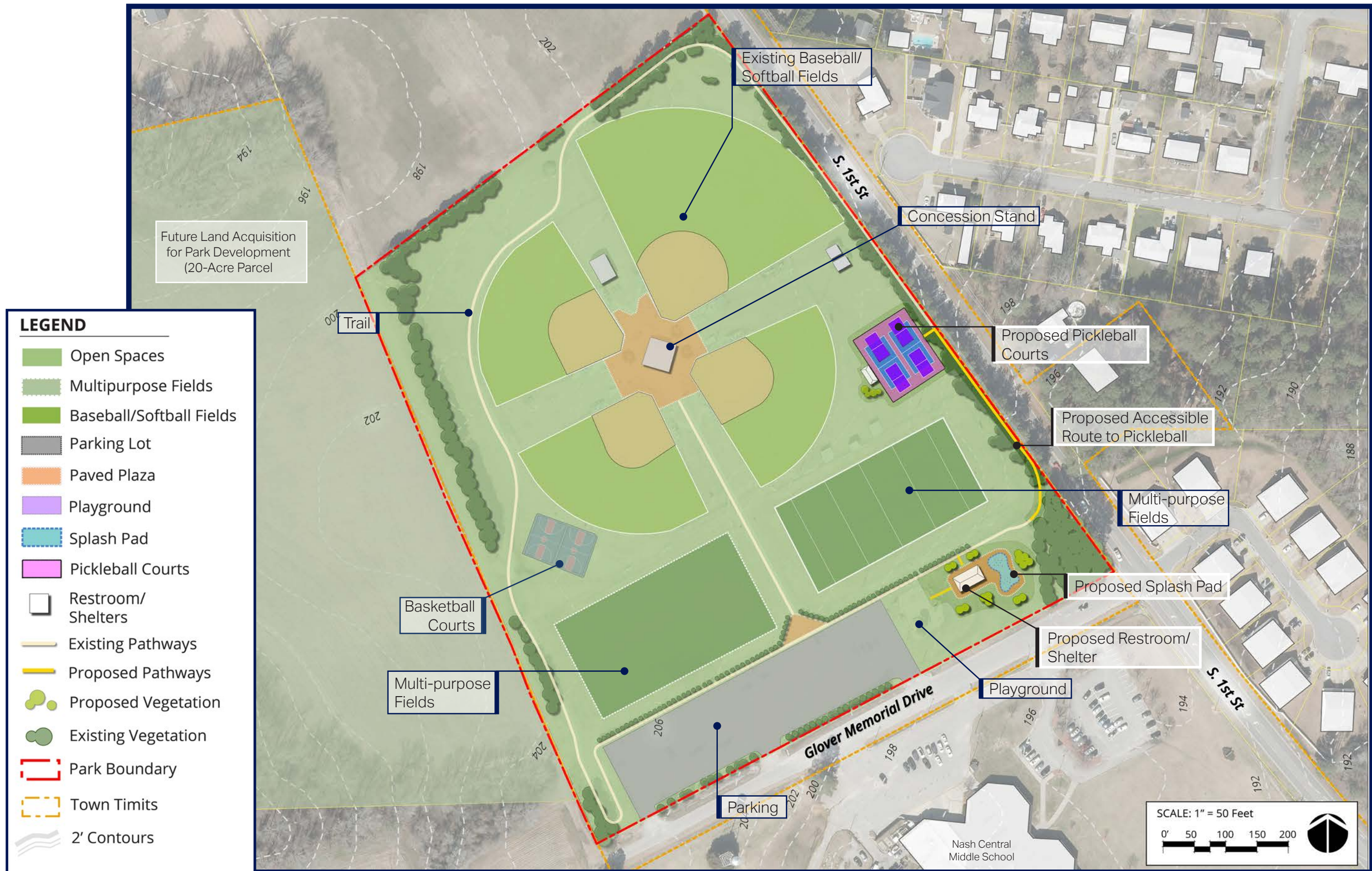
The site plan includes four pickleball courts arranged parallel to South 1st Street, oriented E/W. This layout utilizes open space west of the baseball complex while trying to minimize impacts to the disc golf course. The pickleball courts include a shade structure intended to serve all four courts. In the southeast corner of the park, a 2,500 square foot splash pad is proposed adjacent to the existing playground area, with a new restroom/shelter building intended to serve both areas. The splash pad and restroom will be connected to existing sidewalks via extensions to these walkways, while the pickleball court is accessed from the central park walkway using a new concrete sidewalk that would run behind the existing baseball fields.





