



Loretto Recreation Master Plan



Prepared by:

CROY Engineers
ENGINEERING Planners
Surveyors

115 Manning Drive, Suite B201
Huntsville, AL 35801-4329





CITY OF LORETTO RECREATION MASTER PLAN

October 2014

Presented to the City of Loretto, Tennessee

Mayor: Jesse Turner

Aldermen: Steve McMasters, Ray Methvin

City Administrator: Keith Smith

Parks Steering Committee:

Jon Pettus

Pat Crabb

Suzanne Reeves

Lawren Gabel

Timothy Hollmann

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Overview

The Loretto Parks and Recreation Master Plan offers recommendations for improving and updating existing recreation facilities to better meet the needs of a modern community. The purpose of this Master Plan is to address the recreation needs of all community residents, from infants to Senior Citizens. The Master Plan was developed by the City of Loretto in association with a steering committee of citizens, residents of the area, and Croy Engineering. It responds to specific needs that were defined by residents through a series of interviews and public forums.

Plan Initiation and Development

In early 2014, the City of Loretto initiated a survey (*see Appendix*) in which, among other things, they asked community residents how satisfied they were with existing Parks and Recreation facilities. Nearly **two-thirds** of respondents expressed dissatisfaction with the existing recreation resources. With these results, City leaders initiated a park re-development plan. A steering committee was established to help guide the process, representing a broad cross-section of the Loretto community: Seniors, families with older children, families with younger children, and Singles.

An initial meeting was held on July 17, 2014 with City leaders, the Steering Committee, and Croy Engineering representatives in attendance. At this meeting, the results of the survey were discussed in depth and goals were set for park enhancements. From the ideas generated, potential projects were identified and categorized into priorities. The group met again in August of 2014 for Croy to present a preliminary plan, showing locations and renderings of the potential individual projects comprising the park improvement plan.

After more revisions based on input from the Steering Committee, the plan was presented to the community at a public meeting on September 18, 2014. Approximately 50 people attended with 28 signatures on record. Written comments were solicited and gathered at this meeting. (*see Appendix for signatures and comments*). With public comments gathered and considered, this final planning document was developed.

City of Loretto Parks and Recreation Master Plan

The Master Plan that emerged from the process described above is an attempt to acknowledge and address the major concerns identified in the initial public survey conducted in early 2014. Projects are recommended for all three of the City's park facilities, to include the Main City Park (Burke Park), the

“mini park” (Weathers) located in the downtown area, and the Loretto Sports Complex. A rendering of the Master Plan for Burke Park and the Sports Complex is provided in the Appendix.

The Master Plan has been prioritized into Three Phases, each with individual improvements, as described in detail in the following sub-sections.

Phase 1 (12-24 month anticipated time frame)

- ***New pool /splash pad***– The City of Loretto pool closed after the 2011 season and has never reopened. Many residents expressed an interest in the survey to reopen the pool, or construct a new one. With the poor state of the pool and its age, it was agreed that the best idea would be to construct a new pool. Due to topography, it was decided the best location for the pool would be in Burke Park at the park entrance.

During development of this plan, the City announced that it had received a grant from the State of Tennessee for \$250,000 for the construction of a new pool, provided the City could come up with a match of \$250,000. Therefore, there is an established budget for this project of \$500,000. The pool facility should attempt to appeal to as wide a range of ages as possible. It is desirable, if possible, to include both pool and splash pad facilities into this project. Additionally, the project will include structures for a pool office, locker and rest rooms, and housing for pump and filtration equipment as necessary.

- ***New Restrooms*** – The existing restrooms in Burke Park are non-ADA compliant, and in poor working and sanitary condition. New ADA complaint restrooms should be provided for the park. In order to save costs, it was envisioned to include the restrooms in conjunction with the pool development as described above that serve the entirety of Burke Park, and could therefore be lumped into the overall cost of that project.
- ***Handicapped (ADA) parking*** – The results of the park survey indicated a desire to improve handicap accessibility in the parks. Responding to this request, it is recommended to add designated ADA parking stalls as follows:
 - Formalize the parking area near the new gate at the sports complex to provide 4 handicap accessible spaces. Would be concrete paved with appropriate striping and signage.
 - Retrofit parking lot at City Park for handicap spaces near community center and possible pool site. This could possibly be accommodated with simple restriping of spaces.
- ***Burke Park Walking Path*** –A significant number of survey respondents listed a desire to add walking trails and paths. Responding to this need, a sidewalk on the interior of the City Park “loop road” to separate pedestrian and vehicular traffic is recommended. The path would be approximately 2000 feet long and can be made of a variety of different materials as desired to save cost (bark mulch, cinder, asphalt or concrete)
- ***Improve Park Entrance*** – It was desired by the Park Steering Committee to improve the aesthetics of the existing park entrance. A renovated gate, removal of an old tree, and enhanced landscaping are proposed for this area as a fairly low-cost improvement.

- ***New picnic pavilion*** – To allow space for the proposed pool, the existing pavilion #1 will have to be demolished. It is desired to replace the facility with a more modern pavilion immediately north of the proposed pool site.
- ***Upgrade other restrooms*** – It is desirable to upgrade restrooms in other parts of Burke Park, as funds allow. This would include ADA compatibility in all facilities. Additionally, it is desired to add a restroom at the Weathers “mini park”, as no facilities are currently provided.
- ***Consolidate Playgrounds*** – There are 4 separate areas with playground equipment in Burke Park, one of which is in the site for the proposed pool. It is desirable to consolidate to approximately 1 or 2 sites, to include possible equipment upgrades as budgets and funding allows.
- ***Demolition of existing City Pool*** – The existing pool will, at some point, need to be demolished as the new pool facility is constructed. Lawrence County has indicated a willingness to handle the pool demolition for compensation of the fuel expended in doing the work.

