

2022

Meadowbrook

CITY OF PORTLAND
PARKS & RECREATION MASTER PLAN
Portland, Tennessee

ACKNOWLEDGMENTS

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

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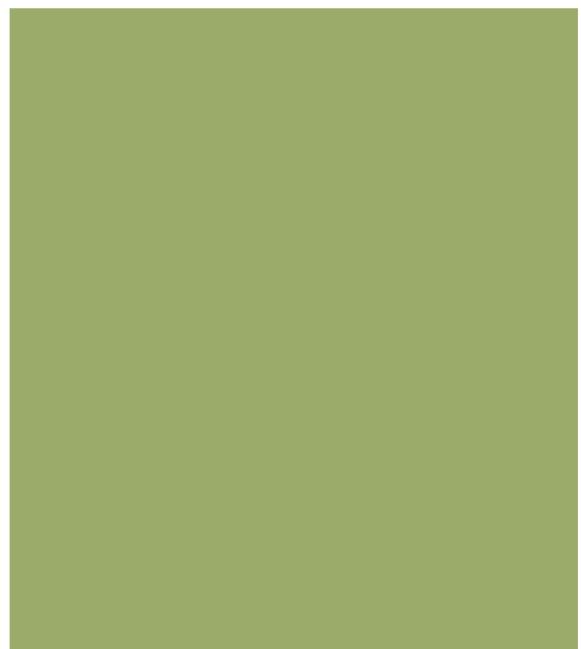
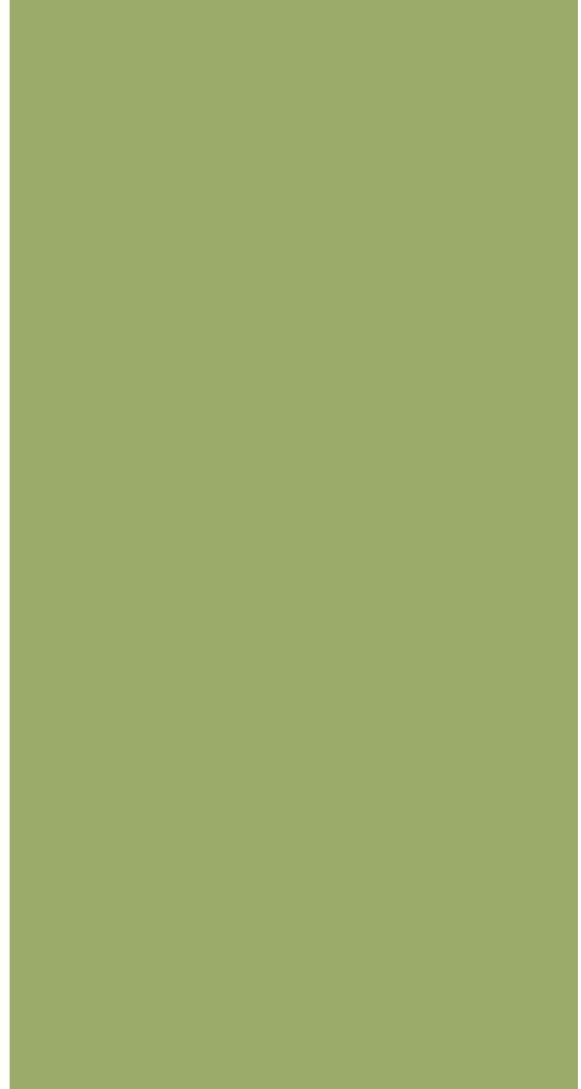
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Project Purpose

01

Project Purpose

OVERVIEW

As Middle Tennessee continues to expand as one of the fastest growing metropolitan regions in the country, parks and recreation departments in the region continue to feel the growth and expansion pressures from current and new residents. The City of Portland, Robertson County, Sumner County, and other counties neighboring Nashville have experienced the effect of this growth and ever increasing energy as well. Cities like Portland are in an optimal position to address the needs of current residents and visitors, while planning for future growth. As Portland continues to build off this momentum and improve the quality of life for its residents, the City recognized an important need to define a vision for its parks. In 2022, the City of Portland initiated a process to prepare a system-wide parks master plan for its park system and develop an implementation strategy to achieve the community's vision for Portland.

Plan Goals & Objectives

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



Right: The Plan calls for improvements and new connections, such as for the pedestrian bridge in Meadowbrook Park.

PLAN ELEMENTS

Many elements come together within the plan to create a holistic and informed blueprint for future growth and development in Portland's parks. These elements were established from quantitative and qualitative analyses alongside public input.



Above: Playground at Richland Park was cataloged in the site inventory.

Site Inventory and Assessments

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

Public Engagement

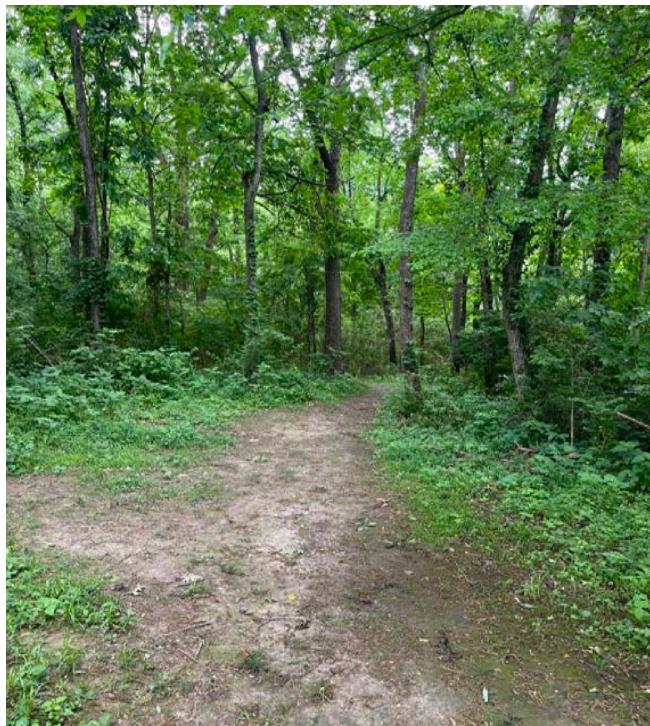
Throughout the planning process, the planning team facilitated discussions among community members to delineate the common direction and goals for the parks and recreation system in Portland. Community issues and opportunities made apparent through a public survey were used to form draft recommendations and further the conversation with local leaders. Additionally, a public open house was held towards the end of the planning process to review and vet plan recommendations and design ideas.

Steering Committee Guidance

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

Park Recommendations

The plan includes design concepts and opinions of probable cost for key initiatives in each of Portland's existing parks. These recommendations are based on regional best practices, various public engagement sessions, and steering committee visioning exercises which occurred during the planning process. These concepts outline the future development of existing parks, as well as other future recommendations to consider.



Above: Hiking trail in Richland Park



Above: Golfing green at Dogwood Hills Municipal Golf Course

NATIONAL CONTEXT

To provide greater context to the condition and scope of Portland's park system, national park criteria was evaluated. By understanding national benchmarks, the team could compare Portland to the average park and recreation system of 20,000 residents or less across the country.

According to the National Recreation and Park Association (NRPA) Agency Performance Review of 2021, the typical park and recreation agency with a city population less than 20,000 residents in the United States has:

12.3 ACRES

of park land per 1,000 residents

1,235 RESIDENTS

served per park

3 MILES

of trails

8 FULL-TIME STAFF

per 10,000 residents

\$1,075,780

in annual operating expenditures

\$713,000

projected in five-year capital budget spending

HOW DOES PORTLAND COMPARE?

Number of Parks: **3**

2020 Estimated Population: **13,156**

Residents per Park: **4,385**

Park Acres per 1,000 Residents: **21.7**

Miles of Trails: **1.86**

CONCLUSION

While the Portland parks and recreation system offers many unique features and amenities, when compared to communities of similar sizes, there are some differences and gaps that come to light. Portland is over the NRPA benchmark for park acres per 1,000 residents. However, not including the unused or under-programmed space within the total acreage of the system, residents in Portland are close to being under served in programmed acreage. Another important benchmark to note is that while communities of similar size do not boast large trail networks in general, Portland is under served compared to the NRPA average benchmark for miles of trails within their parks.

Other national benchmarks to note when comparing communities of similar size are:

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

In conclusion, Portland has many offerings that make a great parks system, but are in a position to address new and future needs through this plan. The remainder of the plan includes sections on how park space is currently utilized, listening to the community about desired programming and amenities, and creating concepts for the future of Portland's parks.



Above: Barn mural in Meadowbrook Park







2
0

Community
Engagement

OVERVIEW

The success of a parks master plan is built in large part on the inclusion of the public's ideas into the overall plan vision. During the planning process, a robust public engagement effort solicited hundreds of ideas and comments to help solidify the vision for the future of Portland's parks. These ideas provided the foundation of this plan's recommendations.

The following section encompasses insights from the Steering Committee, local stakeholders, and community members. Insights are organized into community perspectives, existing park perspectives, online survey results, and public open house findings.



City of Portland Parks & Rec Master Plan

The City of Portland has initiated a process to create a PARKS AND RECREATION MASTER PLAN, which will guide the City's investment in parks, programs, and facilities for years to come. This planning process is rooted in community values and aspirations and will ensure that the parks remain vital community resources now and into the future.

Start press Enter ↵
• Takes X minutes



Steering Committee members
and 4 Steering Committee
meetings

Online Survey Responses
to 29 questions

Interactive Boards
at a public open house

Left: Welcome page for the online survey, which gathered feedback from over 700 Portland community members.

COMMUNITY PERSPECTIVES

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

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

The following are key takeaways from the communities impressions of all three existing parks.



What is working well?

- Current parking lots are being resurfaced, which is an improvement for the Portland community.
- Portland parks have ample athletic fields to support the community need.
- Parks are generally well-maintained.
- The current parks system is offering a lot to the community with little resources.

What needs improvement?

- Trail lighting
- Shade structures around athletic fields
- Parking lots
- Signage
- Irrigation and drainage

What new amenities do you think are desired in your community?

- Community center
- Splash pad
- Putt-Putt
- Indoor Pool
- ADA accessibility at athletic fields
- Passive recreation amenities - more seating
- Multi-generational options at parks
- Entertainment / event space

Left: Though routine maintenance was encouraged, community members felt satisfied with the current amount of skate parks in Portland.

EXISTING PARK PERSPECTIVES

After understanding the context of existing issues and opportunities, the community offered initial perspectives regarding the three existing parks. From general impressions to drafting recommendations, these perspectives deepened the project understanding.

Richland Park

- A new maintenance building is desired.
- A trail could be added along Jim Courtney Road to connect new developments to the park.
- The current play structures can be expanded or replaced.
- More parking could be added off of Jim Courtney Road by the baseball fields.

Meadowbrook Park

- Drainage issues need to be addressed in the center of the park.
- A plot on the southeast portion of the park could be used for a farmers market.
- A maintenance/storage building is strongly desired.
- Additional sidewalk connections are desired.

Dogwood Hills Municipal Golf Course

- The top priority is for an improved irrigation system.
- A new and re-imagined cart shed is desired.
- Signage improvements are needed.
- Parking needs to be improved, optimized, and expanded.



Above: The community has explained that more seating options are needed both for passive recreation and sporting events.

ONLINE SURVEY RESULTS

As the Steering Committee provided valuable knowledge directly to the project team, residents had the opportunity to complete a public survey regarding their views on the future of parks and recreation in Portland. A total of 726 residents completed the online survey. The responses gathered from the survey were analyzed and compared with existing conditions to shape key findings and recommendations.

The primary findings from the survey reinforced findings from the existing conditions analysis and other community impressions.

