

# CITY OF FOUNTAIN INN

200 North Main Street  
Fountain Inn, SC 29644

## parks and recreation MASTER PLAN



JUNE 2023

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FOUNTAIN INN

est 1886



## ACKNOWLEDGMENTS

### CITY ADMINISTRATOR

Shawn Bell

### ELECTED OFFICIALS

George Patrick McLeer, Jr.	Mayor
Mack Blackstone	Ward 6
Phil Clemmer	Ward 4
John Don	Ward 5
Joey Garrett	Ward 3
Jason Sanders	Ward 1
Jay Thomason	Ward 2

**STUDIO** CONSULTANT TEAM  
**MAIN** Studio Main  
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# Introduction



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## OVERVIEW

### FUNDING

The City of Fountain Inn allocated recreation funding to be used to create a comprehensive parks and recreation master plan for all current and future City parks and provide necessary tools for the Parks and Recreation team to enhance their abilities to execute the plan through specific implementation methods.

### PLANNING AREA

“Fountain Inn is one of the best places in South Carolina to live, work, and play.

Nestled in the foothills of Upstate South Carolina, Fountain Inn offers the best outdoor recreation with access to the Swamp Rabbit Trail, a reimaged downtown complete with electric car chargers, and advanced manufacturing training for all our local students. Fountain Inn is quickly becoming a regional center for technology and creative companies alike. As one of South Carolina’s fastest-growing cities, Fountain Inn is the ideal location for relocating families, friends, and businesses.” - City of Fountain Inn Economic Development -

“Established on Christmas Eve in 1886, Fountain Inn (population just over 7,000) began as a crossroads for Native Americans, then later was a stagecoach stop between Columbia and Asheville for travelers seeking its cool Piedmont springs. It has been a destination within coastal-mountain transportation and trade routes.

Fountain Inn’s unique name comes from an inn that featured a fountain built from one of the area’s many springs. The community has many Victorian-era homes, transitional neighborhoods, modern residential areas, and a downtown.” - Advisory Council on Historic Preservation -

“Within its corporate limits, Fountain Inn has six public parks and an indoor activities center and over 4 miles of walking trails. Fountain Inn has over 50 acres of parks, which exceeds the national recreational standard for a city of its size.” - City of Fountain Inn Parks and Recreation -

Population growth, changes in culture, and anticipated increases in visitors are clear indicators that the City of Fountain Inn is poised for enhancements within parks and recreation offerings to accommodate new families, demographic changes, and enhanced visitor experiences.



## MISSION, VISION, + GOALS

### MISSION

The mission of the City of Fountain Inn Parks and Recreation Department helps guide which types of facilities are provided and user experience. It serves as a check and balance on how the department can provide access to a high quality of life for residents and visitors.

The current department mission is:

*We strive to provide a quality recreational department that serves everyone in the community by offering facilities that improve the quality of life for its citizens.*

The planning process is tied closely to the mission of the department - a critical component of project initiation was to vet the current mission and determine the growing needs of the community. Focus group members and staff agreed that the mission statement and goals incorporate the three pillars of the Nation Recreation and Park Association (NRPA), Conservation, Health & Wellness, and Social Equity, as well as the department's focus on citizens and visitors.



Emanuel Sullivan Park

# MISSION

*We strive to provide a quality recreation department that serves everyone in the community by offering facilities that improve the quality of life for all residents.*

This mission statement will carry the City of Fountain Inn into the future of parks and recreation for residents and visitors of all ages and abilities while, being mindful of its heritage and culture.

## VISION

The vision for this plan is founded in the intentions of the department's mission. This vision for this plan is:

# VISION

*To provide a cohesive parks and recreation master plan for the City of Fountain Inn that reflects the community's character, providing adequate opportunities for residents and visitors to recreate, gather and interact, and to enhance and preserve open space and natural resources.*

## GOALS

The Steering Committee revised the plan goals to better reflect the mission and vision, while being tied to national and state initiatives and funding sources.

### GOAL ONE

*To provide residents and visitors with a variety of active and passive recreational opportunities and programs congruent with national, state, and local trends in demographics, environment, economics, social relations, and recreation.*



#### GOAL TWO

*To provide all segments of the population; individuals of all mental and physical abilities, ethnic backgrounds, and economic statuses; recreational experiences to improve their quality of life.*

#### GOAL THREE

*To beautify and improve visual appeal of the parks to reflect community identity and civic pride.*

#### GOAL FOUR

*To be sensitive to the location and type of development for recreational facilities in order to sustain local economic, social and natural resources.*

#### GOAL FIVE

*To offer “close-to-home” recreational opportunities to encourage a pedestrian friendly parks and recreation network.*

## PLANNING PROCESS AND METHODOLOGY

A systematic planning process was employed to learn about park and recreational needs. Studio Main assessed the current status of facilities, identified recreational needs for the community, determined whether these needs are being met, and crafted a plan of action.

The first step of this process was to conduct a thorough analysis of existing plans, visit the facility, and review the program inventory. Understanding the demographic characteristics of the area and existing facility and program offerings revealed the opportunities and challenges of implementing recommendations. Examining the area’s features and the parks and recreation facilities and programs provided a holistic view of how parks and recreation offerings contribute to the quality of life in the area.

The second step of the process involved a needs assessment and analysis of supply and demand. Focus group and staff input on impressions of existing

facilities and programs was gathered in-person and virtual meetings. Analyzing the supply and demand of facilities aided in the visual representation of facility gaps and locations of high demand for future improvements.

The combination of existing inventory, supply and demand analysis, focus group comments and feedback helped guide the development of the plan recommendations and action steps that will support the department through the achievement of this vision for the future of City facilities and programs.

Recommendations and action steps identified through this planning process reflect the department’s mission and South Carolina’s guidance for celebrating and improving outdoor recreation.

## TYING LOCAL PLANNING TO NATIONAL STANDARDS:

### CONSERVATION, HEALTH & WELLNESS, AND SOCIAL EQUITY

Originally established for their aesthetic, parks have evolved into critical public spaces that enable communities to become healthy, more prosperous,





and socially connected. Careful management and planned activities make local parks and recreation departments as essential components of modern life by helping mitigate the growing trend of obesity, fostering economic development, and providing environmental benefits through conservation. By following the National Recreation and Park Association's (NRPA) three pillars of Conservation, Health & Wellness, and Social Equity, the City of Fountain Inn can continue to provide resources and services that contribute to quality of life improvements for its residents.

Each of the recommendations in this plan can be tied back to one of these three pillars. It is important for the City of Fountain Inn to understand the purpose of balancing Conservation, Health & Wellness, and

Social Equity through land acquisition, facility improvements, and program development. The following rationale and benefits for each of the pillars can be used by the City in grant applications and presentations to key stakeholders to convey the importance of parks and recreation in the role of enhancing quality of life for citizens and driving new visitors to this area of Greenville and Laurens County. In particular, these benefits can be leveraged for South Carolina Parks, Recreation, and Tourism grants ranging from recreation focused initiatives to celebrating natural resources.

## THE VALUE OF PARKS AND RECREATION

		
 <p><b>Conservation</b>—Public parks are critical to preserving natural resources and wildlife habitats, which offer significant social and economic benefits. Local park and recreation agencies are leaders in protecting open space, connecting children to nature, and providing programs that engage communities in conservation.</p>	 <p><b>Health and Wellness</b>—Park and recreation departments lead the nation in improving the health and wellness of communities. From fitness programs, to well-maintained, accessible, walking paths and trails, to nutrition programs for underserved youth and adults, our work is at the forefront of providing solutions to these challenges.</p>	 <p><b>Social Equity</b>—We believe universal access to public parks and recreation is fundamental to all, not just a privilege for a few. Every day, our members work hard to ensure all people have access to quality parks and programs, and in turn, make our communities more livable and desirable.</p>

## CONSERVATION

Parks and public lands serve an essential role in the preservation of natural resources and wildlife habitat, protecting clean water and air, and providing green spaces for current and future generations to enjoy. The ability to preserve these essential connections is critical to the quality of life, and as such, the mission of parks and recreation departments at all levels should support the conservation of our nation's natural resources. Clean, green, and accessible parks and open spaces benefit everyone in the community.

Parks and recreation professionals are champions in protecting and managing open space for the common good. The preservation of our natural resources not only improves quality of life in our communities, it also provides substantial economic benefit by reducing health care costs, mitigating air and water pollution, and improving social equity. In America, poor air quality affects millions of people, resulting in respiratory and cardiovascular disease, decreased lung function, and increased cancer rates. In parks that contain contiguous forests with substantial tree cover, the park can remove significant amounts of ozone (O<sub>3</sub>), sulfur dioxide, particulate matter, nitrogen dioxide, and carbon monoxide from the surrounding air. Park and recreation facilities and programs enhance the value of conservation by educating the public on their values, connecting young people to the outdoors, and coordinating environmental stewardship with other public and nonprofit entities. Through careful planning, stewardship, and public engagement, the City of Fountain Inn can become a leader in conservation and build upon the benefits of its parks and open spaces. These benefits include:

## HEALTH AND WELLNESS

Due in large part to a growing trend of poor nutrition, sedentary lifestyles, and overall unhealthy habits, obesity has become an epidemic in America. In South Carolina, over 66 percent of the adult population and 15 percent of adolescents and children are overweight, according to the CDC's Division of Nutrition and Physical Activity, and Obesity (DNPAO). Parks and recreation agencies have become leaders in fighting many of these challenges by enhancing the physical environments in which we live. More and more evidence has shown that parks and recreation actively contribute to healthier communities and are a critical solution for our nation's health epidemic. In a study published by the American Journal of Preventative Medicine, "the creation of or enhanced access to places for physical activity combined with informal outreach produced a 48.4 percent increase in the frequency of physical activity." Through facilities, natural amenities, and programs, they encourage and promote healthy habits for people of all ages, socioeconomic backgrounds, and ethnicities. The City of Fountain Inn should work toward



improving the health and wellness of its community by offering collaborative programs and policies that:

- Help reduce obesity and incidence of chronic disease by providing opportunities to increase rigorous physical activity in a variety of forms;
- Provide a connection to nature which studies demonstrate relieves stress levels, tightens interpersonal relationships, and improves mental health;
- Foster overall wellness and healthful habits.

### **SOCIAL EQUITY**

The philosophy of social equity and access is a core pillar of every parks and recreation department. Having access to programs, facilities, and spaces – regardless of skin color, age, income level, or ability – is a right, not a privilege, for people nationwide. Social equity is a critical responsibility of every public park and recreation agency and the professionals who operate them. The inclusive nature of parks and recreation cultivates ties through programs and services which connect people more deeply to the community. This sense of community connection improves quality of life and makes our communities more livable and desirable for residents and businesses.

Green spaces build community, foster social connections, and reduce crime. Research shows that people feel less isolated and are more likely to enjoy stronger social ties when connected to nature. A study by the University of Chicago found that the presence of grass and trees supports common space and encourages social contact among neighbors.

Fostering social equity is also one of the core means of assuring the value of parks and recreation for future generations. Offering adult-supervised, structured park programs provide the type of activities kids need to develop important social skills and strong relationships. Effective youth programs provide a positive alternative to other, more devastating activities seen in areas with minimal youth-serving organizations.

### **ECONOMIC IMPACT AND TOURISM**

Parks have a tremendous economic impact due to their many community benefits. These health, environmental, and social benefits consistently result in higher property values as people are willing to pay more for property located close to parks and open space. NRPA has conducted extensive research to support park and recreation departments in quantifying the economic impact of facilities and programs. An impact calculator is available to provide a financial snapshot of air quality, water quality, health, and property value benefits.

Parks are also consistent sources of tourism for a region. People are drawn to parks as an aesthetic natural resource, for the concentration of commercial and cultural resources surrounding them, or for organized activities such as festivals, athletic events, and concerts. The resulting tourism fills hotel rooms, restaurants, and local shops, positively impacting the local economy.

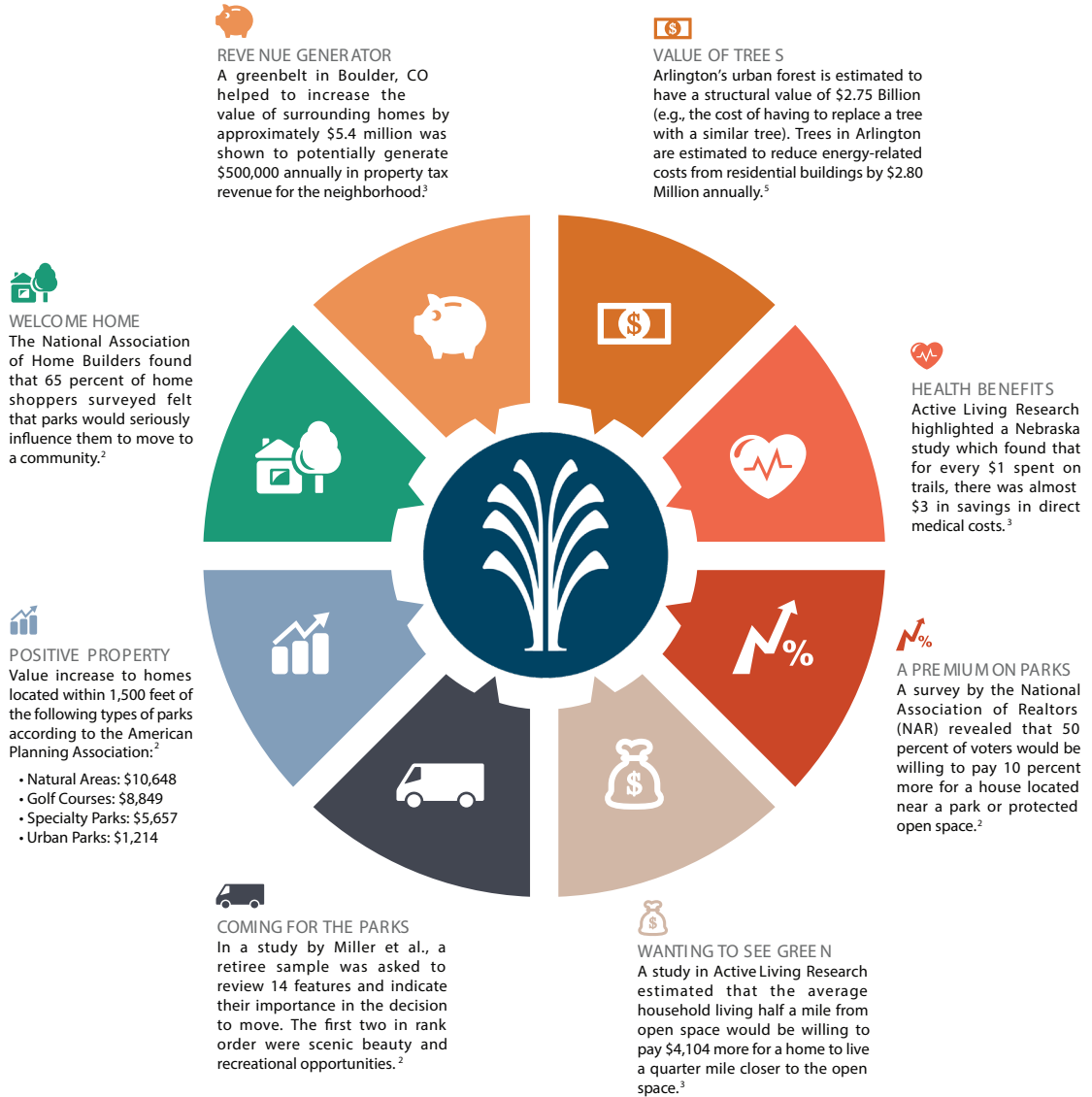
By continuing to improve upon the social equity and universal access to its parks and recreation opportunities, the residents of the City of Fountain Inn will enjoy many benefits, including:

- Public enjoyment and engagement. Where parks and open space are plentiful and recreation services strong, residents enjoy the closest attachment and engagement within their communities;
- Quality recreation time with family and friends. Parks and recreation services provide a space and a reason to partake in enjoying quality time, relaxation, and fun among family members and friends, thus strengthening the social and familial bonds that provide balance and satisfaction in life;
- Improvement of mental and physical health. Parks and recreation can reduce the impacts of chronic diseases, especially in such vulnerable populations as children, seniors, and the underserved;
- Measurable decreases in rates of crime and other detrimental activities. Communities are safer as a result of a wholesome atmosphere created by well managed parks and recreation services in communities through healthy activities and programming for all people Increase opportunities for economic development and tourism in the region; and
- Increase opportunities for economic development and tourism in the region.



## ECONOMIC IMPACT OF PARKS AND RECREATION

Adapted from *The City of Arlington Parks and Recreation Department*



# Existing Conditions



## OVERVIEW

Studio Main examined an array of existing conditions prior to crafting recommendations. Research and field observations create a foundation for understanding community composition, park offerings, facility conditions, and available programming. This base understanding is combined with focus group and staff input to reveal needs and desires that, when layered, evolve into recommendations and action items.

In addition, the parks were reviewed and evaluated to develop an inventory of facilities. This inventory includes a list of assets and amenities.

Previous planning efforts were researched and documented to understand how other national, state, regional, and local initiatives affect park facilities and programs in the City of Fountain Inn. A review of related parks and recreation plans provided insight into which recommendations were executed or were incorporated as baseline questions for focus group and staff discussions.



## PARK CLASSIFICATIONS

Diversifying park facilities will allow the City to serve the entire community with smaller neighborhood-oriented spaces and larger complexes. By using a classification system and service area analysis method, the project team was able to determine if the City of Fountain Inn is appropriately serving the existing community. As the area continues to grow and diversify, it will need to provide a variety of parks and facilities areas of increased demand. The following park classifications were derived from the National Park and Recreation Standards and tailored to this project, based on current facilities and demand for new ones.