Phase 2 (2-5 yr anticipated time frame)

- ***Disc golf course*** – Disc golf or “Frisbee golf” is becoming a popular activity nationwide and the steering committee expressed a desire to add a facility of this nature in the intermediate term. The proposed site would be located at the Sports Complex, in a wooded area near the northwest of the site. This improvement can be provided at a fairly low cost (\$10,000 for 9 holes, \$20,000 for 18 holes).
- ***Continued ADA accessibility improvements and restroom upgrades*** – as Phase 1 funding is allocated to other areas, any leftover improvements with respect to restroom and parking facilities should continue in Phase 2.
- ***Equipment storage building and ADA compliant restroom facility*** – The steering committee expressed a desire to provide restrooms near soccer field at the sports complex. The restrooms for the sports complex facility are currently located in the hub of the baseball/softball fields and a long distance from the soccer field. The building should also provide storage areas for soccer equipment and other sports complex items as the need dictates. As an option, the structure can include a small concession facility.
- ***Burke Park Walking path, 2nd phase*** –as an off-shoot of the loop path identified in Phase 1, a separate loop route in the eastern/southeastern portion of the City Park running close to the motocross track is recommended, adding to the trail network. This path would feature some rolling hills and varying terrain and allow for longer walking circuits to be realized.
- ***New play/picnic area*** – Near the hub of the baseball fields in the sports complex, the committee expressed a desire to provide a play area for younger spectators to possibly include picnic tables and eating areas. This area should be shielded by an appropriate means to protect users from foul balls.

- **Basketball parking area** – those using the basketball courts in Burke Park currently park in the grass near the basketball courts. This has resulted in a muddy area that is difficult to maintain. City officials expressed a desire to pave in this area for additional parking and ease of maintenance. Approximately 6 spaces are envisioned.

Phase 3 (3-10 yr anticipated time frame)

- **Continued ADA accessibility improvements and restroom upgrades as carried over from Phases 1 - 2.**
- **Burke Park Walking path, 3rd phase** –as an expansion the trail network, a half-mile spur route is suggested connecting Burke Park to the City’s wellhead protection area located along Dixon Branch. Separate trailhead parking can be added on Cherokee Hills Drive as desired. This path would have more of a hiking trail feel and would allow for a more diverse walking experience than what is currently offered in Loretto.
- **Paved parking in north and south ends of sports complex** – As current parking is in the grassy areas near the baseball and soccer fields, as funds allow, the City should consider paving lots on the north and south ends of the sports complex for current and proposed facilities. Proper lighting should be included.
- **Tennis courts** – It was desired by the steering committee to establish a long term goal of providing enhanced tennis facilities, to be housed at the sports complex. Six tennis courts are recommended. This will also allow for the city to host tennis meets among high schools within and around Lawrence County.
- **Amphitheater** – a use for the former pool site that would flow with the topography would be an amphitheater. This facility could house concerts and other public events.

Cost Estimates/Funding Sources

As with any project, estimates will vary depending on how many “bells and whistles” are included. Estimates have been provided on both the low and high end of the scale to better reflect the different options available. The City of Loretto is looking into State and Federal grant monies to help fund the project. Future projects that can be tied to water quality improvements, outdoor education areas, and walking trail improvements can greatly help to access state and federal grant funds. Discussion during the planning process has also indicated that there is a strong possibility of public/private funding between the City and various civic organizations to help with the various renovations. Additional fundraising ideas that have been employed by other municipalities include corporate/business sponsorships, sell-a-brick campaigns, and online donations. (see Appendix for cost breakouts)

Phase 1 (12 month anticipated time frame)

All elements of Phase I are expected to cost between \$525,000 and 1.37M. The City of Loretto is looking into State and Federal monies that can help offset the cost of this renovation, and has already received approval for a \$250,000 State of Tennessee redevelopment grant (as mentioned in the City Pool project – Phase 1).

Phase 2 (2-5 year anticipated time frame)

Phase 2 is expected to cost between \$76,000 and \$163,000.

Phase 3 (5-10 year anticipated time frame)

The final phase is expected to cost between \$593,000 and 1.036 M.

The total anticipated costs range from 1.2 M to 2.6M. All projected costs are inclusive of a 25% contingency.