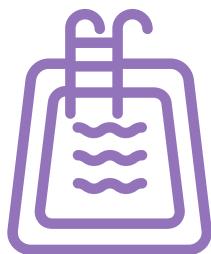


A vast majority of Portland respondents (93%) believe a community center would benefit Portland. Desired elements for the community center include:



77.3%

Indoor sports facilities



68.6%

Indoor pool / splash pad



66.6%

Fitness center



50.6%

Senior center



48.1%

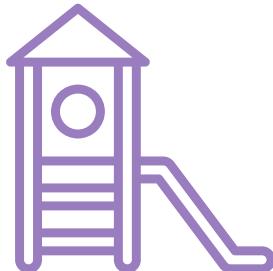
Meeting / conference room

Top five elements that are considered the first priority that needs to be addressed within the Portland parks system:



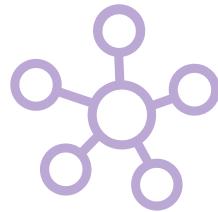
29%

New facilities



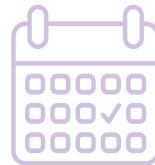
21%

Upgrades



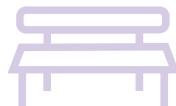
18%

Connectivity



11%

More events



10%

Seating/trails



5%

More park space

Which park in Portland is a priority for improvements?

Richland Park

56.9%

Meadowbrook Park

38.4%

Dogwood Hills Municipal Golf Course

4.7%



Above: Improvements to seating at Richland Park have proven to be a priority for the community.

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

1

Richland Park is the primary focus for the Portland community.

2

New system-wide amenities, upgrading existing parks, and City-wide connectivity are priorities in the community.

3

Additional gathering places and a splash pad are high priority amenities.

4

A community center is favored, and over half of the community is behind funding it through a tax levy.

5

The community is still unsure about creating a new park.

PUBLIC OPEN HOUSE

After draft concepts were developed for each park, a public open house was held at Portland City Hall to gather feedback. Community members and public officials all gathered to discuss the future of Portland's parks system and confirm the community's vision. Key findings from the interactive boards were helpful in finalizing the recommendations.

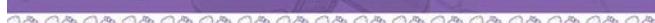
Key Findings

- Richland Park is top priority for improvements.
- The buildings at Dogwood Hills should offer more indoor amenities, such as snacks and small retail.
- Community members were very excited about the adventure play area at Meadowbrook Park.
- The perimeter loop trail at Richland Park should be used for walking, while the trails inside the woods should be used for hiking, biking, and disc golf.
- The City has a need for a farmer's market pavilion and pickleball courts as new amenities.



Portland Parks & Recreation Master Plan

Public Open House



The City of Portland has initiated a process to create a Parks and Recreation Master Plan which will guide the community for years to come.

The plan will ensure Portland's parks remain vital community resources because they:

- are rooted in community values and aspirations;
- offer interesting and fun programs;
- have realistic and specific plans for improvements; and
- are based on a sustainable financial model.

Please provide feedback on park concepts at the [PUBLIC OPEN HOUSE](#) to help finalize the

Please provide feedback on park concepts at the **PUBLIC OPEN HOUSE** to help finalize the recommendations of the plan.

Your perspective is crucial regarding the past, present, and future of your beloved city parks!

SHARE YOUR INPUT!

WHEN: Tuesday,
August 2nd, 2022
5:30 PM

WHERE: City of Portland
Council Chambers
at City Hall

100 S. Russell St.
Portland, TN 37148



Above: A flyer for the open house was distributed in the community.



Left: Attendees were encouraged to leave stickers on their favorite concept elements and write on post-it notes to share their thoughts.

Community Engagement

Key Findings

- Signage and wayfinding could be improved at all parks.
- Park facilities should be made ADA accessible.
- Many facilities and amenities are older and outdated.
- Generally, parking is a weak point of the parks.
- Places to gather are a strong point of the parks.

CONCLUSION

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

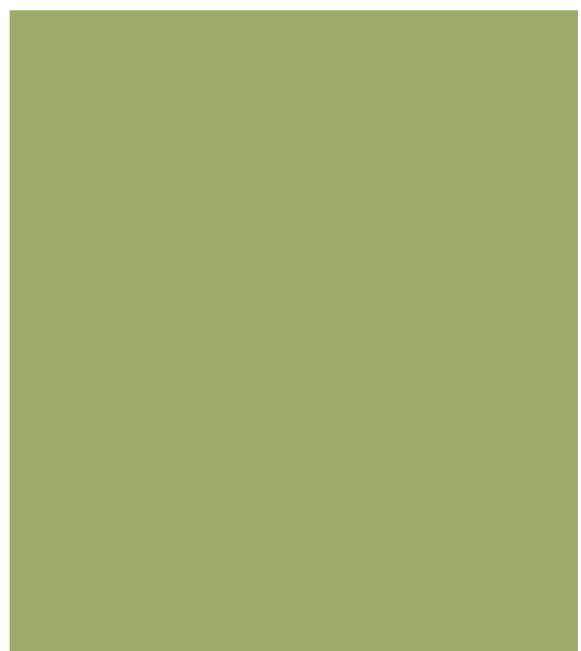
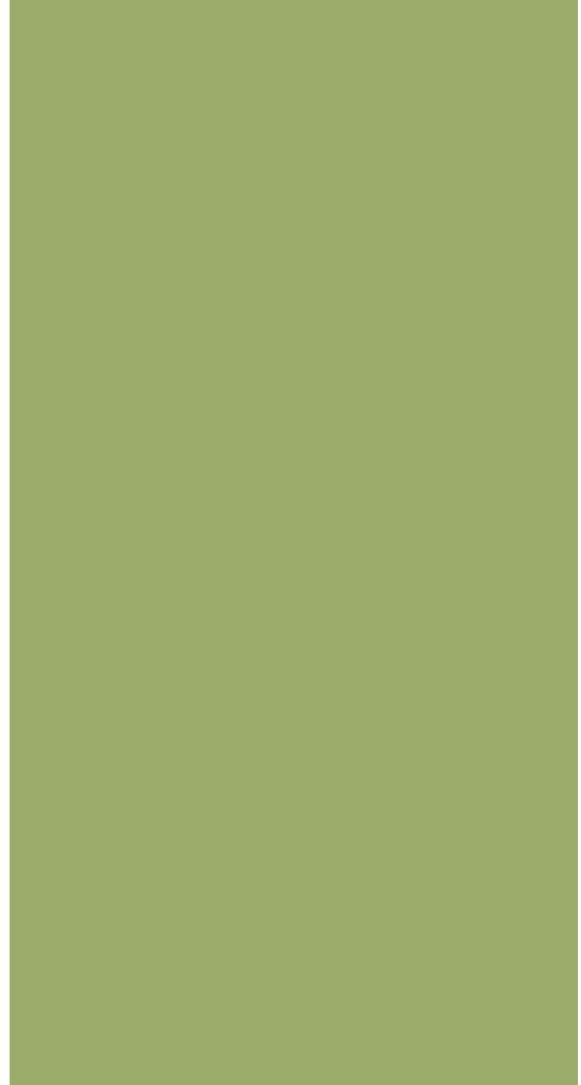
NEXT STEPS

After receiving feedback from the Steering Committee and various invested community members, and understanding key takeaways from the existing conditions analysis, the process began of drafting park recommendations. The concepts and recommendations in the next chapter were reviewed and vetted by the Steering Committee and at the public open house.



Right: Through stakeholder meetings, the project team brainstormed recommendations within each existing park.





3

Recommendations

OVERVIEW

The recommendations for each park were developed from a process that included on-site observation, technical analysis, and Steering Committee conversations. The resulting concepts reflect the community's opinions on what steps are required to improve each park and incorporate ideas for future amenities and programs.

Based on findings from the online survey and discussions with community members, the top priority park for improvements is Richland Park, followed by Meadowbrook Park and Dogwood Hills Municipal Golf Course.

Each park includes a brief summary of its features, existing strengths and weaknesses, and subsequent recommendations. The chapter also includes opinions of cost to help organize park priorities. Costs will depend on actual design and programming and will vary over time. The recommendations are further separated by proposed new amenities and maintenance of existing features.

Park Priorities



1. Richland Park



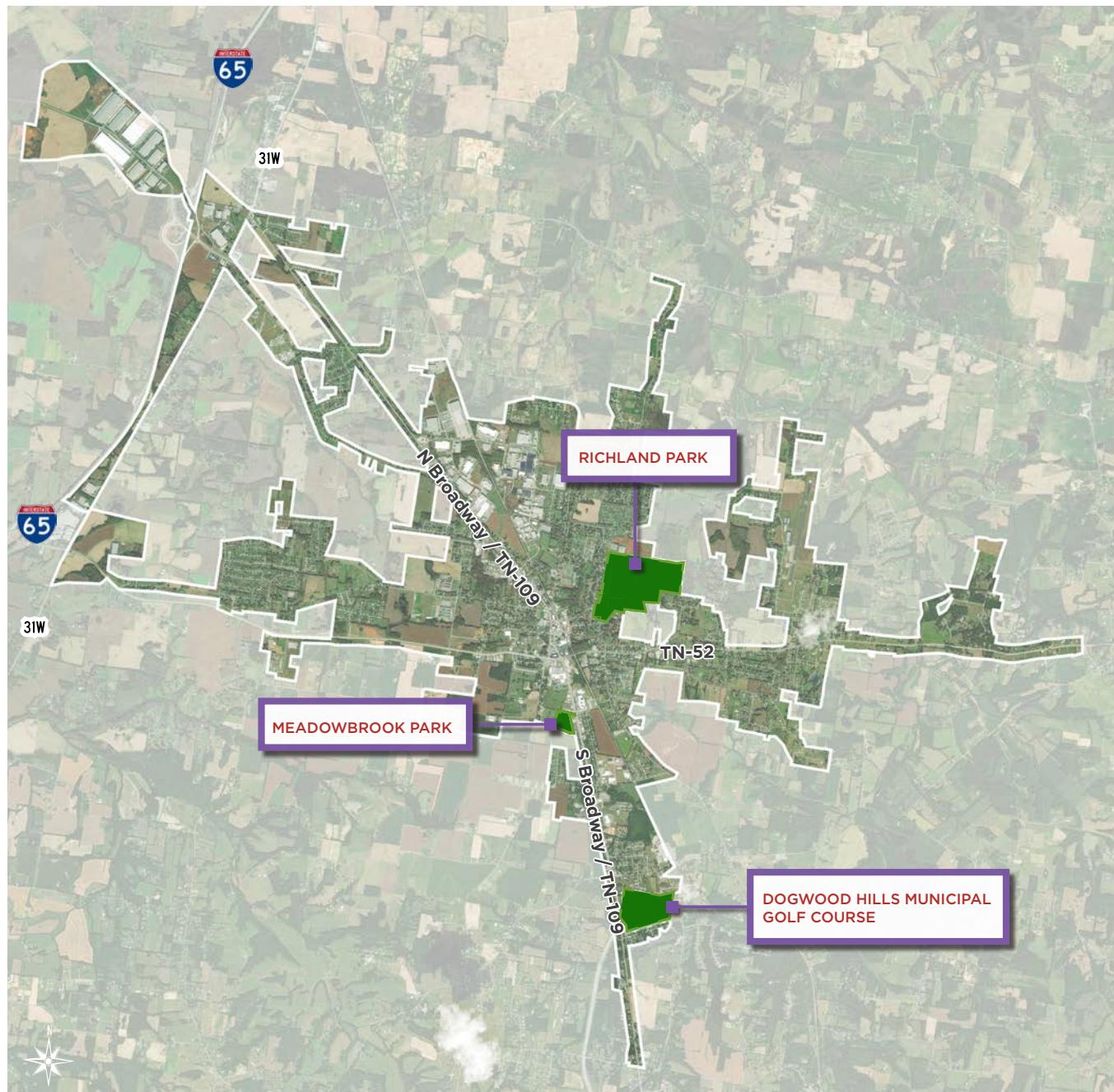
2. Meadowbrook Park



3. Dogwood Hills Municipal Golf Course

PORTLAND'S PARKS

Portland has three park facilities, the largest being Richland Park and the smallest being Meadowbrook Park. Dogwood Hills is a nine-hole golf course with an indoor facility in the southern portion of the City.