### MINI-PARKS

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- 0 – 1 acres
- Should promote partnerships with neighborhoods, homeowners association, or businesses for maintenance
- Often used in high density areas (e.g. urban areas, downtown, etc.)
- Parking is uncommon

### NEIGHBORHOOD PARK

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- 1 – 10 acres
- Incorporated in or adjacent to residential areas
- Should promote partnerships with neighborhoods, homeowners association for maintenance
- Parking (not typical in neighborhood park) will vary

### COMMUNITY PARK

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- 10 – 30 Acres
- Service large portions of the community
- Support services such as restrooms, concessions, and parking
- Should be accessible by trail, sidewalk, and street networks
- Should promote partnerships for community use
- Should accommodate active and passive recreation activities
- Parking size will vary based on components

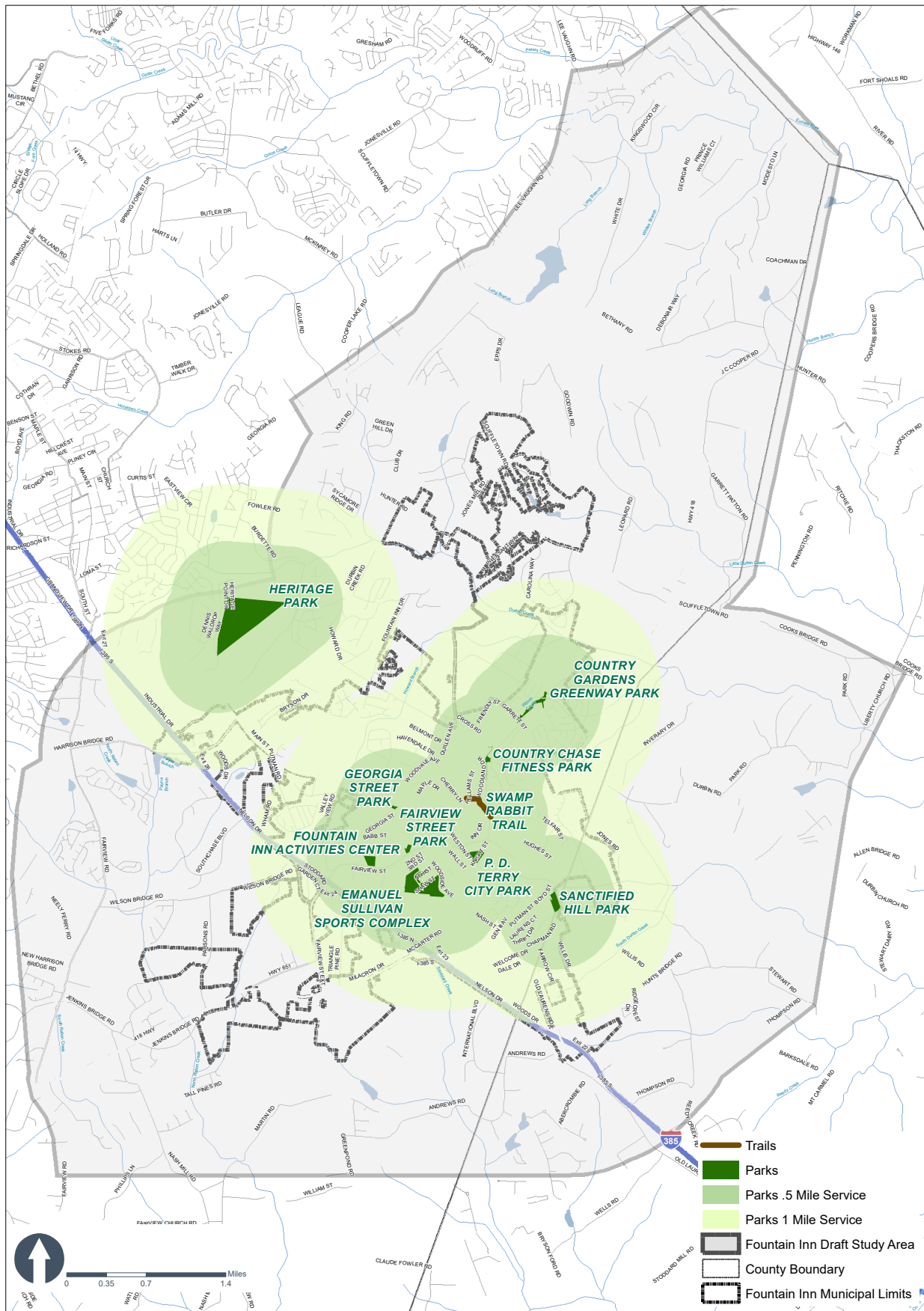


## EXISTING INVENTORY SUMMARY

The matrix below summarizes the inventory of existing parks, their type and quantity of facilities. The following pages provide an inventory and evaluation of each park facility.

(M) MINI-PARKS      (N) NEIGHBORHOOD PARK      (C) COMMUNITY PARK

NAME/LOCATION	EMANUEL SULLIVAN PARK	FAIRVIEW STREET PARK	GEORGIA STREET PARK	SANCTIFIED HILL PARK	COUNTRY CHASE FITNESS PARK	PD TERRY CITY PARK	ACTIVITY CENTER
PARK TYPE	C	N	M	N	M	C	C
ACREAGE	21.51	1.9	0.6	5.75	1.0	5.8	4.6
BASEBALL FIELD	X					X	
RESTROOMS	X			X		X	X
SOCCER/FOOTBALL FIELD/MULTIUSE FIELD	X					X	
SHELTER	X			X	X	X	X
PICNIC TABLES/SEATING	X		X	X	X	X	
TENNIS/PICKLEBALL						X	
OUTDOOR BASKETBALL		X	X	X			
TRAIL	X	X		X	X		
PLAYGROUND	X		X	X		X	
WATER ACCESS		X					



# Fountain Inn

- parks level of service -



DISCLAIMER: This map was created using the best available data, and is provided "as is", without warranty of any representation of accuracy, timeliness, reliability or completeness. The information herein does not necessarily represent a legal survey. All decisions based on the information herein should be made with the full understanding that this data is dynamic and is a constant state of maintenance.

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# EMANUEL SULLIVAN PARK

## PARK TYPE

LOCATION	700 Woodside Avenue	OWNERSHIP  PUBLIC	HOURS DAWN -UNTIL- DUSK
SIZE (ACREAGE)	21.51 Acres		
PREDOMINANT USE	Active Recreation		
PARCEL NUMBER	0345000100603/0345000100600		

## USER ABILITY AND ACCESS

- Sidewalks provide great pedestrian circulation throughout the park
- ADA accessible
- Large parking lot provides multiple points of access to different parts of the park

## STRENGTHS OF THE PARK

- Baseball fields, miracle field, and landscape is new and well maintained
- Picnic pavilions
- Variety of active recreation activities
- Large shaded playground

## OPPORTUNITIES

- Restoration of trails and historic picnic shelter
- Establishing a more defined football, multi-purpose field that better connects to the entire park
- Repairing damaged fences and hardscapes



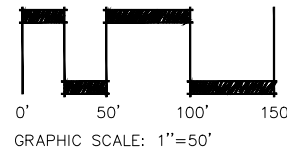
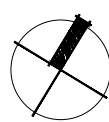


Google Earth

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**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

EMANUEL SULLIVAN  
700 WOODSIDE AVENUE  
FOUNTAIN INN, SC 29644

SHEET NO.  
**1.0**



# FAIRVIEW STREET PARK

## PARK TYPE

LOCATION	410 Fairview Street	OWNERSHIP	HOURS
SIZE (ACREAGE)	1.9 Acres	■ PUBLIC	DAWN
PREDOMINANT USE	Active Recreation, Passive Recreation		-UNTIL-
PARCEL NUMBER	0344000400300		DUSK

## USER ABILITY AND ACCESS

- Adequate surface parking
- Access from shared-use path

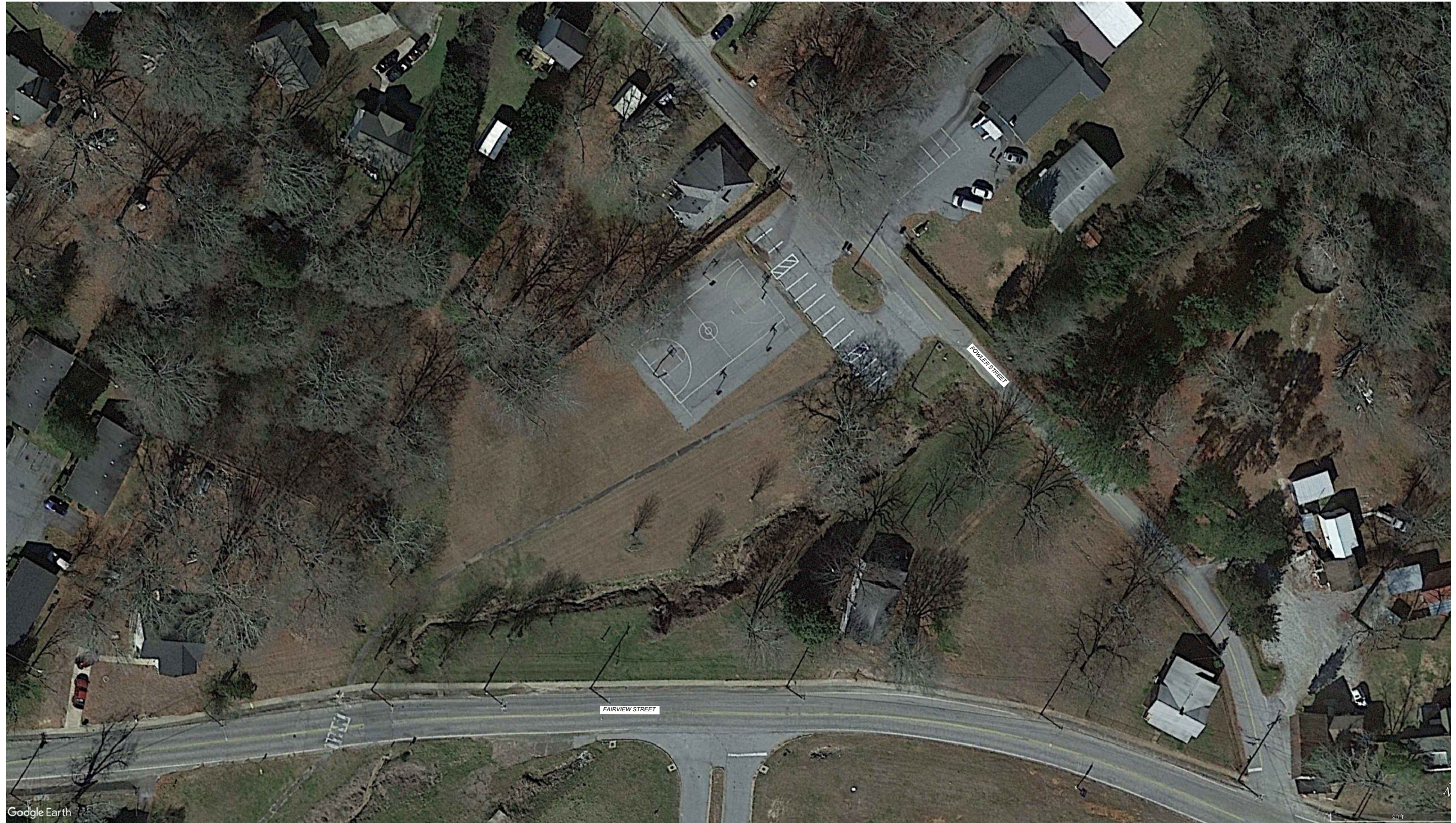
## STRENGTHS OF THE PARK

- Access to shared-use path
- Large open lawn
- A community park that provides recreation to a underserved area

## OPPORTUNITIES

- Creek restoration will restore ecological success and provide natural beauty
- Potential dog park and playground
- PARD grant to upgrade existing basketball court (construction underway)
- Reestablishing the exiting parking for better circulation

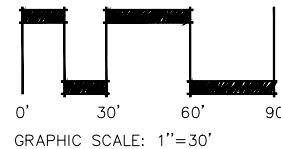
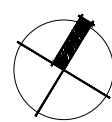




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**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

**FAIRVIEW STREET PARK**  
410 FAIRVIEW STREET  
FOUNTAIN INN, SC 29644

SHEET NO.

**2.0**



# GEORGIA STREET PARK

## PARK TYPE

LOCATION	104 Georgia Street	OWNERSHIP	HOURS
SIZE (ACREAGE)	0.6 Acres	■ PUBLIC	DAWN -UNTIL- DUSK
PREDOMINANT USE	Passive Recreation, Active Recreation		
PARCEL NUMBER	033900010010		

## USER ABILITY AND ACCESS

- ADA accessible parking
- Lacks on-site facility (restroom)
- Parking is very narrow and close to existing road

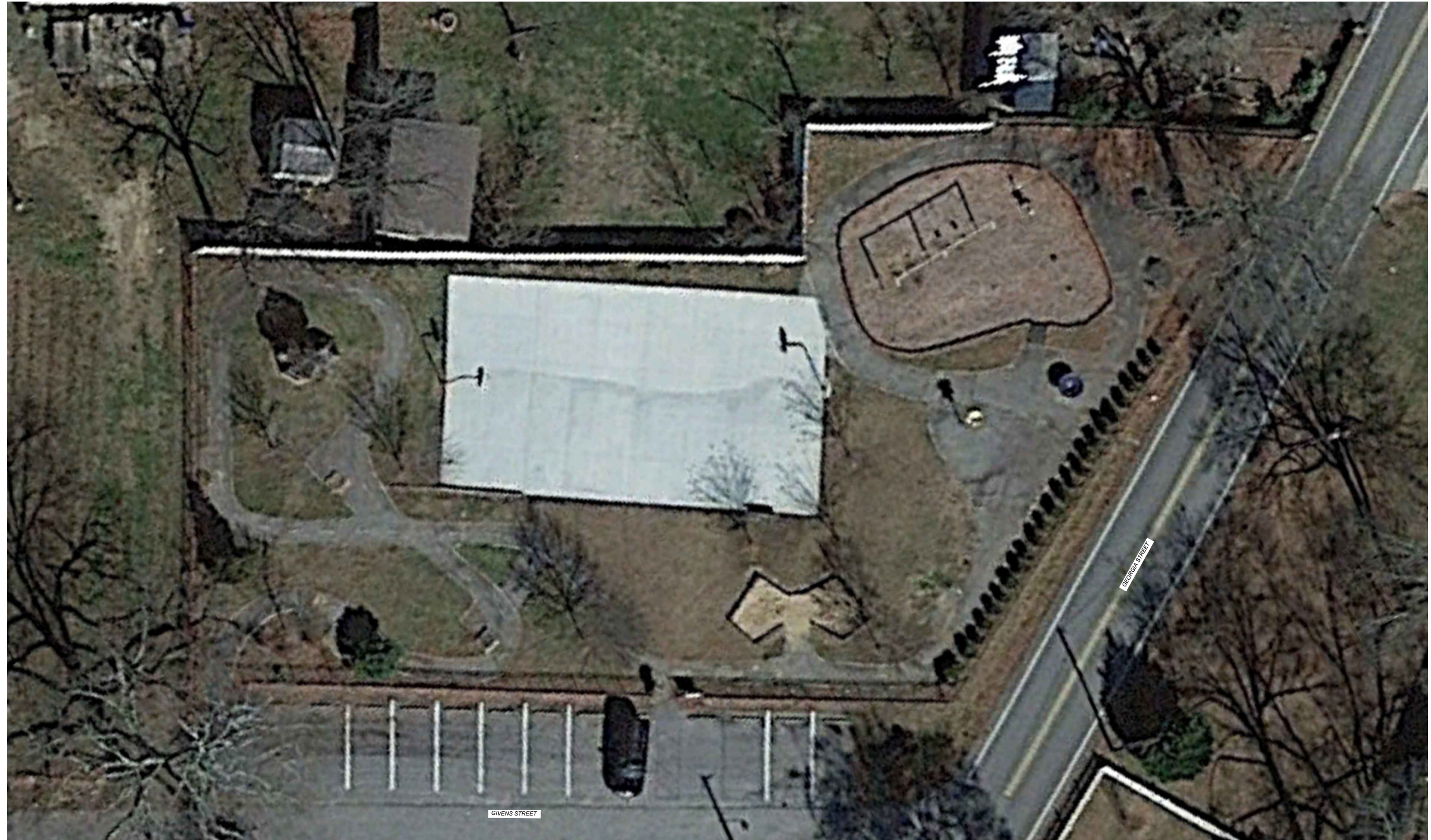
## STRENGTHS OF THE PARK

- Walkability and easy access for surrounding neighborhood
- Variety of activities
- Programmed walking track for learning highway safety
- Basketball court and playground

## OPPORTUNITIES

- Upgrading existing basketball court
- Resurfacing existing walking track
- Maximizing park space and improving existing structures

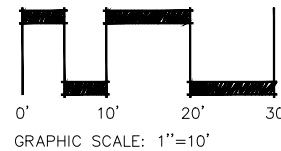
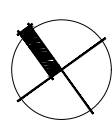




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**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

GEORGIA STREET PARK  
104 GEORGIA STREET  
FOUNTAIN INN, SC 29644

SHEET NO.  
**3.0**



# SANCTIFIED HILL PARK

## PARK TYPE

LOCATION	410 Putnam Lane	OWNERSHIP	HOURS
SIZE (ACREAGE)	5.75 Acres	■ PUBLIC	DAWN
PREDOMINANT USE	Active Recreation, Passive Recreation		-UNTIL-
PARCEL NUMBER	9040502006		DUSK

## USER ABILITY AND ACCESS

- Adequate on-site parking with connection to overflow parking at adjacent church
- Site is 100% ADA accessible
- Shared-use path around park

## STRENGTHS OF THE PARK

- New construction
- Variety of park activities (basketball, playground, shared-use path)
- Community pride will deter crime, after-hours use, etc.