Appendix

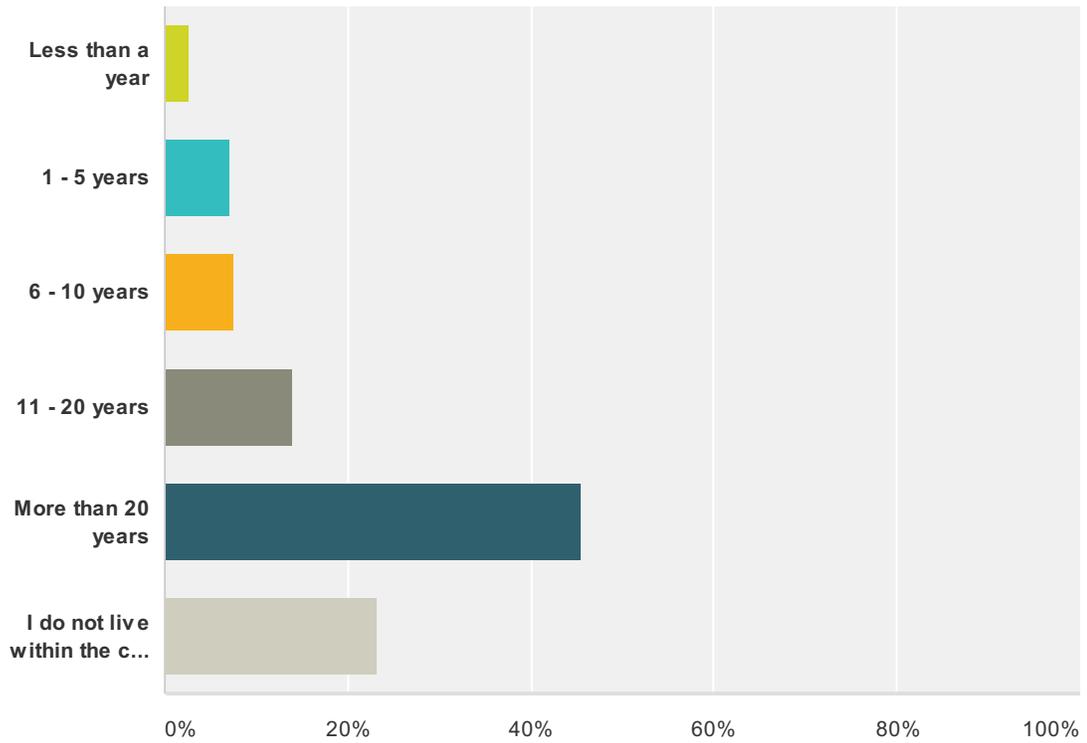
1. Survey
2. Public Meeting Signatures and Comments
3. Visual Map of Master Plan
4. Cost Estimate

CITY OF LORETTO RECREATION MASTER PLAN

Appendix

Q1 How long have you lived in the City of Loretto?

Answered: 228 Skipped: 1



Answer Choices	Responses
Less than a year	2.63% 6
1 - 5 years	7.02% 16
6 - 10 years	7.46% 17
11 - 20 years	14.04% 32
More than 20 years	45.61% 104
I do not live within the city limit of Loretto	23.25% 53
Total	228

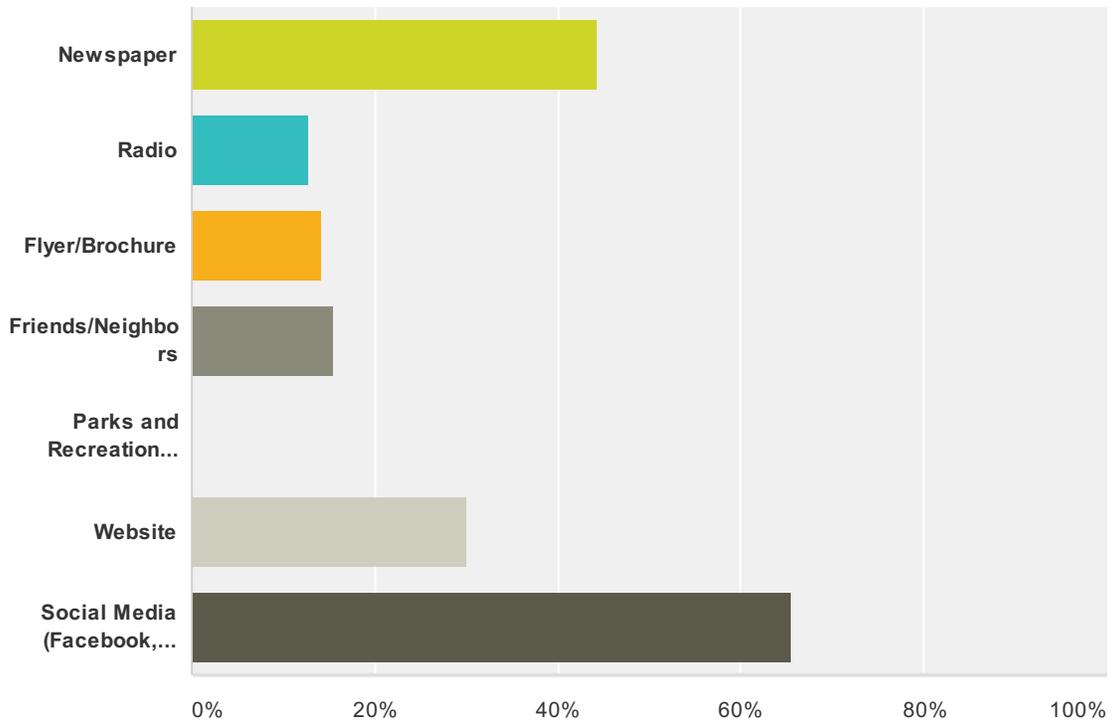
Q2 Please indicate the number of persons living in your household, including yourself, that are:

Answered: 226 Skipped: 3

Answer Choices	Responses	
Under 6 years	26.11%	59
7 - 12 years	36.73%	83
13 - 18 years	33.63%	76
19 - 24 years	28.32%	64
25 - 34 years	26.99%	61
35 - 44 years	41.59%	94
45 - 54 years	33.19%	75
55 - 64 years	23.45%	53
65 years and up	16.37%	37

Q3 Please check the best method of how you would like to learn about parks and recreation programs/activities.