Concept Alternative 2

Alternative 2 contains the same amenities and facilities as Alternative 1, but with an additional option for the layout and access route to the pickleball courts. In this site plan, the pickleball courts are arranged in a square, pickleball/tennis hybrid layout oriented N/S. This layout would require an adjustment to the disc-golf course. Additionally, the accessible route to the courts utilizes the existing walking trail and proposes an improved surface to provide ADA access.





Public Engagement

Overview

Public engagement is the cornerstone of any successful planning effort, representing the qualitative side of the investigation and research upon which successful master plans are built. For the J.W. Glover Park Master Plan, the approach for public engagement sought to build on previous engagement efforts that established potential programmatic elements, and reaffirm these priorities and gather additional input through an in-person Town meeting. The primary goals of this meeting was to raise awareness of the project, build support for the park improvements, and obtain input from residents on ideas for park amenities and concepts.

The Town-directed public meeting was conducted by the Parks, Recreation, and Cultural Resources Department to introduce the public to the project, gather community comments on park concept alternatives, and provide the opportunity to select preferred precedent images for proposed improvements. This also provided the Town the opportunity to raise awareness and encourage residents to participate throughout the project process.

Public Meeting

Town Directed Workshop

The public meeting was held by the Parks, Recreation and Cultural Resources Department at the Harold D. Cooley Library in Town Council Chambers on February 28th, 2023 from 3:00 p.m. to 7:00 p.m. Attendees at the workshop were encouraged to visit stations set up around the room to view existing conditions maps, site photos, two concepts for J.W. Glover Park, and participate in a green dot preference exercise. Approximately 40 residents either stopped by or directly participated in this in-person engagement opportunity, with most visitors expressing support for the park and the proposed improvements. Comments on the following page were gathered from comment boards and comment cards, and results from the Precedent Image preference exercise can be found on between pages 10 and 11.

The following is a summary of comments received during these Town-directed meetings:

- Pickleball area to be enclosed with mesh wind screen
- Rubber splash pad floor for children safety
- Outdoor fitness stations dispersed around the park loop
- Incorporate more paved parking
- Native garden to encourage outdoor learning
- Include outdoor classroom be big enough to serve Nashville Central Middle School students or other park events
- Build new fitness and soccer complex
- Par 3 golf course, outdoor gymnastics, dog park
- Install stadium lighting and new press box for the football field