DOGWOOD HILLS MUNICIPAL GOLF COURSE

Overview

Dogwood Hills Municipal Golf Course is located in the southern portion of Portland, on the east side of South Broadway / TN-109.

Park Details

Acreage: 73 acres

Amenities:

- Nine-hole golf course
- Putting green
- Driving range
- Parking

Strengths

- Good signage
- Open to the public
- Reliable and well-maintained access
- New facility building (six years old)

Weaknesses

- Small number of amenities
- Landscaping in need of update
- Old irrigation system
- Poor condition of parking lot
- Poor condition of maintenance shed and golf cart storage



Park Observations

Through technical analysis and discussions with City officials, key opportunities emerged:

- Signage sponsorships
- Paid membership
- More events (golf outings)



Public Input

Through gathering feedback from the community, key themes emerged regarding the current condition of Dogwood Hills:

- Many people (80%) have never visited Dogwood Hills.
- Some amenities that should be considered are mini golf, increased offerings for kids, additional entertainment programming, and dining options.
- Improved fairways and green maintenance are needed.



Recommendations

The following themes present an overview of recommendations for Dogwood Hills. More detailed lists are located on the following page.

- **Expand rentable facilities to accommodate more events and gatherings**
- **Utilize landscaping and design to screen the maintenance and cart storage areas from members and guests**
- **Improve property maintenance**

Chapter 3 - Recommendations





Implementation Plan

The implementation plan includes actions and corresponding opinions of cost. This opinion represents the consultant's best judgment as a design professional. The consultant has no control over the cost of labor and material, competitive bidding, or market conditions. More detailed cost estimates can be found in the appendix. The numbers below correspond to the concept plan on the previous page and are not intended to be priorities.

ACTION	COST	ORDER OF IMPORTANCE
DEMOLITION (OVERALL)		
Asphalt at Parking Lot	\$36,000	
Lay Down Area, Clean-Up and Haul Away	\$20,000	
SITE CIVIL		
1. Proposed Parking Lot	\$350,000	MED
2. Maintenance / Cart Storage Gate	\$3,000	LOW
SITE STRUCTURES		
3. Seat Wall	\$70,000	MED
4. Large Open Air Shelter	\$180,000	MED
5. Club House Interior Improvements (<i>proshop + warming kitchen</i>)	\$52,500	HIGH
6. Repaint Storage Shed and Overhead Doors	\$17,000	HIGH
SITE HARDCAPE		
7. Additional Asphalt Cart Paths	\$56,000	LOW
8. Concrete Walks Around Building	\$160,000	MED
9. Paver Areas	\$39,000	LOW
10. Mounding at Maintenance Building	\$17,500	MED
SITE LANDSCAPING (OVERALL)		
Seeding and Minor Regrading	\$20,000	LOW
Ornamental Trees	\$22,500	LOW
Shade Trees	\$38,000	LOW
	SUBTOTAL	\$1,081,500
	30% CONTINGENCY	\$324,450
	TOTAL COST	\$1,405,950



Maintenance Priorities

- Irrigation replacements and upgrades for golf course (HIGH)
- Parking lot resurfacing (LOW)
- Existing cart path resurfacing (HIGH)

Order of Importance
 High: 0-3 years
 Medium: 3-6 years
 Low: 6+ years



Character Images

These images are meant to provide inspiration for elements in the concept, but are not meant to be prescriptive.







MEADOWBROOK PARK

Overview

Meadowbrook Park is located on the west side of TN-109, south of the intersection of TN-109 and TN-52.

Park Details

Acreage: 15 acres

Amenities:

- Two sand volleyball courts
- 0.46 miles of walking trails
- Skate park
- Playground
- Dog park
- Basketball court
- Two picnic shelters

Strengths

- Open green space
- Easy access from TN-109
- Restrooms
- Wide range of amenities
- Excellent condition of volleyball courts, basketball court, and playground

Weaknesses

- Poor signage and visibility
- Minimal lighting
- Poor drainage system at dog park
- Lack of sidewalks
- Gravel parking lot



Park Observations

Through technical analysis and discussions with City officials, key opportunities emerged.

- An opportunity exists for a more interactive element in the open spaces of the park.
- Park amenities could be better connected with walkways.
- Signage should be enhanced along the main road.



Public Input

Through gathering feedback from the community, key themes emerged regarding the current condition of Meadowbrook Park.

- Most people visit Meadowbrook rarely or never.
- Some amenities that should be considered are a splash pad, pickleball courts, and tennis courts.
- Existing facilities could be expanded, such as more playground equipment, and trails.



Recommendations

The following themes present an overview of recommendations for Meadowbrook Park. More detailed lists are located on the following page.

- **Improve signage and lighting**
- **Improve dog park and access to facility**
- **Improve or expand skate park**
- **Explore adding additional amenities**
- **Utilize the park for more community events**

Chapter 3 - Recommendations





Implementation Plan

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ACTION	COST	ORDER OF IMPORTANCE
DEMOLITION (OVERALL)		
Asphalt Drive at Loop	\$7,500	
SITE CIVIL		
1. Proposed Parking Lot	\$220,500	HIGH
2. Additional Parking Spaces on Entry Drive	\$62,500	HIGH
SITE STRUCTURES		
3. (3) Pedestrian Bridges	\$195,000	LOW
4. Boardwalk	\$240,000	LOW
5. Toddler Playground Expansion	\$105,000	MED
6. Park Entry Sign	\$5,000	HIGH
7. Storage Shed	\$4,800	HIGH
SITE HARDSCAPE		
8. Additional 8' Asphalt Perimeter Trail	\$74,400	MED
9. Skate Park Addition	\$136,000	LOW
10. Skate Park Perimeter Wall and Fence	\$36,000	LOW
ADVENTURE PLAY		
11A. Adventure Play Phase 1 Equipment and Materials	\$200,000	HIGH
11B. Adventure Play Future Phase Equipment and Materials	\$175,000	MED
SITE LANDSCAPING		
12. Constructed Wetland (Seeding and Minor Regrading)	\$80,000	LOW
PATHWAY LIGHTING		
Estimated Fixture Count for 125' Spacing (Existing Paths)	\$80,000	HIGH
Estimated Fixture Count for 125' Spacing (Future Paths)	\$64,000	MED
OPTIONAL SHADE STRUCTURES		
Small	\$8,000	
Medium	\$11,000	
Large	\$15,000	
	SUBTOTAL	\$1,685,700
	30% CONTINGENCY	\$505,710
	TOTAL COST	\$2,191,410



Maintenance Priorities

- Improve drainage in certain areas around the park (LOW)
- Clean up and beautify the creek area (LOW)
- Resurface the existing walking trail (HIGH)
- Resurface the parking lot for the dog park (HIGH)

Order of Importance
 High: 0-3 years
 Medium: 3-6 years
 Low: 6+ years



Character Images

These images are meant to provide inspiration for elements in the concept, but are not meant to be prescriptive.



Case Study: The Adventure Park, Nashville TN

The concept for adventure play is formed on the basis of connecting people to nature in new ways. Trails are hung from trees and connected via bridges, rope courses, and zip lines. The Adventure Park in Nashville opened in 2008 and features a network of aerial forest parks. Participants are harnessed to safety cables at all times and trails are arranged by color according to difficulty.

A smaller-scale Adventure Playground caters to children aged three to six. Tickets are sold for general admission and special events, such as "Glow in the Park" at night or "Adventures in STEM". Adventure play is educational for children by providing a unique way to interact with nature, and fun for all ages.





RICHLAND PARK

Overview

Richland Park is located on the east side of TN-109, just north of the intersection of TN-109 and TN-52. It is the largest of Portland's parks and has the most amenities.

Park Details

Acreage: 210 acres

Amenities:

- 1.4 miles of walking trails
- Outdoor swimming pool
- Two picnic shelters
- Playground
- Eight baseball / softball fields
- One football field
- Mountain bike pump track
- Community center / indoor gym
- Amphitheater
- Seven soccer fields
- Disc golf
- Basketball courts

Strengths

- Good signage
- Year-round use with community center
- Reliable and well-maintained access
- Restrooms
- Excellent condition of disc golf and greenway

Weaknesses

- Poor condition of parking lots and ring roads
- Lack of lighting in some areas along trail and soccer fields
- One exit
- Limited ADA access
- Outdated community center
- Disconnect between indoor and outdoor facilities



Park Observations

Through technical analysis and discussions with City officials, key opportunities emerged.

- With the number of visitors Richland Park receives, improvements should be made to traffic pattern and parking.
- The facilities at all the parks should be ADA accessible.
- The community center should be updated with new amenities and events.



Public Input

Through gathering feedback from the community, key themes emerged regarding the current condition of Richland Park.

- 85% of survey respondents visited Richland Park most often, with 10% visiting every day.
- Some amenities that should be considered are splash pad, more trails, tennis courts, and a larger playground.
- Most people rarely use the swimming pool, favoring a splash pad instead or pool updates.



Recommendations

The following themes present an overview of recommendations for Richland Park. More detailed lists are located on the following page.

- Improve access and safety**
- Improve the parking lot, entrance, and ring road**
- Update the existing facilities and increase access to them**
- Establish a vision for underutilized open space**
- Add more amenities such as pickleball / tennis courts, play structures, nature play, splash pad, etc.**
- Explore the feasibility of a community center that better meets the needs of the community**