## OPPORTUNITIES

- Expand shared-use path around facility into naturalized areas with nature-based path network
- Include disc golf along future/proposed natural surface trails

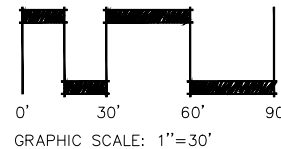
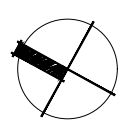




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**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

SANCTIFIED HILL PARK  
410 PUTNAM LANE  
FOUNTAIN INN, SC 29644

SHEET NO.

**4.0**



# COUNTRY CHASE FITNESS PARK

## PARK TYPE

LOCATION	130 Catterick Way
SIZE (ACREAGE)	1.0 Acres
PREDOMINANT USE	Passive Recreation
PARCEL NUMBER	0360010111600

## OWNERSHIP

■ PUBLIC

## HOURS

DAWN

-UNTIL-

DUSK

## USER ABILITY AND ACCESS

- Access to shared-use path (Swamp Rabbit Trail)
- Vehicular access through neighborhood

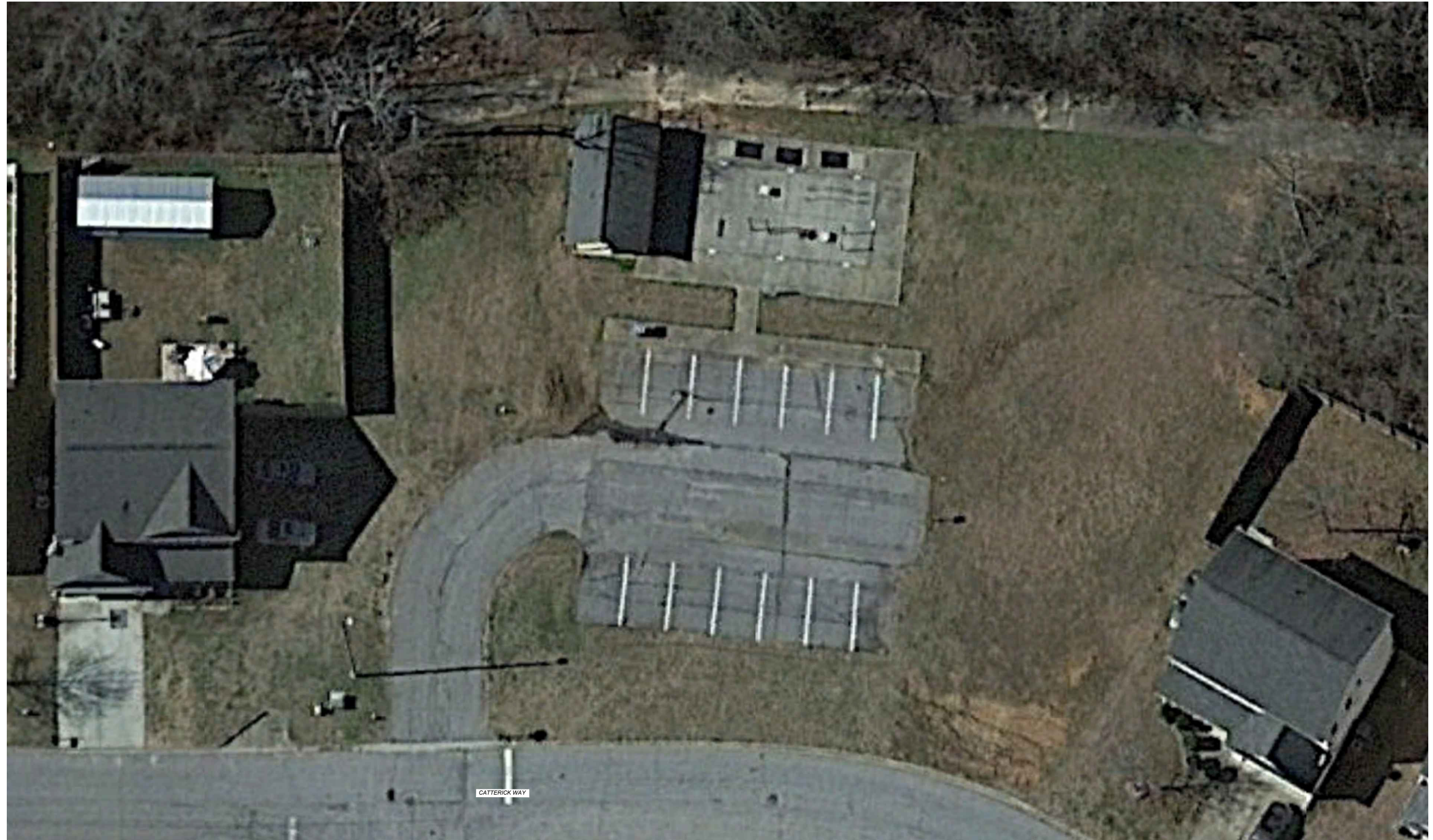
## STRENGTHS OF THE PARK

- Existing picnic pavilion
- Open lawn
- Great location within the neighborhood, easy access for residents

## OPPORTUNITIES

- Expanding park as a trailhead for Swamp Rabbit Trail
- Establishes open space programming
- Upgrading existing pavilion and workout equipment
- Providing a playground to add more active activities

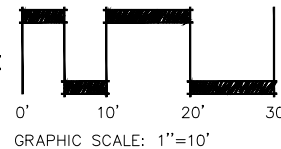
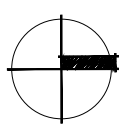




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**CITY PARKS AND RECREATION  
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CITY OF FOUNTAIN INN, SOUTH CAROLINA

COUNTRY CHASE  
FITNESS PARK  
136 CATTERICK WAY  
FOUNTAIN INN, SC 29644

SHEET NO.  
**5.0**



# PD TERRY CITY PARK

## PARK TYPE

LOCATION	116 Cannon Avenue
SIZE (ACREAGE)	5.8 Acres
PREDOMINANT USE	Active Recreation
PARCEL NUMBER	0363000200201/0363000200200

## OWNERSHIP

■ PUBLIC

## HOURS

DAWN

-UNTIL-

DUSK

## USER ABILITY AND ACCESS

- On-site parking surrounding the entire park
- Walkable from Downtown Fountain Inn

## STRENGTHS OF THE PARK

- Multiple activities including, baseball, football, tennis and a playground
- Existing community center building
- Existing topography with a dominant high and low point

## OPPORTUNITIES

- Establish a Downtown amphitheater
- Reestablishing the existing parking lots for better flow and connectivity to the park
- Rehabilitating the existing tennis courts into pickle ball courts
- Reprogramming the existing community center to better fit the needs of the park and the downtown area
- Redesigning the playground area to include more play elements for a variety of age groups

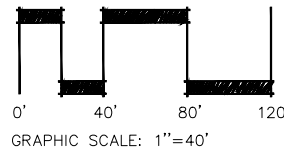




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**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

PD TERRY CITY PARK  
116 CANNON AVENUE  
FOUNTAIN INN, SC 29644

SHEET NO.  
**6.0**



# ACTIVITIES CENTER

## PARK TYPE

LOCATION	610 Fairview Street	OWNERSHIP	HOURS
SIZE (ACREAGE)	4.6 Acres	■ PUBLIC	DAWN
PREDOMINANT USE	Gymnasium		-UNTIL-
PARCEL NUMBER	0342000100316		DUSK

## USER ABILITY AND ACCESS

- Adequate parking with ADA accessible
- School drop-off/pick-up traffic causes congestion with access
- Accessible sidewalk connects Activity Center to residents of Fairview Street

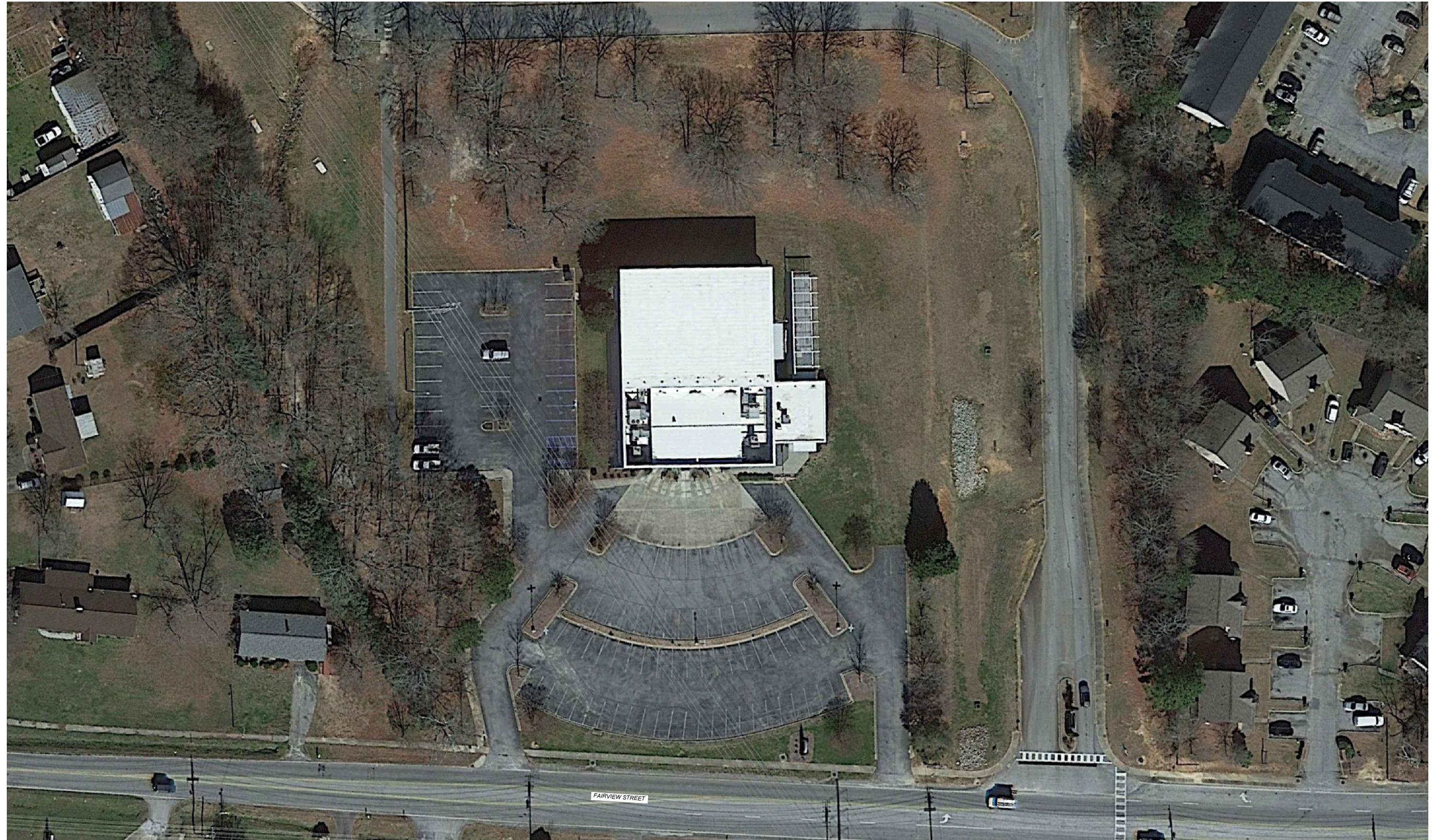
## STRENGTHS OF THE PARK

- Gymnasium provides indoor rental/event space, organized indoor basketball, and senior classes
- Disc golf course connects Activities Center to adjacent elementary school

## OPPORTUNITIES

- Expand existing building to accommodate additional classroom/office space and an additional indoor court
- Consider property swap/acquisition by Greenville County School District to reconstruct Activities Center as part of a larger active recreation development

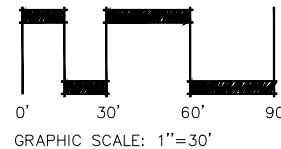
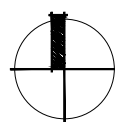




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**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

FOUNTAIN INN  
ACTIVITIES CENTER  
610 FAIRVIEW STREET  
FOUNTAIN INN, SC 29644

SHEET NO.  
**7.0**



## GREENWAYS AND TRAILS

Existing trails and greenways play a crucial role in enhancing the quality of life in communities and promoting various benefits for both individuals and the environment. Here are some of the key importance of existing trails and greenways:

- **Recreation and Health:** Trails and greenways provide opportunities for recreational activities such as walking, jogging, cycling, and hiking. They offer accessible and safe spaces for people of all ages and abilities to engage in physical exercise and outdoor activities, which contributes to improved physical fitness, mental well-being, and overall health.
- **Connectivity:** Trails and greenways serve as vital connectors, linking neighborhoods, parks, schools, workplaces, and other key destinations. They facilitate active transportation options, such as walking or cycling, reducing dependency on automobiles and promoting sustainable and healthier commuting alternatives.
- **Conservation of Natural Areas:** Greenways often traverse through natural landscapes, including forests, wetlands, and water bodies. By protecting and preserving these natural areas, trails and greenways contribute to biodiversity conservation and help maintain ecological balance. They offer opportunities for people to experience and appreciate nature, fostering environmental stewardship and a sense of connection to the natural world.
- **Economic Benefits:** Trails and greenways can generate economic benefits for communities. They attract visitors, tourists, and outdoor enthusiasts who contribute to local businesses, such as restaurants, hotels, bike shops, and outdoor gear suppliers. Greenways can enhance property values and stimulate economic development along their routes.
- **Social Interaction and Community Building:** Trails and greenways serve as gathering places, bringing people together and fostering social interaction. They create opportunities for community events, group activities, and shared experiences, promoting a sense of community pride and cohesion.
- **Education and Interpretation:** Trails and greenways can be designed to incorporate educational elements, such as interpretive signage, nature observation points, and informational displays. They provide platforms for environmental education, promoting awareness about local ecosystems, cultural heritage, and history. This helps in fostering a greater understanding and appreciation of the natural and cultural assets of a region.
- **Stress Reduction and Mental Well-being:** Spending time in nature and engaging in outdoor activities has been shown to reduce stress levels, improve mood, and enhance mental well-being. Trails and greenways provide easily accessible spaces for people to escape the hustle and bustle of daily life, relax, and recharge in a natural environment.



Greenways and trails exist within County Gardens and Country Chase subdivisions. Shared-use paths have been constructed at Fairview Street Park, Emmanuel Sullivan Sports Complex, and Sanctified Hill Park; in addition, Greenville County has previously constructed trails at Mt. Zion Baptist Church.

The Swamp Rabbit Trail, a 25+ mile shared-use path that traverses from Travelers Rest to Greenville, has been extensively planned to connect to Mauldin, Simpsonville, Fountain Inn, and beyond. As part of these planning efforts, previous plans have explored potential priority routes for trail connections, both to Downtown Fountain Inn, its parks, and the larger greenway network.

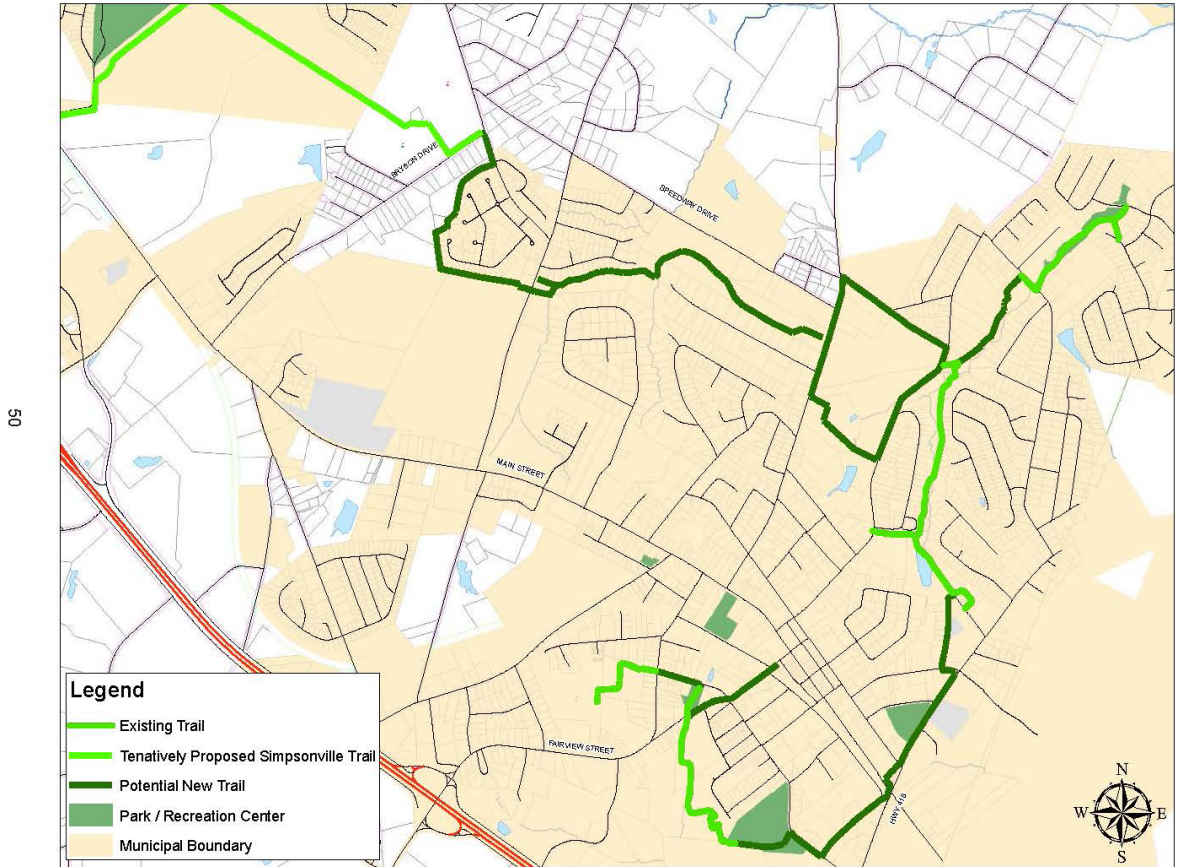
Existing Master Plans:

- 2008 Safe Routes to School Master Plan (Fountain Inn Elementary)
- 2010 Fountain Inn Bicycle and Pedestrian Master Plan
- 2010 Highway 418 Corridor Study
- GPATS 2035 Long Range Transportation Plan
- 2012 Greenville County Greenways Master Plan
- Greenville County Mobility and Thoroughfare Plan



Consideration should be given to the previously completed studies. These studies provide the framework for priority corridors and likely remain unchanged with development trends. While not specifically part of the scope of this project, the City of Fountain Inn should consider separate feasibility studies to determine precise routing, property owners, and detailed cost estimates.