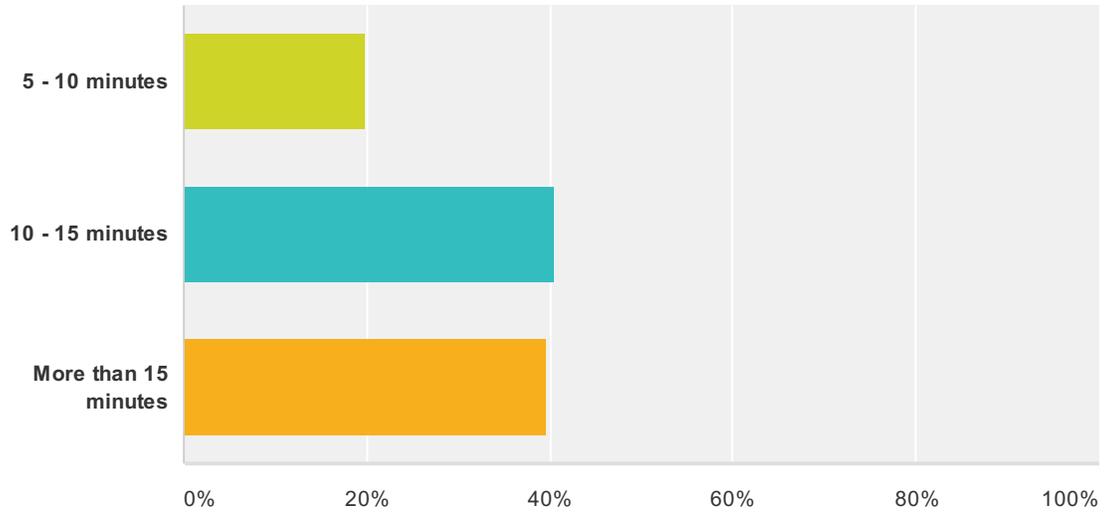
Answered: 226 Skipped: 3



Answer Choices	Responses
Newspaper	44.25% 100
Radio	12.83% 29
Flyer/Brochure	14.16% 32
Friends/Neighbors	15.49% 35
Parks and Recreation Staff	0% 0
Website	30.09% 68
Social Media (Facebook, Twitter, etc)	65.49% 148
Total Respondents: 226	

Q4 What is the amount of time that you would be willing to spend to travel from your home to a park, trail, or recreational facility?

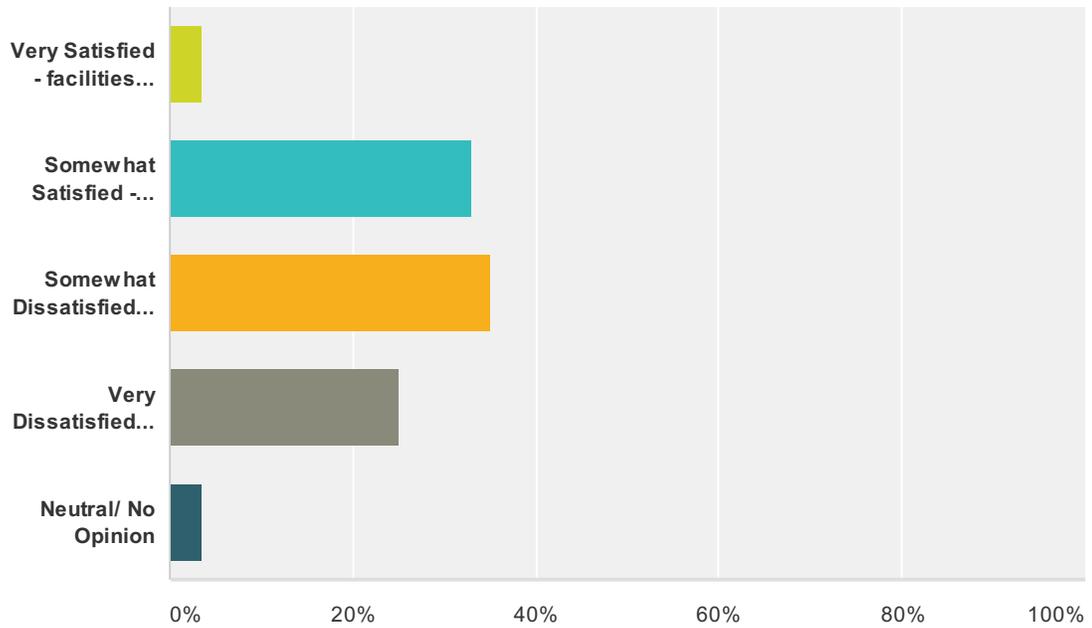
Answered: 227 Skipped: 2



Answer Choices	Responses	
5 - 10 minutes	19.82%	45
10 - 15 minutes	40.53%	92
More than 15 minutes	39.65%	90
Total		227

Q5 How satisfied are you with the current number and condition of parks and recreation facilities/parks in Loretto?