Implementation Plan

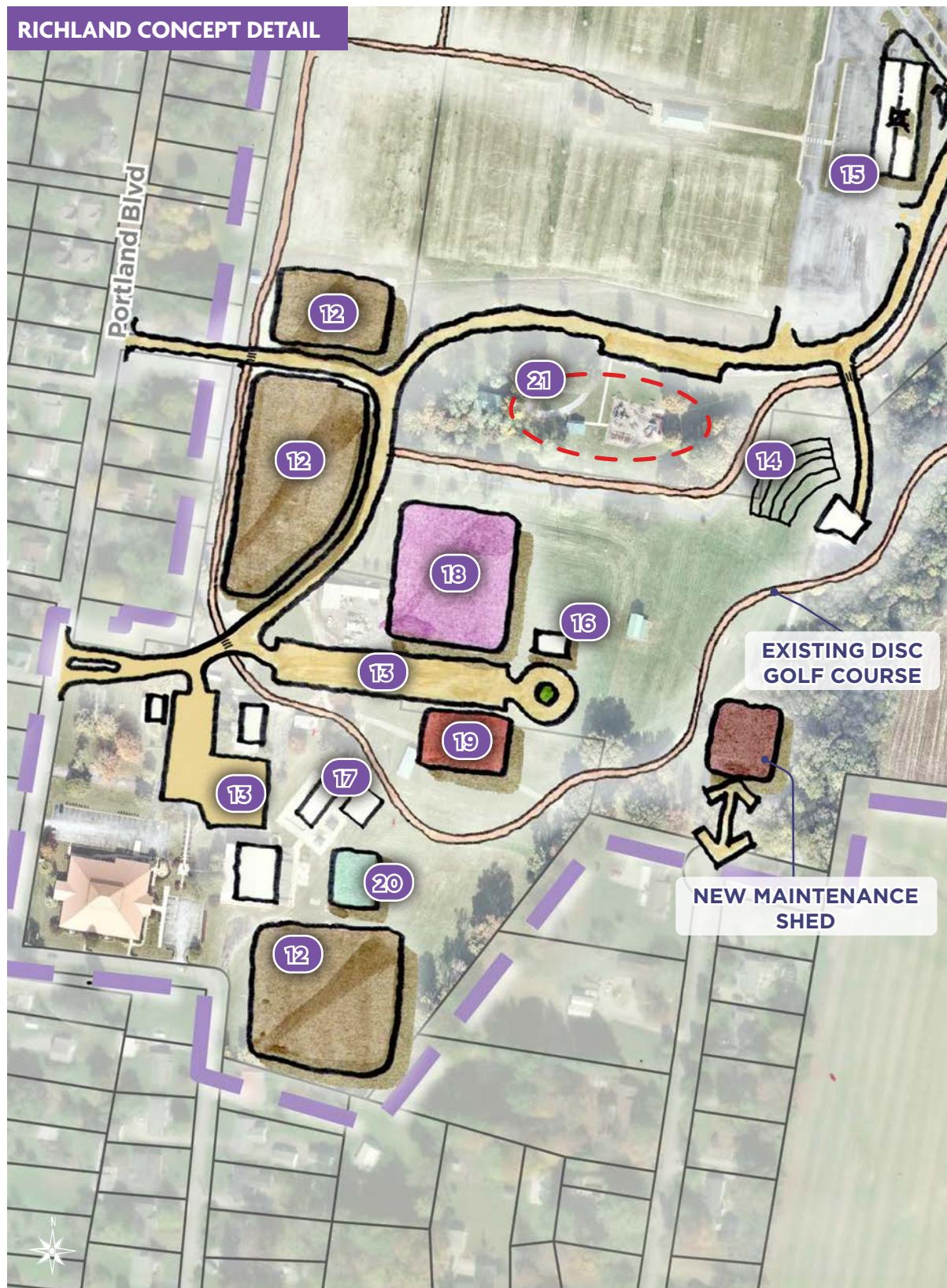
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ACTION	COST	ORDER OF IMPORTANCE
DEMOLITION (OVERALL)		
Misc. Asphalt	\$30,000	
Misc. Gravel	\$25,000	
Lay Down Area, Clean Up and Haul Away	\$40,000	
Maintenance Building	\$18,000	
Basketball Court	\$12,000	
SITE CIVIL		
1. Proposed Parking Lot (Northwest)	\$630,000	HIGH
2. Proposed Parking Lot (Northeast)	\$1,137,500	LOW
3. Proposed Roundabout (Northeast)	\$45,000	MED
4. Proposed Park Drive Reconstruction (Northeast)	\$130,000	MED
5. Proposed Park Drive Extension (Northwest)	\$68,750	HIGH
6. New Trail (8,700 linear feet)	\$435,000	MED
PARK AMENITIES		
7. Miracle Field (Accessible Turf)	\$1,000,000	LOW
8. Baseball Field (Natural Turf)	\$250,000	LOW
9. New Playground at Baseball Field (Northwest)	\$300,000	HIGH
10. Press Box	\$80,000	
SITE LANDSCAPING (OVERALL)		
Seeding and Minor Re-grading	\$50,000	
Ornamental Trees	\$37,500	
Shade Trees	\$95,000	
PATHWAY LIGHTING		
Estimated Fixture Count for 125' Spacing (Existing Paths)	\$200,000	HIGH
Estimated Fixture Count for 125' Spacing (Future Paths)	\$336,000	MED
POTENTIAL FUTURE PROGRAM		
11A. Community Center	\$26,000,000	
11A. Dog Park	\$1,137,500	
11A. Proposed Parking Lot	\$1,050,000	
11B. Proposed Vehicular Drive	\$645,000	
SUBTOTAL	\$28,187,500	

**COST ESTIMATE
WITH DETAILED
AREA CONTINUES
ON FOLLOWING
PAGE**

Order of Importance
High: 0-3 years
Medium: 3-6 years
Low: 6+ years

Chapter 3 - Recommendations



Implementation Plan Cont.

The implementation plan includes actions and corresponding opinions of cost. This opinion represents the consultant's best judgment as a design professional. The consultant has no control over the cost of labor and material, competitive bidding, or market conditions. More detailed cost estimates can be found in the appendix. The numbers below correspond to the concept plan on the previous page and are not intended to be priorities.

ACTION	COST	ORDER OF IMPORTANCE
SITE CIVIL		
12. Proposed Parking Lot	\$210,000	HIGH
13. Proposed Parking Lots (South)	\$700,000	HIGH
SITE STRUCTURES		
14. Amphitheater Seat Wall near Stage	\$75,000	LOW
15. Outdoor Event Center	\$450,000	HIGH
16. Open Air Shelter	\$180,000	MED
17. Restroom / Concessions	\$700,000	HIGH
PARK AMENITIES		
18. (4) Tennis / (8) Pickleball Courts	\$400,000	MED
19. (2) Basketball Courts	\$180,000	HIGH
20. Splashpad	\$900,000	HIGH
21. Additions to Existing Playground	\$500,000	LOW
SUBTOTAL		\$9,134,750
30% CONTINGENCY		\$2,740,425
TOTAL COST		\$11,875,175

Maintenance Priorities

- Place hard surface through the soccer fields to connect restrooms to walking trail (HIGH)
- Construct the back nine for disc golf (HIGH)
- Replace the maintenance building with a new structure in a more optimal location (HIGH)
- Improve the RCC building event space (HIGH)
- Replace part of the play structure (HIGH)
- Resurface the parking lot (HIGH)

OPTIONAL OUTDOOR POOL

Option A. Repair Existing Outdoor Pool	\$
Option B. Outdoor Pool (Demo Existing)	\$765,000
Option B. Outdoor Pool Deck (Demo Existing)	\$152,000

OPTIONAL SHADE STRUCTURES

Small	\$8,000
Medium	\$11,000
Large	\$15,000

Order of Importance
 High: 0-3 years
 Medium: 3-6 years
 Low: 6+ years



Character Images

These images are meant to provide inspiration for elements in the concept, but are not meant to be prescriptive.





FUTURE CONSIDERATIONS

The following future considerations listed on this page are community-wide parks and recreation initiatives that need to be further explored as growth and development occur in Portland. The future considerations include:

City-Wide Multi-Purpose Trail System

As Portland continues to grow, a greenway study can be conducted to explore the potential for new connections within and between Portland's parks. Multi-purpose trails offer recreation and transportation options to a wide range of people and connect otherwise divided parts of the City. The trail system can make it easier for people to visit more than one park and additional services along the way, such as retail, restaurants, and City services.

To ensure the successful placement and design of trails, a study should be conducted that focuses only on greenways and multi-modal connections. This might include public engagement to understand where community members would use the trails, more detailed plans showing trail design, and specific implementation strategies. The trail study will set the framework for re-imagined and new connections as Portland grows.

Signage and Wayfinding Plan

A cohesive brand for Portland is important in building community pride and attracting new development. Branding can be built into a signage and wayfinding plan to ensure consistency across the City. Signage at park entrances increases the park's visibility and potential usage, while indicating the park is within Portland's unique parks system. Wayfinding elements between parks and other points of interest also ensure visitors find their destination quickly and easily.

A signage and wayfinding plan can be integrated with future parks plans or conducted separately. In any signage plan, it is important to create a strong vision for the City and ensure consistency across all branding.

New Naturalized Park Space

During the public engagement process, community members expressed support for more naturalized park space. Natural amenities fill the growing desire to connect with nature as cities become more dense and urbanized. Park amenities could include water-oriented sports, fishing, motorized watercraft, and paddlecraft, as well as nature conservation and education.

Portland's parks system can offer a greater variety of amenities through the exploration of more naturalized areas as new park space becomes available.

Community Center Feasibility

Throughout the public engagement process, community members revealed a desire to create an updated, centralized space for community gathering. There are many potential locations for a new community center within Portland, such as underutilized land in Richland Park. However, more public engagement needs to be conducted to understand the best location for all Portland residents and the specific amenities that are desired.

A detailed design and program study would focus only on the potential for a community center, gathering public feedback and putting together the best options for Portland. More understanding of financial feasibility could provide options for project phasing and potential sponsoring by local businesses.

New Parks

With the development of new transportation networks, like the TN-109 bypass, comes new opportunities for density and green space development. The growing population of Portland will place greater demands on Portland's parks system. New green space should be integrated with development at a neighborhood scale. Smaller parks increase the accessibility of green space and offer more neighborhood-specific amenities. Additionally, multi-purpose trails connect neighborhoods safely and sustainably. Any new plans for development should encourage the addition of parks and greenways.

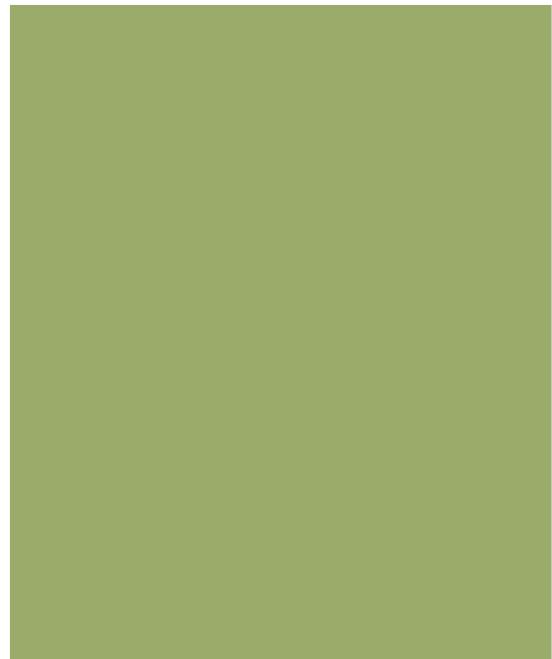
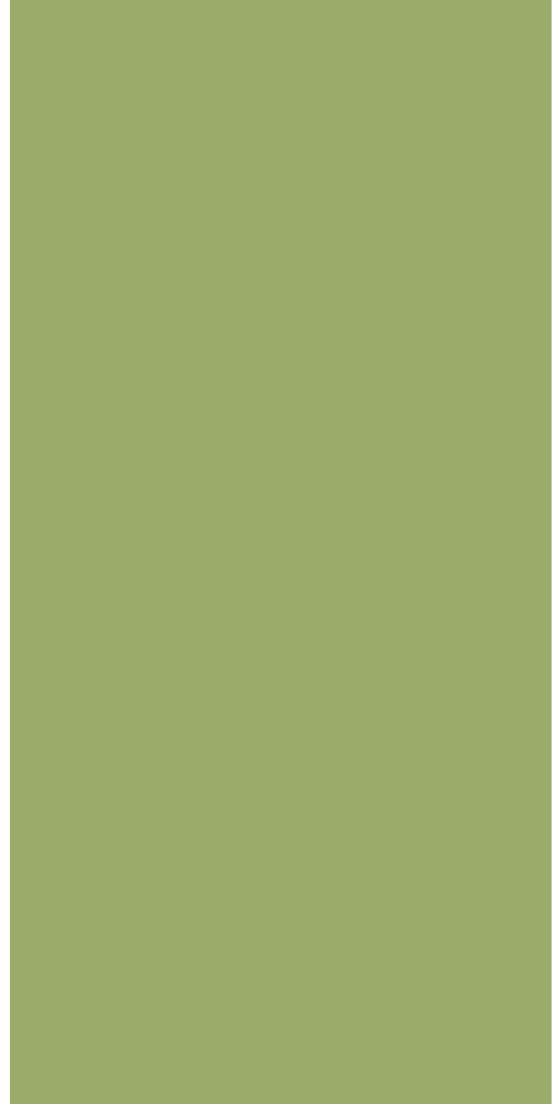


Character Images

These images are meant to provide inspiration for elements in the concept, but are not meant to be prescriptive.







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Appendix

OVERVIEW

This chapter includes data from technical analysis and community engagement that formed the basis of Plan recommendations. Sections include:

- Park Evaluations
- Online Survey Data
- Open House Responses
- Detailed Cost Estimates



Right: Park evaluations recorded existing recreation and natural amenities.



The combination of technical analysis and community engagement provided a deeper understanding of Portland's parks.