### Swamp Rabbit Trail Master Plan for Fountain Inn



Existing Greenway at Emmanuel Sullivan Sports Complex



## BIKE ROUTE NETWORK

Shared roadways and bicycle boulevards serve a variety of purposes throughout Fountain Inn. Because of Fountain Inn's low vehicular speed and low traffic volumes (secondary streets), their streets are ideal for bike route signage. This signage will allow for safe bicycle travel paralleling major vehicular streets. This is the lowest cost of creating bicycle friendly communities through new signage, pavement markings, striping, etc. The new signage would indicate to cyclist the direction of travel, location of key destinations, riding time/ distance, etc.

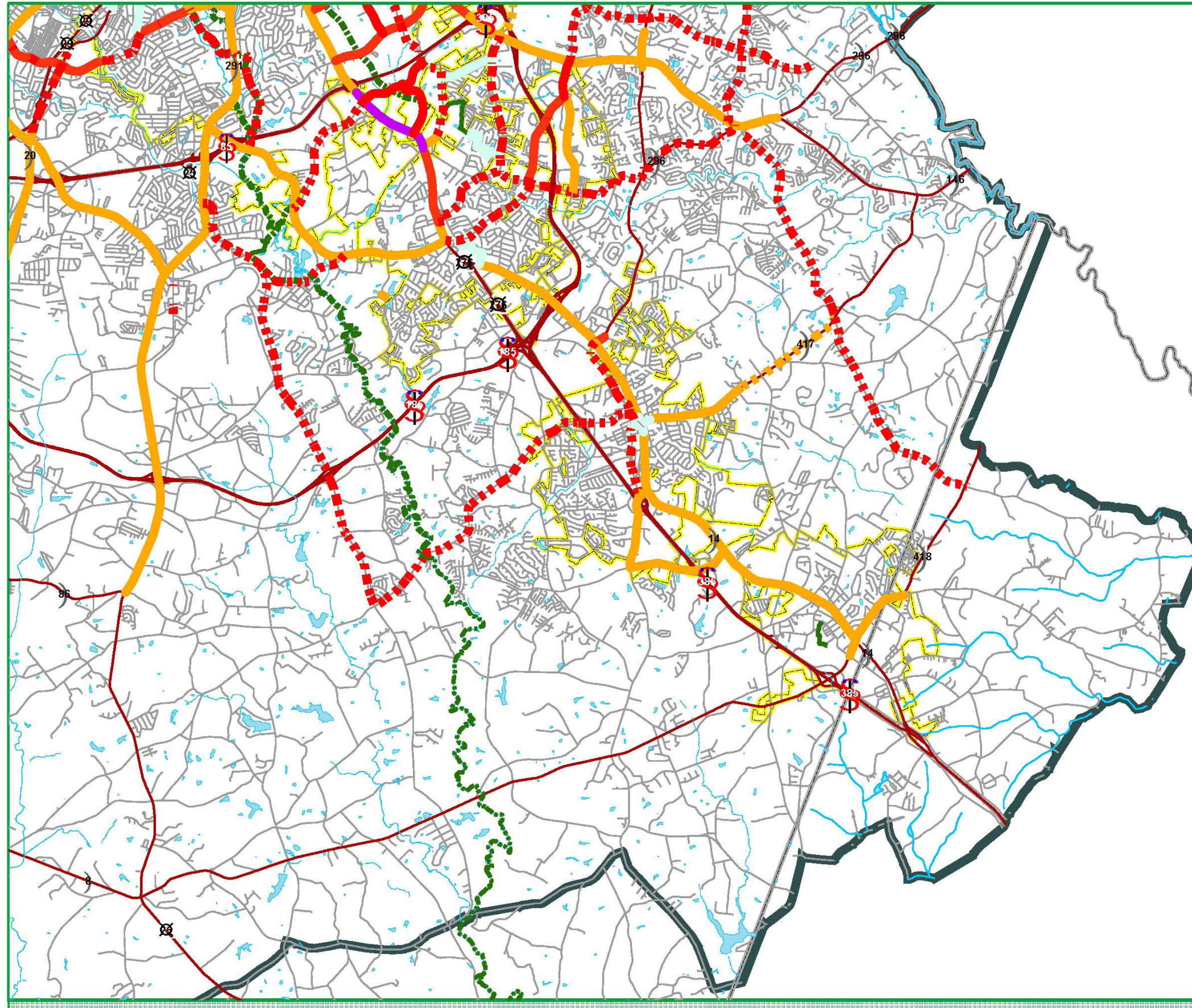


City of Fountain Inn  
**BICYCLE AND PEDESTRIAN CONNECTIVITY STUDY**

PREPARED BY:  
 Alta Planning + Design  
 108 S. Main St, Suite B  
 PO Box 2453  
 Davidson, NC 28036  
 www.altaplanning.com

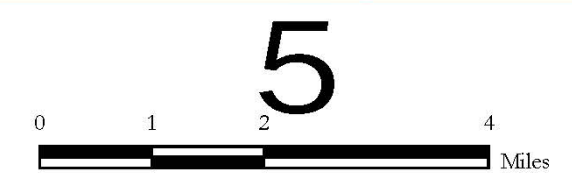
PREPARED FOR:  
 City of Fountain Inn, SC  
 July, 2010

IN ASSOCIATION WITH:  
 Seamon, Whiteside,  
 and Associates, Inc.



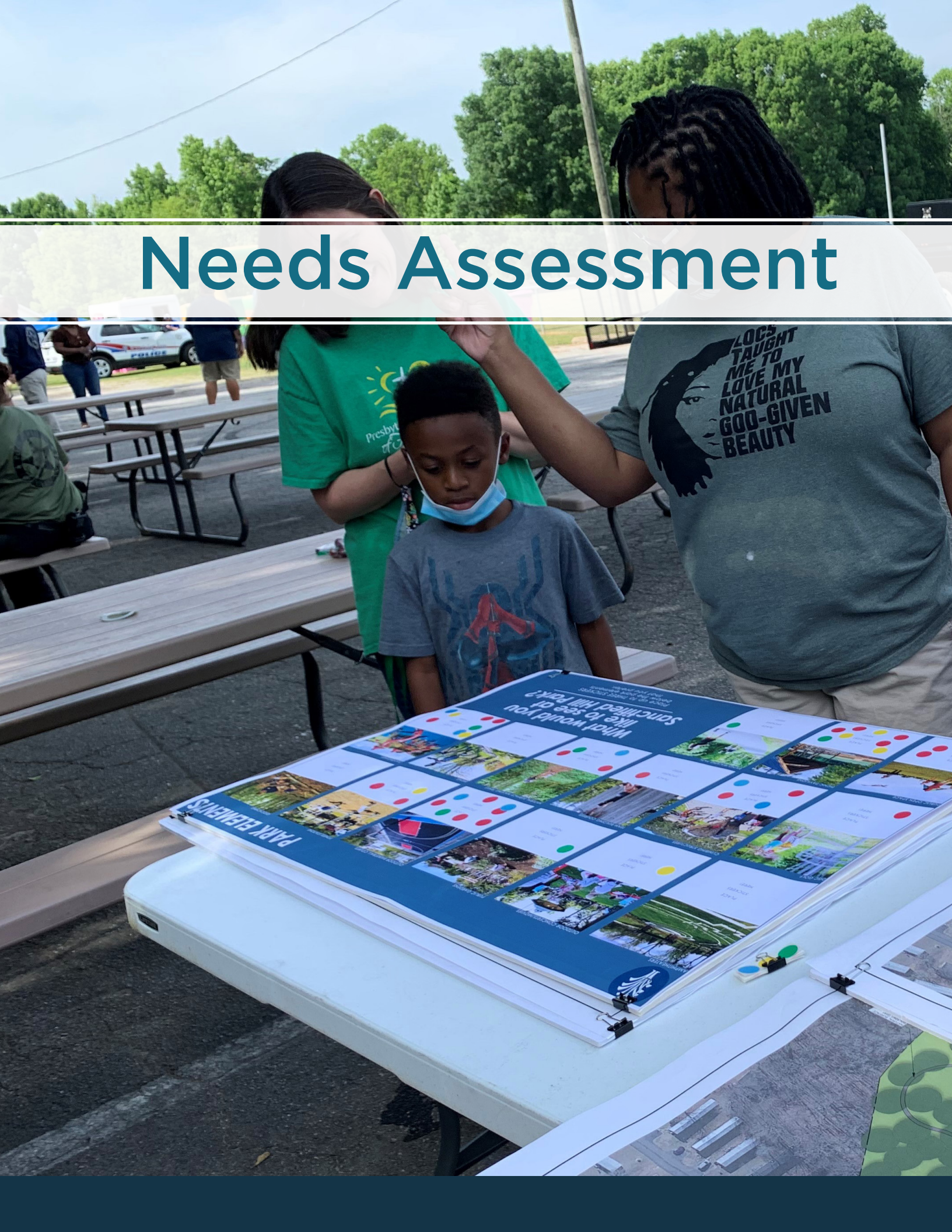
**Figure 6.3A**  
**Regional Bicycle Facilities Plan**

- GPATS Boundary
- County Boundary
- Municipal Boundary
- Primary Highways
- Street Center Line
- Lake / River
- Bike Lane, Existing or to be Re-striped
- Wide Outside Lane, Existing or to be Re-striped
- 4' Paved Shoulders, Existing
- Bike Route with "Share the Road" signs
- Bike Lane Proposed
- Wide Outside Lane Proposed
- 4' Paved Shoulder Proposed
- Existing Greenways
- Proposed Paved Greenways
- Proposed Unpaved Greenways



Kimley-Horn and Associates, Inc.

# Needs Assessment



## OVERVIEW

Public involvement is imperative in parks and recreation planning. In addition to analyzing demographics and comparing trends, there is no better gauge for identifying need than asking users their desires, opinions, and ideas. For this plan, public input was gathered through focus group and staff meetings.

## STAKEHOLDER INPUT

### FOCUS GROUP MEETING

The Focus Group met virtually on March 20, 2023 to initiate and kick-off the City of Fountain Inn Parks and Recreation Master Plan. In the meeting, the Focus Group expressed their goals and vision for the plan. Common themes were expanding and educating residents and visitors about the recreation facilities and adding variety to the types of recreation offered. Many attendees expressed the need for the plan to be clear and implementable. A summary of the notes from the Focus Group Meeting are provided below:

#### Overall

- Disc golf course is used after school hours – keep it.
- Volleyball and football is growing.
- Basketball is capped due to practice abilities. Some are leaving to get in more practice in Simpsonville and Mauldin.
- Doesn't necessarily see the need for dog parks or amphitheater; pickleball is a need in one of the parks.
- Need more football, softball, and baseball fields to meet demand.
- Simpsonville and Mauldin have great facilities, parking, and access.

#### Emmanuel Sullivan

- 2012/2013 master plan phase two had plans for multi-purpose fields, green space, more parking; plan should be available at City Hall.

#### PD Terry

- If recreation facilities were centralized, this could be reimagined into something different to maximize staff and resources.



### Activities Center

- Rented for weddings, parties, churches, etc.
- Can't handle the growth of basketball and indoor sports/events.
- Needs a façade update.

### Fairview Street

- Goals and court need to be replaced.
- Formerly had a playground.
- Potential to add courts and restroom building to this site.
- This site is a gateway site into Downtown.
- Widen and repave the shared-use path

### Country Chase

- Former HOA pool property; filled in 10-12 years ago by City.
- Swamp Rabbit Trail adjacent to property
- Potential for a trailhead facility with signage from Highway 418 for parking

### Other Properties

- Durbin Creek ReWA Property - Potential for 'mega' facility to include baseball, softball, gym, pickleball, football, etc.
- If Fountain Inn Elementary expanded on-site, it could open opportunities to build a new gymnasium at a central recreation complex (eg. Durbin Creek)

Public input was gathered at drop-in meetings on March 21, 2023 and March 23, 2022. An estimated 75 local residents were able to provide input or received links to online surveys on potential park activities and programs. Most participants expressed excitement for any park improvements, while revealing a consistent message that not all parks are known to the community. The community desires park improvements for teen and adult needs as well as expressing interest in shared-use paths, trails, and passive recreation.

## PROGRAM ENROLLMENT

As part of understanding how demand has changed with recent growth, the City of Fountain Inn Parks and Recreation Department provided program enrollment data to support the need for additional active recreation facilities.

PROGRAM	2017	2018	2019	2020	2021	2022	PERCENT CHANGE
SPRING BASEBALL AND SOFTBALL	385	372	372	393	524	604	56.9%
SPRING VOLLEY-MANIA	40	49	53	88	123	114	185%
FALL BASEBALL AND SOFTBALL	63	61	68	160	160	177	180.9%
FALL TACKLE FOOTBALL	127	123	117	98	100	104	-18.1%
FALL FLAG FOOTBALL	35	60	68	66	93	120	242.9%
FALL VOLLEYBALL	68	56	92	92	94	93	36.8%
FALL MIRACLE LEAGUE	0	0	0	0	12	16	33.3%
WINTER BASKETBALL	208	207	216	221	257	250	20.2%
WINTER RUDOLPH RUN	126	83	117	115	149	131	3.9%
WINTER WRESTLING	0	0	0	0	0	75	-



## INPUT SUMMARY

Several themes revealed themselves in the input process. All expressed a desire to maintain current facilities, while at the same time, continuing to grow and expand the opportunities in the parks, such as adding more variety of passive facilities types.

## NATIONAL BAROMETER: PARK METRICS

Prior planning efforts did not offer guidance by recommending “ratios” for parks, facilities, and/or programs based on acres or facilities per thousand people, but rather an assessment of existing conditions and implied improvements. Ratios have been adapted over the years using a variety of methods by a number of communities, however, this resulted in noticeable inconsistencies due to geographic distribution and condition of facilities not being identified, and demographics were not thoroughly addressed. As a result, the National Recreation and Park Association (NRPA) has worked to establish a process of understanding “supply and demand” for recreation services.

NRPA Park Metrics are the most comprehensive source of data standards and insights for park and recreation agencies. Launched in 2009 and previously known as PRORAGIS, these agency’s performance resources assist municipalities and park and recreation professionals in the effective management and planning of their operating resources and capital facilities. This suite of tools provides park and recreation agencies the ability to build customized reports for comparison with peer agencies. Park Metrics is just one of the tools used in the planning process.

The following information is a summary of how the City of Fountain Inn compares to other nearby agencies with similar population, state offerings, and national summaries. In order to obtain complete comparative data the City of Fountain Inn Parks and Recreation Department should enter all recreation data available for facilities, programs, and departmental operations into the NRPA database. These steps will allow the City to refine data queries and obtain a higher level of analysis.

## SERVICE AREA ANALYSIS

The supply area model consists of an analysis of area surrounding a park that is likely to draw visitors. Small mini parks typically serve homes immediately adjacent to the site or within the local neighborhood. As park size and programming audiences increase, so too do the service areas. The purpose of conducting this analysis is to understand if the department is geographically connected with residents and visitors.