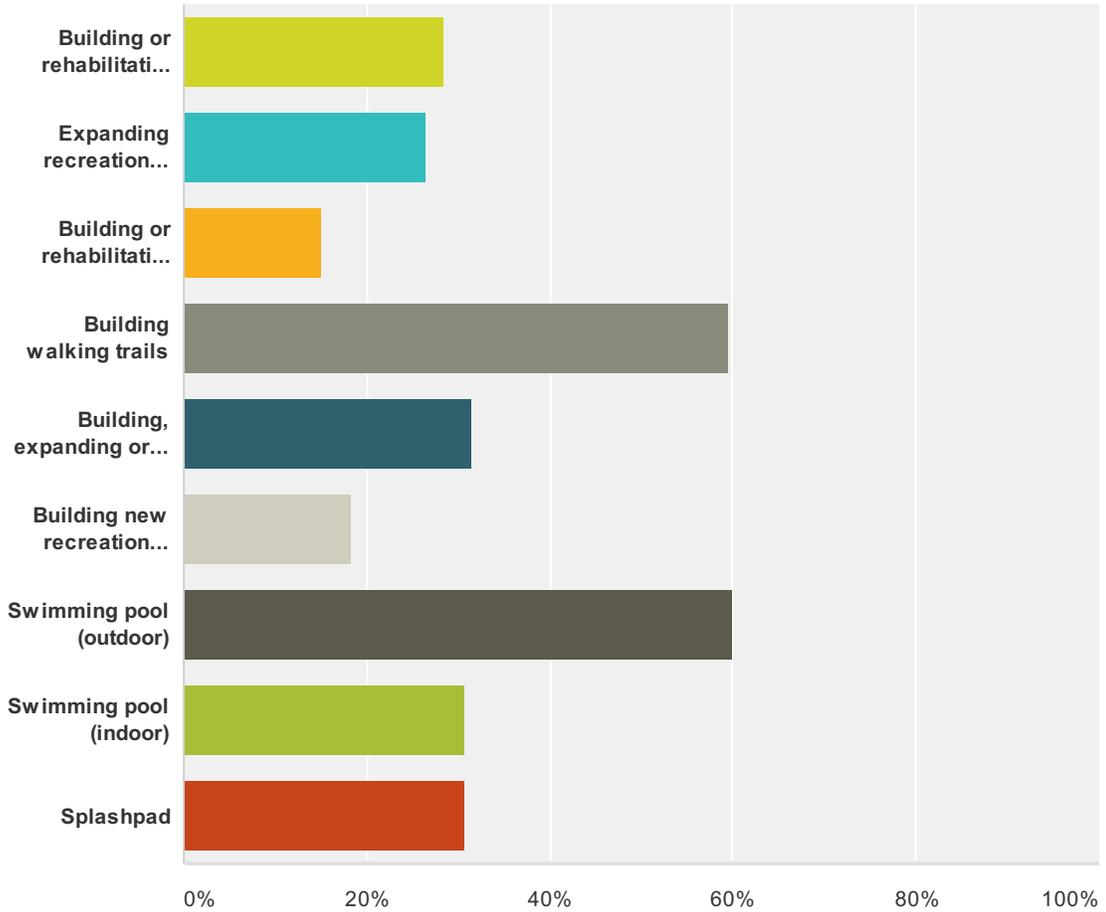
Answered: 200 Skipped: 29



Answer Choices	Responses	
Very Satisfied - facilities consistently meet my expectations	3.50%	7
Somewhat Satisfied - facilities usually meet my expectations	33%	66
Somewhat Dissatisfied - facilities usually do not meet my expectations	35%	70
Very Dissatisfied - facilities rarely meet my expectations	25%	50
Neutral/ No Opinion	3.50%	7
Total		200

Q6 Over the next 1 - 5 years, what are the three (3) most important priorities for the City to focus on and dedicate financial resources to when it comes to parks and recreation? Please make up to three (3) choices.

Answered: 212 Skipped: 17



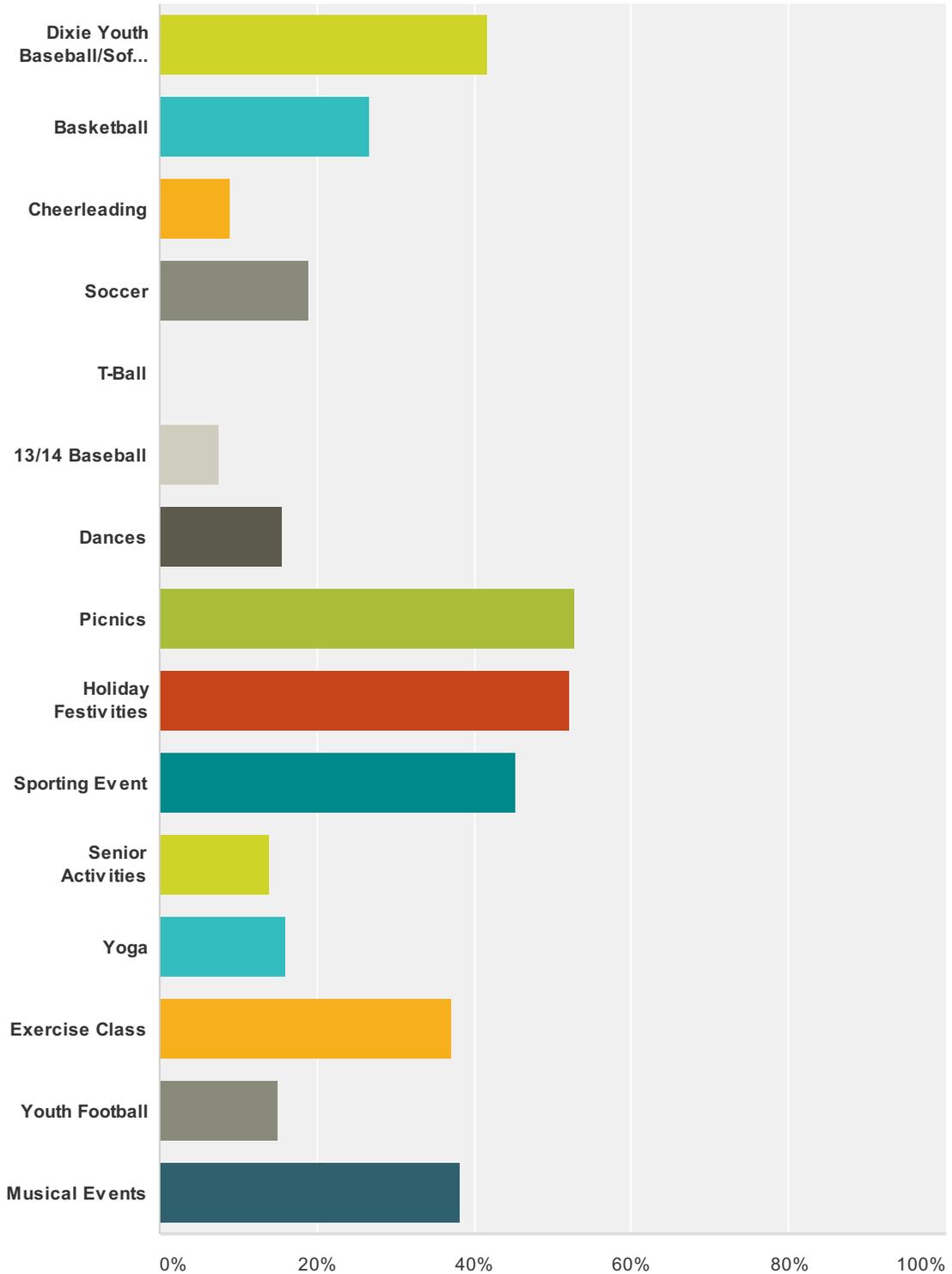
Answer Choices	Responses
Building or rehabilitating existing City recreation facilities to meet ADA requirements	28.30% 60
Expanding recreation programming in the community	26.42% 56
Building or rehabilitating playgrounds to meet ADA requirements	15.09% 32
Building walking trails	59.43% 126
Building, expanding or enhancing existing sports fields (baseball, softball, soccer, football, etc.)	31.60% 67
Building new recreation facilities/parks	18.40% 39
Swimming pool (outdoor)	59.91% 127
Swimming pool (indoor)	30.66% 65