SITE EVALUATIONS

Portland, Tennessee

Park Assessment Data Collection Sheet

Site/Park: Dogwood Hills Golf Course

Completed By: Jamie White and Paula Hepp

Date/ Time: 1/24/2022 at 4pm Weather Conditions: Partly Cloudy 40 degrees Acreage: 73 acres

Design and Usage

SIGNAGE		SEASONAL USE		USAGE LEVELS	
	Poor	X	Winter	X	Heavy during summer
	Fair	X	Spring		Moderate
X	Good	X	Summer	X	Light during winter
	Excellent	X	Fall		Rare

Notes:

Access and Visibility

SITE ACCESS		ACCESS CONDITIONS			VISIBILITY (signage, lines of sight)		
X	Public road	X	Well maintained / Reliable access		X	High visibility	
	Private easement		Moderately maintained / Variable access			Moderate/variable visibility	
	Trail connection		Poorly maintained / Unreliable access			Poor visibility	
	Watercraft access						
	Other:						

Site Amenities

AMENITY	QTY	CONDITION				COMMENTS/NOTES
Regulation Baseball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Practice Baseball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Regulation Softball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Little League		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
T-Ball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Soccer Field		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Rugby Field		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Football Field		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Practice Athletic Field		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Multi-Use Field		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Basketball (full)		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Basketball (half)		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Tennis		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Play Area/ Toy		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Picnic		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Beach		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Pool		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Wading Pool		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Portland, Tennessee

Park Assessment Data Collection Sheet

Splash Pad		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Water Park		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
In-line Skating		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Lawn Bowling		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Volleyball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Archery		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Boat Launch		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Dog Exercise Area		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
In-line Hockey		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Exercise Station		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Ice Skating		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Golf	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	9 holes
Golf Practice	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Putting green and driving range
Cricket		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Climbing Rock		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Disc Golf		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Funnel Ball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Skate Park		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Horseshoes		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Designated Sledding		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Water Fountain		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Pickle Ball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Walking Trails		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Bike/ Multiuse Paths		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

Golf carts and storage buildings for carts

Structures

	QTY	CONDITION				COMMENTS/NOTES
Restrooms		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Shelters		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Facilities Building	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	6 years old, original burned down
Parking Lot	1	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Needs sealing and striping
Maintenance Building	1	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

Building has restrooms, office, concessions and meeting space

Chapter 4 - Appendix

Portland, Tennessee

Park Assessment Data Collection Sheet

Site Furnishings

	QTY	CONDITION				COMMENTS/NOTES
Benches	3	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	On course
Trash/Recycling	9	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	At each tee box
Bike Rack		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Picnic Table		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Lighting		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

General Landscape/Pavement

	QTY	CONDITION				COMMENTS/NOTES
Near Building		<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
On Course		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

Portland, Tennessee

Park Assessment Data Collection Sheet

General Condition of the Site

Poor

Fair

Good

Excellent

Notes:

Strengths

9 holes, not 18 holes.

Open to Public

New Facility Building (6 years)

Weaknesses

Old irrigation system

Maintenance shed is in poor condition

Opportunities

Signage sponsorships

Memberships

Hold events but no leagues

Chapter 4 - Appendix

Portland, Tennessee

Park Assessment Data Collection Sheet

Site/Park: Meadowbrook Park

Completed By: Jamie White and Paula Hepp

Date/ Time: 1/24/2022 3:30pm Weather Conditions: Partly Cloudy 50 degrees Acreage: 15 acres

Design and Usage

SIGNAGE		SEASONAL USE		USAGE LEVELS	
<input checked="" type="checkbox"/>	Poor	<input checked="" type="checkbox"/>	Winter	<input type="checkbox"/>	Heavy
<input type="checkbox"/>	Fair	<input checked="" type="checkbox"/>	Spring	<input checked="" type="checkbox"/>	Moderate
<input type="checkbox"/>	Good	<input checked="" type="checkbox"/>	Summer	<input type="checkbox"/>	Light
<input type="checkbox"/>	Excellent	<input checked="" type="checkbox"/>	Fall	<input type="checkbox"/>	Rare

Notes:

Access and Visibility

SITE ACCESS		ACCESS CONDITIONS			VISIBILITY (signage, lines of sight)	
<input checked="" type="checkbox"/>	Public road	<input checked="" type="checkbox"/>	Well maintained / Reliable access	<input type="checkbox"/>	High visibility	
<input checked="" type="checkbox"/>	Private easement	<input type="checkbox"/>	Moderately maintained / Variable access	<input type="checkbox"/>	Moderate/variable visibility	
<input type="checkbox"/>	Trail connection	<input type="checkbox"/>	Poorly maintained / Unreliable access	<input checked="" type="checkbox"/>	Poor visibility	
<input type="checkbox"/>	Watercraft access					
<input type="checkbox"/>	Other:					

Site Amenities

AMENITY	QTY	CONDITION				COMMENTS/NOTES				
Regulation Baseball		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Practice Baseball		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Regulation Softball		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Little League		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
T-Ball		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Soccer Field		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Rugby Field		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Football Field		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Practice Athletic Field		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Multi-Use Field		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Basketball (full)	1	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	outdoor
Basketball (half)		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Tennis		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Play Area/ Toy	1	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Picnic		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Beach		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Pool		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Wading Pool		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	
Splash Pad		<input type="checkbox"/>	Poor	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Good	<input type="checkbox"/>	Exc	

Portland, Tennessee

Park Assessment Data Collection Sheet

Water Park		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
In-line Skating		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Lawn Bowling		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Volleyball	2	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Exc	Sand volleyball, under construction
Archery		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Boat Launch		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Dog Exercise Area	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
In-line Hockey		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Exercise Station		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Ice Skating		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Golf		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Golf Practice		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Cricket		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Climbing Rock		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Disc Golf		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Funnel Ball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Skate Park	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
Horseshoes		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Designated Sledding		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Water Fountain		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Pickle Ball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Walking Trails	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	½ mile, paved
Bike/ Multiuse Paths		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Slide & Monkey Bars	1	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Older equipment

Notes:

No lights at this park.

One handicap swing on site and in good condition

Structures

	QTY	CONDITION				COMMENTS/NOTES
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
Restrooms	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
Shelters	2	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	1 old barn, 1 pavilion shelter
Facilities Building		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

Chapter 4 - Appendix

Portland, Tennessee

Park Assessment Data Collection Sheet

Site Furnishings

	<u>QTY</u>	CONDITION				<u>COMMENTS/NOTES</u>
Benches	7	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Trash/Recycling		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Bike Rack		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Picnic Table	14	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Some concrete, metal and wood
Lighting		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Grill	2	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	One in each shelter
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

General Landscape/Pavement

	<u>QTY</u>	CONDITION				<u>COMMENTS/NOTES</u>
Mowed grass		<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

General Condition of the Site

Poor

Fair

Good

Excellent

Notes:

Strengths

1. Easy access from main road (HWY 109).
2. Restroom Facility
3. Open Green Space
4. Offers wide range of amenities
5. New playground
6. basketball court – resurfaced
7. New sand volleyball courts (2)

Weaknesses

1. Lack of lighting prevents park use in evening hours.
2. Poor signage for site.
3. parking lot is gravel
4. a creek runs through the park
5. dog park is poorly drained
6. no sidewalk from parking lot to dog park

Opportunities

Chapter 4 - Appendix

Portland, Tennessee

Park Assessment Data Collection Sheet

Site/Park: Richland Park

Completed By: Jamie White and Paula Hepp

Date/ Time: 1/24/2022 at 2pm

Weather Conditions: Sunny and 50 degrees

Acreage: 210 acres

Design and Usage

SIGNAGE		SEASONAL USE		USAGE LEVELS	
	Poor	X	Winter	X	Heavy
	Fair	X	Spring		Moderate
X	Good	X	Summer		Light
	Excellent	X	Fall		Rare

Notes:

Access and Visibility

SITE ACCESS		ACCESS CONDITIONS			VISIBILITY (signage, lines of sight)		
X	Public road	X	Well maintained / Reliable access		X	High visibility	
	Private easement		Moderately maintained / Variable access			Moderate/variable visibility	
X	Trail connection		Poorly maintained / Unreliable access			Poor visibility	
	Watercraft access						
	Other:						
			From school through park to library and downtown				

Site Amenities

AMENITY	QTY	CONDITION				COMMENTS/NOTES
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Regulation Baseball	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Practice Baseball	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Batting cage
Regulation Softball	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Little League	5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
T-Ball		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soccer Field	7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rugby Field		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Football Field	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Practice Athletic Field		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Multi-Use Field		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Basketball (full)	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1 indoor and 1 outdoor
Basketball (half)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tennis		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Play Area/ Toy	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Picnic	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	With Pavilion
Pool	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	outdoor
Wading Pool		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Splash Pad		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Water Park		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
In-line Skating		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Lawn Bowling		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Volleyball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Archery		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Boat Launch		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Dog Exercise Area		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
In-line Hockey		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Exercise Station		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Golf		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Golf Practice		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Cricket		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Climbing Rock		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Disc Golf	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Front 9 holes complete, plan for back 9 to be constructed
Funnel Ball		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Skate Park		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Horseshoes		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Water Fountain		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Pickle Ball	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	indoor
Walking Trails	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Bike/ Multiuse Paths	2	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Mountain bike course and paved path through park
Pump Track	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Dirt only, use in summer

Notes:

Large play area is at Shelter #2 on hill:

1. 5-12 YO structure	5. 1 toddler swing
2. 2-5 YO structure	6. 1 "lazy" swing
3. Climber structure	7. 1 handicap swing area
4. 4 regular swings	

Second Play area is between pool and maintenance area and only contains a slide.

Structures

	QTY	CONDITION				COMMENTS/NOTES
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
Restrooms	3	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
Shelters	3	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
Facilities Building		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Office	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
Gym	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
RCC	1	<input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	1300 SF one room. Out for bids
Maintenance	7	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Theatre	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Exc	
Museum	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Exc	
Equipment Shed	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	For football items
Press Box/concession	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	At Football field

Chapter 4 - Appendix

Portland, Tennessee

Park Assessment Data Collection Sheet

Notes:

Baseball building has restrooms, concessions, meeting room and picnic area

Soccer Building has restrooms, concessions and picnic area

Site Furnishings

	<u>QTY</u>	CONDITION				<u>COMMENTS/NOTES</u>
Benches	10	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Trash/Recycling	35	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Bike Rack	1	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Picnic Table	20	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
Lighting	14	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

General Landscape/Pavement

	<u>QTY</u>	CONDITION				<u>COMMENTS/NOTES</u>
Parking (Baseball)	1	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Faded striping/pavement failures
Parking (soccer)	1	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Faded striping/pavement failures
Parking (Wiseman St)	1	<input checked="" type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	Faded striping/pavement failures
Parking (Gym and RCC)	1	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	
		<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Exc	

Notes:

General Condition of the Site

 Poor

 Fair

 Good

 Excellent

Notes:

Strengths

1. Restroom Facilities
2. Athletic Fields
3. Open Green Space
4. Not just athletic fields

Weaknesses

1. Too many gravel roads
2. Parking Lots condition
3. Walking trail lights do not cover the entire walking trail
4. Only 1 exit
5. Athletic Lighting on soccer fields 1,2,7 and 8
6. No ADA access to middle of the soccer complex

Opportunities

ONLINE SURVEY DATA

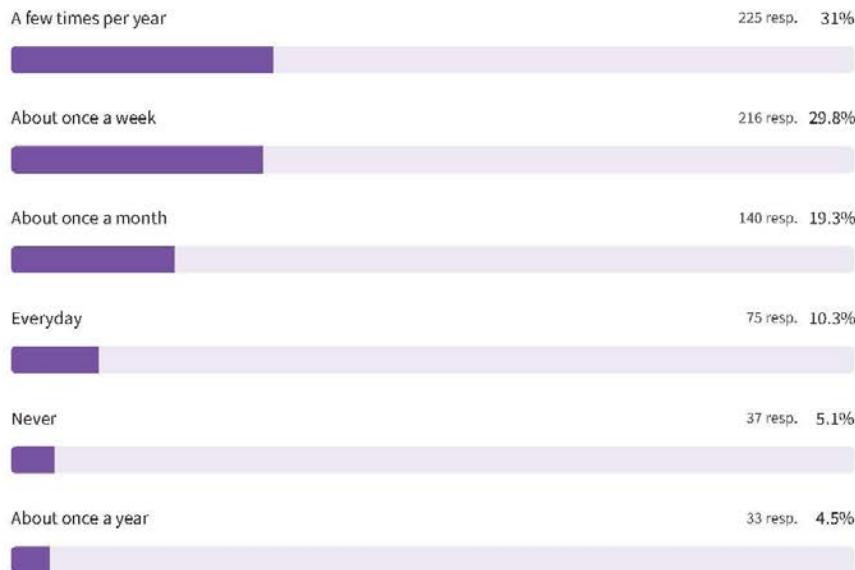
Within the City of Portland, where do you currently go for recreation?