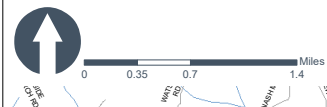
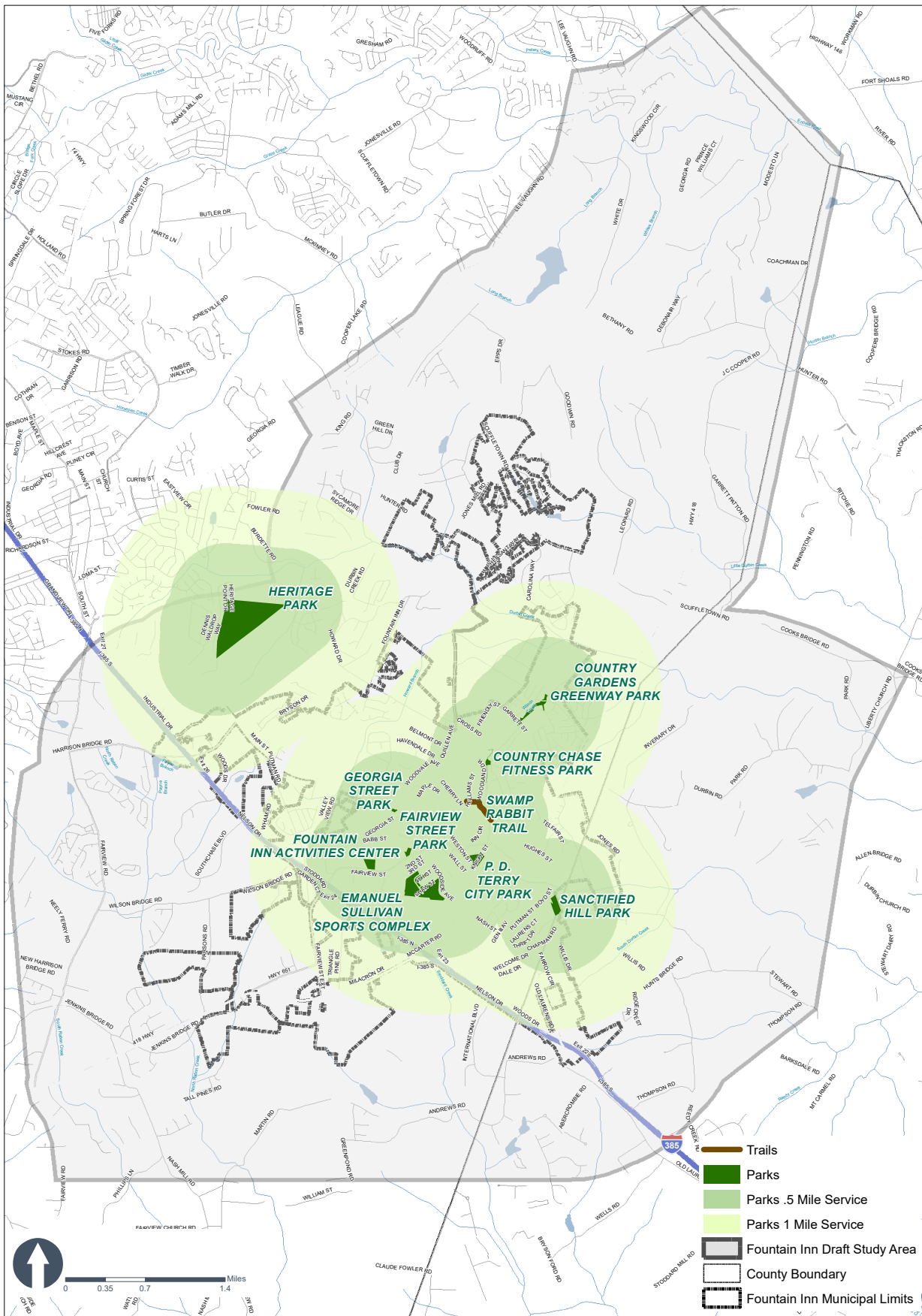
Each park, in prior chapters, was assigned an industry standard for park type. These park types related to the service areas as show in circles on the following maps. Not all of the areas of need for parks are currently being served by park facilities. This presents the following opportunities to add park facilities or services in the critical areas:

- Partner with other entities, like the local school district, to provide facilities and services to the community
- Communicate to the community that other facilities are options to serve current needs
- Explore the potential to acquire property as park land
- Acquire land in these areas and initiate a master planning process for the property to discover how that property can meet the park, recreation, leisure, and tourism needs of this area of Greenville and Laurens County.

For the purposes of this analysis, the population for the City of Fountain Inn is approximately 12,077.

CATEGORY	FOUNTAIN INN QUANTITY	NATIONAL MEDIAN PER POPULATION PER FACILITY*	SC COMPARISON	ABOVE OR BELOW SC	COMMENTS
<b>PARK ACREAGE PER 1000 RESIDENTS</b>	<b>41.16</b>	<b>7.9</b>	<b>4.6</b>	<b>-</b>	<b>Fountain Inn is below average in comparison with both national and state trends.</b>
RECREATION CENTER	1	26000	13624	+	Fountain Inn is above average in comparison with both national and state trends.
GYMNASIUM	1	27596	23857	+	Fountain Inn is above average in comparison with both national and state trends.
BASKETBALL	4	7102	3250	+	Fountain Inn is above average in comparison with both national and state trends.
BASEBALL	4	5319	5613	+	Fountain Inn is above average in comparison with both national and state trends.
SOCCER	-	5000	6500	-	Fountain Inn is below average in comparison with both national and state trends.
<b>MULTI-USE FIELDS</b>	<b>2</b>	<b>8187</b>	<b>3250</b>	<b>-</b>	<b>Fountain Inn is below average in comparison with both national and state trends.</b>
PLAYGROUNDS	5	3614	6351	+	Fountain Inn is above average in comparison with both national and state trends.
TENNIS/PICKLEBALL	3	5000	3926	+	Fountain Inn is above average in comparison with both national and state trends.
<b>DOG PARK</b>	<b>-</b>	<b>ISD</b>	<b>33948</b>	<b>-</b>	<b>Fountain Inn is below average in comparison with both national and state trends.</b>
<b>TRAILS:</b>					
<b>GREENWAY (MULTI-USE)</b>	<b>-</b>	<b>1217</b>	<b>ISD</b>	<b>-</b>	<b>National Demand and Public Input indicate a desire for more trails</b>

*Note: The typical park and recreation agency offers one park for every 2,277 residents served, with 9.5 acres of parkland per 1,000 residents. It should be noted that adjacent municipalities, non-profits, and other recreational organizations provide recreational amenities that are not used on the above comparison chart.*



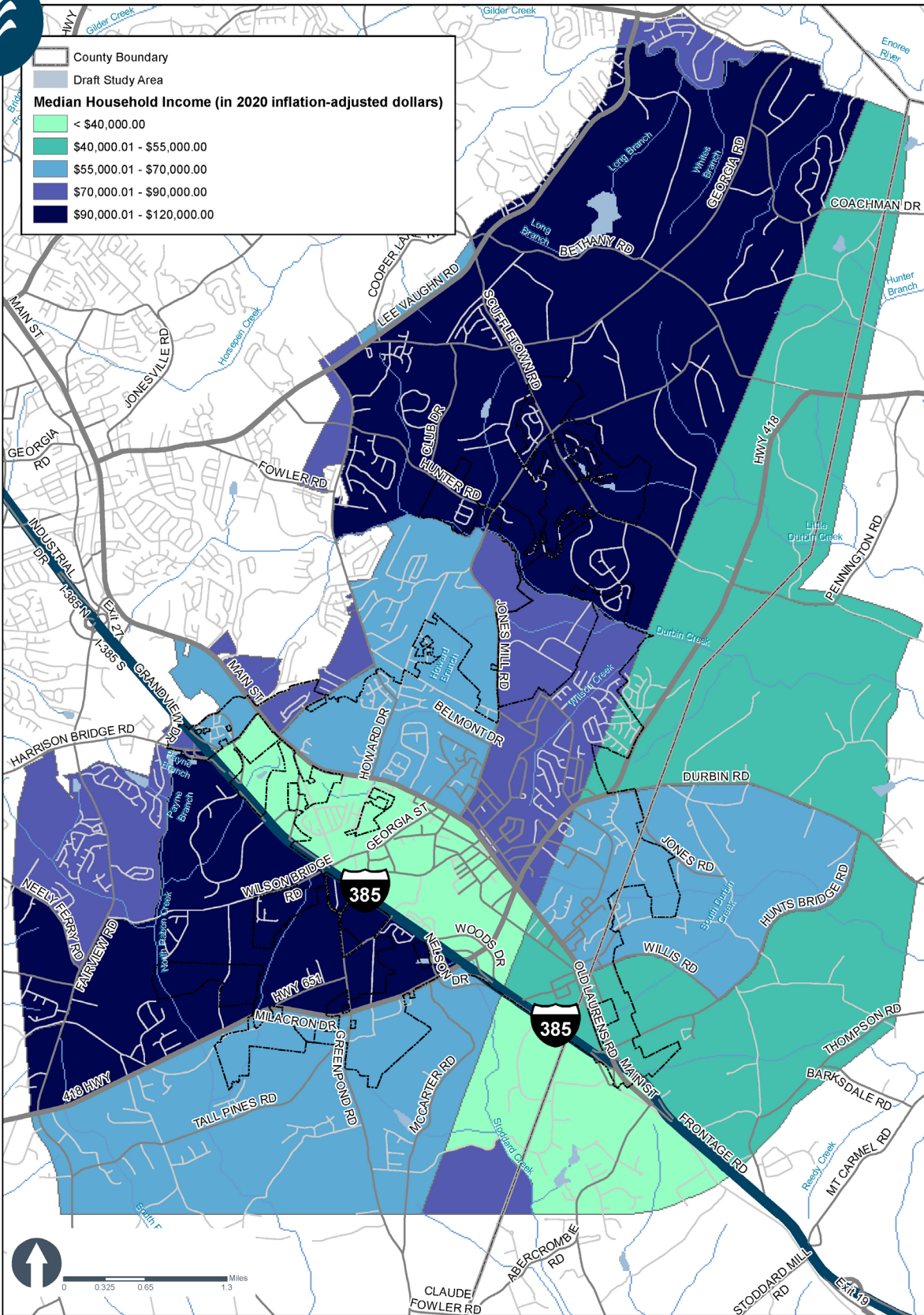
# Fountain Inn

- parks level of service -



DISCLAIMER: This map was created using the best available data, and is provided "as is" without warranty of any representation of accuracy, timeliness, reliability, or completeness. The information herein does not necessarily represent a legal finding. All decisions based on the information herein shall be made with the full understanding that this data is dynamic and in a constant state of maintenance.

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## Fountain Inn

- Median Household Income -



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# Recommendations



## OVERVIEW

The City of Fountain Inn has a strong foundation in active recreation. Gaps in service can be filled by reprogramming components of existing parks and redesigning park areas that are currently underutilized. With the natural resources available to the community, creating more diverse offerings will be a matter of defining action steps and prioritizing a sequence of implementation items to serve a wider variety of ages, abilities, and interests.

Using the Plan's Mission and Vision, the following recommendations fulfill the needs and desires of the existing and growing population. A systematic approach to discovery and analysis founded in research, site analysis, and focus group input resulted in specific site improvements and overall system-wide recommendations. The following pages illustrate each recommendation. Cost estimates can be found in Appendix A with prioritized action items located in the Implementation Workbook.

## SYSTEM-WIDE RECOMMENDATIONS

Throughout the planning process, several recommendations emerged that were administrative, applied to all park site(s) current and future, were not site specific, or included ideas for programs to cater to broader audiences. Administrative items in the table below may require decisions at the City leadership level or be cooperative efforts with non-city entities. Recommendations that should be applied to all park site(s) appear in the facilities table below and should be applied strategically to the entire system.



RECOMMENDATION	IMPLEMENTATION STEPS
<p>Improve outreach and awareness of park facilities and programs to expand community exposure to the services provided by the City of Fountain Inn and area recreational programs..</p>	<ul style="list-style-type: none"> <li>• Use City resources to improve the Parks Department website, social media, and other marketing opportunities specifically geared toward parks and recreation in non-urbanized communities.</li> </ul>
<p>According to DHEC, South Carolina is the fourteenth worst state in the US for obesity and poor health; reports state that 60 percent of state residents are overweight. Therefore the City should provide facilities and programs that encourage an active and healthy lifestyle.</p>	<ul style="list-style-type: none"> <li>• Create and promote health focus initiatives and events. Consider partnering with local hospitals and health care professionals.</li> </ul>
<p>Encourage visitors to “stay one more day” by providing centralized recreational tourism by advertising the cultural, natural, and other resources the City of Fountain Inn has to offer.</p>	<ul style="list-style-type: none"> <li>• Diversity facility and program offerings that cater to families attending sports events, visitors visiting parks or events and encourage longer stays and fuel the local economy.</li> </ul>
<p>As the facilities change and programs are created, evaluate staffing needs to effectively manage, maintain, and facilitate park and program user experiences.</p>	<ul style="list-style-type: none"> <li>• Create a staffing plan to determine if new programs be created and managed by current staff and if the existing maintenance staff has adequate capacity to care for existing and proposed facilities.</li> <li>• Identify gaps in services and prioritize new hires to serve the needs of the community.</li> </ul>

RECOMMENDATION	IMPLEMENTATION STEPS
<p>Update park identification signage and internal park wayfinding systems.</p>	<ul style="list-style-type: none"> <li>• Design creative concepts for a wayfinding and signage family.</li> <li>• Create an implementation plan to install new signs. Wayfinding throughout each park site(s) should consider visibility and circulation patterns of all user types including motorists, bicyclists, and pedestrians of all ages and abilities.</li> </ul>
<p>Ensure new features have an accessible route and, at a minimum, meet ADA requirements. It is recommended the City of Fountain Inn, or park development teams, use the principles of Universal Design rather than meeting ADA minimums where possible.</p>	<ul style="list-style-type: none"> <li>• Prioritize a list of ADA compliance projects.</li> <li>• Review each new and updated master plan and design with inclusive, Universal Design guidelines.</li> </ul>
<p>Diversify recreation facility offerings to better balance passive and active features.</p>	<ul style="list-style-type: none"> <li>• Review park areas that have been identified for passive recreation activities and initiate the schematic design processes.</li> <li>• Identify parcels available for purchase or land swap within the land acquisition areas or provide partnerships with agencies to offer parks and recreation facilities (e.g. school, etc.)</li> </ul>
<p>Provide bicycle and pedestrian access to each park.</p>	<ul style="list-style-type: none"> <li>• Close gaps between the pedestrian and bicycle networks and park entrances.</li> <li>• Explore the addition of sidewalks and connectivity between schools, parks and neighborhoods</li> <li>• Add crosswalks connecting to park entrances and sidewalk access points.</li> </ul>



ADMINISTRATIVE /MARKETING

RECOMMENDATION	IMPLEMENTATION STEPS
<p>Incorporate programs that promote health and wellness and life skills, especially for seniors and users under the age of 18. For example: Yoga, Tai Chi, Zumba, Bingo, Banking Advice, Dancing/Social, Day Trips, and Art Classes.</p>	<ul style="list-style-type: none"> <li>• Develop senior and youth focused programs that can be initiated off-site or at the Activities Center</li> <li>• Advertise new programs through a variety outlets (social media, print, and local partners).</li> </ul>
<p>The South Carolina SCORP and NRPA list culture and arts as priority park and recreation initiatives. The City of Fountain Inn should include these aspects into its service offerings. Facilities and offerings can be based on the results found in future interest surveys released by the Department.</p>	<ul style="list-style-type: none"> <li>• Meet yearly to discuss arts and culture focused programs and partners in the area. Identify programs that the City can offer now and in the future with facility and staffing changes.</li> <li>• Advertise other local programs through the Parks Department website and social media outlets to fill a gap in service.</li> </ul>

## PARK-SPECIFIC RECOMMENDATIONS

The following pages illustrate recommended improvements at the conceptual level. These recommendations are based on analysis, focus group input, and national trends. Each site concept distributes the overall recommendations into a potential site concept based on the current inventory of park and City-owned property. For each park, some immediate maintenance actions will change perceptions and encourage use while the full master plan is implemented.



## IMAGERY SUPPORT



*Asphalt trail/greenway*



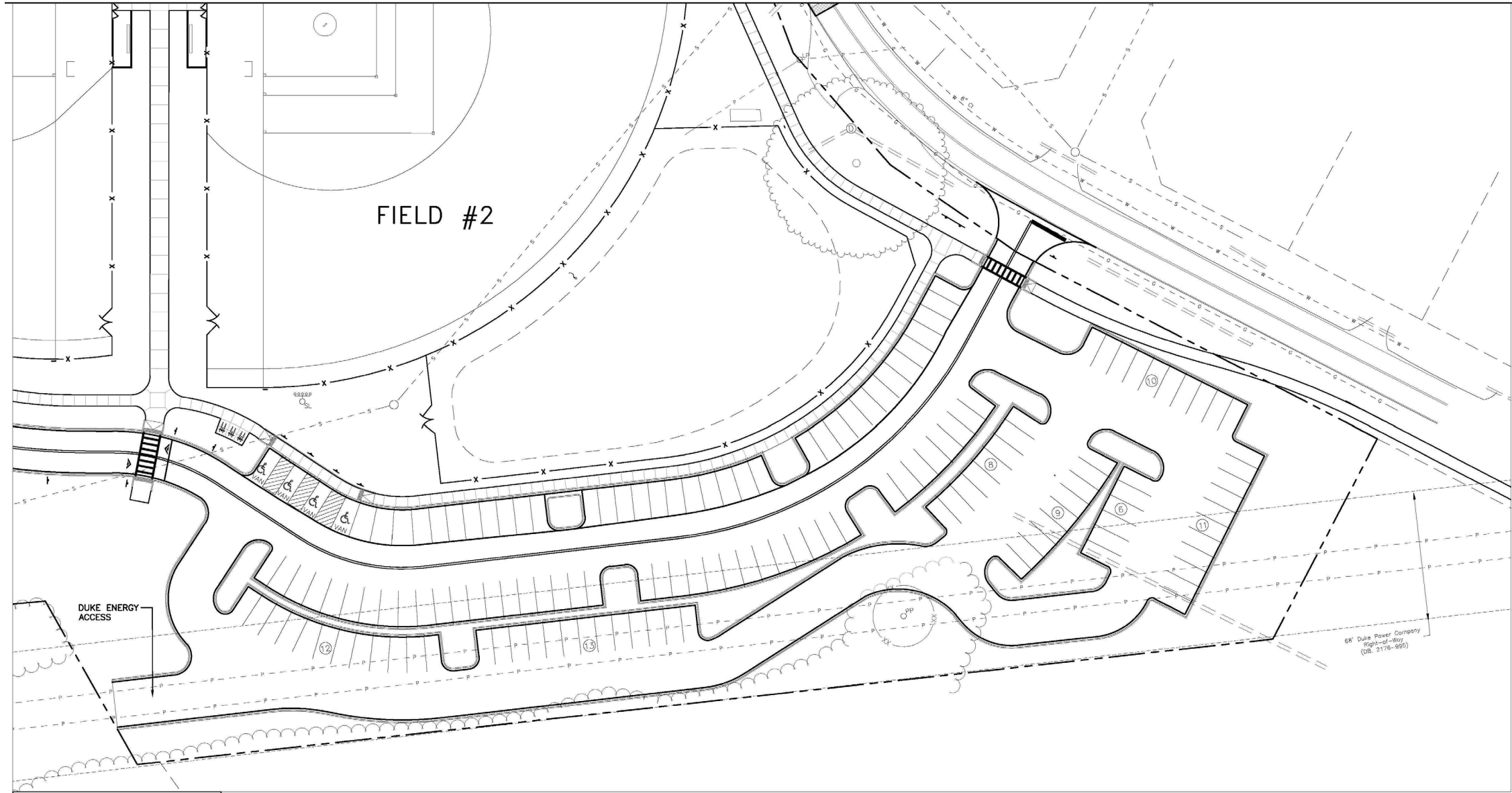
*Picnic shelter with tables*



*ADA playground with pour-in place surface*



*Playground shade sails*



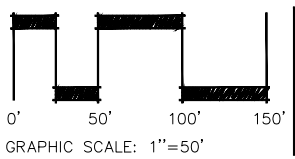
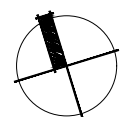
- LOSS (6) EXISTING PARKING SPACES
- GAIN (69) PARKING SPACES
- NET (64) NEW PARKING SPACES