Loretto, TN Parks and Recreation Needs Assessment

Splashpad	30.66%	65
Total Respondents: 212		

Q7 Listed below are recreation activities that are currently available in the City of Loretto and some that could be made available. Please select those that you or a family member currently participate in or would like to.

Answered: 199 Skipped: 30

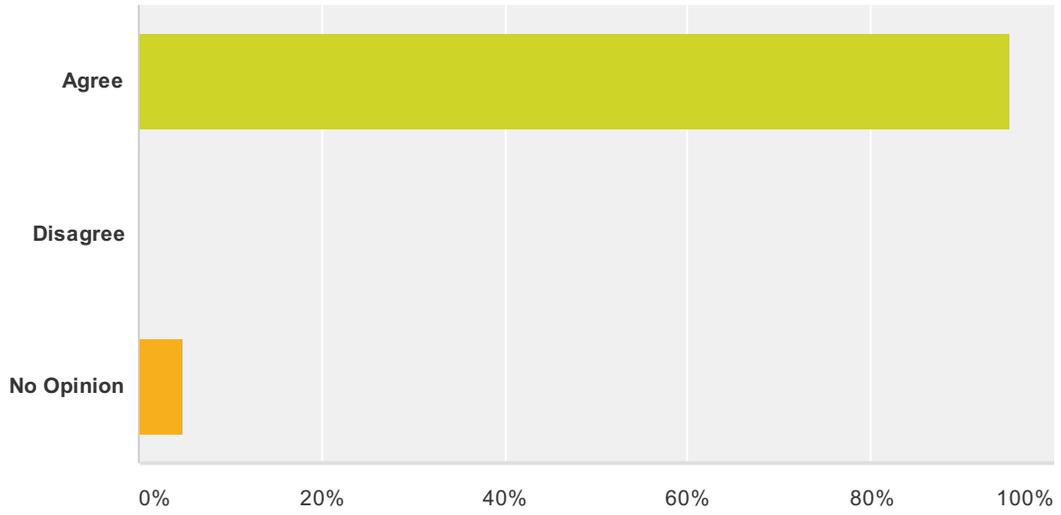


Loretto, TN Parks and Recreation Needs Assessment

Answer Choices	Responses	
Dixie Youth Baseball/Softball	41.71%	83
Basketball	26.63%	53
Cheerleading	9.05%	18
Soccer	19.10%	38
T-Ball	0%	0
13/14 Baseball	7.54%	15
Dances	15.58%	31
Picnics	52.76%	105
Holiday Festivities	52.26%	104
Sporting Event	45.23%	90
Senior Activities	14.07%	28
Yoga	16.08%	32
Exercise Class	37.19%	74
Youth Football	15.08%	30
Musical Events	38.19%	76
Total Respondents: 199		

Q8 The city should take a more aggressive approach in the development of recreational facilities.

Answered: 210 Skipped: 19



Answer Choices	Responses
Agree	95.24% 200
Disagree	0% 0
No Opinion	4.76% 10
Total	210

LORETTO PARKS AND RECREATION PLAN – PUBLIC MEETING

Sept 18, 2014

NAME ADDRESS EMAIL

Paula Kinlund 218 Smith Circle Loretto

Sandra Methuen 425 Hillwood Dr

Ray & Methuen no " " "

Randy Bli 83 Fisher Hollow Rd

Allen Fleming 402 E. Main St.

Jennie Fleming " "

Ben Miller 180 OTTAWA ROAD LAWRENCEBURG TN

James B. Cunningham Jr.