726 out of 726 answered



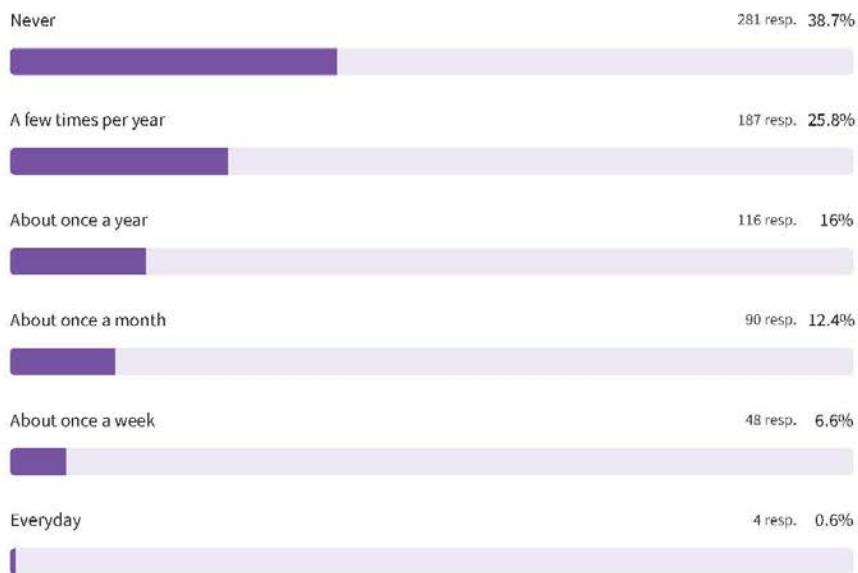
How often do you use Richland Park?

726 out of 726 answered



How often do you use Meadowbrook Park?

726 out of 726 answered



How often do you use Dogwood Hills Municipal Golf Course?

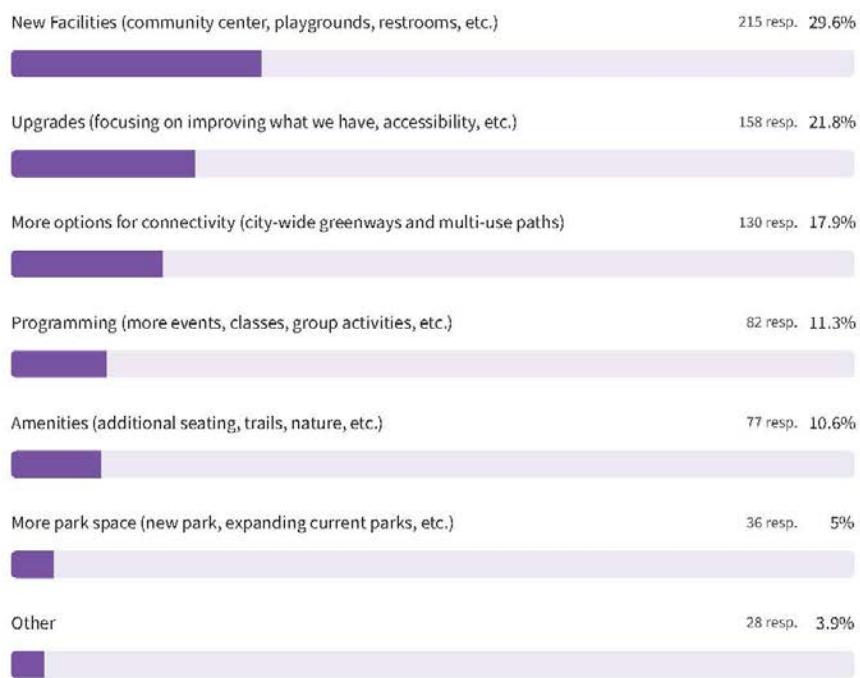
726 out of 726 answered



Chapter 4 - Appendix

What do you consider to be the first priority that needs to be addressed within the Portland parks system?

726 out of 726 answered



If you visit any of the parks within Portland, which park do you visit most often?

726 out of 726 answered



What is the main reason for your visit to one of Portland's parks?

726 out of 726 answered

Passive recreation (playgrounds, leisure, informal athletics, etc.) 317 resp. 43.7%



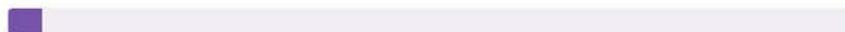
Fitness (walking, running, etc.) 217 resp. 29.9%



Organized athletics (soccer, baseball, football, etc.) 163 resp. 22.5%



Other 29 resp. 4%



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

726 out of 726 answered

About once a month 266 resp. 36.6%



About once a year 156 resp. 21.5%



About once a week 119 resp. 16.4%



Never 103 resp. 14.2%



More than once a week 82 resp. 11.3%



Chapter 4 - Appendix

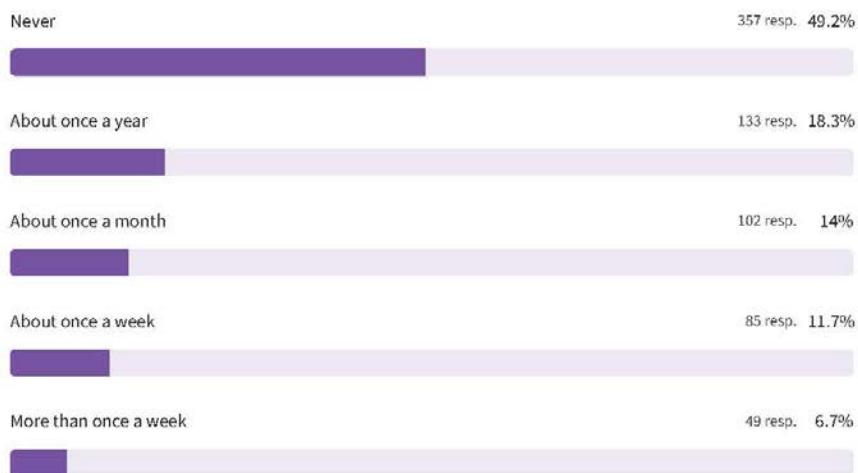
Please indicate if you think that Portland needs more, has the right amount, needs less, or doesn't need the following amenities and facilities?

726 out of 726 people answered this question

	Need/Need More	Right Amount	Need Less	Don't Need		81%	11.2%	2.6%	5.2%
Baseball Fields	10.1%	85.1%	2.2%	2.6%	Splash Pads	81%	11.2%	2.6%	5.2%
Softball Fields	10.7%	85.3%	1.4%	2.6%	Drone Fields	24.1%	52.2%	9.9%	13.8%
Football Fields	17.8%	77.4%	2.1%	2.8%	Disc Golf	31%	57.7%	5.6%	5.6%
Basketball Courts	50.7%	45.9%	1.2%	2.2%	Fitness Loop	48.8%	43.8%	3.6%	3.9%
Volleyball Courts	58.8%	36.9%	1.5%	2.8%	Community Programs (yoga in the park,...)	71.8%	23.7%	1.9%	2.6%
Tennis/Pickleball Courts	57.7%	37.9%	1.7%	2.8%	City-wide Greenways	70%	22.2%	2.8%	5.1%
Community Gardens	66.7%	24.7%	3.4%	5.2%					
Multipurpose Fields	40.2%	54.5%	1.8%	3.4%					
Play Structures	66.8%	31.3%	0.7%	1.2%					
Pavilions and Picnic Tables	69.7%	28.4%	1%	1%					
Gathering Spaces	67.6%	30.3%	0.8%	1.2%					
Grills	58.4%	36.2%	2.2%	3.2%					
Benches	65.6%	32.5%	1%	1%					
Restrooms	60.5%	37.2%	1.2%	1.1%					
Roller Hockey	37.5%	43%	6.7%	12.8%					
Concessions	42.4%	51.4%	2.3%	3.9%					
Swimming Pools	55.9%	39.9%	1.7%	2.5%					
Nature Trails (unpaved)	63.1%	31.3%	2.5%	3.2%					
Bike Paths (unpaved)	48.5%	44.1%	3.2%	4.3%					
Shared Use Paved Paths (walk, bike, run)	58.5%	37.6%	1.5%	2.3%					
Dog Parks	40.9%	51.2%	3.9%	4%					
Skate Parks	29.1%	58.8%	5.6%	6.5%					

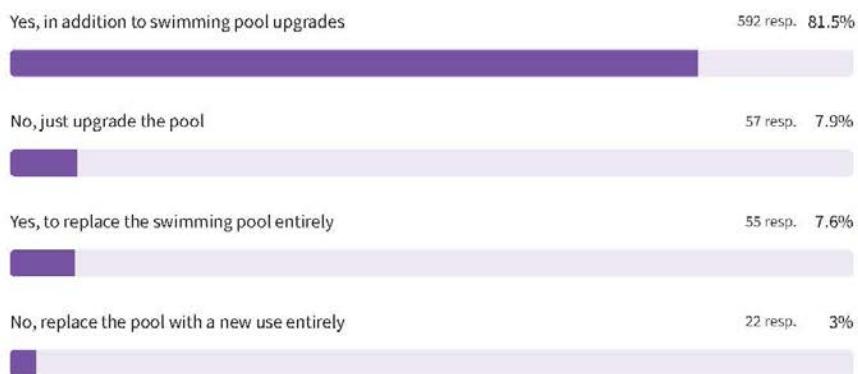
When in season, how often do you use the Swimming Pool at Richland Park?

726 out of 726 answered



Do you feel that a Splash Pad would benefit the residents of Portland?

726 out of 726 answered



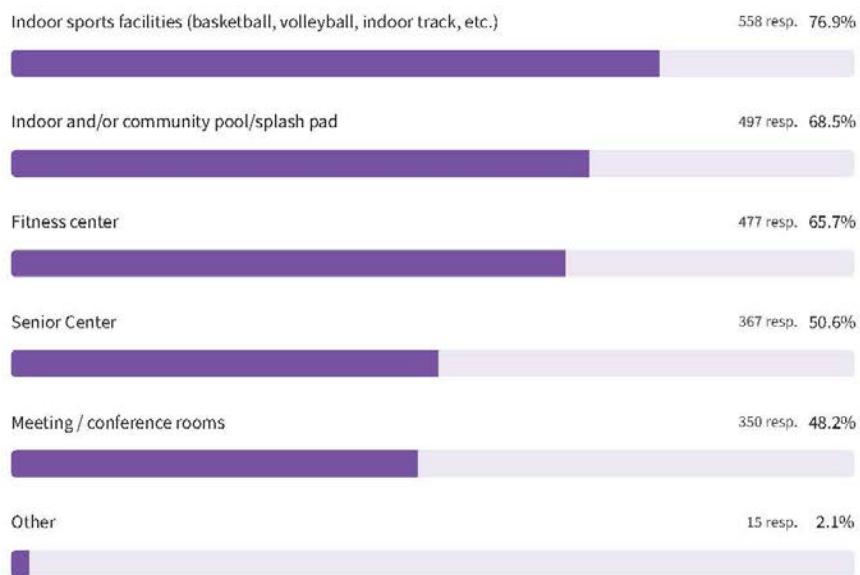
Do you feel that a Community Center would benefit the residents of Portland?