*This site plan is conceptual in nature. It is intended to be used for illustrative purposes only and should not be relied upon as a precise representation of actual improvements.*

PLANS PREPARED BY ADC  
ENGINEERING SPECIALIST  
(5/24/21)

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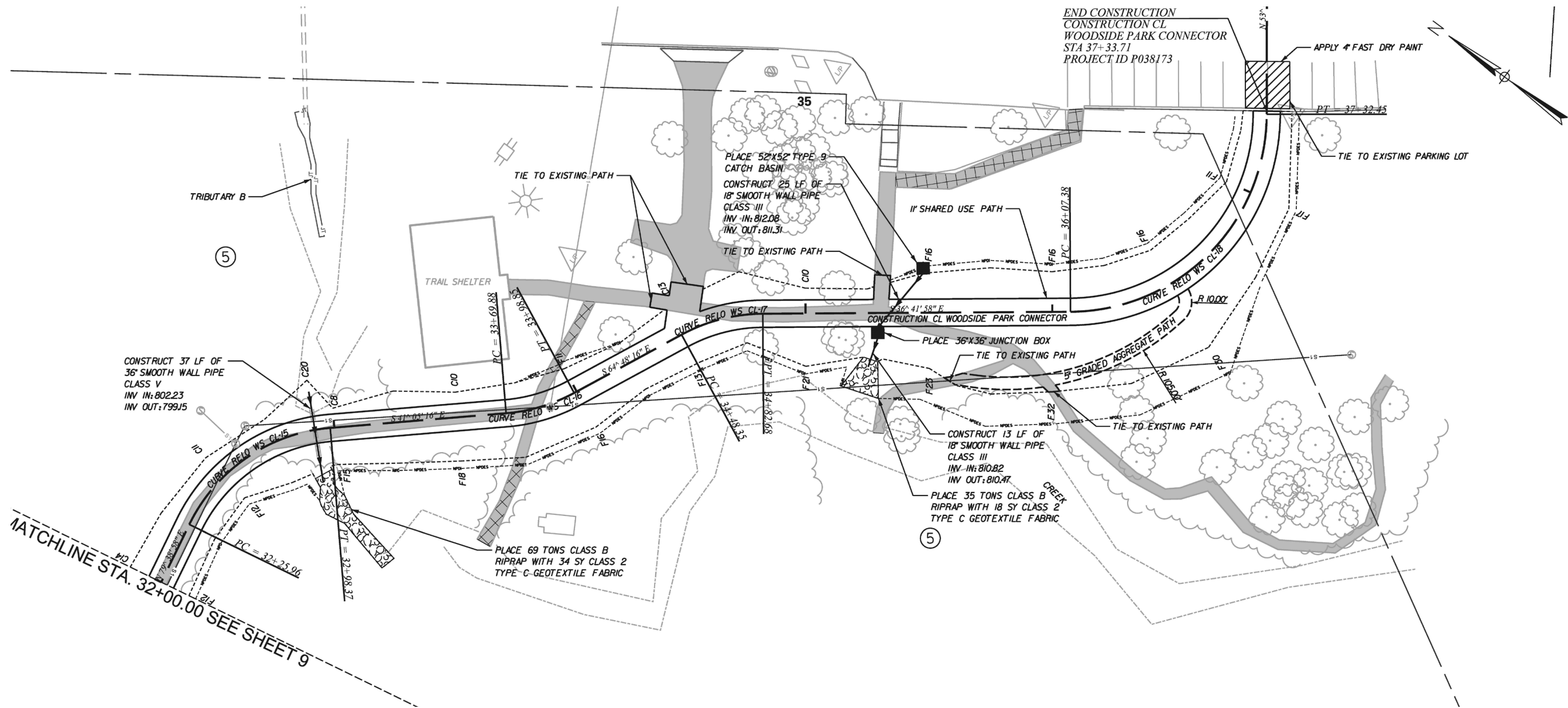
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**CITY PARKS AND RECREATION  
MASER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

EMANUEL SULLIVAN  
SPORTS COMPLEX  
700 WOODSIDE AVENUE  
FOUNTAIN INN, SC 29644

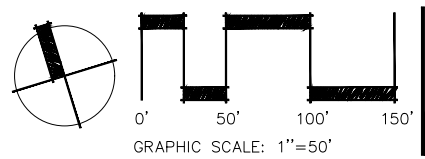
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PLANS PREPARED BY  
AECOM (9/28/22)

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**CITY PARKS AND RECREATION  
MASER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

EMANUEL SULLIVAN  
SPORTS COMPLEX  
700 WOODSIDE AVENUE  
FOUNTAIN INN, SC 29644

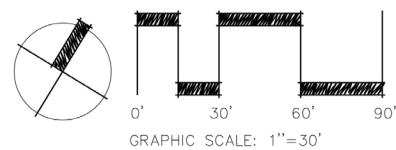
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**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

**FAIRVIEW STREET PARK**  
410 FAIRVIEW STREET  
FOUNTAIN INN, SC 29644

SHEET NO.

**2.0**



DECORATIVE OPAQUE FENCE  
 BASKETBALL COURT  
 SOD  
 EXISTING TREES TO REMAIN

DECORATIVE OPAQUE FENCE  
 20x20' PICNIC PAVILION

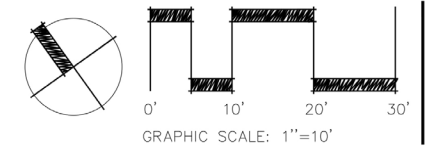
PLAYGROUND WITH POUR-IN PLAY SURFACE AND SHADE SAILS  
 EVERGREEN SCREEN  
 20x40' PICNIC PAVILION  
 CONCRETE SIDEWALK  
 ORNAMENTAL FENCE

MONUMENT SIGNAGE  
 ASPHALT PARKING

*This site plan is conceptual in nature. It is intended to be used for illustrative purposes only and should not be relied upon as a precise representation of actual improvements.*

DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-085	12-15-22	
PROJECT NO.	DATE	
1"=10'-0"		
SCALE		

**STUDIO  
 MAIN**



**CITY PARKS AND RECREATION  
 MASTER PLAN**  
 CITY OF FOUNTAIN INN, SOUTH CAROLINA

**GEORGIA STREET PARK**  
 104 GEORGIA STREET  
 FOUNTAIN INN, SC 29644

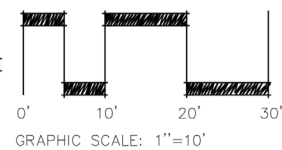
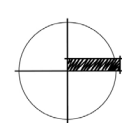
SHEET NO.  
**3.0**



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DESIGNED:	BS	REVISIONS	
REVIEWED:	BS	NO	DATE
DRAWN:	BS	DATE	ITEM
2022-085	12-15-22		
PROJECT NO.	DATE		
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SCALE			

**STUDIO  
MAIN**

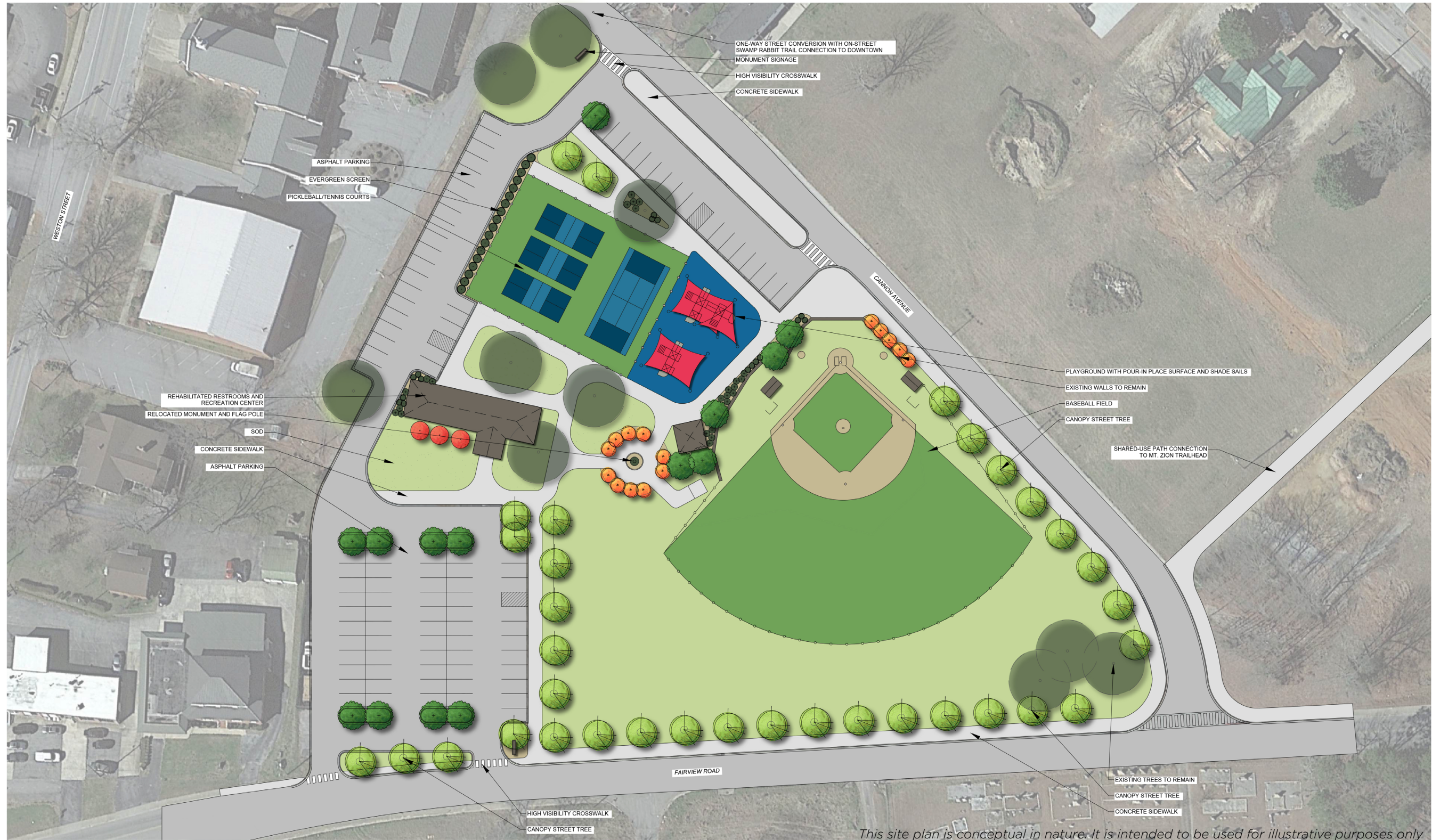


**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

**COUNTRY CHASE  
FITNESS PARK**  
136 CATTERICK WAY  
FOUNTAIN INN, SC 29644

SHEET NO.

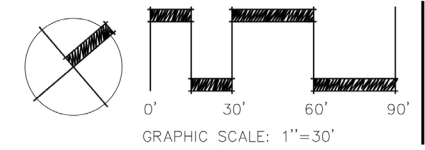
**5.0**



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DESIGNED: BS	REVISIONS
REVIEWED: BS	NO DATE ITEM
DRAWN: BS	
2022-085	12-15-22
PROJECT NO.	DATE
1"=30'-0"	
SCALE	

**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

PD TERRY CITY PARK  
116 CANNON AVENUE  
FOUNTAIN INN, SC 29644

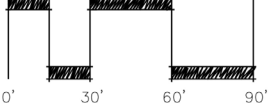
SHEET NO.  
**6.0**



*This site plan is conceptual in nature. It is intended to be used for illustrative purposes only and should not be relied upon as a precise representation of actual improvements.*

DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-085	12-15-22	
PROJECT NO.	DATE	
1"=30'-0"		
SCALE		

**STUDIO  
MAIN**



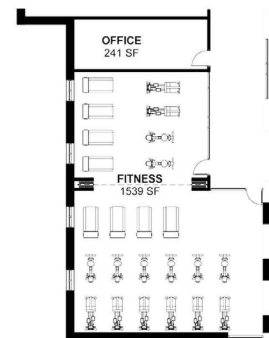
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**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

**PD TERRY CITY PARK**  
116 CANNON AVENUE  
FOUNTAIN INN, SC 29644

SHEET NO.  
**6.1**

- Phase 1**  
Senior Center
- Phase 2**  
Fitness Center
- Phase 3**  
Gym & Office



Alternate Phase 2  
Floor Plan



Overall  
Phasing Plan

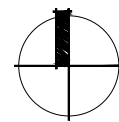


*This site plan is conceptual in nature. It is intended to be used for illustrative purposes only and should not be relied upon as a precise representation of actual improvements.*

PLANS PREPARED BY DP3 ARCHITECTS

DESIGNED:	BS	REVISIONS	
REVIEWED:	BS	NO	DATE
DRAWN:	BS	ITEM	
2022-085	12-15-22		
PROJECT NO.	DATE		
SCALE			

**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

**FOUNTAIN INN  
ACTIVITIES CENTER**  
610 FAIRVIEW STREET  
FOUNTAIN INN, SC 29644

SHEET NO.

**7.0**

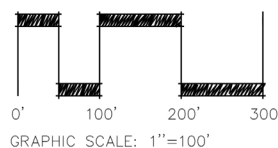




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DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-085	12-15-22	
PROJECT NO.	DATE	
1"=100'-0"		
SCALE		

**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

FOUNTAIN INN ATHLETIC  
COMPLEX

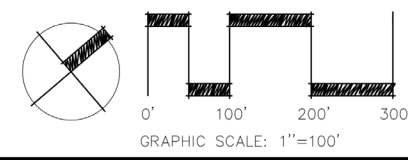
SHEET NO.  
**8.0**



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DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-085	12-15-22	
PROJECT NO.	DATE	
1"=100'-0"		
SCALE		

**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

FOUNTAIN INN ATHLETIC  
COMPLEX

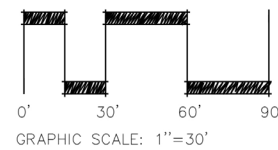
SHEET NO.  
**8.1**



*This site plan is conceptual in nature. It is intended to be used for illustrative purposes only and should not be relied upon as a precise representation of actual improvements.*

DESIGNED: BS	REVISIONS
REVIEWED: BS	NO DATE ITEM
DRAWN: BS	
2022-085	12-15-22
PROJECT NO.	DATE
1"=30'-0"	
SCALE	

**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

**BATES STREET PARK**  
BATES STREET  
FOUNTAIN INN, SC 29644

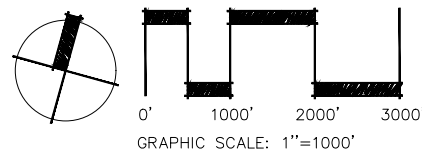
SHEET NO.

**9.0**



DESIGNED:	BS	REVISIONS
REVIEWED:	BS	NO DATE ITEM
DRAWN:	BS	
2022-085	12-15-22	
PROJECT NO.	DATE	
1"=1000'-0"		
SCALE		

**STUDIO  
MAIN**



**CITY PARKS AND RECREATION  
MASTER PLAN**  
CITY OF FOUNTAIN INN, SOUTH CAROLINA

OVERALL GREENWAYS AND  
TRAILS PLAN

SHEET NO.  
**10.0**

# Implementation



## OVERVIEW

The recommendations provided in the previous chapter outline actions that will address the recreational needs of area citizens and visitors. These recommendations are supported by research, stakeholder involvement, and national standards. Each action item is presented in this Implementation Workbook. The Workbook can be used by staff to facilitate yearly progress and monitor phasing. The phasing is broken down into Short (1-3yrs), Mid (3-5yrs), and Long Term (+5yrs). Space is provided to record implementation status, document rationale for adjusting action items and timing, and track accomplishments. The Workbook format provides actions that are simple, achievable, and sometimes broad to allow annual revisions and flexible planning. The City of Fountain Inn Parks and Recreation Department should review and refine this Workbook in a departmental meeting at least once per year to set the course for successful implementation and evaluation on an annual basis.