Martha + Harley Simbeck 191 Busby Rd Loretto, TN 38469

Suzanne Cain 119 Blundale Rd Loretto, TN 38469

Kathleen Smith City of Loretto

Lauren Gabel 712 Littrell Rd Loretto, TN

Pat Crabb 104 Denmark Dr St. Loretto

LORETTO PARKS AND RECREATION PLAN – PUBLIC MEETING

Sept 18, 2014

NAME

ADDRESS

EMAIL

Carl Walters 219 Broad St gawalters@loretto
tel
net

Shirley B. Roberts 137 Beartown Rd sbroberts@lorettoel.net

Wayne Yorum

T.R. Williams 155 Hood Hollow Rd TRWilliams99@hotmail.com

Ann Namm 423 Bells Street glamm@lcs.us

Bill Frost 516 S. Mil Loretto

Ron Mcmasters 511 E Main Loretto

Brenda Mcmasters 511 E. Main ronmcc@lorettoel

George Wakefield 615 2nd Ave. S

Carol Abercrombie 15 Methun Rd

Juan Hannah 787 Cherokee Hills Dr.

Jim Walker Walker 25 Augustine Lane

Kelly Mcmasters 208 Mill Creek Dr Loretto

Public Meeting Comment Card
Loretto Recreation Master Plan
September 18, 2014

PLEASE PRINT

Name
Address

Rozell Thigpen
P.O. Box 73
Loretto, TN 38469

What comments do you have regarding the Recreation Master Plan?

Why close the door completely on any indoor swimming pool. From what I have heard you have not checked into it completely. Dive into it just to see what the options are. It might not be as expensive here as it would be in another location. Don't close the door YET. Get some facts.

Thanks

I also am questioning the safety of the walking trail. Seems it goes way back in the woods where some safety issues could arise.

Comments or Questions should be directed to:

Croy Engineering, LLC
115 Manning Drive, SW
Suite B201
Huntsville, AL 35801-4329
Attention: Andy Somers

Phone: (256) 517-8555; E-mail: asomers@croyengineering.com

Public Meeting Comment Card
Loretto Recreation Master Plan
September 18, 2014

PLEASE PRINT

Name Gary Lamm
Address 423 Dells Street
Loretto, TN 38469

What comments do you have regarding the Recreation Master Plan?

Please consider moving the children's
playground in between the baseball field
and softball field to the dead area
between the South Lawrence Baseball Field
outside (LF-CF), the soccer field and the South
Lawrence Elementary school. The reason
being it is more centrally located
between all three and would be easier
access for all those involved.

Thanks,
Gary Lamm

Comments or Questions should be directed to:

Croy Engineering, LLC
115 Manning Drive, SW
Suite B201
Huntsville, AL 35801-4329
Attention: Andy Somers

Phone: (256) 517-8555; E-mail: asomers@croyengineering.com

Loretto City Park Proposed 5-10 year Plan



Proposed Paved Basketball Parking (Approximately 6 Spaces)

Proposed Pavilion (Replacement of Old Pavilion #1)

Proposed Pool, Restrooms, and Locker Rooms with possible splash pad

Enhanced Signage at Entrance

Future Trail Connection to Wellhead Protection Area

Demolition of Old Pool Facility and Site Restoration

Proposed Amphitheater

Proposed Walking Loop Inside Existing Ring Road (approx. 2000 lf)

Proposed Consolidated Playground

Proposed ADA Accessible Parking (4 Spaces)

Proposed Walking Trail (approx. 1,500 lf)

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- - - PROP LINE



Loretto Sports Complex Proposed 5-10 Year Plan

Proposed Paved Parking
(Approximately 70
Spaces)