40+

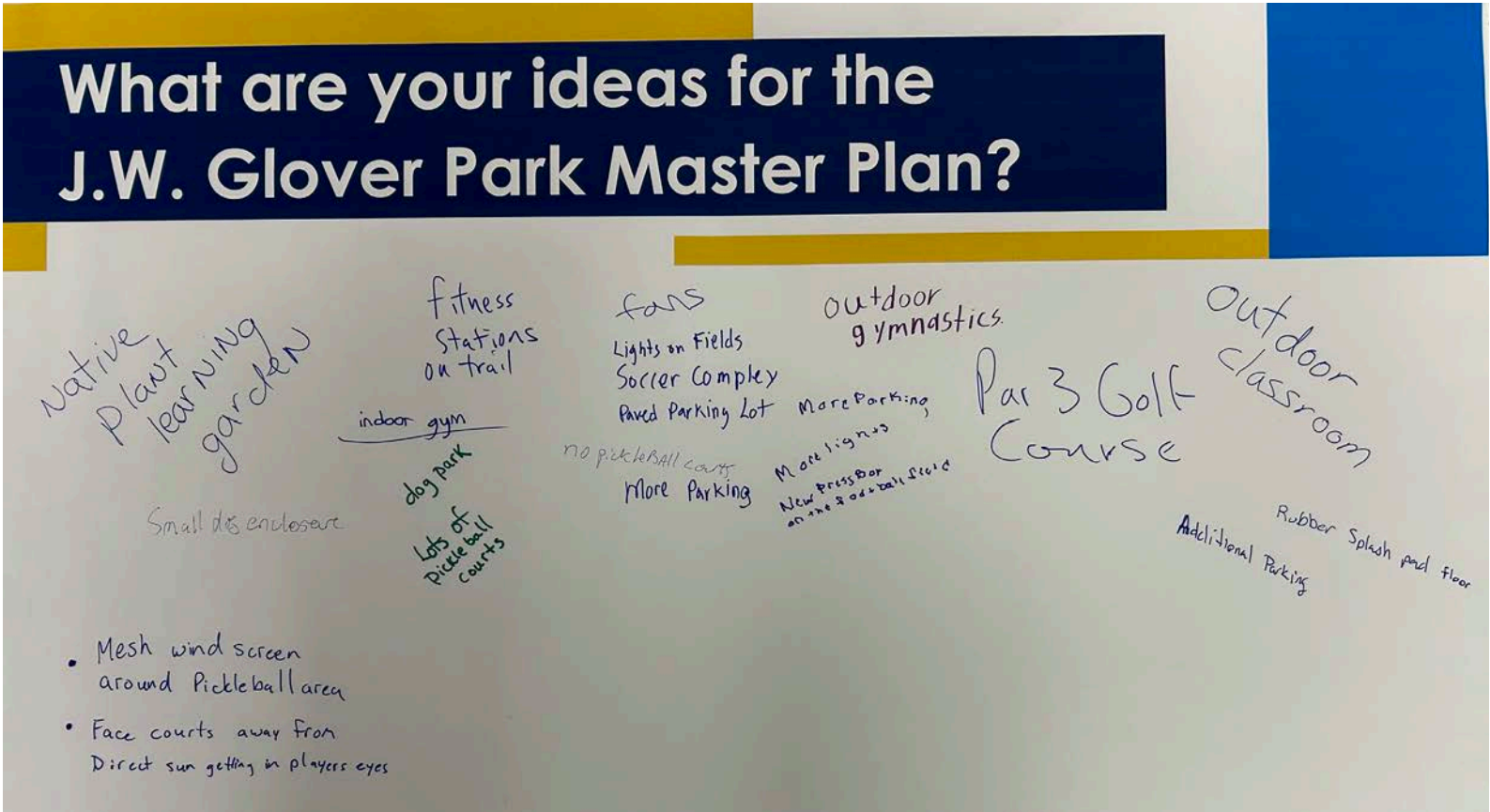
Attendees

20+

Comments

358

Precedent Image
Preference Votes
Placed



Precedent Image Preference Results

The following is a summary of the results of the exercise by category. Images of the boards with the totals from the green dot exercises can be found on the following page.




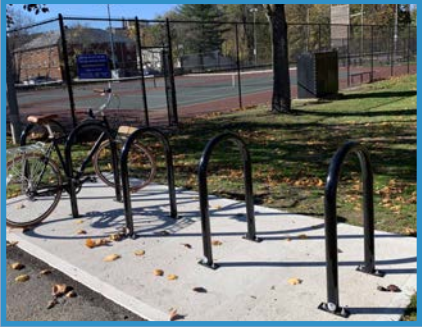

Pickleball Courts

The image that was most preferred was the courts with a shade structure that could be shared among players or viewers. This image received a significantly higher amount of votes than the other styles of pickleball courts and informed the concept designs.

Seating

The image receiving the most dots was picnic seating that could be used by individual park users or groups. The other seating that was closely tied was a traditional park bench that could be placed along the park loop or near park facilities.