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
<b>CATEGORY</b> <b>Administration</b>	Develop a City-wide parks brand that would include: <ul style="list-style-type: none"> <li>• A logo and graphic identity package.</li> <li>• Updated website.</li> <li>• Updated collateral and outreach materials.</li> </ul>	City	<b>Short</b>		
	Use internal resources to improve Fountain Inn parks website, social media, and other marketing opportunities.	City	<b>Short</b>		
	Create and promote health-focused initiatives and events, such as: <ul style="list-style-type: none"> <li>• Park Clean-Up Day</li> <li>• Community Health Challenges</li> </ul>	Local non-profits, Local Hospitals, Area Doctors, Local and Regional Health Organizations	<b>Short</b>		
	Use events as an opportunity to advertise other local recreation and cultural opportunities to visitors.	Local Businesses, Chamber of Commerce	<b>Short</b>		
	Diversify facility and program offerings that cater to families attending parks and events and would encourage longer stays and fuel the local economy.	Local Businesses, Chamber of Commerce, County	<b>Long</b>		

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED	
<b>CATEGORY</b> <b>Facilities</b>	Design and implement creative concepts for a wayfinding and signage family specific to parks.	City	<b>Short</b>		
	Create an implementation plan to install new signs. Wayfinding throughout the park should consider visibility and circulation patterns of all user types including motorists, bicyclists, and pedestrians of all ages and abilities.	City	<b>Short</b>		
	Identify parcels available for purchase or land swap within the land acquisition areas or partner with local agencies for park and recreation facilities (e.g. schools, etc.)	City	<b>Short</b>		
	Close gaps between the bicycle and pedestrian network and park entrances.	City, School Districts, County, SCDOT	<b>Mid</b>		
	Explore the addition of sidewalks with 1/4 mile of parks, adding crosswalks connecting to park entrances and trail access points where applicable.	City, SCDOT	<b>Mid</b>		
	Explore expansion of the City of Fountain Inn park network to meet state and national standards for park acreage per population. Short term actions to complete this long term goal include master planning, property research, and exploring development trends.	City	<b>Long</b>		

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



		ACTION STEPS	KEY PLAYERS	RECOMMENDED TERM	COMPLETED
CATEGORY	Programs	Develop Senior and Youth focused programs that can be initiated off-site and in partnership with area non-profits.	Local Special Interest Groups, City	Mid	
		Advertize new and existing programs through a variety outlets (social media, print, and local partners).	City, Local Partners	On-going	
		Meet yearly to discuss arts and culture focused programs and partners in the area.	Local Artist, City	On-going	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED
CATEGORY Emanuel Sullivan Sports Complex	Construct additional vehicular parking	City	Short	
	Reconstruct shared-use path connector to Fairview Park	City	Short	
	Add park identification signage	City	Short	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED
CATEGORY Fairview Street Park	Repair and improve existing parking and site amenities to remain.	City	Short	
	Add picnic shelters, benches, picnic tables, trash receptacles, and playground	City	Mid	
	Construct shared-use path to Emanuel Sullivan Sports Complex	City	Short	
	Add park identification signage	City	Short	
	Construct fitness court.	City	Mid	
	Develop streambank restoration plan and install native landscape to provide additional shade, highlight picnic shelters, and improve the user experience.	City	Short-Mid	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED
CATEGORY <b>Georgia Street Park</b>	Repair and improve existing parking and site amenities to remain.	City	<b>Short</b>	
	Add playground, picnic shelters, benches, picnic tables, trash receptacles, etc.	City	<b>Short-Mid</b>	
	Improve parking and ADA circulation to all amenities	City	<b>Short</b>	
	Add park identification signage	City	<b>Short</b>	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED
CATEGORY <b>Country Chase Fitness Park</b>	Construct shared-use path to existing trail to site	City	<b>Short</b>	
	Add playground, picnic shelters, benches, picnic tables, trash receptacles, etc.	City	<b>Short-Mid</b>	
	Construct senior activity stations	City	<b>Short</b>	
	Add park identification signage	City	<b>Short</b>	
	Install native landscape to provide additional shade, highlight picnic shelters, etc.	City	<b>Mid-Long</b>	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED
<b>CATEGORY</b> <b>PD Terry City Park</b>	Reconstruct tennis courts to pickleball and tennis	City	<b>Short-Mid</b>	
	Add playground, picnic shelter, benches, picnic tables, trash receptacles, etc.)	City	<b>Short</b>	
	Add park identification signage	City	<b>Short</b>	
	Repair and improve existing parking and site amenities to remain.	City	<b>Shor-Mid</b>	
	Alternate 1: Reconstruct existing baseball field to include irrigation, property drainage, and fencing	City	<b>Mid-Long</b>	
	Alternate 2: Construct activities and recreation center.	City	<b>Long</b>	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED
<b>CATEGORY</b> <b>Fountain Inn Activities Center</b>	Repair and improve existing parking and site amenities to remain.	City	<b>Short</b>	
	Add and replace benches, picnic tables, trash receptacles, etc.	City	<b>Mid</b>	
	Improve and expand parking areas, circulation, and pedestrian/parking lot lighting.	City	<b>Mid</b>	
	Add park identification signage	City	<b>Short</b>	
	Construct expansion to include additional courts, fitness center, and senior center.	City	<b>Mid-Long</b>	
	Install native landscape to provide additional shade, highlight picnic shelters, and improve the user experience	City	<b>Short-Mid</b>	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED
<b>CATEGORY</b> <b>Fountain Inn Athletic Complex</b>	Construct baseball fields.	City	<b>Short</b>	
	Construct entrance road with vehicular parking and stormwater drainage	City	<b>Short</b>	
	Add park identification signage	City	<b>Short</b>	
	Construct ADA accessible shared-use path throughout the site	City	<b>Short</b>	
	Construct picnic shelters, playgrounds, site amenities, etc.	City	<b>Short-Mid</b>	
	Construct additional parking, multi-purpose fields, and tennis/pickleball courts	City	<b>Mid-Long</b>	
	Alternate 1: Construct activities and recreation center.	City	<b>Short-Mid</b>	
	Alternate 2: Construct additional baseball fields.	City	<b>Mid-Long</b>	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED



ACTION STEPS		KEY PLAYERS	RECOMMENDED TERM	COMPLETED
CATEGORY Bates Street Park	Repair and improve existing parking	City	Short	
	Add benches, picnic tables, trash receptacles, etc.	City	Short	
	Improve and expand parking areas, circulation, and pedestrian/parking lot lighting.	City	Short	
	Add park identification signage	City	Short	
	Construct small and large dog park	City	Short	
	Install native landscape to provide additional shade, highlight signage, and improve the user experience	City	Short-Mid	

	CURRENT CHALLENGES AND OPPORTUNITIES	COMPLETED

# Appendix A - Cost Estimates

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## EMANUEL SULLIVAN SPORTS COMPLEX

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	<b>1</b>	ls	\$75,000	\$75,000
<b>SIGNAGE</b>				
Park Identification Signage	<b>1</b>	ea	\$15,000	\$15,000
<b>LANDSCAPE</b>				
Landscaping Allowance	<b>1</b>	ls	\$25,000	\$25,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	<b>69</b>	ea	\$3,000	\$207,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections	<b>2150</b>	lf	\$150	\$322,500
<b>CONSTRUCTION COST SUBTOTAL</b>				<b>\$644,500</b>
<b>20% CONTINGENCY</b>				\$128,900
<b>CONSTRUCTION OPINION OF COST</b>				\$773,400
<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>				\$154,680
<b>PROJECT COST TOTAL</b>				<b>\$928,080</b>

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# FAIRVIEW STREET PARK

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	1	ls	\$25,000	\$25,000
Sediment and Erosion Control	1	ls	\$10,000	\$10,000
Stormwater Allowance	1	ls	\$15,000	\$15,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	8	ea	\$3,000	\$24,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	575	lf	\$150	\$86,250
<b>STRUCTURES</b>				
Playground	1	ea	\$250,000	\$250,000
Shelters	3	ea	\$100,000	\$300,000
Restroom	1	ea	\$125,000	\$125,000
<b>SITE FURNISHINGS</b>				
Bike Rack	2	ea	\$1,000	\$2,000
Trash Receptacles	5	ea	\$1,200	\$6,000
Picnic Tables - 8'	10	ea	\$2,000	\$20,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	1	ea	\$3,000	\$3,000
<b>SIGNAGE</b>				
Park Identification Signage	1	ea	\$15,000	\$15,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LANDSCAPE				
Landscaping Allowance	1	ls	\$75,000	\$75,000
MISCELLANEOUS				
Fitness Court	1	ls	\$150,000	\$150,000
Streambank Restoration	500	lf	\$300	\$150,000
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$1,256,250</b>
	<b>20% CONTINGENCY</b>			\$251,250
	<b>CONSTRUCTION OPINION OF COST</b>			\$1,507,500
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			\$301,500
	<b>PROJECT COST TOTAL</b>			<b>\$1,809,000</b>



# GEORGIA STREET PARK

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	1	ls	\$25,000	\$25,000
Sediment and Erosion Control	1	ls	\$5,000	\$5,000
Stormwater Allowance	1	ls	\$10,000	\$10,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	12	ea	\$3,000	\$36,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	190	lf	\$150	\$28,500
<b>STRUCTURES</b>				
Playground	1	ea	\$250,000	\$250,000
Shelters	2	ea	\$100,000	\$200,000
Restroom	1	ea	\$125,000	\$125,000
<b>SITE FURNISHINGS</b>				
Bike Rack	1	ea	\$1,000	\$1,000
Trash Receptacles	3	ea	\$1,200	\$3,600
Picnic Tables - 8'	6	ea	\$2,000	\$12,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	1	ea	\$3,000	\$3,000
<b>SIGNAGE</b>				
Park Identification Signage	1	ea	\$15,000	\$15,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LANDSCAPE				
Landscaping Allowance	<b>1</b>	ls	\$50,000	\$50,000
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$764,100</b>
	<b>20% CONTINGENCY</b>			\$152,820
	<b>CONSTRUCTION OPINION OF COST</b>			\$916,920
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			\$183,384
	<b>PROJECT COST TOTAL</b>			<b>\$1,100,304</b>



## COUNTRY CHASE FITNESS PARK

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	<b>1</b>	ls	\$25,000	\$25,000
Sediment and Erosion Control	<b>1</b>	ls	\$5,000	\$5,000
Stormwater Allowance	<b>1</b>	ls	\$10,000	\$10,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	<b>10</b>	ea	\$3,000	\$30,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	<b>240</b>	lf	\$150	\$36,000
<b>STRUCTURES</b>				
Playground	<b>1</b>	ea	\$250,000	\$250,000
Shelters	<b>1</b>	ea	\$100,000	\$100,000
<b>SITE FURNISHINGS</b>				
Bike Rack	<b>2</b>	ea	\$1,000	\$2,000
Trash Receptacles	<b>2</b>	ea	\$1,200	\$2,400
Picnic Tables - 8'	<b>4</b>	ea	\$2,000	\$8,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>1</b>	ea	\$3,000	\$3,000
<b>SIGNAGE</b>				
Park Identification Signage	<b>1</b>	ea	\$15,000	\$15,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
LANDSCAPE				
Landscaping Allowance	1	ls	\$25,000	\$25,000
MISCELLANEOUS				
Fitness Stations	5	ea	\$3,000	\$15,000
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$528,400</b>
	<b>20% CONTINGENCY</b>			\$105,680
	<b>CONSTRUCTION OPINION OF COST</b>			\$634,080
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			\$126,816
	<b>PROJECT COST TOTAL</b>			<b>\$760,896</b>



## PD TERRY PARK - CONCEPT 1.0

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	1	ls	\$75,000	\$75,000
Sediment and Erosion Control	1	ls	\$15,000	\$15,000
Stormwater Allowance	1	ls	\$25,000	\$25,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	100	ea	\$3,000	\$300,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	2250	lf	\$150	\$352,500
<b>STRUCTURES</b>				
Playground	2	ea	\$250,000	\$500,000
Shelters	1	ea	\$100,000	\$100,000
<b>SITE FURNISHINGS</b>				
Bike Rack	2	ea	\$1,000	\$2,000
Trash Receptacles	10	ea	\$1,200	\$12,000
Picnic Tables - 8'	4	ea	\$2,000	\$8,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	1	ea	\$3,000	\$3,000
<b>SIGNAGE</b>				
Park Identification Signage	1	ea	\$15,000	\$15,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>LANDSCAPE</b>				
Landscaping Allowance	<b>1</b>	ls	\$75,000	\$75,000
<b>MISCELLANEOUS</b>				
Baseball Field	<b>1</b>	ea	\$350,000	\$350,000
Existing Building Rehabilitation	<b>1</b>	ls	\$250,000	\$250,000
Tennis/Pickleball Courts	<b>4</b>	ea	\$75,000	\$300,000
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$2,382,500</b>
	<b>20% CONTINGENCY</b>			\$476,500
	<b>CONSTRUCTION OPINION OF COST</b>			\$2,859,000
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			\$571,800
	<b>PROJECT COST TOTAL</b>			<b>\$3,430,800</b>



## PD TERRY PARK - CONCEPT 2.0

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	1	ls	\$75,000	\$75,000
Sediment and Erosion Control	1	ls	\$15,000	\$15,000
Stormwater Allowance	1	ls	\$25,000	\$25,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	100	ea	\$3,000	\$300,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	2250	lf	\$150	\$352,500
<b>STRUCTURES</b>				
Playground	2	ea	\$250,000	\$500,000
Shelters	1	ea	\$100,000	\$100,000
<b>SITE FURNISHINGS</b>				
Bike Rack	2	ea	\$1,000	\$2,000
Trash Receptacles	10	ea	\$1,200	\$12,000
Picnic Tables - 8'	4	ea	\$2,000	\$8,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	1	ea	\$3,000	\$3,000
<b>SIGNAGE</b>				
Park Identification Signage	1	ea	\$15,000	\$15,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>LANDSCAPE</b>				
Landscaping Allowance	<b>1</b>	ls	\$75,000	\$75,000
<b>MISCELLANEOUS</b>				
Activities and Recreation Center	<b>35,000</b>	sf	\$200	\$7,000,000
Existing Building Rehabilitation	<b>1</b>	ls	\$250,000	\$250,000
Tennis/Pickleball Courts	<b>4</b>	ea	\$75,000	\$300,000
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$9,032,500</b>
	<b>20% CONTINGENCY</b>			<b>\$1,806,500</b>
	<b>CONSTRUCTION OPINION OF COST</b>			<b>\$10,839,000</b>
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			<b>\$2,167,800</b>
	<b>PROJECT COST TOTAL</b>			<b>\$13,006,800</b>



## FOUNTAIN INN ACTIVITIES CENTER

*Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.*

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	<b>1</b>	ls	\$50,000	\$50,000
Sediment and Erosion Control	<b>1</b>	ls	\$15,000	\$15,000
Stormwater Allowance	<b>1</b>	ls	\$15,000	\$15,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	<b>116</b>	ea	\$3,000	\$348,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	<b>1150</b>	lf	\$150	\$172,500
<b>SITE FURNISHINGS</b>				
Bike Rack	<b>2</b>	ea	\$1,000	\$2,000
Trash Receptacles	<b>4</b>	ea	\$1,200	\$4,800
<b>SIGNAGE</b>				
Park Identification Signage	<b>1</b>	ea	\$15,000	\$15,000
<b>LANDSCAPE</b>				
Landscaping Allowance	<b>1</b>	ls	\$25,000	\$25,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
MISCELLANEOUS				
Activities and Recreation Center	<b>26025</b>	sf	\$200	\$5,204,800
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$5,852,100</b>
	<b>20% CONTINGENCY</b>			\$1,170,420
	<b>CONSTRUCTION OPINION OF COST</b>			\$7,022,520
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			\$1,404,504
	<b>PROJECT COST TOTAL</b>			<b>\$8,427,024</b>



## FOUNTAIN INN ATHLETIC COMPLEX - CONCEPT 1.0

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	<b>1</b>	ls	\$150,000	\$150,000
Sediment and Erosion Control	<b>1</b>	ls	\$55,000	\$55,000
Stormwater Allowance	<b>1</b>	ls	\$250,000	\$250,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	<b>620</b>	ea	\$3,000	\$1,860,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	<b>12400</b>	lf	\$150	\$1,860,000
<b>STRUCTURES</b>				
Playground	<b>3</b>	ea	\$250,000	\$750,000
Shelters	<b>5</b>	ea	\$100,000	\$500,000
<b>SITE FURNISHINGS</b>				
Bike Rack	<b>4</b>	ea	\$1,000	\$4,000
Trash Receptacles	<b>12</b>	ea	\$1,200	\$14,400
Picnic Tables - 8'	<b>20</b>	ea	\$2,000	\$40,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>2</b>	ea	\$3,000	\$6,000
<b>SIGNAGE</b>				
Park Identification Signage	<b>1</b>	ea	\$40,000	\$40,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>LANDSCAPE</b>				
Landscaping Allowance	<b>1</b>	ls	\$250,000	\$250,000
<b>MISCELLANEOUS</b>				
Baseball Field	<b>6</b>	ea	\$350,000	\$2,100,000
Disc Golf Course	<b>1</b>	ls	\$75,000	\$75,000
Multi-Purpose Fields	<b>5</b>	ea	\$250,000	\$1,250,000
Tennis/Pickleball Courts	<b>8</b>	ea	\$75,000	\$600,000
Activities and Recreation Center	<b>40,000</b>	sf	\$200	\$8,000,000
Entrance Road/Boulevard	<b>1</b>	ls	\$350,000	\$350,000
Dog Park	<b>2</b>	ea	\$50,000	\$100,000
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$18,254,400</b>
	<b>20% CONTINGENCY</b>			\$3,650,880
	<b>CONSTRUCTION OPINION OF COST</b>			\$21,905,280
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			\$4,381,056
	<b>PROJECT COST TOTAL</b>			<b>\$26,286,336</b>