Proposed Disk Golf

Protected Play Area
with possible Picnic
Pavilion

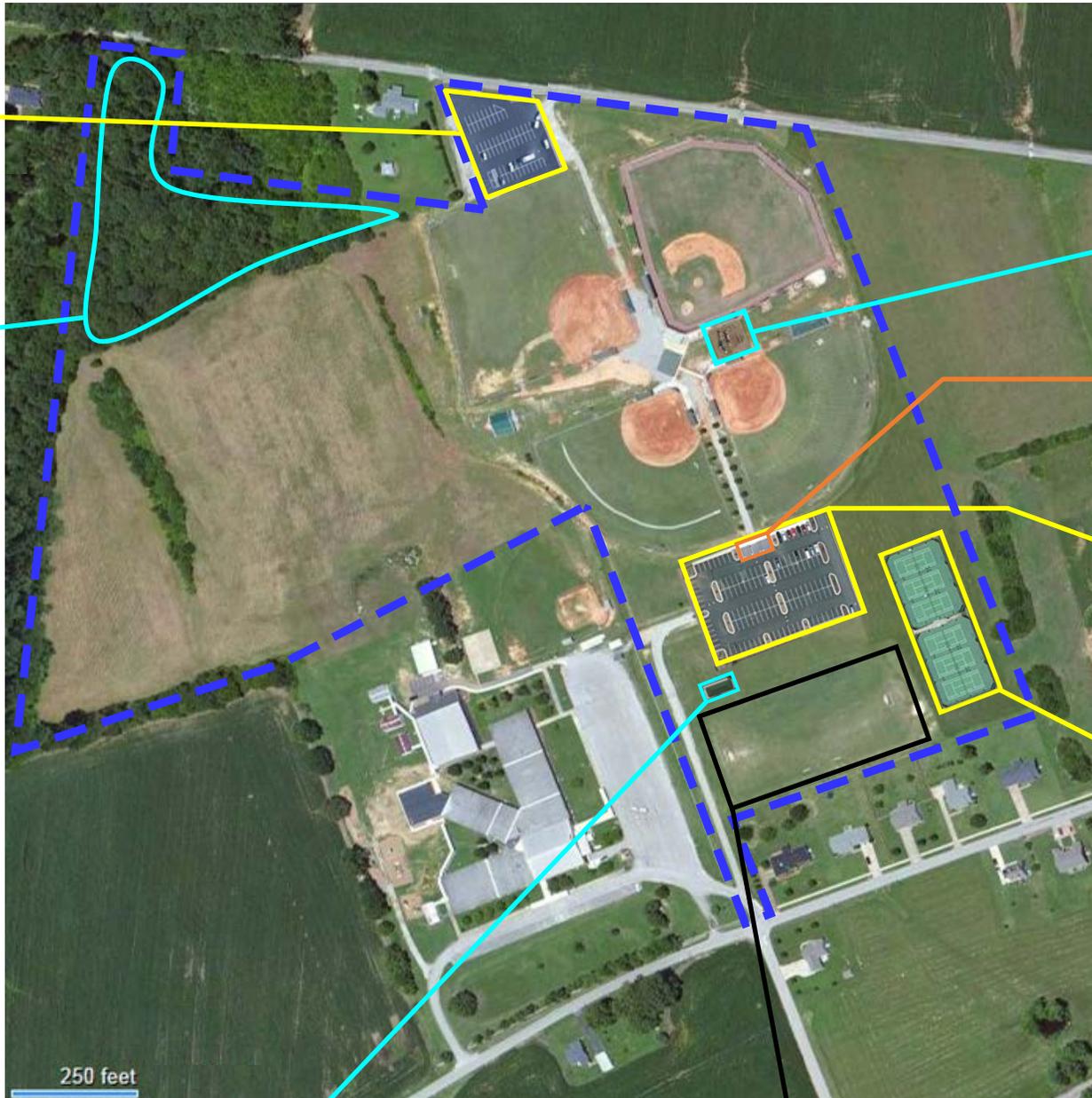
Proposed ADA Compliant
Concrete Handicapped
Parking (4 Spaces)

Proposed Paved Parking
(Approximately 130 Spaces)

Proposed Tennis
Courts

Proposed ADA Compliant Restroom,
Equipment Storage, and Concession Building

Existing Soccer Field



LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- - - PROP LINE



Loretto, TN Cost Estimates

	TASK	SIZE	LOW END COST	HIGH END COST	
PHASE 1	ADA Parking in Existing Parking Lot (4 spaces)	900 sf	\$ 3,000.00	\$ 5,000.00	
	New Pool, Splashpad, Locker Room, and Restroom facility	33,000 sf	\$ 350,000.00	\$ 900,000.00	
	Walking Path on Interior of City Park "Loop Road" (6 foot wide cinder (Low), 8 foot wide asphalt (High))	2,000 lf	\$ 20,000.00	\$ 60,000.00	
	Improvements towards Park Entrance	1 ls	\$ 2,000.00	\$ 10,000.00	
	New Picnic Pavilion (40'x80')	3,200 sf	\$ 20,000.00	\$ 40,000.00	
	Consolidations of Playgrounds/upgrade equipment	1 ls	\$ 5,000.00	\$ 20,000.00	
	Demolition of Existing Pool	12,500 sf	\$ 10,000.00	\$ 30,000.00	
	Upgrade Restrooms	1 ls	\$ 10,000.00	\$ 30,000.00	
	Subtotal Phase 1			\$ 420,000.00	\$ 1,095,000.00
	plus Contingency 25%			\$ 525,000.00	\$ 1,368,750.00
PHASE 2	Paved Parking for Basketball Courts (Asphalt)	2,250 sf	\$ 11,250.00	\$ 18,000.00	
	Walking Path (Connect with Phase 1 and loop around eastern/southeastern portion of City Park) (5 foot wide, Asphalt)	1,500 lf	\$ 15,000.00	\$ 45,000.00	
	Disc Golf Course (9-18 holes)	78,000 sf	\$ 10,000.00	\$ 20,000.00	
	Equipment Storage Building, Concession, ADA Compliant Restroom Facility	700sf	\$ 30,000.00	\$ 50,000.00	
	New Play Area Inside of Baseball Fields	3,900 sf	\$ 5,000.00	\$ 15,000.00	
	Continued ADA assesibility improvemts		\$ 5,000.00	\$ 15,000.00	
	Subtotal Phase 2			\$ 76,250.00	\$ 163,000.00
	plus Contingency 25%			\$ 95,312.50	\$ 203,750.00
PHASE 3	Walkway Trail connectivity to Wellhead Protection Area (6 foot wide cinder (low), 8 ft. wide asphalt (high))	460 lf	\$ 4,600.00	\$ 13,800.00	
	Amphitheater near old pool site	12,500 sf	\$ 15,000.00	\$ 50,000.00	
	Paved Parking in North and South Ends of Complex	83,000 sf	\$ 250,000.00	\$ 400,000.00	
	Tennis Courts (Asphalt) (6 courts)	41,250 sf	\$ 200,000.00	\$ 350,000.00	
	Continue ADA accessibility improvements and Restroom Upgrades		\$ 5,000.00	\$ 15,000.00	
	Subtotal Phase 3			\$ 474,600.00	\$ 828,800.00
	plus Contingency 25%			\$ 593,250.00	\$ 1,036,000.00

Total All Phases **\$ 970,850.00** **\$ 2,086,800.00**

Total Including 25% Contingency **\$ 1,213,562.50** **\$ 2,608,500.00**