726 out of 726 answered

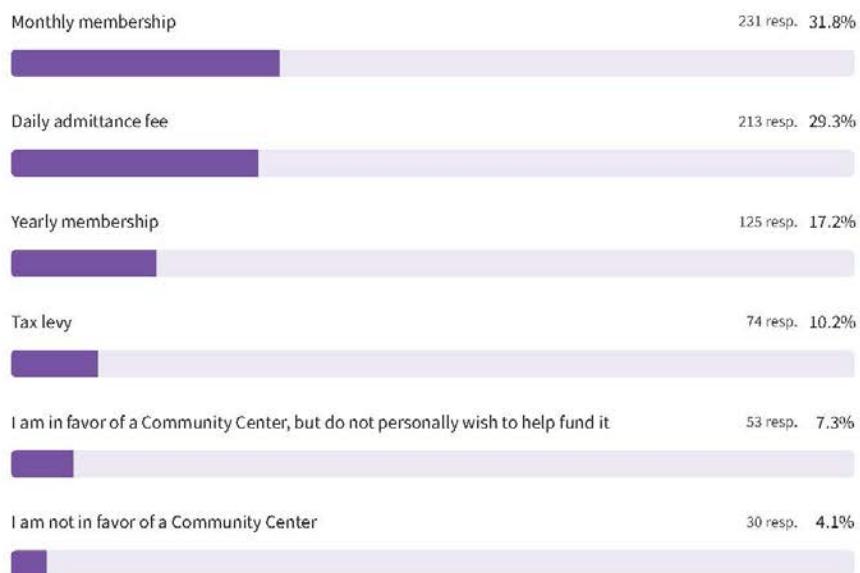


Chapter 4 - Appendix

If you think a Community Center would benefit the community of Portland, what type of elements would you like to see there? Check all that apply
726 out of 726 answered

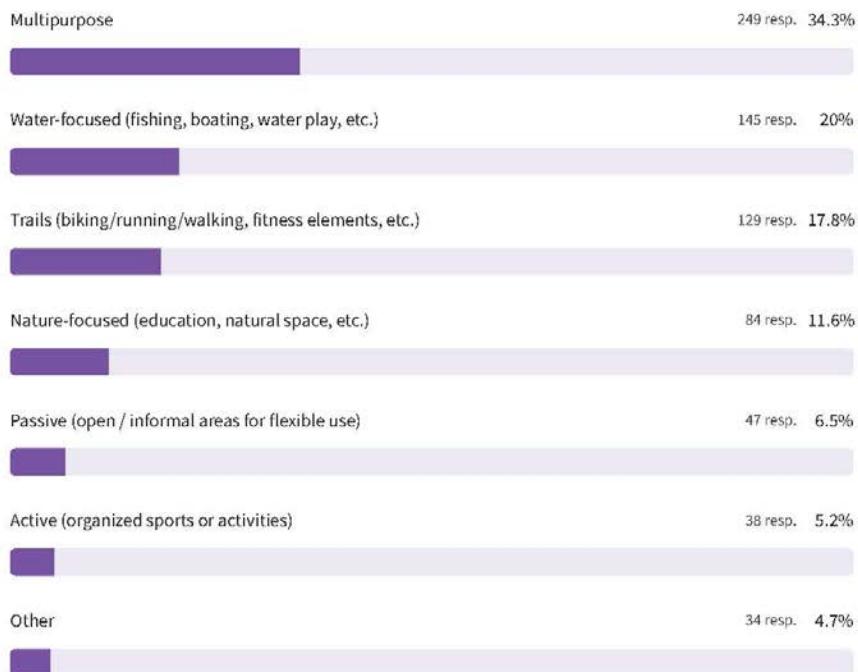


If you are in favor of a Community Center, which of the following funding methods would you support for to fund this endeavor?
726 out of 726 answered



If you think Portland would benefit from a new park, what type of park should it be?

726 out of 726 answered



If you are in favor of adding a new park in Portland, would you support a tax levy for the creation of this park?

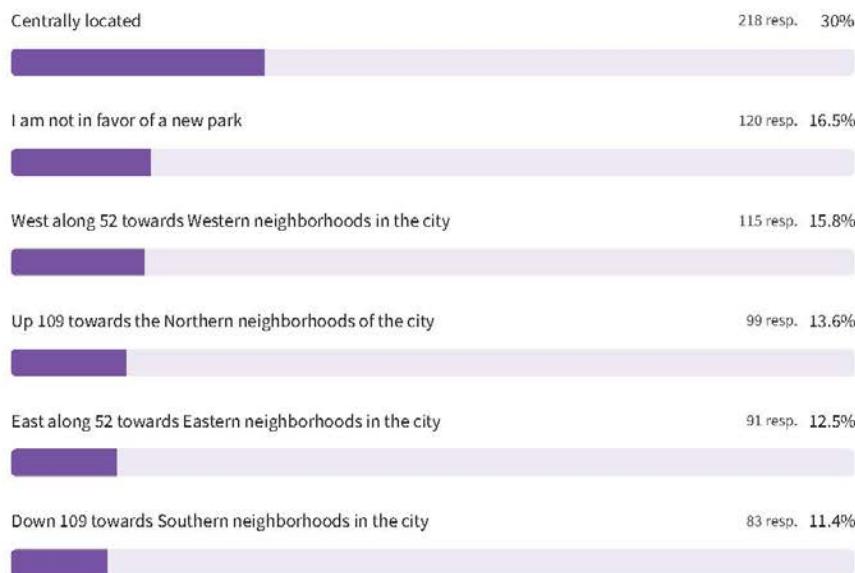
726 out of 726 answered



Chapter 4 - Appendix

If you are in favor of a new park in Portland, where in the city do you think it should be?

726 out of 726 answered



Out of the three parks in Portland, which would you prioritize for improvements?

726 out of 726 answered



Are you a resident or visitor of Portland?

726 out of 726 answered



Approximately how many years have you lived in Portland?

726 out of 726 answered



Do you have children under the age of 18 living in your household?

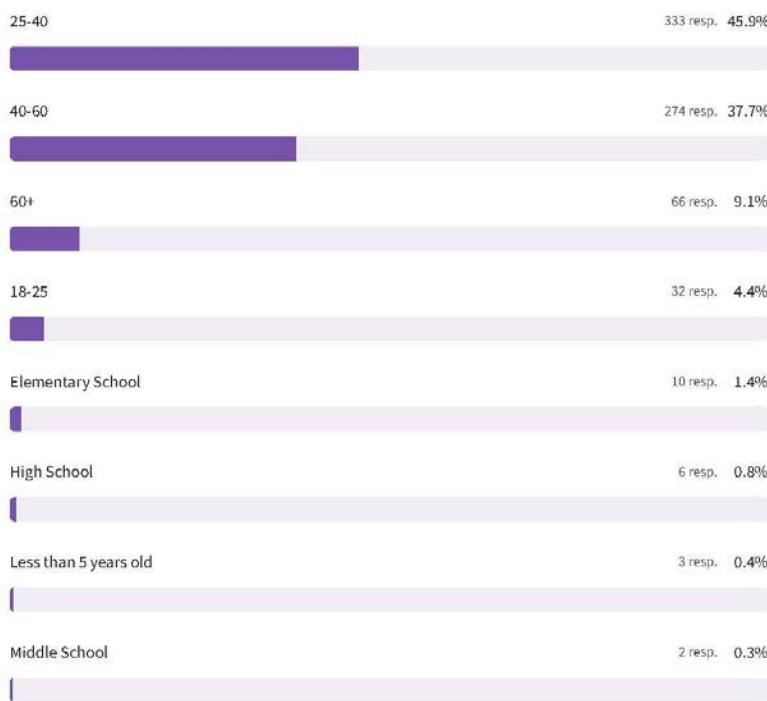
726 out of 726 answered



Chapter 4 - Appendix

What category best describes your age (or the respondent you are filling the survey out for)?

726 out of 726 answered

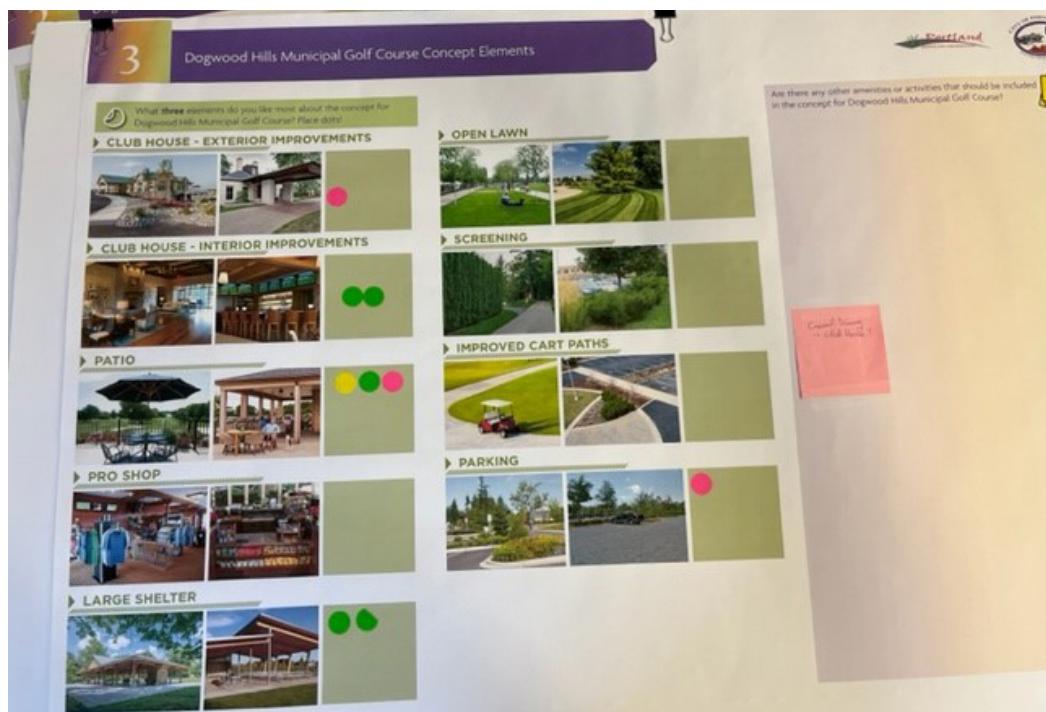


OPEN HOUSE RESPONSES

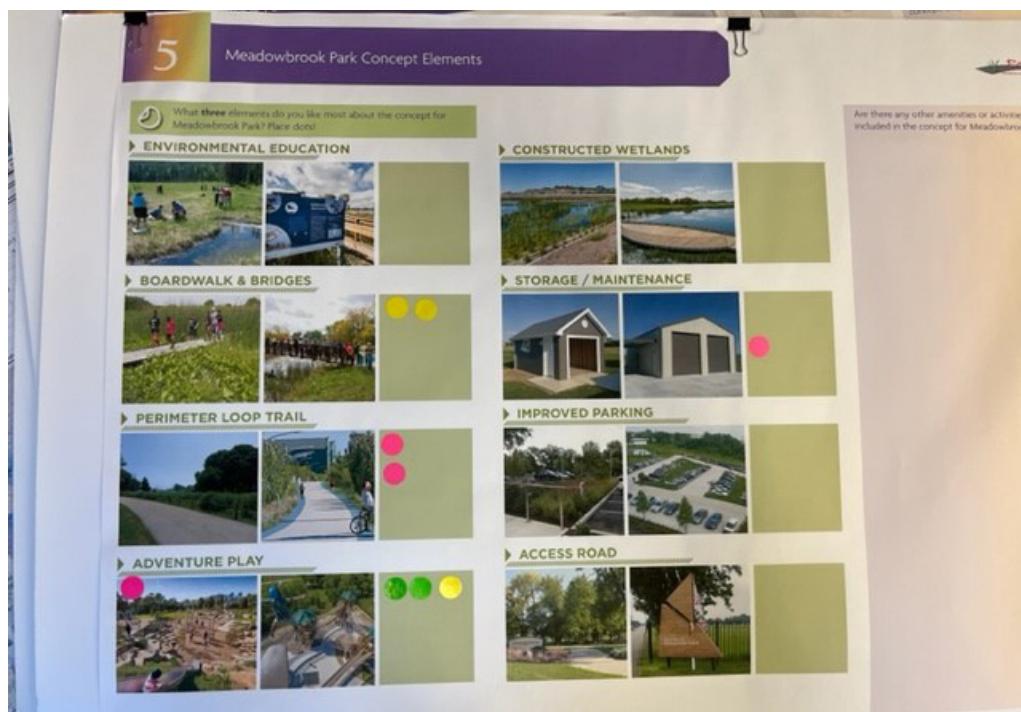
A screenshot of the Portland Parks & Recreation Master Plan Open House website. The page features a map of the city with three parks highlighted: Richland Park, Meadowbrook Park, and Dogwood Hills Municipal Golf Course. Each park is represented by a grid of dots, with colored dots indicating specific improvements. The Richland Park grid has three green dots in the top-left corner. The Meadowbrook Park grid has three yellow dots in the top-left corner. The Dogwood Hills Municipal Golf Course grid has one yellow dot in the top-left corner. The left side of the page contains a sidebar with the following information:

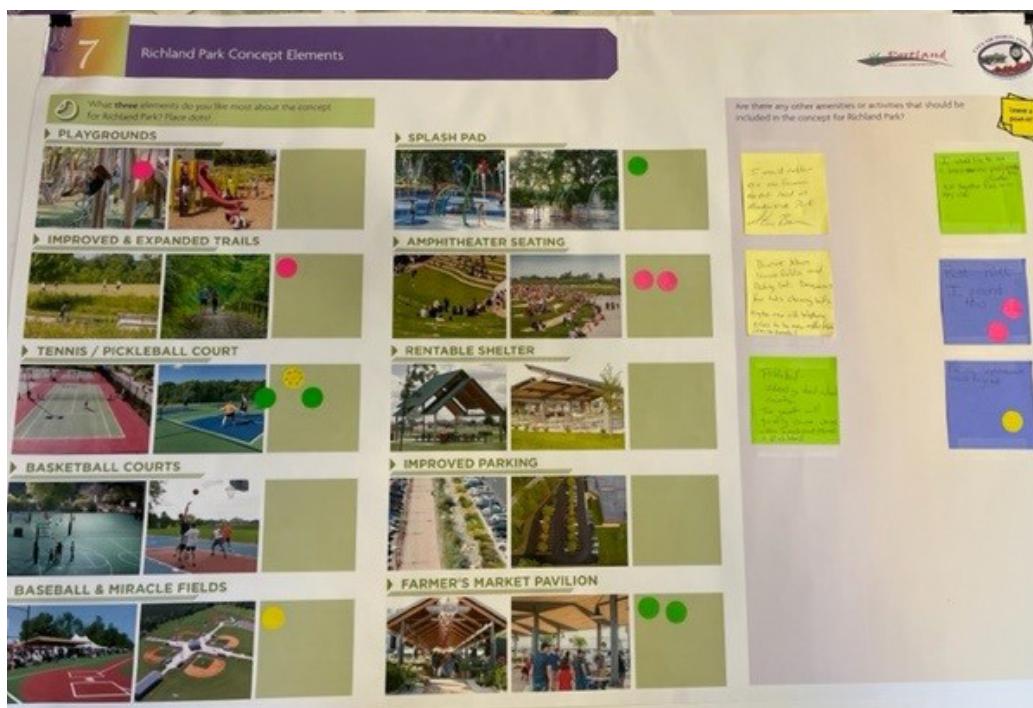
- PARKS BY THE NUMBERS**
- 3 Parks**
- 13,156 People**
- 4,385 Residents per Park**
- 21.7 Park Acres per 1,000 Residents**
- 1.86 Miles of Trails**

Below the sidebar are three image galleries: Richland Park, Meadowbrook Park, and Dogwood Hills Municipal Golf Course, each showing three different views of the respective facilities.



Chapter 4 - Appendix





DETAILED COST ESTIMATES

Dogwood Hills MGC - Concept

Portland, TN

OPINION OF PROBABLE COST
September 20, 2022



Description	Quantity	Units	Material and Labor per Unit Price	Total Item Price
DEMOLITION				
Asphalt at parking lot	36,000	SF	\$ 1.00	\$ 36,000.00
Lay down area clean-up and haul away	10,000	SF	\$ 2.00	\$ 20,000.00
SITE CIVIL				
Proposed Parking Lot	100	EA	\$ 3,500.00	\$ 350,000.00
Maintenance / Cart Storage Gate	1	EA	\$ 3,000.00	\$ 3,000.00
SITE STRUCTURES				
Seat Wall	140	LF	\$ 500.00	\$ 70,000.00
Large Open Air Shelter	2,400	SF	\$ 75.00	\$ 180,000.00
Repaint Storage shed & overhead doors	8,500	SF	\$ 2.00	\$ 17,000.00
Pro-Shop in existing building	225	SF	\$ 100.00	\$ 22,500.00
Warming Kitchen in existing building	150	SF	\$ 200.00	\$ 30,000.00
SITE HARDCAPE				
Additional Asphalt cart paths	1,400	LF	\$ 40.00	\$ 56,000.00
Concrete walks around building	16,000	SF	\$ 10.00	\$ 160,000.00
Paver areas	2,600	SF	\$ 15.00	\$ 39,000.00
SITE LANDSCAPING				
Seeding & minor re-grading	20,000	SF	\$ 1.00	\$ 20,000.00
Ornamental Trees	30	EA	\$ 750.00	\$ 22,500.00
Shade Trees	40	EA	\$ 950.00	\$ 38,000.00
Mounding at maintenance building	500	CY	\$ 35.00	\$ 17,500.00
				SUBTOTAL \$ 1,081,500.00
SITE HARDCAPE MAINTENANCE				
Re-pave cart paths	0	LF	\$ 40.00	\$ -
Re-surface existing parking lot	0	SF	\$ 40.00	\$ -

Meadowbrook - Concept

Portland, TN

OPINION OF PROBABLE COST
September 20, 2022



Description	Quantity	Units	Material and Labor per Unit Price	Total Item Price
DEMOLITION				
Asphalt Drive at loop	7,500	SF	\$ 1.00	\$ 7,500.00
SITE CIVIL				
Proposed Parking Lot	63	EA	\$ 3,500.00	\$ 220,500.00
Additional parking spaces on entry drive	25	EA	\$ 2,500.00	\$ 62,500.00
PLAYGROUND				
Toddler expansion	3,500	SF	\$ 30.00	\$ 105,000.00
SITE STRUCTURES				
Pedestrian Bridge (3)	3	EA	\$ 65,000.00	\$ 195,000.00
Boardwalk	1,200	SF	\$ 200.00	\$ 240,000.00
Storage shed (8' x 12')	96	SF	\$ 50.00	\$ 4,800.00
Park Entry Sign	1	EA	\$ 5,000.00	\$ 5,000.00
SITE HARDCAPE				
Additional 8' Asphalt Trail (perimeter)	1,860	LF	\$ 40.00	\$ 74,400.00
Skate Park addition	3,400	SF	\$ 40.00	\$ 136,000.00
Skate Park perimeter wall and fence	120	LF	\$ 300.00	\$ 36,000.00
ADVENTURE PLAY				
Phase 1 cost per sf (conservative)	40,000	sf	\$ 5.00	\$ 200,000.00
Phase 2 cost per sf (conservative)	35,000	sf	\$ 5.00	\$ 175,000.00
SITE LANDSCAPING				
Constructed wetland (seeding & minor re-grading)	16,000	SF	\$ 5.00	\$ 80,000.00
PATHWAY LIGHTING				
Estimated fixture count for 125' spacing	16	EA	\$ 4,000.00	\$ 64,000.00
SUBTOTAL \$ 1,605,700.00				
OPTIONAL SHADE STRUCTURES				
Small	1	EA	\$ 8,000.00	\$ 8,000.00
Medium	1	EA	\$ 11,000.00	\$ 11,000.00
Large	1	EA	\$ 15,000.00	\$ 15,000.00

Richland - Concept

Portland, TN
 OPINION OF PROBABLE COST
 September 20, 2022



Description	Quantity	Units	Material and Labor per Unit Price	Total Item Price
DEMOLITION				
Misc. Asphalt	30,000	SF	\$ 1.00	\$ 30,000.00
Misc. Gravel areas	50,000	SF	\$ 0.50	\$ 25,000.00
Lay down area clean-up and haul away	20,000	SF	\$ 2.00	\$ 40,000.00
Maintenance Building	1,200	SF	\$ 15.00	\$ 18,000.00
Basketball court	6,000	SF	\$ 2.00	\$ 12,000.00
SITE CIVIL				
Proposed Parking Lot (northwest)	180	EA	\$ 3,500.00	\$ 630,000.00
Proposed Parking Lot (northeast)	325	EA	\$ 3,500.00	\$ 1,137,500.00
Proposed Parking Lot (Event Center)	60	EA	\$ 3,500.00	\$ 210,000.00
Proposed Parking Lot (south)	200	EA	\$ 3,500.00	\$ 700,000.00
Proposed roundabout (northeast)	1	EA	\$ 45,000.00	\$ 45,000.00
Maintenance building and driveway	2,500	SF	\$ -	\$ -
Proposed Park drive reconstruction (northeast)	1,300	LF	\$ 100.00	\$ 130,000.00
Proposed Park drive extension (northwest)	550	LF	\$ 125.00	\$ 68,750.00
New Trail	8,700	LF	\$ 50.00	\$ 435,000.00
SITE STRUCTURES				
Amphitheatre seat walls near stage	750	LF	\$ 100.00	\$ 75,000.00
Maintenance Building	3,000	SF	\$ -	\$ -
Event Center (size TBD)	0	SF	\$ -	\$ -
Press Box	550	SF	\$ -	\$ -
Open Air Shelter	2,400	SF	\$ 75.00	\$ 180,000.00
Restroom / Concessions	2,000	SF	\$ 350.00	\$ 700,000.00
PARK AMENITIES				
Miracle field (accessible turf)	1	EA	\$ 1,000,000.00	\$ 1,000,000.00
Baseball field (natural turf)	1	EA	\$ 250,000.00	\$ 250,000.00
Pickleball courts - 8 / Tennis courts - 4	8	EA	\$ 50,000.00	\$ 400,000.00
Basketball courts - 2	2	EA	\$ 90,000.00	\$ 180,000.00
Splashpad	1	EA	\$ 900,000.00	\$ 900,000.00
PLAYGROUNDS				
New at baseball field (Northwest)	1	LS	\$ 300,000.00	\$ 300,000.00
Additional components at existing playground	1	LS	\$ 500,000.00	\$ 500,000.00
SITE LANDSCAPING				
Seeding & minor re-grading	1	EA	\$ 50,000.00	\$ 50,000.00
Ornamental Trees	50	EA	\$ 750.00	\$ 37,500.00
Shade Trees	100	EA	\$ 950.00	\$ 95,000.00
SUBTOTAL \$ 8,148,750.00				
Future Program				
Community Center	65,000	SF	\$ 400.00	\$ 26,000,000.00
Dog Park	6.5	Acre	\$ 175,000.00	\$ 1,137,500.00
Proposed Parking Lot	300	EA	\$ 3,500.00	\$ 1,050,000.00
PATHWAY LIGHTING				
Estimated fixture count for 125' spacing	83	EA	\$ 4,000.00	\$ 332,000.00
SUBTOTAL \$ 28,519,500.00				
OPTIONAL SHADE STRUCTURES				
Small	1	EA	\$ 8,000.00	\$ 8,000.00
Medium	1	EA	\$ 11,000.00	\$ 11,000.00
Large	1	EA	\$ 15,000.00	\$ 15,000.00
OPTIONAL OUTDOOR POOL				
Outdoor Pool (Demo Existing)	3,400	SF	\$ 225.00	\$ 765,000.00
Outdoor Pool Deck (Demo Existing)	7,600	SF	\$ 20.00	\$ 152,000.00
FUTURE DEVELOPMENT CONNECTION				
Proposed Vehicular Drive	4,300	LF	\$ 150.00	\$ 645,000.00

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CITY OF PORTLAND
PARKS & RECREATION MASTER PLAN
Portland, Tennessee