J.W. Glover Park Precedent Image Results			
Program Element (Total Votes)	Image 1	Image 2	Image 3
Pickleball Courts (60)			
Green Dot Votes	1	55	4
Seating (38)			
Green Dot Votes	16	14	8

J.W. Glover Park Precedent Image Results		
Program Element (Total Votes)	Drinking Fountain	Shade
Park Amenities (93)		
	14	32
	Signage	Bike Racks
		
	2	4
	Playground Elements (Age 2-5)	Paved Trail
		
Green Dot Votes	13	28

Little River Park Precedent Image Results						
Program Element (Total Votes)	Image 1	Image 2	Image 3	Image 4	Image 5	Image 6
Splash Pad (86)						
Green Dot Votes	10	26	4	6	21	19
Restroom/ Pavilion (81)						
Green Dot Votes	43	4	19	10	4	1

Park Amenities

The two images receiving the most public votes were images that provided shade and indicated paved trails within the park. Both of these park amenities were ranked as a highly preferred by the Town residents and are elements included in all three (3) park concepts.

Splash Pad

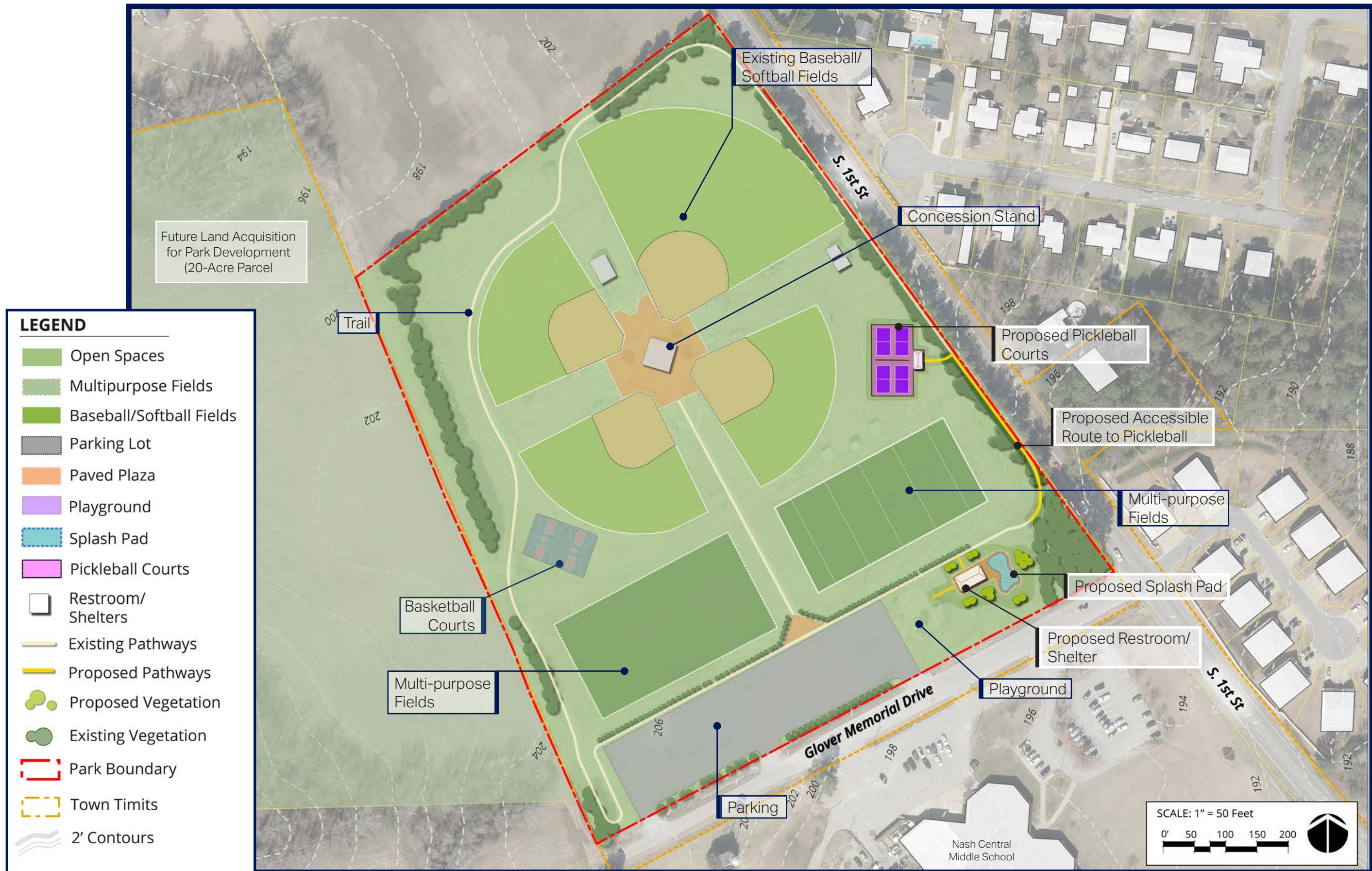
The option receiving the most votes was the image with multiple interactive water features that could be used by varying age groups. The other image that was voted significant was a splash pad that provided an anticipated experience.