## FOUNTAIN INN ATHLETIC COMPLEX - CONCEPT 2 .0

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	<b>1</b>	ls	\$150,000	\$150,000
Sediment and Erosion Control	<b>1</b>	ls	\$55,000	\$55,000
Stormwater Allowance	<b>1</b>	ls	\$250,000	\$250,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	<b>620</b>	ea	\$3,000	\$1,860,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	<b>12400</b>	lf	\$150	\$1,860,000
<b>STRUCTURES</b>				
Playground	<b>3</b>	ea	\$250,000	\$750,000
Shelters	<b>5</b>	ea	\$100,000	\$500,000
<b>SITE FURNISHINGS</b>				
Bike Rack	<b>4</b>	ea	\$1,000	\$4,000
Trash Receptacles	<b>12</b>	ea	\$1,200	\$14,400
Picnic Tables - 8'	<b>20</b>	ea	\$2,000	\$40,000
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>2</b>	ea	\$3,000	\$6,000
<b>SIGNAGE</b>				
Park Identification Signage	<b>1</b>	ea	\$40,000	\$40,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>LANDSCAPE</b>				
Landscaping Allowance	<b>1</b>	ls	\$250,000	\$250,000
<b>MISCELLANEOUS</b>				
Baseball Field	<b>10</b>	ea	\$350,000	\$3,500,000
Disc Golf Course	<b>1</b>	ls	\$75,000	\$75,000
Multi-Purpose Fields	<b>5</b>	ea	\$250,000	\$1,250,000
Tennis/Pickleball Courts	<b>17</b>	ea	\$75,000	\$1,275,000
Entrance Road/Boulevard	<b>1</b>	ls	\$350,000	\$350,000
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$12,229,400</b>
	<b>20% CONTINGENCY</b>			\$2,445,880
	<b>CONSTRUCTION OPINION OF COST</b>			\$14,675,280
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			\$2,935,056
	<b>PROJECT COST TOTAL</b>			<b>\$17,610,336</b>



## BATES STREET PARK

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>GENERAL SITE WORK COST CONSIDERATIONS</b>				
Mobilization and Demolition	<b>1</b>	ls	\$15,000	\$15,000
Sediment and Erosion Control	<b>1</b>	ls	\$5,000	\$5,000
Stormwater Allowance	<b>1</b>	ls	\$15,000	\$15,000
<b>PAVING IMPROVEMENTS</b>				
Parking Spaces	<b>26</b>	ea	\$3,000	\$78,000
<b>TRAILS, BOARDWALKS, SIDEWALKS</b>				
Trails- Multi-Use Perimeter Trail and ADA Connections (sidewalks)	<b>850</b>	lf	\$150	\$127,500
<b>SITE FURNISHINGS</b>				
Bike Rack	<b>2</b>	ea	\$1,000	\$2,000
Trash Receptacles	<b>2</b>	ea	\$1,200	\$2,400
Drinking Fountains (pet, bottle filling, ADA, and drinking)	<b>1</b>	ea	\$3,000	\$3,000
<b>SIGNAGE</b>				
Park Identification Signage	<b>1</b>	ea	\$15,000	\$15,000
<b>LANDSCAPE</b>				
Landscaping Allowance	<b>1</b>	ls	\$15,000	\$15,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
MISCELLANEOUS				
Dog Park	<b>2</b>	ea	\$50,000	\$100,000
	<b>CONSTRUCTION COST SUBTOTAL</b>			<b>\$379,900</b>
	<b>20% CONTINGENCY</b>			\$75,980
	<b>CONSTRUCTION OPINION OF COST</b>			\$455,880
	<b>GEOTECH / DESIGN / PERMITTING / SURVEY / CA (20%)</b>			\$91,176
	<b>PROJECT COST TOTAL</b>			<b>\$547,056</b>



## GREENWAYS AND TRAILS

Costs presented are preliminary and shall be used for preliminary discussion purposes only. Items are based upon draft conceptual site sketch. Costs and quantities shall be refined as the concept plan develops.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>EARTHWORK, DEMOLITION, CLEARING AND EROSION CONTROL</b>				
Silt Fence		lf	\$5.00	
Fine Grading		sy	\$18.00	
Rough Grading (Site Balanced)		cy	\$6.00	
Construction Entrance		ea	\$2,500	
Asphalt Milling/Removal		sy	\$33	
18" Concrete Curb and Gutter Removal		lf	\$17	
Railroad Cross-Tie and Rail Removal		lf	\$7	
Striping Removal		lf	\$0.25	
Hydroseeding		sf	\$0.50	
<b>GENERAL CONSTRUCTION</b>				
4" Hot Mix Asphalt (Surface Course)		ton	\$180	
4" Concrete (Surface Course)		sf	\$18	
4" Thermoplastic Striping		sf	\$15	
4" Paint Striping		sf	\$6	
6" Base Course (Standard Subbase)		cy	\$50	
18" Concrete Curb and Gutter		lf	\$30	
48" Black Vinyl Chain Link Fence		lf	\$28	
2" Wood Chips (Surface Course)		lf	\$7	
Granite Fines		lf	\$12	
Porous Asphalt (Surface Course)		ton	\$250	
Porous Concrete (Surface Course)		sf	\$55	

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
ADDITIONAL CONSTRUCTION ITEMS				
Detectable Warning Mat (Each Crossing)		ea	\$200	
Signage (Traffic, Educational, Directional)		ea	\$325	
Retaining Wall		ff	\$50	
Crosswalk and Countdown Signal		ea	\$7,500	
Neighborhood Crosswalk with Signage		ea	\$2,500	
Enhanced Crosswalk with Raised Platform		ea	\$7,500	
Raised Crosswalk		ea	\$20,000	
Refuge Island with Landscape		ea	\$45,000	
Midblock Flashing Crosswalk		ea	\$65,000	
Pedestrian Lighting		ea	\$3,500	
BRIDGES AND BOARDWALKS				
New Pedestrian Bridge		sf	\$150	
Redeck Existing Bridge		sf	\$55	
Wetland Boardwalk		sf	\$115	

*Note: Not all trails are typical and will require additional studies based on actual field conditions. This cost analysis tool is a general guidelines and should not be considered actual construction cost.*

*Cost estimates noted above do not include professional design services that include master planning, construction documentation, permitting, site planning, public meetings, adjacent property owner coordination, wetland studies, surveying, or construction administration.*

*All linear foot costs are based on typical `12' wide trail section.*

*Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s) methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.*

# Appendix B - Funding

## POTENTIAL FUNDING SOURCES

This section outlines sources of funding for parks, recreation, and greenways for the City of Fountain Inn. When considering possible funding sources, it is important to understand that not all construction activities will be accomplished with a single funding source. Funding is administered at all levels of government (federal, state, local) and through private sources. The following section identifies potential matching and funding sources, and the criteria for certain projects and programs. Further information and should be consulted prior to applying for funds as each source of funding can be modified at any time.

### FEDERAL FUNDING SOURCES

Federal funding is often directed through state agencies to local governments either in the form of grants or direct appropriations, independent from state budgets. Federal funding typically requires a local match of 20%, although there are sometimes exceptions, such as the 2021 American Rescue Plan Act stimulus funds, which did not require a match.

The following is a list of possible Federal funding sources that could be used to support construction of many pedestrian and bicycle improvements.

#### **Transportation Alternatives Program**

The Transportation Alternatives Program using FAST Act funding sources and is available through a competitive process.

*Eligible applicants:* local governments, regional transportation authorities, transit agencies, school districts or schools, and any other local or regional government entity with responsibility for oversight of transportation or recreational trails.

*Eligible programs:* recreational trails and programs and infrastructure-related projects that provide safe routes for active transportation users, such as on and off-road trails, Safe Route to School programs, sidewalks, and bikeways.

#### **Highway Safety Improvement Program**

The Highway Safety Improvement Program funding aims to help communities achieve significant reductions in traffic fatalities and serious injuries on all public roads. Funding for this program is allocated to states.

*Eligible applicants:* funding for this program is allocated to the state.

*Eligible programs:* safety projects that are consistent with the State's Strategic Highway Safety Plan; bike and pedestrian safety improvements, traffic calming projects, and crossing treatments such as pedestrian hybrid



beacons, medians, and pedestrian crossing islands.

### **Surface Transportation Block Grant Program**

The Surface Transportation Block Grant Program provides states with flexible funds for a variety of highway, road, bridge, and transit projects.

*Eligible applicants:* funding for this program is allocated to the state.

*Eligible programs:* recreational trail projects, pedestrian improvements, Safe Routes to School and congestion pricing projects.

### **Community Development Block Grants**

The State Community Development Block Grant (CDBG) Program is a federally funded program that is administered by the South Carolina Department of Commerce, Division of Grants Administration. The program addresses a variety of community and economic development needs.

The Community Development Block Grants (CDBG) program provides money for streetscape revitalization, which may be comprised of pedestrian improvements.

*Eligible applicants:* local government entities.

*Eligible programs:* community and economic development projects such as streetscape revitalization and pedestrian improvements.

### **STATE FUNDING SOURCES**

The following is a list of possible State funding sources that could be used to support construction of many projects within the City of Fountain Inn.

#### **Recreation Trails Program**

The Recreational Trails Program (RTP) is a federal-aid assistance program designed to help states provide and maintain recreational trails for both motorized and nonmotorized recreational trail use. In South Carolina, RTP is administered by the South Carolina Department of Parks, Recreation and Tourism.

*Eligible applicants:* local, state and federal government entities along with private organizations that operate public recreational facilities.

*Eligible programs:* construction and maintenance of recreational trails open to the public on state, county, municipal or private lands.

#### **Land and Water Conservation Fund**

The Land and Water Conservation Fund (LWCF) is a federal assistance

program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities, including trails. In South Carolina, the LWCF is administered through the South Carolina Department of Parks, Recreation and Tourism.

*Eligible applicants:* counties, cities, and Special Purpose Districts with authority to acquire develop, operate, and maintain public park and recreation areas.

*Eligible programs:* Outdoor public recreation projects and indoor facilities that support adjacent outdoor public recreation activities.

### **Parks and Recreation Development Fund**

The Parks and Recreation Development (PARD) Fund is a is a state-funded noncompetitive reimbursable grant program.

*Eligible applicants:* any local government unit, including special purpose districts, which has provided parks or recreation services

*Eligible programs:* Planning, development and renovation of outdoor recreation opportunities.

### **Statewide Transportation Improvement Program**

The Statewide Transportation Improvement Program (STIP) is The South Carolina Department of Transportation's (SCDOT) short-term capital improvement program, providing project funding and scheduling information for the department and South Carolina's metropolitan planning organizations. The program provides guidance for the next six years and is updated every three years. The South Carolina Department of Transportation Commission, as well as the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) approve the STIP.

### **South Carolina Department of Transportation Maintenance Program**

SCDOT operates a number of road resurfacing maintenance projects annually. There may be opportunities for road restriping to be completed as part of regular roadway maintenance. This will require coordination between the City of Fountain Inn, the SCDOT District Traffic Engineer and the local maintenance office to ensure that the pavement marking design is appropriate and safe for cyclists and drivers.



## LOCAL GOVERNMENT FUNDING SOURCES

Local funding sources that would support project construction, management and maintenance should be explored to support the City's active and passive recreation projects.

### **General Fund**

The General Fund is often used to pay for maintenance expenses and limited capital improvement projects.

### **Local Bond Measures**

Local bond measures, or levies, are usually general obligation bonds for specific projects. Bond measures are typically limited by time based on the debt load of the local government or the project under focus. Funding from bond measures can be used for engineering, design and construction of trails, greenways, pedestrian and bicycle facilities, and parks.

### **System Development Charges/Developer Impact Fees**

System Development Charges (SDCs), also known as Developer Impact Fees, represent another potential local funding source. SDCs are typically tied to trip generation rates and traffic impacts produced by a proposed project. A developer may reduce the number of trips (and hence impacts and cost) by paying for on- or off-site pedestrian and bicycle improvements that will encourage residents to walk (or use transit, if available) rather than drive. In-lieu parking fees may be used to help construct new or improved pedestrian and bicycle facilities. Establishing a clear nexus or connection between the impact fee and the project's impacts is critical in avoiding a potential lawsuit.

### **Sales Tax**

Local governments that choose to exercise a local option sales tax use the tax revenues to provide funding for a wide variety of projects and activities. City of Fountain Inn projects can be funded by a portion of local sales tax revenue or from a voter approved sales tax increase.

### **Property Tax**

Property taxes generally support a significant portion of a local government's activities. However, the revenues from property taxes can also be used to pay debt service on general obligation bonds issued to finance open space system acquisitions. Because of limits imposed on tax rates, use of property taxes to fund open space could limit the county's or a municipality's ability to raise funds for other activities. Property taxes can provide a steady stream of financing while broadly distributing the tax burden.

### **Tax Increment Financing (TIF)**

Tax Increment Financing is a tool to use future gains in taxes to finance the current improvements that will create those gains. When a public project (e.g., shared use trail or park) is constructed, surrounding property values generally increase and encourage surrounding development or redevelopment. The increased tax revenues are then dedicated to support the debt created by the original public improvement project.

### **Hospitality Tax (H-Tax)**

Hospitality Tax is a tax of up to 2% on prepared food and beverages. H-Tax projects must be used for improving services and facilities for tourists.

### **PRIVATE SECTOR FUNDING SOURCES**

Many communities have solicited funding assistance from private foundations and other conservation-minded benefactors. Below are several examples of private funding opportunities available.

#### **People for Bikes Community Grant Program**

The Bikes Belong Coalition of bicycle suppliers and retailers has awarded \$1.2 million and leveraged an additional \$470 million since its inception in 1999. The program funds corridor improvements, mountain bike trails, BMX parks, trails, and park access. It is funded by the Bikes Belong Employee Pro Purchase Program.

*Eligible applicants:* non-profit organizations, city or county agencies or departments, and from state or federal agencies working locally.

*Eligible programs:* bicycle infrastructure projects and some advocacy programs.

#### **National Trails Fund**

American Hiking Society administers the National Trails Fund, the only privately supported national grants program working toward establishing, protecting and maintaining foot trails in America. The fund offers Micro-Grants to active organizations of their Alliance of Hiking Organizations.

*Eligible applicants:* active organizations of the American Hiking Society's Alliance of Hiking Organizations.

*Eligible programs:* Securing trail lands, building and maintaining trails, and constituency building around specific trail projects.



### **The Kodak American Greenways Program**

The Conservation Fund's American Greenways Program has teamed with the Eastman Kodak Corporation and the National Geographic Society to award small grants (\$250 to \$2,000) to stimulate the planning, design and development of greenways.

*Eligible applicants:* primarily to local, regional or statewide nonprofit organizations. Although public agencies may also apply, community organizations will receive preference.

*Eligible programs:* Planning, technical assistance, and legal costs related to greenway project development.

### **The Robert Wood Johnson Foundation**

The Robert Wood Johnson Foundation funds initiatives that promote healthy communities and lifestyles, and foster a culture of health. Active funding programs can be found at <http://www.rwjf.org>.

## **OTHER SOURCES**

### **Local Trail/Park Sponsors**

A sponsorship program for trail/park amenities allows smaller donations to be received from both individuals and businesses. Cash donations could be placed into a trust fund to be accessed for certain construction or acquisition projects associated with the greenways and open space system. Some recognition of the donors is appropriate and can be accomplished through the placement of a plaque, the naming of a trail segment, and/or special recognition at an opening ceremony. Types of gifts other than cash could include donations of services, equipment, labor, or reduced costs for supplies.

### **Corporate Donations**

Corporate donations are often received in the form of liquid investments (i.e. cash, stock, bonds) and in the form of land. Employers recognize that creating places to bike and walk is one way to build community and attract a quality work force. Bicycling and outdoor recreation businesses often support local projects and programs. Municipalities typically create funds to facilitate and simplify a transaction from a corporation's donation to the given municipality. Donations are mainly received when a widely supported capital improvement program is implemented. Such donations can improve capital budgets and/or projects.

### **Volunteer Work and Public-Private Partnerships**

Individual volunteers from the community can be brought together with groups

of volunteers from church groups, civic groups, scout troops and environmental groups to work on greenway development on special community workdays. Volunteers can also be used for fundraising, maintenance, and programming needs. Local schools or community groups may use the bikeway projects as a project for the year, possibly working with a local designer or engineer. Work parties may be formed to help clear the right-of-way where needed. A local construction company may donate or discount services.

### **Private Individual Donations**

Private individual donations can come in the form of liquid investments (i.e. cash, stock, bonds) or land. Municipalities typically create funds to facilitate and simplify a transaction from an individual's donation to the given municipality. Donations are mainly received when a widely supported capital improvement program is implemented. Such donations can improve capital budgets and/or projects.

### **Fundraising / Campaign Drives**

Organizations and individuals can participate in a fundraiser or a campaign drive. It is essential to market the purpose of a fundraiser to rally support and financial backing. Oftentimes fundraising satisfies the need for public awareness, public education, and financial support.

### **Land Trust Acquisition and Donation**

Land trusts are held by a third party other than the primary holder and the beneficiaries. This land is oftentimes held in a corporation for facilitating the transfer between two parties. For conservation purposes, land is often held in a land trust and received through a land trust. A land trust typically has a specific purpose such as conservation and is used so land will be preserved as the primary holder had originally intended.

### **Adopt a Trail/Park Program**

A challenge grant program with local businesses or organizations may be a good source of local funding, where corporations or volunteer groups 'adopt' a trail/park and help maintain the facility.

### **AARP Community Challenge**

The AARP Community Challenge grant program is part of the nationwide AARP Livable Communities initiative that helps communities become great places to live for residents of all ages. The program is intended to help communities make immediate improvements and jump-start long-term progress in support of residents of all ages.



### **NRPA Resilient Park Access Grant**

NRPA Resilient Park Access Grant funds projects to advance community-driven, systems-level strategies for equitable park access that improves the resilience and health of communities. Funding will support projects that advance community-driven, systems-level strategies for equitable park access that improve the environmental resilience and health of communities. The grant program will support park and recreation professionals in partnership with leaders from community-based organizations. Projects should address system-wide park access planning, data collection/analysis, policies and/or capital improvements with a focus on creating climate-ready parks. NRPA funds 6 to 10 communities at \$300,000 to \$500,000 each for a total of 2.5 years.