Restroom/ Pavilion

The highest ranking style of pavilion was an open air structure with a gable roof. The image that received the vast majority of votes was the traditional pavilion with restrooms, with open air seating, and emphasizes natural wood tones.



Utilizing comments received from the public during the Town Meeting, as well as additional considerations discussed with Town staff, the Final Concept was developed to incorporate elements from Alternative 2 - with slight modifications. The final concept includes the splash pad, restroom/ shelter, pedestrian connections, and four pickleball courts without the tennis options. The pickleball courts are oriented N/S to maximize user comfort, and the shelter is also included as the entry point to the courts. The accessible route from Alternative 2 is also proposed in the Final Concept. This option provides a shorter route to the courts, utilizes the existing trail bed, and enhances a portion of the walking trail for all park users.





Estimate of Probable Costs

Cost Considerations

The estimate of probable cost associated with the J.W. Glover Park Master Plan is based on the current market trends, similar projects, and project-specific research conducted by the project team. The project team utilized all of its available resources and technical expertise to provide order-of-magnitude cost estimates that are for planning purposes only. It is recommended that the proposed improvements undergo a detailed feasibility and cost analysis prior to physical implementation.

Cost Estimates

The table on the following page details the overall estimate of probable cost for J.W. Glover Park, including direct construction costs, indirect costs associated with planning, design, construction and contingency.

J.W. Glover Park Master Plan

Order of Magnitude Estimate of Probable Capital Improvement Costs (2023)

Project Elements	Unit	Unit Total	Unit Cost	Total Item Cost
Park Additions				
Restroom/Picnic Shelter (Prefabricated structure on concrete base, approximately (44x20)	Lump Sum	1	\$ 180,000	\$ 180,000
Splash Pad (Approximately 2,200 SF, including deck and fencing, flow through system)	Lump Sum	1	\$ 160,000	\$ 160,000
Pickleball Courts (Including court base, and nets)	SF	7200	\$ 14	\$ 100,800
Pickleball Court Fencing	LF	400	\$ 25	\$ 10,000
Pickleball Court Shade Structure (Including concrete base)	Lump Sum	1	\$ 10,000	\$ 10,000
ADA accessible path (6 ft-wide, asphalt trail)	LF	400	\$ 25	\$ 10,000
Sidewalks (6'-wide, concrete)	LF	65	\$ 100	\$ 6,500
Site Furnishings (Signage, trash receptacles, benches, picnic tables)	Lump Sum	1	\$ 20,000	\$ 20,000
Site Preparation (clearing, grading drainage and erosion control)	Acres	0.25	\$ 40,000	\$ 10,000
Utilities	Lump Sum	1	\$ 15,000	\$ 15,000
Landscaping Allowance (Sod, shrubs, shade trees)	Lump Sum	1	\$ 5,000	\$ 5,000
Subtotal				\$ 527,300
Indirect Costs				
Construction management, site planning, preliminary design, survey and appraisals			15%	\$ 79,095
Contingency				
Contingency			5%	\$ 26,365
Total Project Cost				\$ 632,760

